

Date: _____

Application #: _____

TDU Ordinance
Application to
Transfer Density to a Receiving Zone
Article XX., Sec. 3-5-425 to 3-5-435, County Code

The County will only process this application if the applicant is also the owner of the Receiving Zone (RZ) 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)

Definitions:

Sending Zone or SZ: The area of property from which Density Credits may be severed and transferred.

Receiving Zone or RZ: The area of property into which Density Credits may be transferred and/or Density Units may be increased.

APPLICANT INFORMATION

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

Name: Nina Grigorov, Trustee of the Nina Grigorov Living Trust

Mailing Address: 939 Rotonda Circle

City: Rotonda West

State: FL

Zip Code: 33947

Phone Number: 313-300-5038

Fax Number:

2) Agent's:

Name: Robert H. Berntsson

Mailing Address: 3195 S. Access Road

City: Englewood

State: FL

Zip Code: 34224

Phone Number: 941-627-1000 x5

Fax Number:

3) Property Account # of the Receiving Zone: 412130126006

4) How many density units are you transferring to the Receiving Zone? ¹ _____

5) Attach a copy of the ordinance(s) adopting the Rezoning and/or Plan Amendment for Receiving Zone.

CHECK THE OPTION THAT IS APPLICABLE:

Option 1 (fee is \$700, which includes the fee for the Certification application, made payable to the Charlotte County Board of County Commissioners)

_____ This application is for a TDU, and the applicant has a Sending Zone (SZ) property which needs to be Certificated.

If utilizing this option, also complete the Certification of Sending Zone Density Units application and submit along with this application.

- If the Receiving Zone is located in the West County Planning District, which is that part of the county located west of the Myakka River, you must transfer density from property also located within the West County Planning District. (Sec. 3-5-430(c))
- If the Receiving Zone is located within a Tropical Storm Surge or Category 1 Storm Surge zones then the Sending Zone density must also be transferred from Tropical to Tropical or Category 1 or Category 1 to Category 1. In the West County Planning District and for property west of Burnt Store Road, density must also come from a Flood Zone of equal or greater intensity. (Sec. 3-5-430(b)(iv)A)
- If the property is located in the Charlotte Harbor Community Redevelopment Area (CHCRA), density may come from any property located within the CHCRA or from any property within the Tropical Storm Surge and Category 1 Storm Surge zones regardless of storm surge or flood designation. (Sec. 3-5-430)(b)(iv)B)

Option 2 (fee is \$45, made payable to the Charlotte County Board of County Commissioners)

This application is for a TDU, and the applicant will be utilizing Certificates of Transferable Density Credits (CTDCs).

If utilizing this option, complete this form and attach the original Certificate or Certificates of Transferable Density Credits.

- If the Receiving Zone is located in the West County Planning District, which is that part of the county located west of the Myakka River, any CTDC's that you use must come from the West County Planning District. (Sec. 3-5-430(c))
- If the Receiving Zone is located within a Tropical Storm Surge or Category 1 Storm Surge zones, any CTDC's that you use must be transferred from Tropical to Tropical or Category 1 or Category 1 to Category 1. In the West County Planning District and for property west of Burnt Store Road, density must also come from a Flood Zone of equal or greater intensity. (Sec. 3-5-430(b)(iv)A)
- If the property is located in the Charlotte Harbor Community Redevelopment Area (CHCRA), CTDC's may come from any property located within the CHCRA or from any property within the Tropical Storm Surge and Category 1 Storm Surge zones regardless of storm surge or flood designation. (Sec. 3-5-430)(b)(iv)B)

Option 3 (fee is \$130, made payable to the Charlotte County Board of County Commissioners)

_____ This application is for a TDU, and the applicant is requesting to contribute to the Land Acquisition Trust Fund (LATF).

If utilizing this option, complete this form and answer the questions below.

- If the Receiving Zone located in the West County Planning District, which is that part of the county located west of the Myakka River you cannot utilize the LATF option.
- If the Receiving Zone is located within a Tropical Storm Surge or Category 1 Storm Surge zones you cannot utilize the LATF option.
- How many units of density are you requesting? _____
- What is the Account #(s) or address of the Receiving Zone? _____

You will be contacted within 7 working days with a final price per unit of density. You may choose to pay the County at the time the TDU is approved or wait until you are ready to submit for any development permits, which includes preliminary plat. If you choose to pay later, the price will be reassessed at that time. You will be required to sign an agreement accepting the terms of the transaction which will be filed with the Clerk of the Circuit Court as part of the Resolution adopting the TDU.

