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

July 29, 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 Sands, 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 Sands 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

[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 30 day of July, 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

SHELLY L. WALDROP
MY COMMISSION # HH 623620
EXPIRES: January 25, 2029

Notary Signature

Shelly L. Waldrop
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 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 ENIGINEERING 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 Sands

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

CHARLOTTE COUNTY
FLORIDA

CSZ Pre-Application Acknowledgement

- Applicant: Alligator Farms LLC, PO Box 380129, Murdock FL 33938
- Date of Pre-app: July 29, 2025
- Property ID(s): 412035126002, 412035401001, 412035452003, 412130351001, & 422002200014
- Property Address: These lots are generally located northeast of Cape Haze Drive and northwest of Gasparilla Road, in the West County area.
- Property Owner: Alligator Farms LLC, PO Box 380129, Murdock FL 33938
- Agent: Tracy Morency
- Area: 1.88 Acres
- Location: West County area
- FLUM designation: Preservation
- Zoning: ES
- Estimated Base Density: 5
- Storm Surge Zone: Tropical Storm Surge of the CHHA
- FEMA Flood Zone: 8AE
- Service Area: Rural Service Area
- Neighborhood Framework: Agricultural/Rural
- Are there submerged lands? No
- Other encumbrances: N/A
- Public utilities: None

- Sending Zone Qualifications:
  - ☐ Managed Neighborhood (FLU Policy 1.2.9 criteria 1)
  - ☒ **Rural Service Area (FLU Policy 1.2.9 criteria 2)**
    - ☐ Bona fide agriculture
    - ☒ **Substandard platted lots**
  - ☒ Resource Conservation or Preservation FLUM (FLU Policy 1.2.9 criteria 3)
  - ☐ **CHHA (FLU Policy 1.2.9 criteria 4)**
  - ☐ Historical or Archaeological Resources (FLU Policy 1.2.9 criteria 5)
  - ☐ **Environmentally Sensitive Resources (FLU Policy 1.2.9 criteria 5)**
  - ☐ Prime Aquifer Recharge Area (FLU Policy 1.2.9 criteria 6)
  - ☐ Watershed Overlay District (0.5-mile setback) (FLU Policy 1.2.9 criteria 7)
  - ☐ Public Water System Wellhead Protection Area (FLU Policy 1.2.9 criteria 8)
  - ☐ Wildlife Corridor Critical Linkage (FLU Policy 1.2.9 criteria 9)
  - ☐ Building permit or CO has been issued (FLU Policy 1.2.9 criteria 10)
  - ☐ Density Reduction (FLU Policy 1.2.9 criteria 11)
- Density Retained: 0
- Is FLUCCS mapping and species survey required? N/A N/A
- Type of Covenant: Restrictive Covenant
- Plat: Rotonda Sands
- Other Requirements: N/A

Jie Shao

Jie Shao, Planner Principal, AICP, MCP
Charlotte County Community Development

Tracy Moriarty, Agent for
property Owner
Alligator Farms LLC

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
PAGE: 2
INSTR #: 3552962 Doc Type: D
Recorded: 07/30/2025 at 03:08 PM
Rec. Fee: RECORDING $18.50 DOCTAX PD $0.70

THIS INSTRUMENT PREPARED BY AND RETURN TO:
MICHAEL S. JONES
PO Box 380129
Murdock, FL 33938-0129
Parcel Identification (Folio) Numbers: **See Parcel Identification Numbers on Exhibit A**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 30th day of July, **2025** by **ALLIGATOR FARMS, LLC, a Florida Limited Liability Company**, whose post office address is **Post Office Box 380129, Murdock, FL 33938-0129,** herein called the grantor, to **ALLIGATOR FARMS, LLC, a Florida Limited Liability Company,** whose post office address is **P.O. Box 380129, Murdock, FL 33938-0129**, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Charlotte County, State of Florida, viz.:

5 Parcels on Exhibit A.
Subject to easements, restrictions and reservations of record and taxes for the year 2025 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land for any acts of the grantor, and will defend the same against the lawful claims of all persons claiming by, through or under grantor; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Shelly L Waldrop
Witness
2575 Tamiami Trail, Port Charlotte, FL 33952

Tracy K. Morency, Witness
PO Box 380129, Murdock FL 33938-0129

ALLIGATOR FARMS, LLC

Michael S. Jones, Manager

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 30th day of July, 2025 by Michael S. Jones, Manager, on behalf of the corporation, Alligator Farms, LLC, a Florida corporation. He is personally known to me or has produced Florida driver's license as identification and who did not take an oath.

