



TDU-25-02

(BCC Land Use Meeting 07-22-2025)

Wilmington Land Company



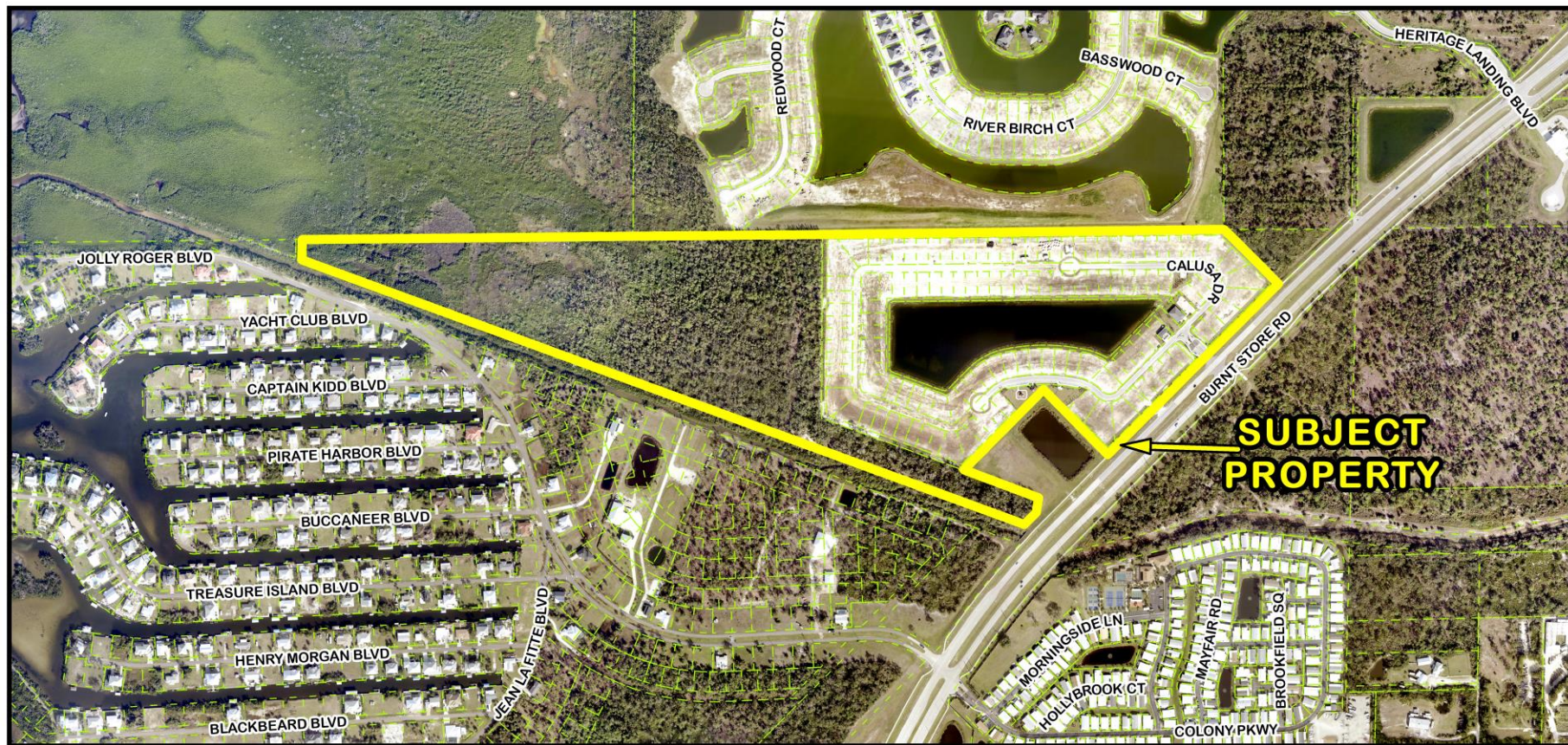
CHARLOTTE COUNTY
FLORIDA

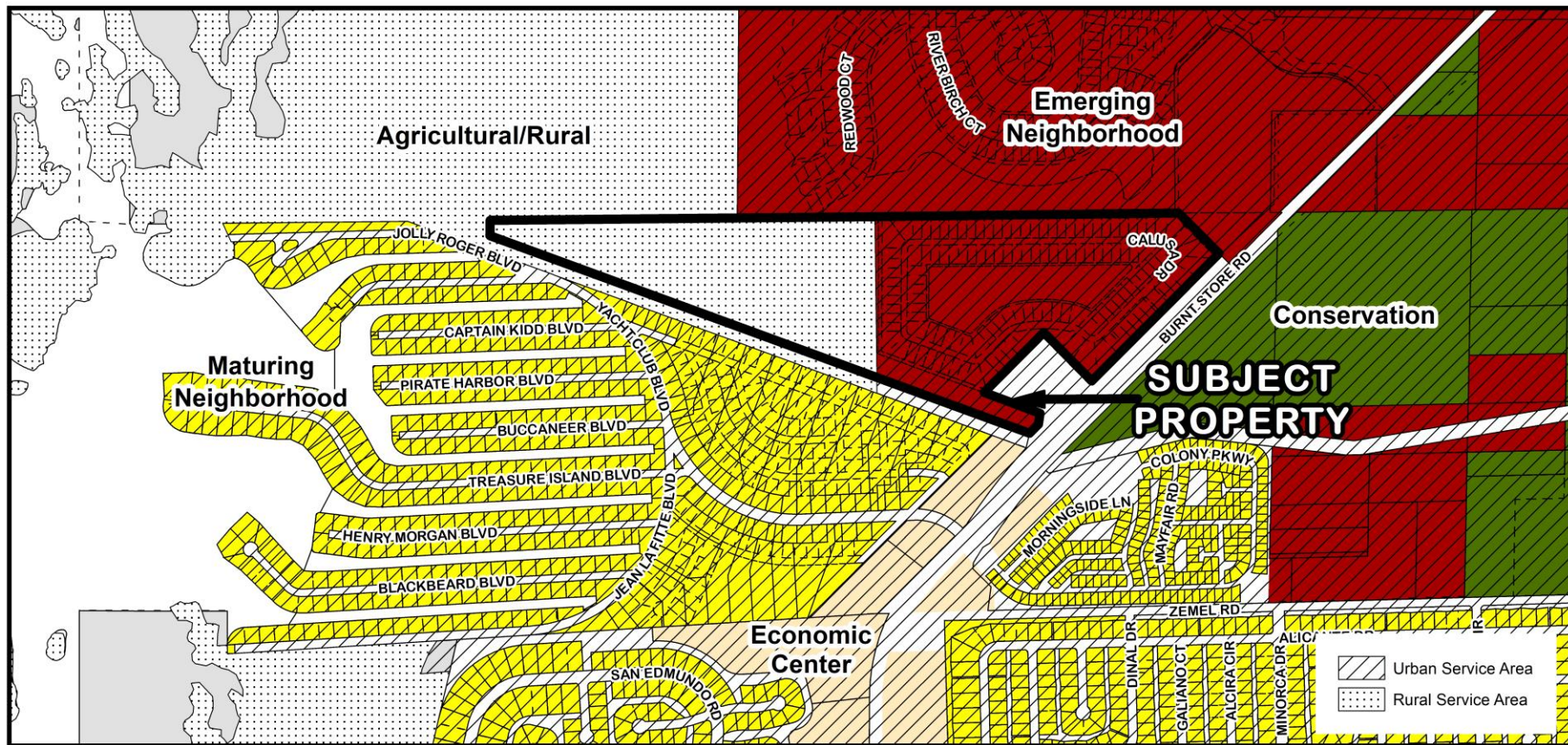
Request

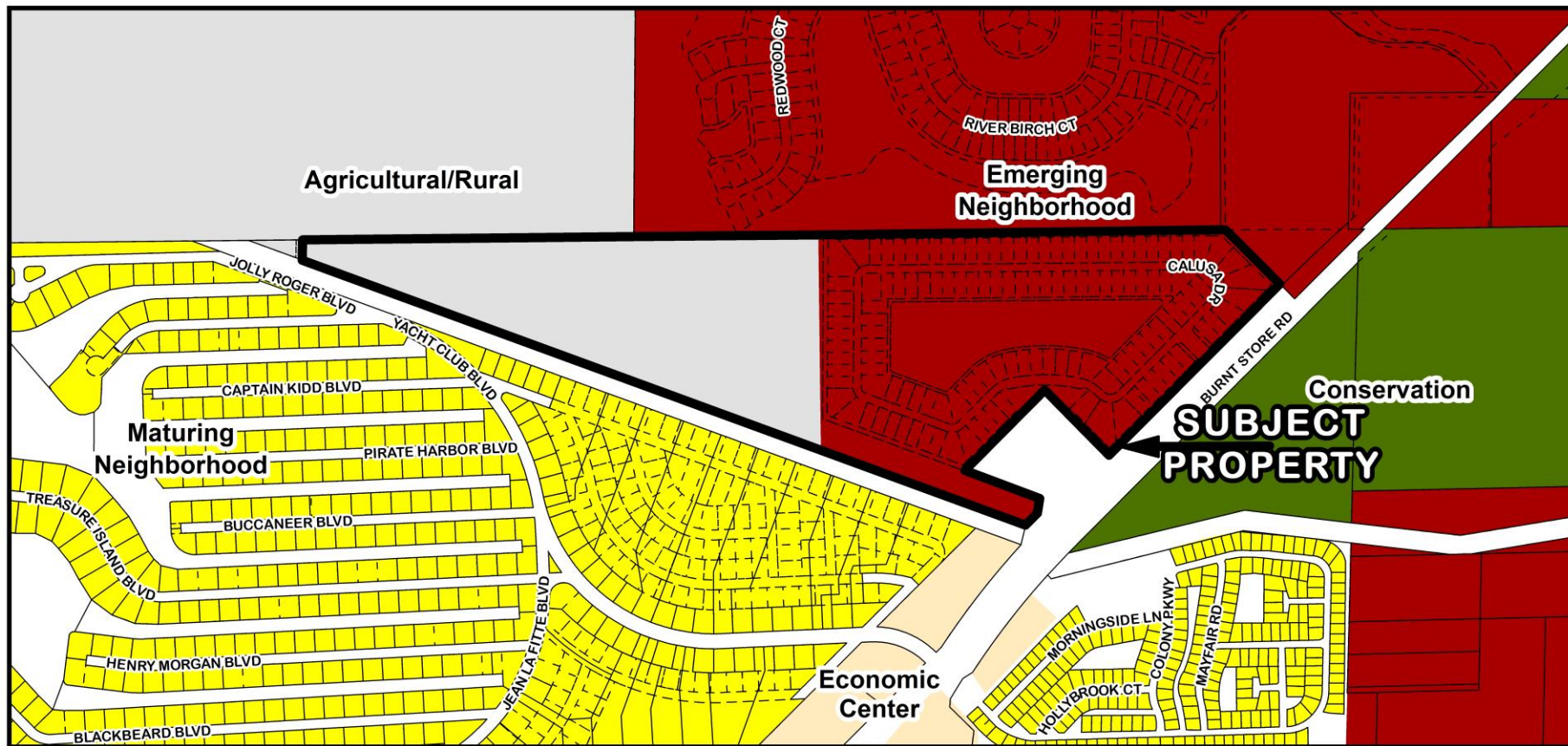
- To transfer 12 density units onto a portion of the property which is a portion of a subdivision, known as Heritage Station, designated as part of an Emerging Neighborhood on FLUM Series Map #2, 2050 Framework Map; this subdivision is generally located south of the Heritage Landing DRI, north of Yacht Club Boulevard, and northwest of Burnt Store Road, containing 85.49± acres, within the Burnt Store Area Plan, in the South County area, and within Commission District II.

