

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 C, 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

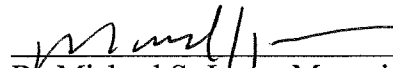
☒ fee owner

☐ 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.

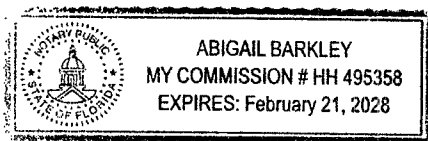
STATE OF FLORIDA  
COUNTY OF CHARLOTTE

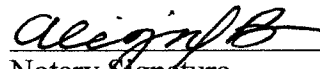
ALLIGATOR FARMS, LLC

  
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 ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification and who did not take an oath.

SEAL



  
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)

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**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 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

A handwritten signature in black ink, appearing to read 'M. Jones', followed by a long horizontal flourish.

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: August 15, 2024
- Property ID(s): 402525351003, 402525401008, 402536206001, 402536429002
- Property Address: These lots are generally located west of SR 31.
- Property Owner: Alligator Farms LLC, PO Box 380129, Murdock FL 33938
- Agent: Tracy Morency
- Area: 1.36 Acres
- Location: East County area
- FLUM designation: Agriculture
- Zoning: AG
- Estimated Base Density: 12
- Storm Surge Zone: Outside of CHHA
- FEMA Flood Zone: A & X
- 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
- Type of Covenant: Restrictive Covenant
- Plat: Del Verde Section F, G, H, & R
- Other Requirements: N/A

Jie Shao

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

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property Owner



Sept. 1925



PARCEL 11 TDU "C"

KNOW ALL MEN BY THESE PRESENTS: That the Miami Bank and Trust Company, a corporation organized and existing under the laws of the State of Florida, does hereby file the attached plat of the public highway, to be known as the DEL VERDE Section 25, T14N40E, R25E, lying in Charlotte County, Fla. The streets, avenues, boulevards and drives as shown on the attached plat are hereby dedicated to the perpetual use of the public highway and the same are to be known as the DEL VERDE Section 25, T14N40E, R25E, lying in Charlotte County, Fla. The streets, avenues, boulevards and drives as shown on the attached plat are hereby dedicated to the perpetual use of the public highway and the same are to be known as the DEL VERDE Section 25, T14N40E, R25E, lying in Charlotte County, Fla. The streets, avenues, boulevards and drives as shown on the attached plat are hereby dedicated to the perpetual use of the public highway and the same are to be known as the DEL VERDE Section 25, T14N40E, R25E, lying in Charlotte County, Fla.

STATE OF FLORIDA ss  
COUNTY OF DADE  
Before me this day personally appeared Joe E. McGee and John McGee Vice President and Assistant Secretary respectively of the Miami Bank and Trust Company as trustee, to me well known to be the officers aforesaid and who executed the foregoing instrument of dedication, who being duly sworn acknowledged that they executed the same freely and voluntarily acting as such officers and that they offered hereto the official seal of said corporation for the uses and purposes herein set forth. Witness my hand and official seal at Miami, Fla. this 8th day of September A.D. 1925.

Notary Public State of Florida  
My commission expires Aug. 2, 1927  
I hereby certify that the attached plat is a true and correct map of said land to the best of my knowledge and belief.  
John McGee  
County Surveyor Charlotte County, Fla.



Scale 1 inch = 10 feet

A SUBDIVISION OF THE SECTION 25, T14N40E, R25E, CHARLOTTE COUNTY, FLA.

Sept. 1925



County Surveyor, Charlotte County

[illegible]

Sept. 1925



KNOW ALL MEN BY THESE PRESENTS

That the Miami Bank and Trust Co., a Florida corporation, as trustee, has caused to be filed the attached Plat of DEL-VERDE, Section R, a subdivision of land described as follows: The S.E. 1/4 of Section 36, Twp 40S, Rge 25E, Charlotte County, Florida.

The Streets, Avenues, Drives and Boulevards as shown on the attached Plat are hereby dedicated to the perpetual use of the Public for proper purposes, reserving to the said Miami Bank and Trust Co., as trustee, its successors and assigns, the reversion or reversions thereof whenever discontinued by law.

In Witness Whereof, the said Miami Bank and Trust Co., as Trustee, has caused its name to be signed by its Vice-President, and its Secretary and by its President, and its Secretary, and this act of said Miami Bank and Trust Co., as Trustee, to be attested by its Secretary, on this 24th day of October, A.D. 1925.

Attest:  
By Secretary  
By Vice-President  
By President

STATE OF FLORIDA ss.

County of Dade  
Before me this day personally appeared James L. Day, and J. M. Williams, Vice-President and Asst. Secretary respectively of the Miami Bank and Trust Co., Trustee, to me well known to be the persons described in and who executed the foregoing instrument of dedication, who being duly sworn acknowledged that they executed the same freely and voluntarily acting as such officers and that they affixed thereto the official seal of said corporation as trustee, for the purpose herein set forth.

Wherefore my hand and official seal of Miami, Fla., this 24th day of October, A.D. 1925.

Notary Public, State of Florida  
My commission expires January 2, 1929  
I hereby certify that the attached Plat is a true and correct copy of the Plat of my knowledge and belief:  
H. L. Williams, Jr.  
County Secretary  
Charlotte County, Fla.



Scale 1 inch = 100 feet

A SUBDIVISION OF THE S.E. 1/4 OF SEC. 36-40S-25E CHARLOTTE COUNTY, FLA.

Sept. 1925.

SECTION R  
DEL-VERDE

SEC. 36-40S-25E-40-25

**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.**

**AVAILABILITY REQUEST FORM**

**Charlotte County Government Utilities Department**  
 25550 Harbor View Road, Suite 1  
 Port Charlotte, FL 33980  
 Email: [Administrative.Assistants@CharlotteCountyFL.gov](mailto:Administrative.Assistants@CharlotteCountyFL.gov)  
 Phone: 941.764.4300 Option 3

Date: 16 July 2024

First Name

Last Name

Organization - ownerTracyMorency

Email Address

Alligator Farms, LLCclamorency@comcast.net

Phone Number

941.979.9629

Site Address

House Number

Street Name

Street Suffix

None

Short Legal Description

Subdivision

Section

Block

Lot

DVL60A60050006

Availability - Completed by CCU Staff

4025 2526 30015 lots

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

Comments

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

Completed By: DPDate: 7/17/2024

**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.shtml>

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.



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Last Name

Organization - owner

Email Address

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Site Address

House Number

Street Name

Street Suffix

Short Legal Description

Subdivision

Section

Block

Lot

Availability - Completed by CCU Staff

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available		Available		Available	
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Subdivision

Section

Block

Lot

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Completed By:

DP

Date:

7/17/2024

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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](mailto:Administrative.Assistants@CharlotteCountyFL.gov)  
 Phone: 941.764.4300 Option 3

Date: 16 July 2024

First Name

Last Name

Organization - owner

Email Address

Phone Number

Site Address

House Number

Street Name

Street Suffix

Short Legal Description

Subdivision

Section

Block

Lot

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 utilities available. However, if part of a larger Private Development Project utilities may become available.

Completed By: DPDate: 7/17/2024

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