SEAL

SHELLY L. WALDROP
MY COMMISSION # HH 623620
EXPIRES: January 25, 2029

Shelly L. Waldrop
Notary Public, State of Florida
My Commission Number: HH 623620
My Commission Expires: January 25, 2029

EXHIBIT A – ROTONDA SANDS – LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS and PARCEL IDENTIFICATION NUMBERS

Lot 3128, 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# 412035126002; and

Lot 3039, 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# 412035401001; and

Lot 3307, 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# 412035452003; and

Lot 29, Block 32, 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# 412130351001; and

Lot 3426, 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# 422002200014.

ALLIGATOR FARMS, LLC ROTONDA SANDS TDU's

PARCEL	PID	LEGAL	ADDRESS	ZONING	S-T-R	FLOOD ZONE	TDU'S	SIZE	ACRES	SQ.FT.
1	412035126002	RSD 000 0000 3128	N/A	ES	35-41-20	8AE	1	1 Lot	0.44	19,200
2	412035401001	RSD 000 0000 3039	N/A	ES	35-41-20	8AE	1	1 Lot	0.40	17,600
3	412035452003	RSD 000 0000 3307	N/A	ES	35-41-20	8AE	1	1 Lot	0.40	17,600
4	412130351001	RSD 002 0032 0029	N/A	ES	30-41-21	8AE	1	1 Lot	0.22	9,750
5	422002200014	RSD 000 0000 3426	N/A	ES	02-42-20	8AE	1	1 Lot	0.42	18,400
							5		1.88	82,550

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Map Layout

1
2
3
5
T 41- R 20 -Sec 35
T 41- R 20 -Sec 36
T 41- R 20 -Sec 35
T 42- R 20 -Sec 02
T 42- R 20 -Sec 02
T 42- R 20 -Sec 01
0088
0087
0087
0088
0089
0088
0087
West Coral Creek
Coral Creek Dr

Map Layout

White Marsh Ln
White Marsh Creek
Pine Valley Ln
Pine Valley Cir
Rotonda Cir
Rotonda River
Boundary Blvd
Brig Cir W
TW
TA
P9
0001
0032
4
71
0032
T 41 - R 20 -Sec 25
T 41 - R 20 -Sec 36
T 41 - R 21 -Sec 30
T 41 - R 21 -Sec 31