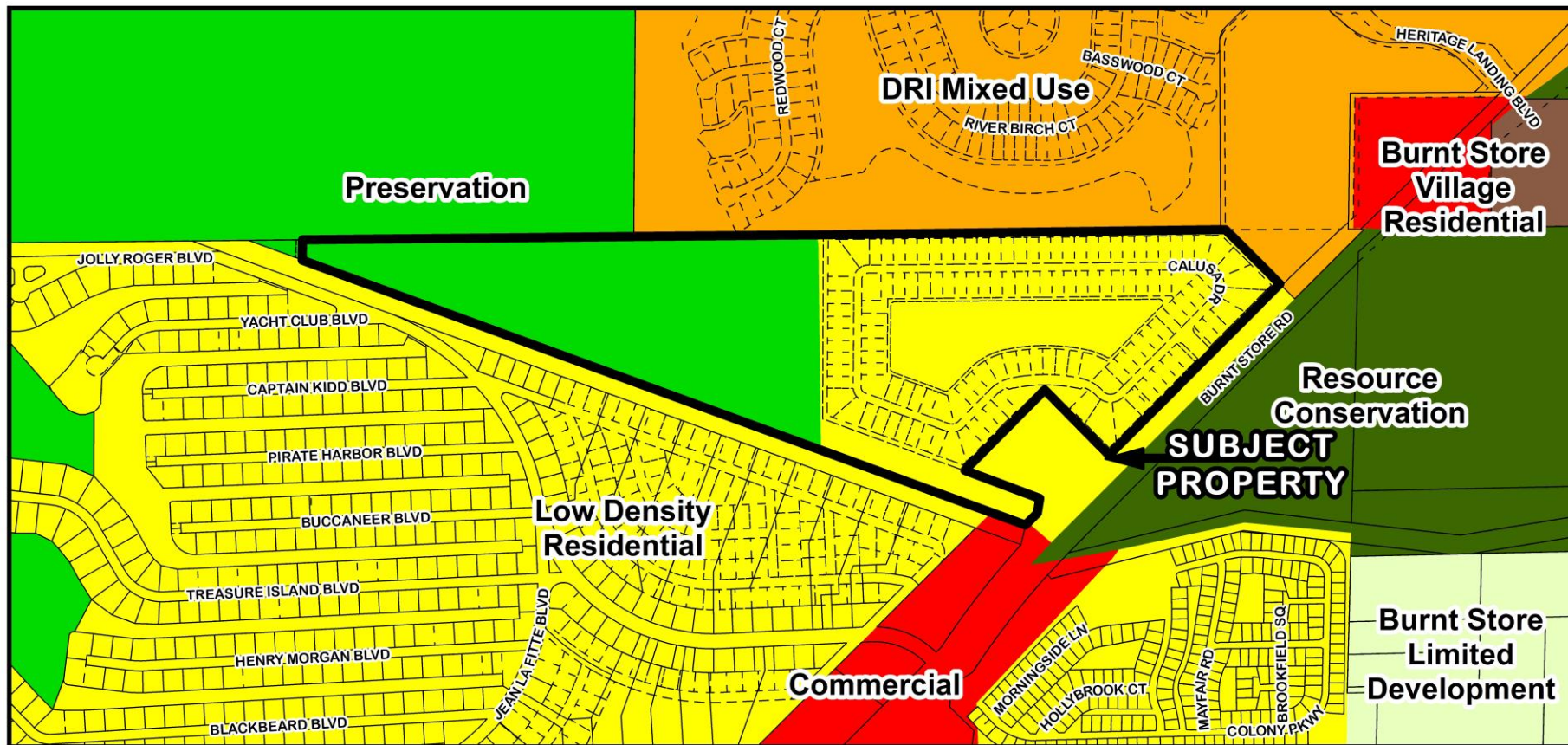


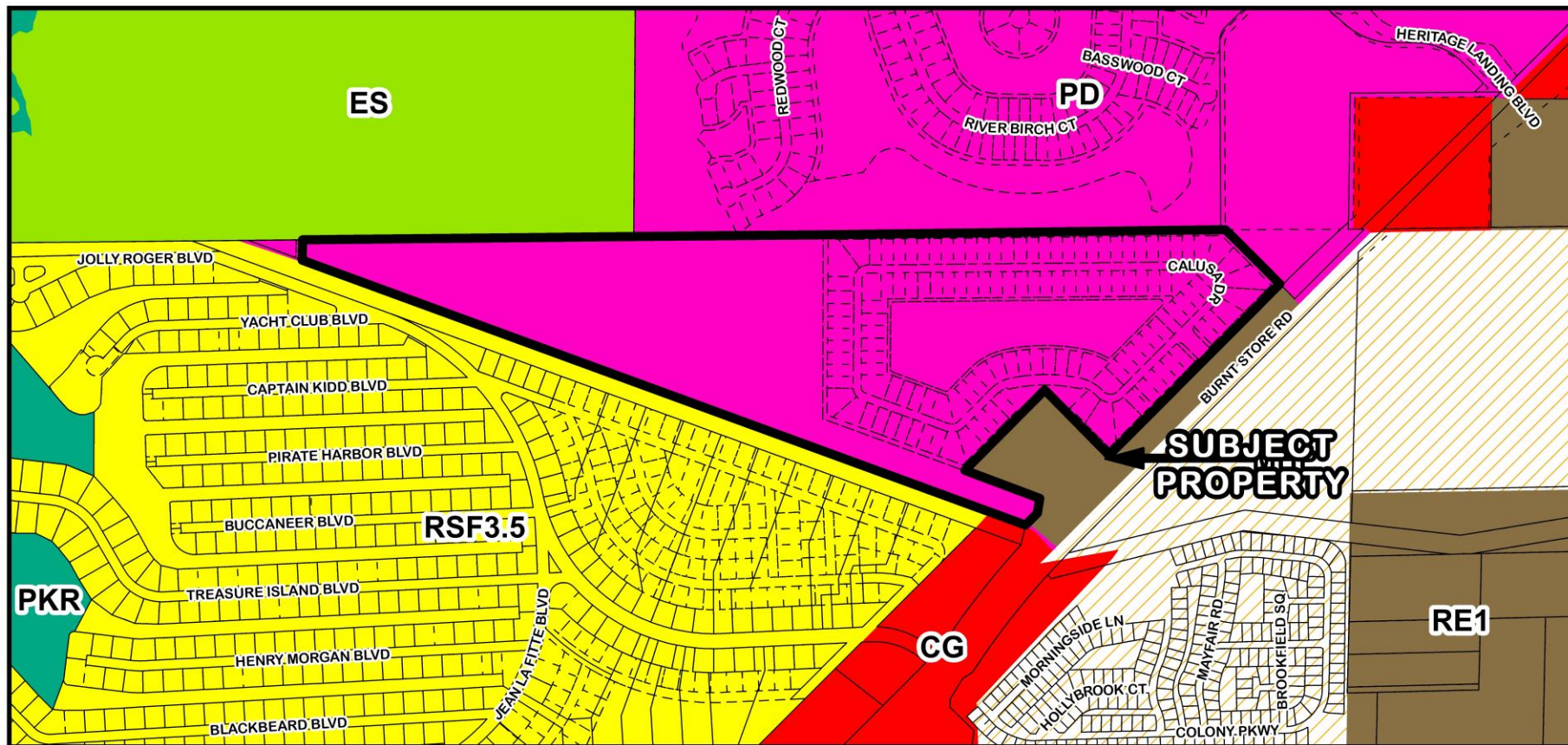
TDU-25-02 Location Map





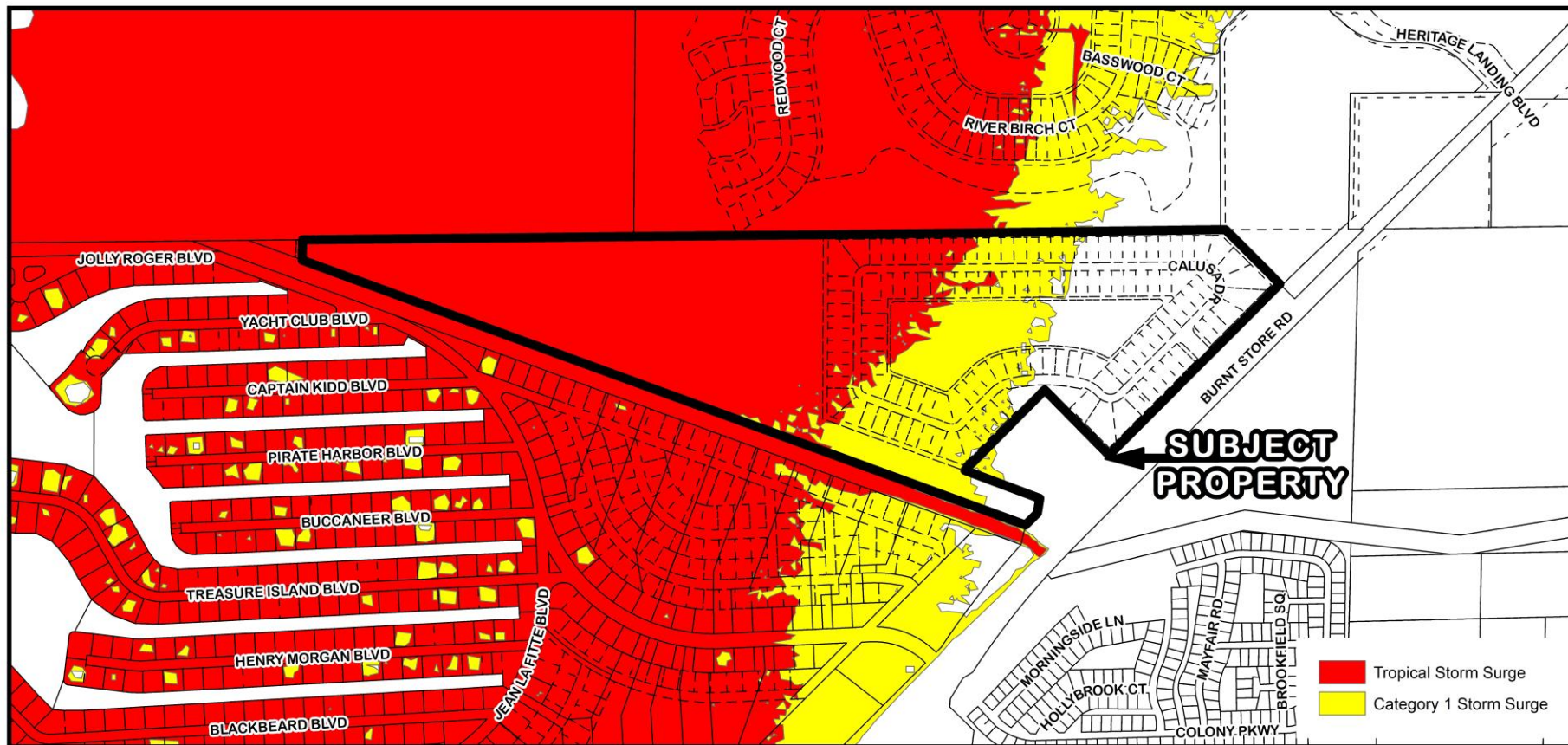


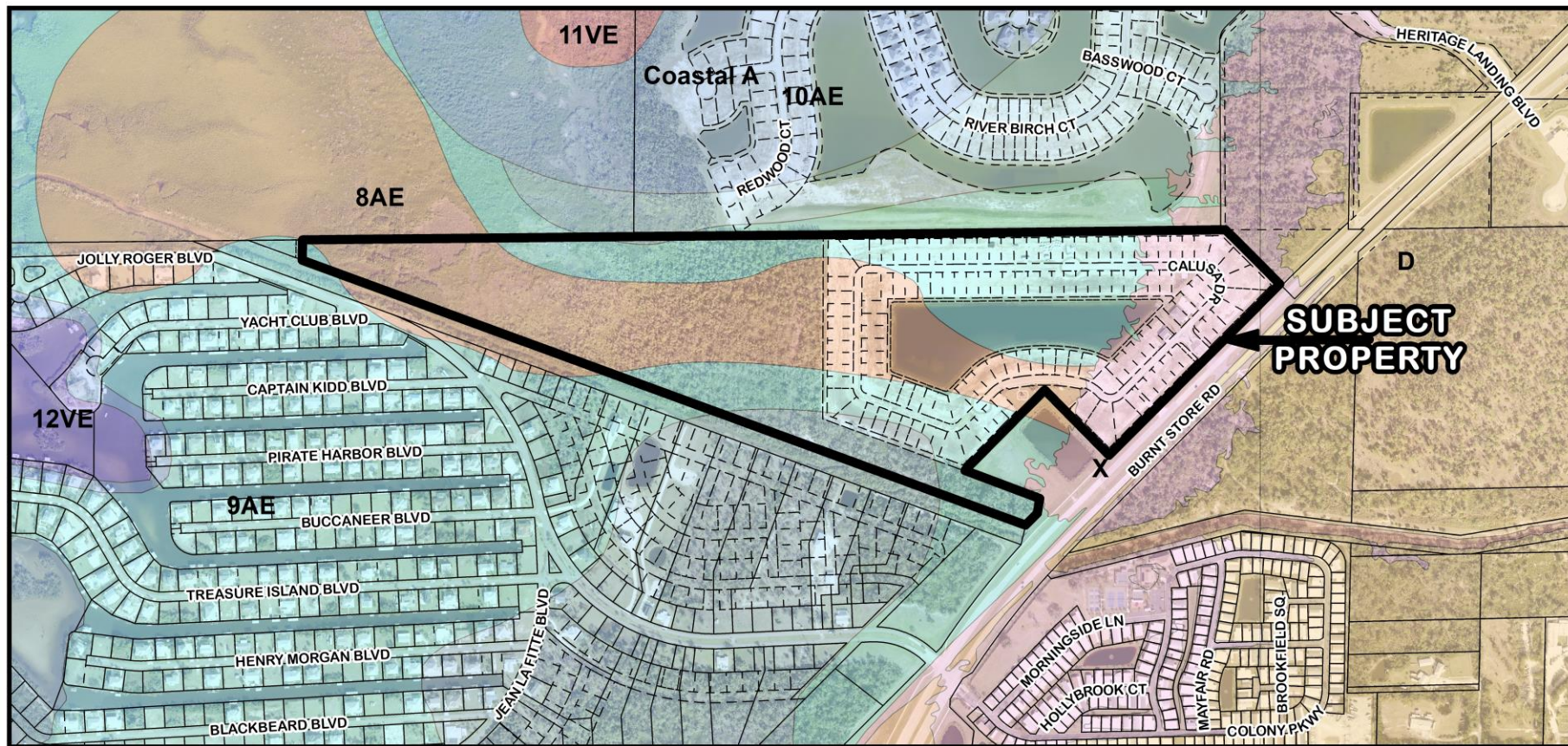




History of the Property

- On Apr. 27, 2021, the Board approved a PD rezoning via Ordinance Number 2021-013 for a residential development up to 190 units.
- On Jan. 25, 2022, the Board approved a TDU application to transfer 79 units onto the property via Resolution Number 2022-007 in order to develop the subject property up to 130 units.
- On Mar. 22, 2022, the Board approved Final Detail Site Plan via Resolution Number 2022-032 a residential development (Heritage Station), consisting of 130 residential units with associated infrastructure.





11 TDU-25-02 Flood Zones (Subject Property - 8AE, 9AE & X Zones)