

R E S O L U T I O N
NUMBER 2025 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR A TRANSFER OF 198 DENSITY UNITS TO A RECEIVING ZONE GENERALLY LOCATED SOUTH OF TRIBUNE BOULEVARD, NORTH OF SAN PABLO DRIVE, WEST OF GREEN GULF BOULEVARD, AND EAST OF BURNT STORE ROAD, CONTAINING 425.93± ACRES, IN THE PUNTA GORDA AREA AND WITHIN THE BURNT STORE AREA PLAN AREA, IN ACCORDANCE WITH PART III, LAND DEVELOPMENT AND GROWTH MANAGEMENT, CHAPTER 3-9, ZONING, ARTICLE V, ENVIRONMENTAL REQUIREMENTS AND OTHER REQUIREMENTS, SECTION 3-9-150, TRANSFER OF DENSITY UNITS (TDU), OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT II; PETITION TDU-25-01; APPLICANT; BURNT STORE DEVELOPERS, LLC.

RECITALS

WHEREAS, Part III, Land Development and Growth Management, Chapter 3-9, Zoning, Article V, Environmental Requirements and Other Requirements, Section 3-9-150, Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida (hereinafter "TDU Code"), establishes processes and requirements for approval of petitions for transfers of density units in connection with Sending Zones, Receiving Zones, and petitions for rezonings, street vacations, plat vacations, and for amendments to the County's Comprehensive Plan, the approval of which would increase density on parcels of property; and

WHEREAS, the Applicant submitted a petition for a transfer of density units, via Petition TDU-25-01, for approval by the Board, requesting a transfer 198 units of

density to a Receiving Zone (RZ), generally located south of Tribune Boulevard, north of San Pablo Drive, west of Green Gulf Boulevard, and east of Burnt Store Road, containing 425.93± acres, within the Punta Gorda area and within the Burnt Store Area Plan area, Charlotte County, Florida, Commission District II, and more particularly described in Exhibit "A" attached hereto ("Property"), in accordance with the County's Comprehensive Plan and the provisions of the TDU Code; and

WHEREAS, the proposed transfer of 198 density units will allow for development of up to 649 dwelling units on the Property (RZ); and

WHEREAS, the Certificate of Transferrable Density Credits for the 198 units of density being transferred under Petition TDU-25-01 is attached hereto as Exhibit "B"; and

WHEREAS, the Applicant has submitted all the information and documentation required for the approval of the TDU Petition pursuant to the TDU Code.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida:

1. The TDU Petition submitted by applicant, Burnt Store Developers, LLC ("Applicant"), requesting the transfer of 198 units of density to the Property generally located south of Tribune Boulevard, north of San Pablo Drive, west of Green Gulf Boulevard, and east of Burnt Store Road, in the Punta Gorda area and within the Burnt Store Area Plan area, Charlotte County, Florida, Commission District II, described in Exhibit "A" attached hereto, is hereby approved.

2. The effective date of this Resolution shall be the date this Resolution is recorded.

PASSED AND DULY ADOPTED this 22nd day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk of the
Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR2025-0441

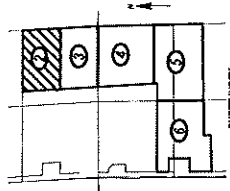
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EXHIBIT

"A"

Total: 6 Pages

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CERTIFICATE OF TRANSFERABLE

DENSITY CREDITS

CHARLOTTE COUNTY, FLORIDA

Certificate No. CSZ-001.4A.1

**TRANSFER OF DENSITY FROM
CERTIFICATE No. CSZ-1.4A**



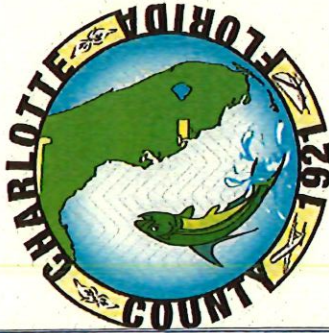
This Certificate is the Property of
Burnt Store Developers, LLC

This Certificate was created on May 9, 2023

The Certificate Holder Acquired 450 units (Substandard Platted
Lots) of density from Coral Creek Burnt Store LLC

Jie Shao

Jie Shao, AICP, MCP, Planner, Principal
Comprehensive Planning Division
Community Development Department



EXHIBIT

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"B"
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