RSD 000 0000 3128 PARCEL #1

PLAT BOOK 9 PAGE 2-2-49

CURVE TABLE

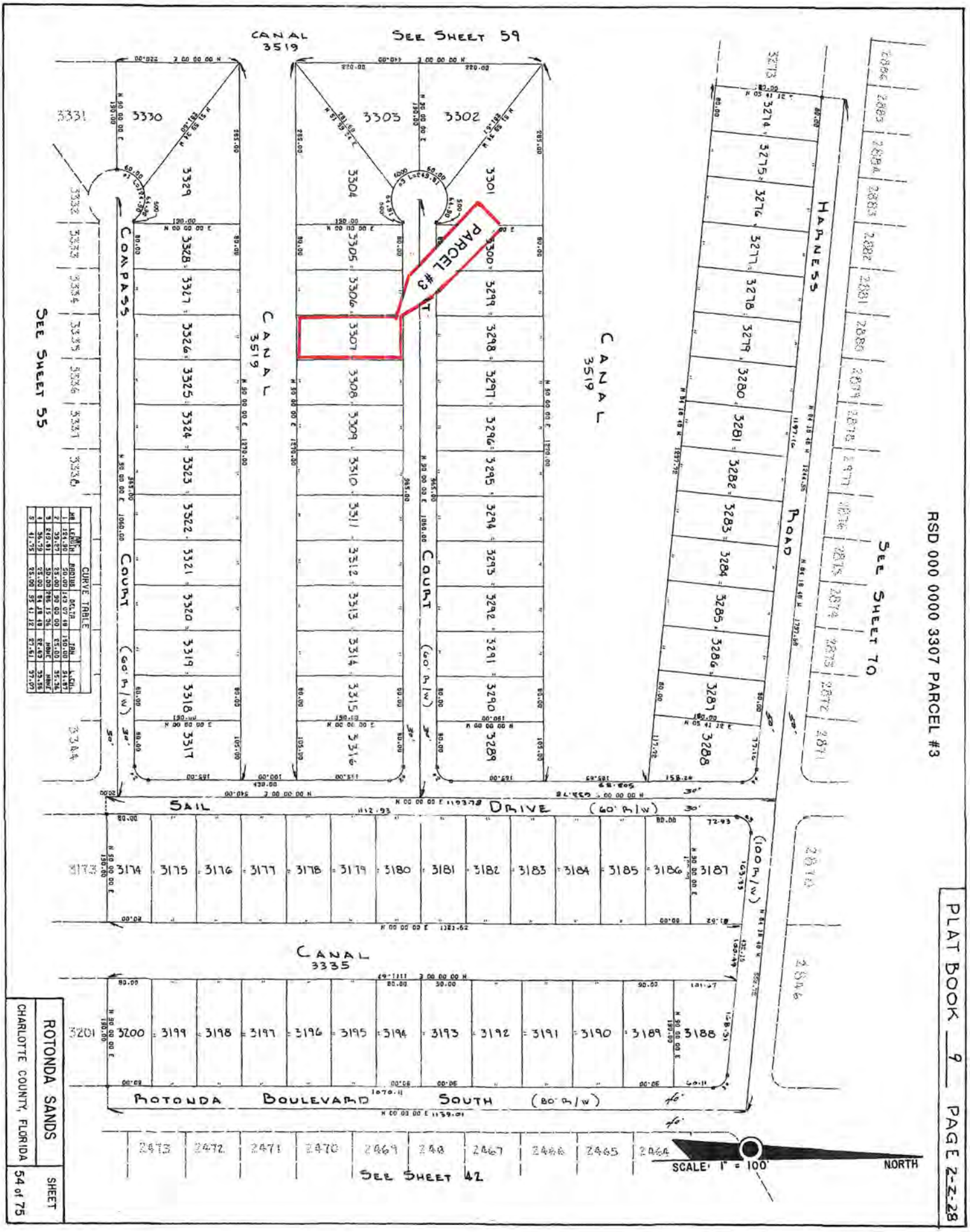
NO	ARC LENGTH	RADIUS	DELTA	TAN	L.CH.
1	194.10	60.00	185 03 18	129.17	107.88
2	30.21	9695.00	0 11 57	15.10	30.21
3	249.84	50.00	286 15 37	NONE	NONE
4	49.09	55.00	56 53 31	26.20	37.42
5	78.44	100.00	44 56 49	41.37	76.45
6	1066.96	8695.00	07 03 26	535.70	1065.38
7	1045.19	8795.00	06 51 21	523.22	1044.57
8	111.40	50.00	127 39 16	101.74	83.75

