

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

September 10, 2025

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

Re: Petition for Certification of a Sending Zone, Alligator Farms, LLC
Rotonda Shores, 5 Parcels

This letter serves as my request for the above referenced application. Alligator Farms, LLC requests to sever all of the existing density for all 5 lots contained in this application, for a total of 5 TDU units.

These 5 lots either have no physical road frontage, no utilities or are wetlands or were never developed due to their being Environmentally Sensitive (ES). None of the lots have been up-filled due to their being ES. Attached find a draft of the Restrictive Covenant for the affected properties.

These lots are not part of the Rotonda Shores HOA. Please advise when this matter will be placed on a BCC 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

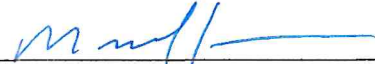
I, the undersigned, being first duly sworn, depose and say that I am the

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.

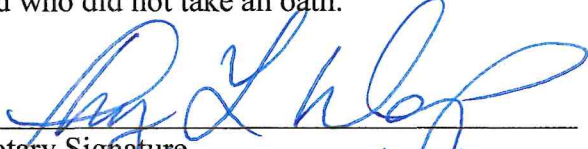
STATE OF FLORIDA
COUNTY OF CHARLOTTE

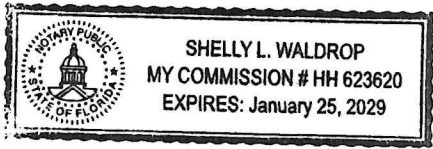
ALLIGATOR FARMS, LLC


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 10th day of September, 2025 by Michael S. Jones, as Managing Member on behalf of Alligator Farms, LLC. He is personally known to me or has produced _____ as identification and who did not take an oath.

SEAL


Notary Signature
Shelly L. Waldrop
Printed Notary Signature



Date: _____	Application #: _____ <u>CSZ-26-01</u>
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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 380129		
City: Murdock	State: FL	Zip Code: 33938-0129
Phone Number: (941) 276-6444		Fax Number: N/A

Agent's:

Name: Michael S. Jones		
Mailing Address: P.O. Box 380129		
City: Murdock	State: FL	Zip Code: 33938-0129
Phone Number: (941) 276-6444		Fax Number: N/A

Engineer/Surveyor's:

Name: ZNS ENGINEERING Jeb Mulock		
Mailing Address: 1023 Manatee Avenue West		
City: Bradenton	State: FL	Zip Code: 34205
Phone Number: (941) 748-8080		Fax Number:
PE#/PLS# 64692		

TDU Narrative for 5 Lots, 5 TDU Units
Rotonda Shores

The owner of 5 lots within West County are seeking to sever all of the density (units) from the lots creating 5 Transferable Density Units (TDU's). The owner seeks one certificate for all of the density at this time. All of the subject property is in an area 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 5, 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