

R E S O L U T I O N
NUMBER 2025 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR CERTIFICATION OF SENDING ZONES, INCLUDING FIVE PLATTED LOTS IN BOTH THE ROTONDA SANDS SUBDIVISION AND THE ROTONDA SANDS, SOUTH REPLAT UNIT 2, SUBDIVISION, GENERALLY LOCATED NORTHEAST OF CAPE HAZE DRIVE AND NORTHWEST OF GASPARILLA ROAD (CR 771), IN THE WEST COUNTY AREA, CONTAINING 1.88± ACRES; FOR CALCULATION AND SEVERANCE OF FIVE DENSITY UNITS IN ACCORDANCE WITH PART III LAND DEVELOPMENT AND GROWTH MANAGEMENT, CHAPTER 3-9 ZONING, ARTICLE V ENVIRONMENTAL REQUIREMENTS AND OTHER REQUIREMENTS, SECTION 3-9-150 TRANSFER OF DENSITY UNITS (TDU), OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA; PETITION NO. CSZ-25-23; APPLICANT: ALLIGATOR FARMS, LLC, MICHAEL S. JONES, MANAGER; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Chapter 3-9, Zoning, Article V, Environmental Requirements and Other Requirements, Section 3-9-150, Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida (hereinafter "TDU Code"), establishes processes and requirements for approval of petitions for transfers of density units; and

WHEREAS, the TDU Code provides the qualifications and procedures for a severance of density involving a Sending Zone, or SZ (as that term is defined in the TDU Code); and

WHEREAS, applicant, Alligator Farms, LLC, Michael S. Jones, Manager ("Applicant") submitted Petition CSZ-25-23 for Certification of Sending Zones ("CSZ

Petition”), including five platted lots in both the Rotonda Sands subdivision and the Rotonda Sands, South Replat Unit 2, subdivision, generally located northeast of Cape Haze Drive and northwest of Gasparilla Road (CR 771), in the West County area, containing 1.88± acres as described in Exhibit “A” attached hereto (“Property”); for calculation and severance of five (5) density units with zero (0) units being retained on the Property, in accordance with the provisions of the TDU Code; and

WHEREAS, the Property currently has a FLUM designation of Preservation (PR) with Environmentally Sensitive (ES) zoning; and

WHEREAS, the Property qualifies as an SZ pursuant to the County's Comprehensive Plan and the TDU Code; and

WHEREAS, if the Board approves this request by the Applicant for approval of CSZ-25-23 to sever five (5) units of density from the Property, then Applicant shall provide a Restrictive Covenant limiting the development rights on the Property to zero (0) units, and shall record such Restrictive Covenant in the Public Records of Charlotte County, Florida, prior to the recording and effective date of this Resolution; and

WHEREAS, the Applicant has submitted all of the information and documentation required for the approval of the CSZ Petition pursuant to the TDU Code.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida:

1. Petition CSZ-25-23 submitted by Alligator Farms, LLC, Michael S. Jones, Manager, certifying the Property as an SZ and severing five (5) units of density is hereby adopted subject to Applicant recording the Restrictive Covenant described herein.

Applicant's failure to record the Restrictive Covenant described herein shall render this Resolution null and void.

2. The effective date of this Resolution shall be the date this Resolution or a certified copy thereof is recorded in the Public Records of Charlotte County, Florida.

PASSED AND DULY ADOPTED this 25th day of November, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____,
_____, Chairman

ATTEST:
Roger D. Eaton, Clerk of
Circuit Court and Ex-Officio Clerk
of the Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR2025-0944

Knowlton

EXHIBIT A – ROTONDA SANDS – LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS and PARCEL IDENTIFICATION NUMBERS

Lot 3128, ROTONDA SANDS, according to the plat thereof, recorded in Plat Book 9, Pages 2A thru 2Z49, of the Public Records of Charlotte County, Florida, Parcel ID# 412035126002; and

Lot 3039, ROTONDA SANDS, according to the plat thereof, recorded in Plat Book 9, Pages 2A thru 2Z49, of the Public Records of Charlotte County, Florida, Parcel ID# 412035401001; and

Lot 3307, ROTONDA SANDS, according to the plat thereof, recorded in Plat Book 9, Pages 2A thru 2Z49, of the Public Records of Charlotte County, Florida, Parcel ID# 412035452003; and

Lot 29, Block 32, ROTONDA SANDS, SOUTH REPLAT UNIT 2, according to the plat thereof, recorded in Plat Book 11, Pages 5A thru 5Z13, of the Public Records of Charlotte County, Florida, Parcel ID# 412130351001; and

Lot 3426, ROTONDA SANDS, according to the plat thereof, recorded in Plat Book 9, Pages 2A thru 2Z49, of the Public Records of Charlotte County, Florida, Parcel ID# 422002200014.