ROTONDA SANDS	SHEET
CHARLOTTE COUNTY, FLORIDA	75 of 75

RSD 000 0000 3039 PARCEL #2

PLAT BOOK 9 PAGE 2-24

ROTONDA SANDS	SHEET
CHARLOTTE COUNTY, FLORIDA	70 of 7



CURVE TABLE					
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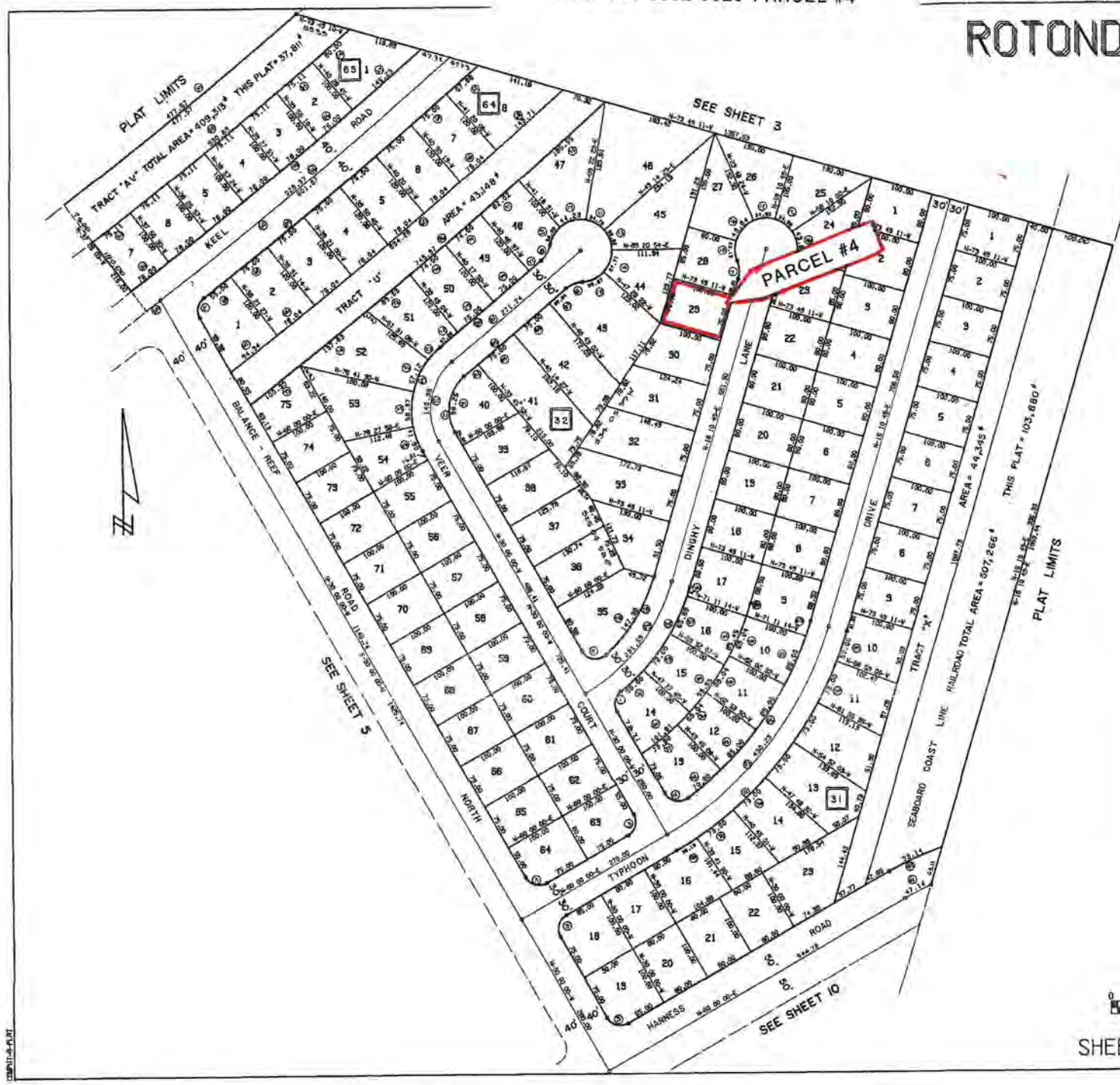
3	439.91	300.00	083 15 36	#NAME	#NAME
4	39.27	25.00	090 00 00	25.00	35.36
5	41.75	25.00	095 41 12	27.61	37.07