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 identified by the account numbers listed in this application and which is the Receiving Zone for this TDU application; that the property has been approved as a Receiving Zone through the approval of the following petition(s) (as applicable):

PA-		Ordinance #	
Z-	TBD	Ordinance #	TBD

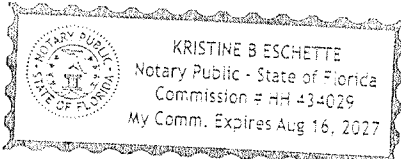
I understand this application must be complete and accurate before the hearing can be advertised. I acknowledge that all items listed in the application must be submitted concurrent at the time the County accepts the application.

STATE OF FLORIDA, COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 22 day of December, 2021, by

Nina Grigora
who is personally known to me or has produced FL Drivers License

as identification and who did/did not take an oath.

<u>Kristine B Eschette</u> Notary Public Signature	<u>[Signature]</u> Signature of Applicant
<u>Kristine B Eschette</u> Notary Printed Signature	<u>Nina Grigora</u> Printed Signature of Applicant
<u>Notary</u> Title	<u>939 Rotunda Cr.</u> Address
<u>HH434029</u> <u>8-16-2027</u> Commission Code	<u>Rotunda West, FL, 33947</u> City, State, Zip
	<u>313 300-5038</u> Telephone Number



LOCATION MAP
NOT TO SCALE



SCALE: 1"=40'

BOUNDARY SURVEY

960 ROTONDA CIRCLE, ROTONDA WEST, FL. 33947

CURVE TABLE					
	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORD(CL)	CHORD BEARING(CB)
C1	249.60'	7655.00'	01°52'05"	249.59'	S22°10'57"W
C2	39.45'	25.00'	90°24'46"	35.48'	S68°19'22"W
C3	270.00'	7535.00'	02°03'11"	269.99'	N22°16'30"E
C4	81.90'	7655.00'	00°36'47"	81.90'	N20°56'31"E

LEGAL DESCRIPTION:

TRACT B, ROTONDA WEST, WHITE MARSH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 17A THROUGH 17L, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CERTIFIED TO:

Nina Grigorov

FLOOD ZONE:

MAP NO. 12015C0194G
ZONE: X
EFF: 12/15/2022

SURVEY NOTES:

- NO NOTABLE CONDITIONS FOUND

LEGEND:

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING	-FENCE	-LIGHT POLE
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT	± -PLUS OR MINUS	
AL-ARC LENGTH	U.E.-UTILITY EASEMENT	-POLE	
(C)-CALCULATED	O.R.B.-OFFICIAL RECORDS BOOK	⊙ -MANHOLE	
(M)-MEASURED	SQ.FT.-SQUARE FEET	⊗ -TOPOGRAPHIC ELEVATION	
P.B.-PLAT BOOK	DB-DEED BOOK(D)-DEED		
PG-PAGE	D.E.-DRAINAGE EASEMENT		
AC-ACRES	P.U.E.-PUBLIC UTILITY EASEMENT		
R-RADIUS(R)	L.A.E.-LIMITED ACCESS EASEMENT		
(P)-PLAT	L.M.E.-LAKE MAINTENANCE EASEMENT		
EOW-EDGE OF WATER	O.H.E.-OVERHEAD EASEMENT		
TOB-TOP OF BANK	ELEV-ELEVATION		
OHL-OVERHEAD LINE	FF-FINISHED FLOOR		
C/O-CLEAN OUT	LS-LICENSED SURVEYOR		
	LB-LICENSED BUSINESS		
	PSM-PROFESSIONAL SURVEYOR & MAPPER		

FIELD DATE: 05/02/2025

DRAWN BY: I.T.

