

RESOLUTION  
NUMBER 2026 -

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 THE ROTONDA SHORES SUBDIVISION, GENERALLY LOCATED NORTHEAST OF PLACIDA ROAD (CR 775), AND WEST OF CAPE HAZE DRIVE, IN THE WEST COUNTY AREA, CONTAINING 1.37± 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-26-01; 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-26-01 for Certification of Sending Zones ("CSZ Petition"), including five platted lots in the Rotonda Shores subdivision, generally located

northeast of Placida Road (CR 775), and west of Cape Haze Drive, in the West County area, containing 1.37± 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-26-01 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-26-01 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 28th day of April, 2026.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By: \_\_\_\_\_  
Joseph M. Tiseo, 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: \_\_\_\_\_  
Thomas M. David, County Attorney  
LR2026-0145



EXHIBIT A – ROTONDA SHORES – LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS and PARCEL IDENTIFICATION NUMBERS:

1. Lot 534, ROTONDA SHORES, according to the plat thereof, recorded in Plat Book 10, Pages 7A thru 7N, of the Public Records of Charlotte County, Florida, Parcel ID# 412034201003, Deed Instrument Number 3566832; and
2. Lot 378, ROTONDA SHORES, according to the plat thereof, recorded in Plat Book 10, Pages 7A thru 7N, of the Public Records of Charlotte County, Florida, Parcel ID# 412034201005, Deed Instrument Number 3566832; and
3. Lot 369, ROTONDA SHORES, according to the plat thereof, recorded in Plat Book 10, Pages 7A thru 7N, of the Public Records of Charlotte County, Florida, Parcel ID# 412034228001, Deed Instrument Number 3566832; and
4. Lot 389, ROTONDA SHORES, according to the plat thereof, recorded in Plat Book 10, Pages 7A thru 7N, of the Public Records of Charlotte County, Florida, Parcel ID# 412034228002, Deed Instrument Number 3566832; and
5. Lot 246, ROTONDA SHORES, according to the plat thereof, recorded in Plat Book 10, Pages 7A thru 7N, of the Public Records of Charlotte County, Florida, Parcel ID# 412034451024, Deed Instrument Number 3566832.