RSD 000 0032 0029 PARCEL #4

PLAT BOOK-11 , PAGE -5-E

ROTONDA SANDS

5E



CURVE DATA

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3	25.00	90-00-00	39.27	35.36	25.00
4	25.00	56-15-15	41.26	37.22	27.87
5	25.00	102-50-14	44.87	39.08	31.34
6	44.38	57-48-46	25.28	24.15	15.15
7	44.38	57-52-45	28.42	28.06	15.27
8	44.38	38-10-55	23.56	23.08	15.95
9	50.00	37-40-40	33.00	32.40	17.15
10	50.00	37-59-48	33.16	32.55	17.22
11	50.00	38-52-00	34.72	34.03	18.13
12	50.00	38-59-12	34.90	34.19	18.15
13	50.00	40-08-28	35.00	34.29	18.23
14	50.00	43-12-44	37.71	36.82	19.89
15	50.00	44-15-44	38.67	37.71	20.38
16	50.00	50-00-47	43.65	42.27	23.32
17	50.00	50-41-00	44.23	42.80	23.88
18	50.00	103-37-54	111.36	98.74	101.88
19	50.00	127-53-49	111.70	89.88	102.91
20	50.00	29-21-10	112.02	50.02	103.34
21	70.00	90-25-12	98.26	90.38	59.18
22	100.00	90-25-12	140.36	123.12	84.54
23	130.00	11-58-10	27.08	27.04	13.53
24	130.00	18-27-58	41.50	41.72	21.13
25	130.00	24-50-33	58.37	55.83	29.83
26	130.00	25-10-24	57.12	56.88	29.03
27	130.00	90-25-12	182.47	167.85	105.30
28	272.95	30-50-57	147.38	145.59	75.54
29	302.95	43-43-11	231.39	225.78	121.68
30	532.55	02-37-56	15.25	15.25	7.64
31	532.55	08-39-53	80.00	43.56	25.05
32	532.55	11-13-07	65.05	65.53	32.55
33	532.55	12-24-13	72.00	71.88	36.14
34	532.55	34-50-16	202.37	199.04	104.78
35	482.55	02-37-56	13.87	13.87	6.94
36	432.55	08-39-53	65.04	64.97	32.59
37	432.55	09-46-31	73.80	73.71	36.99
38	432.55	11-13-07	85.45	85.31	42.80
39	432.55	12-24-13	93.85	93.67	47.01
40	432.55	13-28-11	101.81	101.58	51.14
41	468.00	08-08-17	67.14	67.12	33.59
42	480.00	10-53-28	93.14	93.00	46.71
43	532.55	02-37-58	24.47	24.47	12.24
44	532.55	07-31-52	70.00	69.95	35.06
45	532.55	09-09-42	85.02	84.91	42.59
46	532.55	37-05-55	343.47	343.23	181.23
47	532.55	44-45-11	450.23	413.63	238.25
48	532.55	03-41-30	36.18	36.17	18.10
49	532.55	04-50-05	50.00	49.98	25.02
50	532.55	07-29-31	78.80	72.55	39.35
51	532.55	43-45-11	453.18	442.21	238.32
52	5405.00	03-15-20	477.57	477.50	238.95
53	5460.00	00-50-27	78.11	78.11	39.06
54	5460.00	00-52-79	80.83	80.83	40.08
55	5460.00	03-35-00	320.83	320.80	200.40
56	5520.00	00-50-27	78.00	78.00	39.00
57	5520.00	00-58-11	145.23	145.23	72.62
58	5520.00	04-00-54	601.23	601.11	300.74
59	5520.00	00-11-03	27.70	27.70	13.85
60	5520.00	00-50-27	801.37	801.05	400.88
61	5520.00	00-11-00	629.37	629.23	314.83
62	5560.00	00-21-59	55.00	55.00	27.50
63	5560.00	00-20-57	67.88	67.88	33.94
64	5560.00	00-23-48	75.00	75.00	37.50
65	5560.00	03-17-25	572.88	572.78	286.55
66	5780.00	00-23-48	78.04	78.04	39.02
67	5780.00	00-22-52	94.24	94.24	47.17
68	5780.00	00-59-18	143.71	143.71	71.86
69	5780.00	04-51-50	654.28	654.10	327.32
70	5940.00	00-28-48	74.00	74.00	37.00
71	5940.00	00-51-54	82.82	82.82	41.41
72	5940.00	00-54-60	89.58	89.58	44.80
73	5940.00	00-33-16	100.38	100.38	50.19
74	5940.00	00-53-36	137.83	137.83	68.92
75	5940.00	01-12-03	185.55	185.54	92.78
76	5940.00	04-49-18	745.98	745.78	372.81
77	5980.00	00-25-35	25.00	25.00	12.50
78	5980.00	00-14-16	37.20	37.20	18.60
79	5980.00	00-28-48	75.00	75.00	37.50
80	8590.00	01-21-26	212.20	212.18	106.10
81	5980.00	01-43-43	271.24	271.23	135.63
82	5020.00	00-11-05	29.07	29.07	14.53
83	9020.00	00-13-21	35.04	35.04	17.52
84	9020.00	00-29-35	75.00	75.00	37.50
85	9020.00	01-21-38	214.10	214.10	107.08

