



TDU-25-01

(BCC Land Use Meeting 07-22-2025)

Burnt Store Developers, LLC



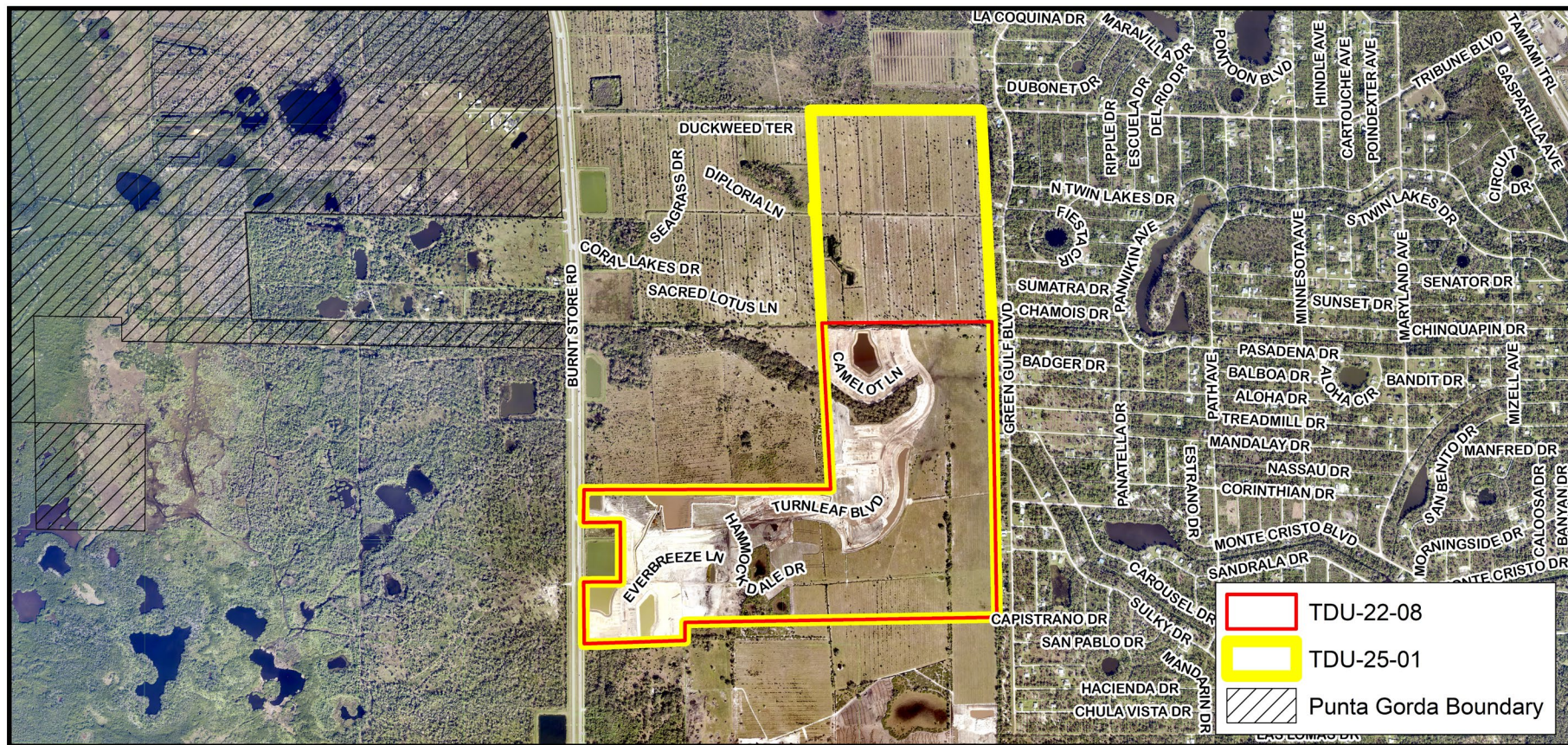
CHARLOTTE COUNTY
