Alligator Farms, LLC PO Box 380129 Murdock, FL 33938-0129 Attn; Michael S. Jones Phone 941.276.6444

September 24, 2024

Jie Shao, AICP Principal Planner Community Development, Comprehensive Planning 18400 Murdock Circle Port Charlotte, FL 33948-1074

Re: Petition for Certification of Sending Zone, Alligator Farms, LLC Del Verde, Section A, 4 Parcels, 12 TDUs

This letter serves as my request for the above referenced application. Alligator Farms, LLC requests to sever all of the existing density for all 4 parcels contained in this application, for a total of 12 TDU units.

These 4 parcels have limited road frontage, no utilities and were never developed due to their being substandard platted lots. Attached find a draft of the Restrictive Covenant for the affected properties.

Please advise when this matter will be placed on a Board of County Commissioners agenda, and advise if there is anything further you need to process this application. I am happy to work with staff to get this processed.

Sincerely,

Alligator Farms, LLC

By: Michael S Jones, Manager

AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the

[X] fee owner [] part owner (% of ownership -) of the property described and which is the subject matter of this application; that I request to have the County calculate the Density Units available for severance from the property; that I consent to the County initiating and taking action on the appropriate modification of the FLUM designation, and/or Zoning District, and/or vacation of the plat of the proposed SZ to reflect the reduced density permitted on the proposed SZ; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised. I acknowledge that all items listed in the application must be submitted concurrent at the time the County accepts the application.
STATE OF FLORIDA COUNTY OF CHARLOTTE
ALLIGATOR FARMS, LLC Mulliman By Michael S. Jones, Managing Member
P. O. Box 380129 Murdock, FL 33938-0129 (941) 276-6444
The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this <u>24</u> day of <u>September</u> , 2024 by Michael S. Jones, as Managing Member on behalf of Alligator Farms, LLC. He is [X] personally known to me or [] has produced as identification and who did not take an oath.
ABIGAIL BARKLEY MY COMMISSION # HH 495358 EXPIRES: February 21, 2028 Notary Signature Abigail Barkley Printed Notary Signature

Date:	Application #:

TDU Ordinance

Application to

Create Sending Zone Density Units from Your Property

Article XX., Sec. 3-5-425 to 3-5-435, County Code

Have you had a Pre-petition Meeting yet?

If NO, call the following number to schedule a meeting - 941-743-1242. A Pre-petition Meeting is required prior to submitting this application.

If YES, attach a copy of the letter from staff summarizing the meeting.

The County will only process this application if the applicant is also the owner of the Sending Zone (SZ) property. An affidavit from each owner of the property consenting to the application for certification is required. The affidavit form is attached to this application.

Submit one paper copy of the application and a disc containing a copy of the application in PDF format to the Growth Management Department. (Any changes or additions to the application will require you to resubmit the PDF document)

APPLICANT INFORMATION

Applicant's: (add an attachment to the application if there is more than one owner and include % interest of each owner)

Name: ALLIGATOR FARMS,	LLC Michael	S. Jones, Manager
Mailing Address: P.O. Box 3	80129	
City: Murdock	State: FL	Zip Code: 33938-0129
Phone Number: (941) 276-64	44	Fax Number: N/A
Agent's: Michael S. Jones Name:		
Mailing Address: P.O. Box 3	80129	
City: Murdock	State: FL	Zip Code: 33938-0129
Phone Number: (941) 276-6	444	Fax Number: N/A
Engineer/Surveyor's: Name: ZNS ENIGINEERING	Jeb Mulock	
Mailing Address: 1023 Manate	e Avenue West	· · · ·
City: Bradenton	State: FL	Zip Code: 34205
Phone Number: (941) 748-8	080	Fax Number:
PE#/PLS# 64692		

TDU Narrative for 4 Parcels, 12 TDU Units

The owner of 4 parcels lots within East County is seeking to sever all of the density units from the lots creating 12 Transferable Density Units (TDUs). The owner seeks one certificate for all of the density at this time. All of the subject property is in an area designated as Rural Service Area which is designated as a Sending Zone.

The base density is rounded down to the nearest whole number. Staff has confirmed the total number of density units being severed is in fact 12 as can be seen from the table submitted with the application.

No encumbrances affect the base density. No density is being retained on any of the lots subject to this petition.