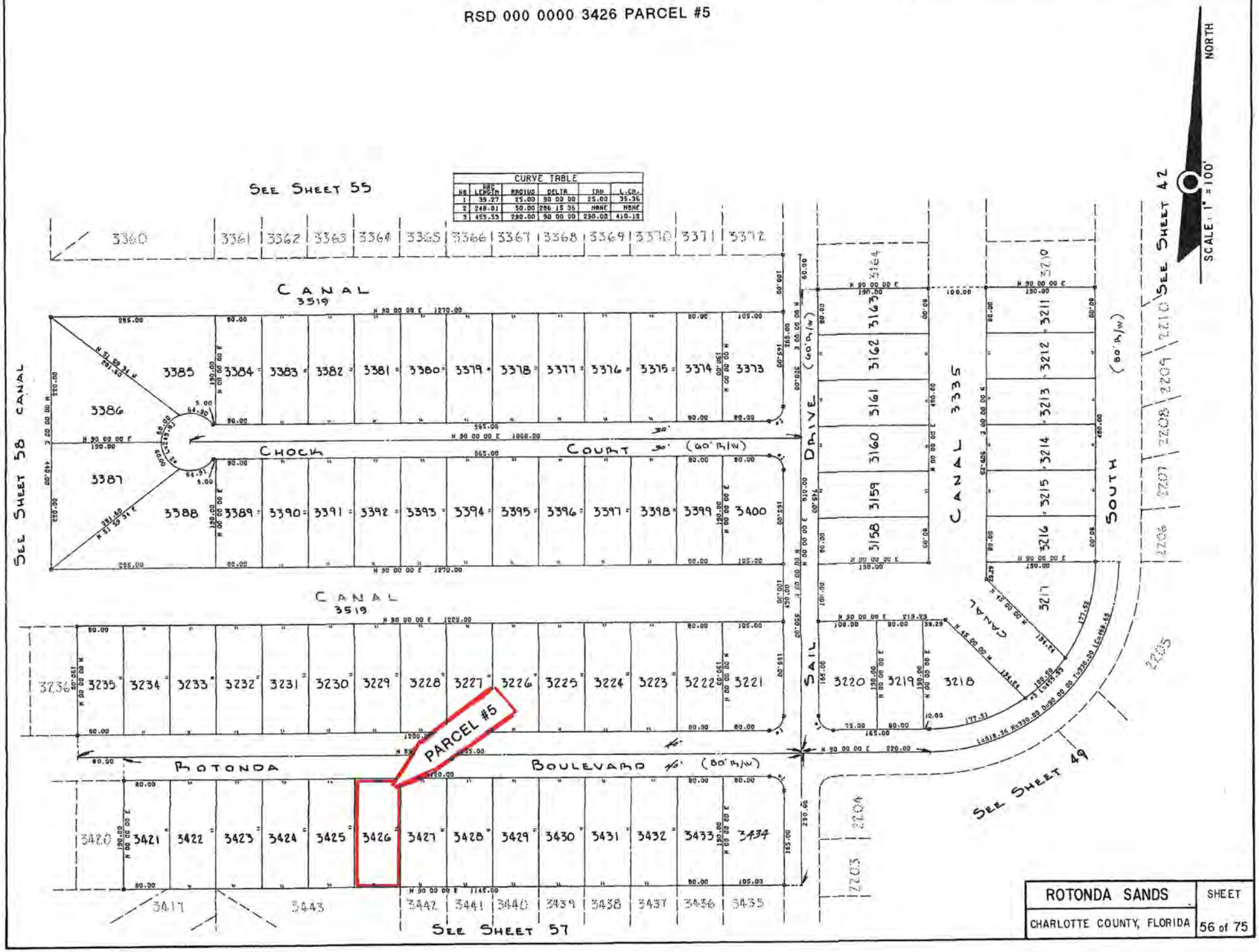
SCALE IN FEET
0 50 100 200 300

LOTS THIS SHEET 113

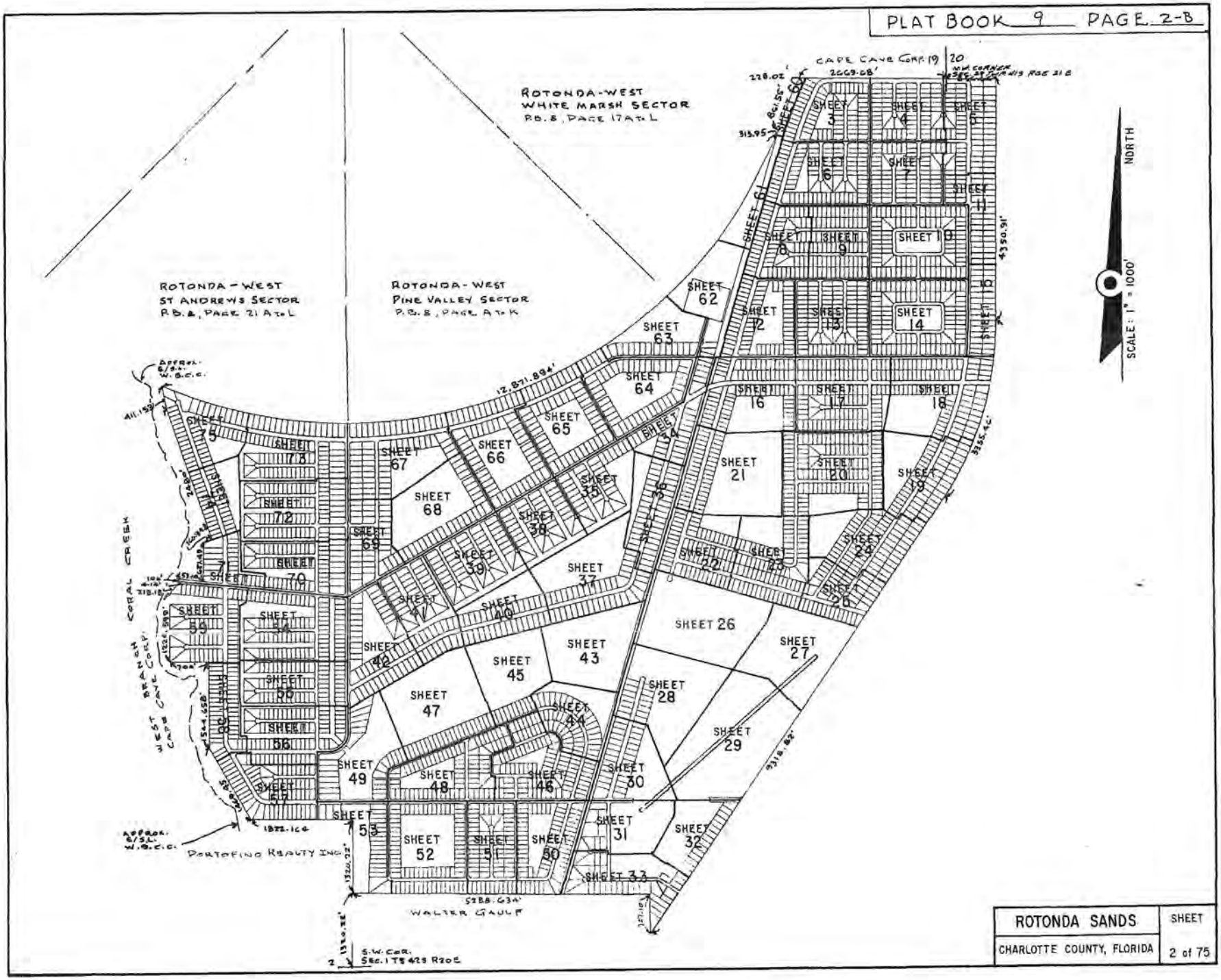
SHEET 4 OF 39 SHEETS

PLAT BOOK 9 PAGE 2-Z-30

RSD 000 0000 3426 PARCEL #5



PLAT BOOK 9 PAGE 2-B



ROTONDA SANDS	SHEET
CHARLOTTE COUNTY, FLORIDA	2 of 75

Send to: Administrative.Assistants@CharlotteCountyFL.gov

CHARLOTTE COUNTY
UTILITIES

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

Date: 30 July 2025

First Name TRACY **Last Name** MORENCY

Organization – OWNER ALLIGATOR FARMS, LLC

Email Address clamorency@comcast.net **Phone Number** 941.979.9659

Site Address

House Number None **Street Name** **Street Suffix**

Short Legal Description

Subdivision RSD **Section** 000 **Block** 0000 **Lot** 3128

Availability - Completed by CCU Staff

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available		Available		Available	
Unavailable		Unavailable		Unavailable	

Comments

Landlocked properties do not have CCU utilities available. However, if part of a larger Private Development Project utilities may become available.

