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 B, 5 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 5 parcels contained in this application, for a total of 12 TDU units.

These 5 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
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 24 day of September, 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  Cleant Barkley  Notary Signature  Abigail Barkley  Printed Notary Signature

Date:	Application #:
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: <b>FL</b>	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: Bradentom	State: FL	Zip Code: <b>34205</b>
Phone Number: (941) 748-8	3080	Fax Number:
PE#/PLS# <b>64692</b>		

### TDU Narrative for 5 Parcels, 12 TDU Units

The owner of 5 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



## **CSZ Pre-Application Acknowledgement**

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

• Date of Pre-app: August 15, 2024

Property ID(s): 402535326004, 402535327002, 402535451014.

402535476015, 402536354003

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>1.74 Acres</u>

Location: East County area

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

Zoning: AGEstimated Base Density: 12

• Storm Surge Zone: Outside of CHHA

• FEMA Flood Zone: A & X

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 Neighb	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	vation 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 Re	charge Area (FLU Policy 1.2.9 criteria 6)
	☐ Watershed Overl	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 M, N, & O
•	Other Requirements:	<u>N/A</u>
	<u>Jie Shao</u>	
Jie Sh	ao, Planner Principal, AICP, M	1CP
	otte County Community Deve	
nrone	erty Owner	

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KNOWALL MEN BY THESE PRESENTS:That the Mannikank and Trust Co., a
Force papartion, as trustee, has caused
to be filed the altiched Plat of DEL-VERDE.
Section/M. a subdivision of the land ofescribed as follows: The SWM of Section
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The Streets, Avanues, Drives and
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its successors and assigns the reversion
or reversions thereof whenever discon-STATE OF FLORIDASS.

COUNTY OF DATE THIS day personally opBefore methics day personally opBefore methics and JUL History.
Vice. Orpsident and Asst: Secretary.
Vice. Orpsident and Asst: Secretary.
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Whoos L. Thurst C. P. Grandin

Vice-President

Scale Linch= 100 Feet

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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	Morency		
Allie	gator tarm	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	
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Comments					
Landlocked prop Project utilities n			e. However, if part o	f a larger Private	e 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** 

25550 Harbor View Road, Suite 1 Port Charlotte, FL 33980

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rst Name		Last Name		
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rganization - ouner Alligator Fain	)	1101-17		
mail Address	- 1	t. net		e Number 11, 979,9629
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RECONFIRM AVAILABILITY PRIOR TO DEVELOPMENT OF PROPERTY.

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Phone: 941.764.4300 Option 3

First Name			t Name		
Organization - Conf	<del></del>	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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	perties do not have may become availa	utilities available. Ho ble.	wever, if part of a	larger Private	e Development
	Completed By:	DP		Date:	7/17/2024

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7/17/2024

Date:



### AVAILABILITY REQUEST FORM

**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

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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Unavailable Unavailable	Unavailable	
Comments		

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.

DP

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Date:



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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
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Comments				
Landlocked propert Project utilities ma	ies do not have utilities y become available.	available. However, if	part of a larger Priv	vate Development
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Completed By:

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7/17/2024

Date:



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rst Name		Laşt Name		
	Tracy	Morency		
Organization - count	_	110111		
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Unavailable	Unavailable		Unavailable	1
omments				
Landlocked properties Project utilities may be		available. However, if	part of a larger Pri	vate Developme

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Email: Administrative. Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

	Last Na		
Organization - confl	Tracy More	ency	
Allian	tox Faims LLC		
Email Address	tor Farms, LLC norency@comcast.net	Phone Number 941,979	
ite Address	et Name	Stree	t Suffix
hort Legal Description			
Subdivision	Section Block	) Lot WRZ	
Availability - Completed by	CCU Staff		
Potable Water	Sewer	Reclaimed Wat	ter
Connected	Connected	Connected	<u> </u>
Mandatory	Mandatory	Mandatory	
Available	Available	Available	
Unavailable	Unavailable	Unavailable	
omments			
	ties do not have utilities available. Howe	ver, if part of a larger Private Devel	opment

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Email: Administrative. Assistants@CharlotteCountyFL.gov

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	
Mandatory		Mandatory		Mandatory	
Available		Available		Available	
Unavailable		Unavailable		Unavailable	<u> </u>
Comments					
	properties do not l ies may become a		able. However, if par	t of a larger Privat	e Development
1					

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** 

25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative. Assistants @ Charlotte County FL. gov

Phone: 941.764.4300 Option 3

First Name		_	Last Name			
	•	Tracy	Morency			
Organization - 🗢	unes	<del></del>	1100	A-A-A	William Committee Committe	
Д	lligator Farm	a LLC				
Email Address			Phone Number			
C	· lamorency	@ Comcas	t, net	_94	1979.9629	
Site Address	7					
House Number	Street Name			ngarana nadar ngan nyanga mangan nadar ngan nadar	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	Reclaim	Reclaimed Water	
Connected		Connected		Connected		
Mandatory		Mandatory		Mandatory		
Available		Available		Available		
Unavailable		Unavailable		Unavailable		
Comments		***************************************				
	ked properties do no utilities may become		vailable. However, i	f part of a larger Pr	rivate Development	
	Completed By:		DP	Date: 7	7/17/2024	
FOR ANY UTILITIE	ES DEEMED UNAVAIL	ABLE AT THIS TIN	IE, THE PROPERTY OV		IR AGENT SHOULD	

RECONFIRM AVAILABILITY PRIOR TO DEVELOPMENT OF PROPERTY.

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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 (XO)Y	Lot	<u>∞1</u> ,
Availability - Completed by CCU Staff	. 4	<b>2540 10</b>	58	_5 lots
Potable Water	Se	wer		ned Water
Connected	Connected		Connected	
Mandatory	Mandatory		Mandatory	
Available	Available		Available	
Unavailable	Unavailable		Unavailable	
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	<del>1 10 1 1</del> 1		
Alligator Fai	ms, LLC			
Email Address C/aMorene	y@comcas	st. net		Number (1979,9629
ite Address	<b>~</b>			
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
Connected	Connected		onnected	
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.

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te: 16 JULY LOCK		Last Name		
L2r (Aquic	Tracy	Morency		
rganization - ouner Alligator	<b>)</b>			Number
mail Address	rency@comca	st. ret		1979,9629
te Address House Number Street N	-			Street Suffix
nort Legal Description Subdivision	Section	Block 0010	Lot $\bigcirc$	001
vailability - Completed by CC	U Staff	4025	3642900	7 10P
Potable Water		Sewer		ned Water
Connected	Connected		Connected Mandatory	
Mandatory	Mandatory		Available	_
Available	Available		Unavailable	
Unavailable	Unavailable		Ullavallable	
Landlocked properti Project utilities may	es do not have utilities av become available.	vailable. However, if p	art of a larger Priv	ate Developme

RECONFIRM AVAILABILITY PRIOR TO DEVELOPMENT OF PROPERTY.

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