Respectfully submitted, Alligator Farms, LLC

By: Michael S. Jones, Manager

Mml



CSZ Pre-Application Acknowledgement

Applicant: Alligator Farms LLC, PO Box 380129, Murdock FL 33938

• Date of Pre-app: August 15, 2024

• Property ID(s): 402525203001, 402525132003, 402525132009,

402525128003

Property Address: These lots are generally located west of SR 31.

Property Owner: Alligator Farms LLC, PO Box 380129, Murdock FL 33938

• Agent: <u>Tracy Morency</u>

• Area: <u>1.56 Acres</u>

Location: <u>East County area</u>

• FLUM designation: <u>Agriculture</u>

Zoning: AGEstimated Base Density: 12

• Storm Surge Zone: <u>Outside of CHHA</u>

• FEMA Flood Zone: <u>A & X</u>

Service Area: <u>Rural Service Area</u>
 Neighborhood Framework: <u>Agricultural/Rural</u>

Are there submerged lands? No
 Other encumbrances: N/A
 Public utilities: None

•	Sending Zone Qualifications	:
	☐ Managed Neighbo	orhood (FLU Policy 1.2.9 criteria 1)
	☑ Rural Service Are	a (FLU Policy 1.2.9 criteria 2)
	☐ Bona fide	agriculture
	⊠ Substanda	ard platted lots
	☐ Resource Conserv	ration or Preservation FLUM (FLU Policy 1.2.9 criteria 3)
	☐ CHHA (FLU Policy	1.2.9 criteria 4)
	☐ Historical or Arch	aeological Resources (FLU Policy 1.2.9 criteria 5)
	Environmentally	Sensitive Resources (FLU Policy 1.2.9 criteria 5)
	☐ Prime Aquifer Red	charge Area (FLU Policy 1.2.9 criteria 6)
	☐ Watershed Overla	ay District (0.5-mile setback) (FLU Policy 1.2.9 criteria 7)
	☐ Public Water Syst	em Wellhead Protection Area (FLU Policy 1.2.9 criteria 8)
	☐ Wildlife Corridor	Critical Linkage (FLU Policy 1.2.9 criteria 9)
	☐ Building permit o	r CO has been issued (FLU Policy 1.2.9 criteria 10)
	☐ Density Reduction	n (FLU Policy 1.2.9 criteria 11)
•	Density Retained:	<u>0</u>
•	Is FLUCCS mapping and	<u>N/A</u>
	species survey required?	<u>N/A</u>
•	Type of Covenant:	Restrictive Covenant
•	Plat:	Del Verde Sections A & B
•	Other Requirements:	<u>N/A</u>
	Jie Shao	
Jie Sh	ao, Planner Principal, AICP, M	ICP
	otte County Community Deve	
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STATE OF PLOBION SS Jan Sunter Suggested in the presence of

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EXHIBIT A - DEL VERDE - LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS and PARCEL IDENTIFICATION NUMBERS:

Lots 6, 7, 8, 9 and 10, Block 5, DEL VERDE, SECTION A, according to the plat thereof, recorded in Plat Book 1, Page 49, of the Public Records of Charlotte County, Florida, Parcel ID# 402525203001; and

Lot 1, Block 15, DEL VERDE, SECTION B, according to the plat thereof, recorded in Plat Book 1, Page 50, of the Public Records of Charlotte County, Florida, Parcel ID# 402525132003; and

Lots 3, 4 and 5, Block 15, DEL VERDE, SECTION B, according to the plat thereof, recorded in Plat Book 1, Page 50, of the Public Records of Charlotte County, Florida, Parcel ID# 402525132009; and

Lots 28, 29 and 30, Block 7, DEL VERDE, SECTION B, according to the plat thereof, recorded in Plat Book 1, Page 50, of the Public Records of Charlotte County, Florida, Parcel ID# 402525128003; and

Lot 3, Block 17, DEL VERDE, SECTION F, according to the plat thereof, recorded in Plat Book 1, Page 69, of the Public Records of Charlotte County, Florida, Parcel ID# 402525351003; and

Lots 1, 2, 3, 4 and 5, Block 14, DEL VERDE, SECTION G, according to the plat thereof, recorded in Plat Book 1, Page 66, of the Public Records of Charlotte County, Florida, Parcel ID# 402525401008; and

Lots 9 and 10, Block 7, DEL VERDE, SECTION M, according to the plat thereof, recorded in Plat Book 1, Page 70, of the Public Records of Charlotte County, Florida, Parcel ID# 402535326004; and

