

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 10 Lots, 10 TDU Units
Rotonda Sands, Section C

The owner of 10 lots within West County are seeking to sever all of the density (units) from the lots creating 10 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 10, 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. S. Jones', followed by a horizontal line.

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): 422001100004, 422001100006, 422001100013, 422001100014, 422001200008, 422001200010, 422001200012, 42200120017, 422001300002, 422001300005
- Property Address: These lots are generally located northwest of Gasparilla Road and northeast of Placida Road, in the West County area.
- Property Owner: Alligator Farms LLC, PO Box 380129, Murdock FL 33938
- Agent: Tracy Morency
- Area: 3.54 Acres
- Location: West County area
- FLUM designation: Preservation
- Zoning: ES
- Estimated Base Density: 10
- Storm Surge Zone: 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
- Type of Covenant: Restrictive Covenant
- Plat: Rotonda Sands, South Replat Unit 2, & Rotonda Sands
- Other Requirements: N/A

Jie Shao

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

property Owner