

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 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**

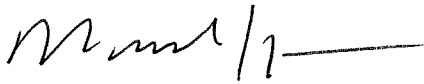
TDU Narrative for 11 Lots, 18 TDU Units
Rotonda Sands, Section B

The owner of 11 lots within West County are seeking to sever all of the density (units) from the lots creating 11 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 11, 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 horizontal line.

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): 412036277001, 412036277002, 412036400001, 412036400007, 412036400009, 412036400010, 412130351002, 412131101001, 412131102002, 41231300005, 412131401001
- Property Address: These lots are generally located southeast of Boundary Boulevard 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: 2.81 Acres
- Location: West County area
- FLUM designation: Preservation
- Zoning: ES
- Estimated Base Density: 11
- Storm Surge Zone: CHHA
- FEMA Flood Zone: 8AE & 9AE
- 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: Rotonda Sands, South Replat Unit 2, & Rotonda Sands, North Replat Unit 1
- Other Requirements: N/A

Jie Shao

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

property Owner

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

September 24, 2024

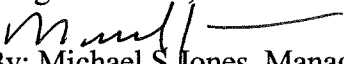
Jie Shao, AICP
Principal Planner
Community Development, Comprehensive Planning
18400 Murdock Circle
Port Charlotte, FL 33948-1074

Re: Petition for Certification of a Sending Zone, Alligator Farms, LLC
Rotonda Sands, Section C, 10 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 10 lots contained in this application, for a total of 10 TDU units.

These 10 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

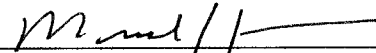
☒ fee owner

☐ 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.

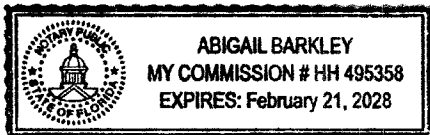
STATE OF FLORIDA
COUNTY OF CHARLOTTE

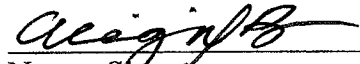
ALLIGATOR FARMS, LLC


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