Lots 18, 19 and the East ½ of Lot 17, Block 15, DEL VERDE, SECTION M, according to the plat thereof, recorded in Plat Book 1, Page 70, of the Public Records of Charlotte County, Florida, Parcel ID# 402535327002; and

Lots 13, 14 and 15, Block 21, DEL VERDE, SECTION N, according to the plat thereof, recorded in Plat Book 1, Page 38, of the Public Records of Charlotte County, Florida, Parcel ID# 402535451014; and

Reserved Block lying North of Lot 19, DEL VERDE, SECTION N, according to the plat thereof, recorded in Plat Book 1, Page 38, of the Public Records of Charlotte County, Florida, Parcel ID# 402535476015; and

Lots 14 and 15, Block 13, DEL VERDE, SECTION H, according to the plat thereof, recorded in Plat Book 1, Page 68, of the Public Records of Charlotte County, Florida, Parcel ID# 402536206001; and

Lots 29, 30, 31 and 32, Block 28, DEL VERDE, SECTION O, according to the plat thereof, recorded in Plat Book 1, Page 57, of the Public Records of Charlotte County, Florida, Parcel ID# 402536354003; and

Lots 1, 2, 3 and 4, Block 10, DEL VERDE, SECTION R, according to the plat thereof, recorded in Plat Book 1, Page 76, of the Public Records of Charlotte County, Florida, Parcel ID# 402536429002.



Charlotte County Government Utilities Department

25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative. Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

First Name			Last Name		
Organization - cun	<u>.</u>	Tracy	Horency		
Allie	gatur tain	S, LLC		Dk	e Number
Email Address	u ZMorency	S, LLC @comcast	· net		11.979.9629
ite Address	Street Name			_	Street Suffix
hort Legal Description				1.04	
Subdivision	Section $(\chi) \lambda$		Block 6005		006
vailability - Complete	d by CCU Staff	44	of 2520 3001	510/5	
Potable W			wer	Reclair	ned Water
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Available		Available		Available	
Unavailable		Unavailable		Unavailable	
Comments					
Landlocked prop Project utilities n			e. However, if part o	f a larger Private	: Development

FOR ANY UTILITIES DEEMED UNAVAILABLE AT THIS TIME, THE PROPERTY OWNER AND/OR THEIR AGENT SHOULD RECONFIRM AVAILABILITY PRIOR TO DEVELOPMENT OF PROPERTY.

All commercial developments are to access the following link for guidelines and familiarize themselves with the requirements for plans review and the utility service agreement.

https://www.charlottecountyfl.gov/departments/utilities/about-utilities/forms.stml



Charlotte County Government Utilities Department

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rst Name		Last Name		
136 1441114	Tracy	Morency		
rganization - ouner Alligator Fain)	1101-17		
mail Address	- 1	t. net		e Number 11, 979,9629
te Address House Number Street Name)			Street Suffix
None				
nort Legal Description Subdivision Section		Block 0015		001
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First Name			t Name		
Organization - Conf		racy M	orency		
Email Address	1 Moreney @	LLC 2 comcast, re	1		Number 1 979.9629
Site Address	Street Name				Street Suffix
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	Completed By:	DP		Date:	7/17/2024

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7/17/2024

Date:



AVAILABILITY REQUEST FORM

Charlotte County Government Utilities Department

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Port Charlotte, FL 33980

Email: Administrative. Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Organization - owner Alligator Farms, LLC Email Address Clamorency @ comcast, ret Site Address House Number Street Name Short Legal Description Subdivision Section Block		lumber 979,9629 Street Suffix
Alligator Farms, LLC Email Address Clamorency @ comcast, net ite Address House Number Street Name Chort Legal Description	941	979.9629
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Potable Water Sewer	Reclaimed Water	
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Completed By: FOR ANY UTILITIES DEEMED UNAVAILABLE AT THIS TIME, THE PROPERTY OWNER AND/OR THEIR AGENT SHOULD RECONFIRM AVAILABILITY PRIOR TO DEVELOPMENT OF PROPERTY.