Completed By: DP Date: 8/1/2025

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

Disclaimer: Information provided on this form is provided as a public convenience. Every effort is made to ensure that information provided is timely and accurate. However, Charlotte County makes no warranty, representation or guaranty as to its complete accuracy, nor does Charlotte County assume liability for any errors, omissions, or inaccuracies in the information provided, regardless how caused. In any case, where reliance on information is required, please check with County staff for updated information and/or the official records of the County.

Send to: Administrative.Assistants@CharlotteCountyFL.gov

CHARLOTTE COUNTY
Utilities

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

Date: 30 July 2025

First Name TRACY **Last Name** MORENCY

Organization – OWNER ALLIGATOR FARMS, LLC

Email Address clamorency@Comcast.net **Phone Number** 941.979.9651

Site Address

House Number None **Street Name** **Street Suffix**

Short Legal Description

Subdivision RSD **Section** 000 **Block** 0000 **Lot** 3039

Availability - Completed by CCU Staff

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available		Available		Available	
Unavailable		Unavailable		Unavailable	

Comments

Landlocked properties do not have CCU utilities available. However, if part of a larger Private Development Project utilities may become available.

Completed By: DP Date: 8/1/2025

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

Disclaimer: Information provided on this form is provided as a public convenience. Every effort is made to ensure that information provided is timely and accurate. However, Charlotte County makes no warranty, representation or guaranty as to its complete accuracy, nor does Charlotte County assume liability for any errors, omissions, or inaccuracies in the information provided, regardless how caused. In any case, where reliance on information is required, please check with County staff for updated information and/or the official records of the County.

Send to: Administrative.Assistants@CharlotteCountyFL.gov

CHARLOTTE COUNTY
Utilities

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

Date: 30 July 2025

First Name TRACY **Last Name** MORENCY

Organization – OWNER
ALLIGATOR FARMS, LLC

Email Address clamorency@comcast.net **Phone Number** 941.979.9659

Site Address

House Number None **Street Name** **Street Suffix**

Short Legal Description

Subdivision RSD **Section** 00 **Block** 0000 **Lot** 3307

Availability - Completed by CCU Staff

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available		Available		Available	
Unavailable	X	Unavailable	X	Unavailable	

Comments

LANDLOCK PROPERTIES DO NOT HAVE UTILITIES AVAILABLE. HOWEVER IF PART OF A LARGER PRIVATE DEVELOPEMENT PROJECT UTILITIES MAY BECOME AVAILABLE.

Completed By: KS **Date:** 7/31/2025

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CHARLOTTE COUNTY
Utilities

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

Date: 30 July 2025

First Name TRACY **Last Name** MORENCY

Organization – OWNER ALLIGATOR FARMS, LLC

Email Address clamorency@Comcast.net **Phone Number** 941.979.9659

Site Address

House Number None **Street Name** **Street Suffix**

Short Legal Description

Subdivision RSD **Section** 002 **Block** 0032 **Lot** 0029

Availability - Completed by CCU Staff

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available		Available		Available	
Unavailable	x	Unavailable	x	Unavailable	x

Comments

LANDLOCK PROPERTIES DO NOT HAVE UTILITIES AVAILABLE. HOWEVER IF PART OF A LARGER PRIVATE DEVELOPEMENT PROJECT UTILITIES MAY BECOME AVAILABLE.

Completed By: ks Date: 7/31/2025

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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

Date: 30 July 2025

First Name TRACY **Last Name** MORENCY

Organization – OWNER ALLIGATOR FARMS, LLC

Email Address clamorency@comcast.net **Phone Number** 941.979.9659

Site Address

House Number None **Street Name** **Street Suffix**

Short Legal Description

Subdivision RSD **Section** 000 **Block** 0000 **Lot** 3426

Availability - Completed by CCU Staff

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available		Available		Available	
Unavailable	X	Unavailable	X	Unavailable	X

Comments

LANDLOCK PROPERTIES DO NOT HAVE UTILITIES AVAILABLE. HOWEVER IF PART OF A LARGER PRIVATE DEVELOPEMENT PROJECT UTILITIES MAY BECOME AVAILABLE.

Completed By: KS Date: 7/31/2025

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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