ORDER NO: 1000263727

REVISIONS: 5/7/2025 EDIT CURVE LABEL

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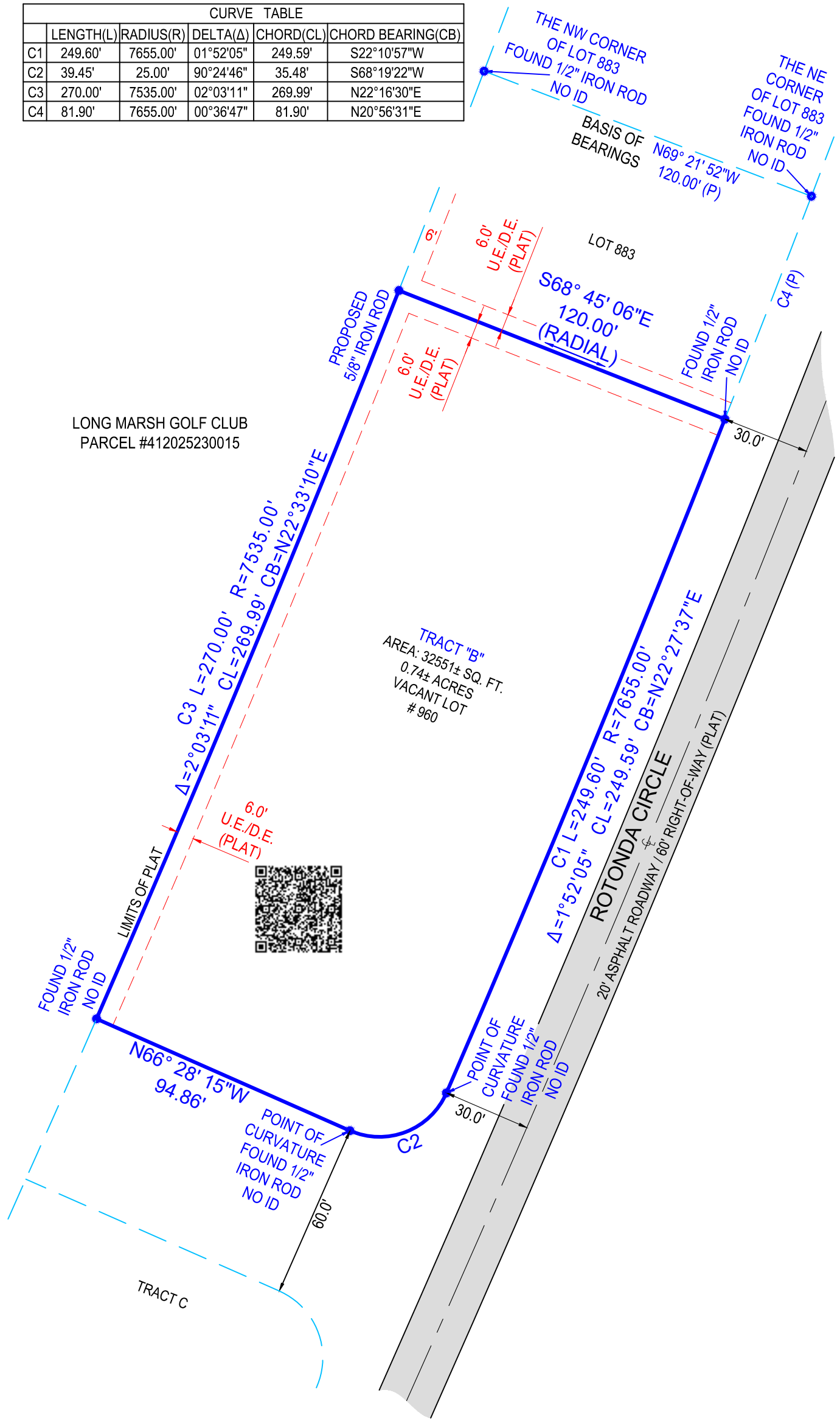
NEXGEN LAND SOLUTIONS, LLC
1547 PROSPERITY FARMS ROAD,
WEST PALM BEACH, FL 33403
NEXGENLOGIX.COM LB#8642
PHONE: 561.508.6272
FAX: 561.508.6309

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

THOMAS LUBANOVIC PSM FLORIDA REGISTRATION
NO. 6939

FOR THE LICENSED FIRM OF NEXGEN LAND SOLUTIONS, LLC LICENSED BUSINESS NO. 8642 THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR A SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



GENERAL NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, OR RESTRICTIONS OF RECORD WHICH MAY AFFECT TITLE OR USE OF THE LAND.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM THIS OFFICE. THIS OFFICE, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
- 4) THE SURVEY SHOWN HEREON WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THIS PROPERTY.
- 5) THIS SURVEYOR DID NOT REVIEW THE COVENANTS AND RESTRICTIONS OF THE PLAT NAMED IN THE LEGAL DESCRIPTION NOTATED HEREON.
- 6) OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY, SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT. FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 7) SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- 8) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 9) THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THE SURVEYOR OR SHOWN ON THIS SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.