

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 EIGHTEEN (18) PLATTED LOTS IN BOTH THE ROTONDA SANDS SUBDIVISION AND THE ROTONDA SANDS, SOUTH REPLAT UNIT 2 SUBDIVISION, GENERALLY LOCATED NORTHEAST OF PLACIDA ROAD (CR 775), EAST OF CAPE HAZE DRIVE, AND NORTHWEST OF GASPARILLA ROAD (CR 771), IN THE WEST COUNTY AREA, CONTAINING 7.71± ACRES; FOR CALCULATION AND SEVERANCE OF EIGHTEEN (18) 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-25-10; 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-25-10 for Certification of Sending Zones ("CSZ

Petition”), including eighteen (18) platted lots in both the Rotonda Sands subdivision and the Rotonda Sands, South Replat Unit 2 Subdivision, generally located northeast of Placida Road (CR 775), east of Cape Haze Drive, and northwest of Gasparilla Road (CR 771), in the West County area, containing 7.71± acres (“Property”) as described in Exhibit “A” attached hereto; for calculation and severance of eighteen (18) 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 an 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-25-10 to sever eighteen (18) 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-25-10 submitted by Alligator Farms, LLC, Michael S. Jones, Manager certifying the Property as an SZ and severing eighteen (18) 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 22nd day of April, 2025.

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: _____
Janette S. Knowlton, County Attorney
LR2025-0231



EXHIBIT A -- ROTONDA SANDS -- LEGAL DESCRIPTIONS -- SECTION A

LEGAL DESCRIPTIONS and PARCEL IDENTIFICATION NUMBERS

1. Lot 2918, 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# 412035126004; Deed Instrument 3338958; and
2. Lot 3133, 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# 412035176001; Deed Instrument 3338958; and
3. Lot 3146, 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# 412035200005; Deed Instrument 3338958; and
4. Lot 2882, 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# 412035402001; Deed Instrument 3338958; and
5. Lot 2982, 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# 412035200013; Deed Instrument 3338958; and
6. Lot 2865, 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# 412035426004; Deed Instrument 3338958; and
7. Lot 3521, 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# 412035451003; Deed Instrument 3338958; and
8. Lot 3262, 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# 412035451005; Deed Instrument 3338958; and
9. Lot 3343, 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# 412035476005; Deed Instrument 3338958; and
10. Lot 8, Block 75, 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# 412036300004; Deed Instrument 3338958; and
11. Lot 22, Block 87, 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# 412036300010; Deed Instrument 3338958; and
12. Lot 20, Block 88, 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# 412036300012; Deed Instrument 3338958; and
13. Lot 8, Block 88, 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# 412036300014; Deed Instrument 3338958; and



14. Lot 3353, 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# 422002200003; Deed Instrument 3338958; and
15. Lot 3234, 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# 422002200007; Deed Instrument 3338958; and
16. Lot 3376, 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# 422002200009; Deed Instrument 3338958; and
17. Lot 3466, 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# 422002200015; Deed Instrument 3338958; and
18. Lot 3401, 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# 422002200017; Deed Instrument 3338958.