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Date:



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25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative. Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 16 JULY COC	7			
First Name	1	Last Name		
Organization - curer Alligato	Tracy Farms, LLC	Morency		
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c/3Mc	rency@comco	est, ret		1979.9629
Site Address				
House Number Street N	łame			Street Suffix
Short Legal Description				
Subdivision	Section	Block	Lot OC	109 +0010
Availability - Completed by CC	U Staff	UAS35326004	2	lots
Potable Water		Sewer	Reclaim	ed Water
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rst Name		Laşt Name		
	Tracy	Morency		
Organization - count	_	110111		
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te Address	J			
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omments				
Landlocked properties Project utilities may be		available. However, if	part of a larger Pri	vate Developme

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All	igator Farms LLC				
mail Address	igator Farms, LLC laMorency@comca	st. ret		Number 1 979.9629	
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ort Legal Description	on				
Subdivision DV	Section W	Block	Lot	ORZ	
vailability - Complet	ed by CCU Staff				
Potable \	Water :	Sewer	Reclaim	Reclaimed Water	
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Phone: 941.764.4300 Option 3

First Name		Tracy	Last Name		
Organization - OW	igator Fain)	+10-1-1		
Email Address	igator Fain Iamorenec	1@ Comcas	t. net		Number 1,979,9629
Site Address House Number	Street Name	J			Street Suffix
Short Legal Description Subdivision	Section	<u> </u>	Block	Lot	9.30,31+32
Availability - Complet	ted by CCU Staff		40353635400?		<u> </u>
Potable \	Water	Sewer		Reclaimed Water	
Connected		Connected		Connected	
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First Name		_	Last Name			
	•	Tracy	Morency			
Organization - 🗢	unes		1100	A. A	William Committee Committe	
Д	lligator Farm	a LLC				
Email Address	J			Phone	Number	
C	· lamorency	@ Comcas	t, net	_94	1979.9629	
Site Address	7					
House Number	Street Name			ngarana nadar ngan nyanga - nadar ngan nada	Street Suffix	
Short Legal Descript	tion		,			
Subdivision	Section Section		Block OOI7	Lot	<u>1003</u>	
Availability - Compl	eted by CCU Staff					
Potable	Water	So	ewer	Reclaimed Water		
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Mandatory		Mandatory		Mandatory		
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	ked properties do no utilities may become		vailable. However, i	f part of a larger Pr	rivate Development	
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First Name	Tracy	Last Name		
Organization - owner Alligator Fa	7	HOTERS		
Email Address	cy@comcas	t. net		e Number 11, 979,9629
Site Address House Number Street Name	7			Street Suffix
Short Legal Description Subdivision Section	56	Block OO14	Lot	<u>∞1</u> ,
Availability - Completed by CCU Staff	. 4	2540 10	58	_5 lots
Potable Water	Se	wer		ned Water
Connected	Connected		Connected	
Mandatory	Mandatory		Mandatory	
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Comments				
Landlocked properties do Project utilities may becom		ailable. However, if	part of a larger Pr	ivate Developme

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First Name	Tracy	Last Name Morency		
Organization - ound	7	1 10 1 1 1		
Alligator Fai	ms, LLC			
Email Address C/aMorene	y@comcas	st. net		Number (1979,9629
ite Address	~			
House Number Street Name			consideration of the first	Street Suffix
hort Legal Description		•		
Subdivision Section	H	Block OD13	Lot OO	14 +0015
Availability - Completed by CCU Staff	Agra	442636206001	26	\$
Potable Water	Se	ewer	Reclaim	ed Water
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Mandatory	Mandatory		andatory	
Available	Available		vailable	
Unavailable	Unavailable	Ur	available	1
Comments				
Landlocked properties do not h Project utilities may become av		ble. However, if part of a la	rger Private	Development

RECONFIRM AVAILABILITY PRIOR TO DEVELOPMENT OF PROPERTY.

All commercial developments are to access the following link for guidelines and familiarize themselves with the requirements for plans review and the utility service agreement. https://www.charlottecountyfl.gov/departments/utilities/about-utilities/forms.stml



Charlotte County Government Utilities Department

25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative. Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

re: 16 July 20		racy	Last Name		
organization - oungs		7	11101311		
mail Address	tor Farms Noreney (o comcast	· net		Number 1979,9629
te Address	eet Name				Street Suffix
nort Legal Description Subdivision	Section 60k		Block 0010	Lot - <u>(X</u> 364)900)	01 4 lat
Availability - Completed by CCU Staff		<u> </u>	wer		ed Water
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110jeet atmites	may occome and				
		DP			7/17/2024

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