FLORIDA

Request

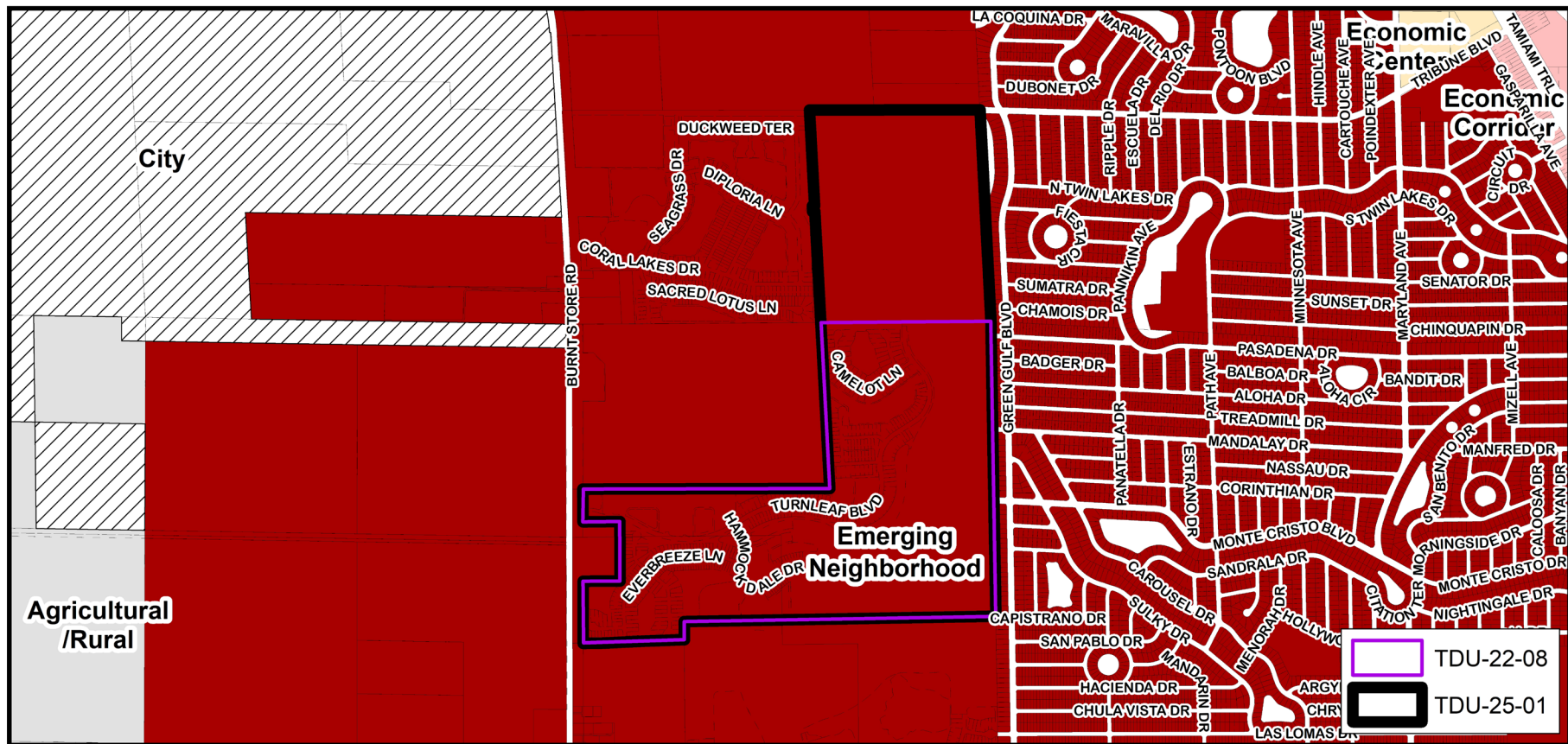
- Transfer 198 density units onto 425.93± acres generally located south of Tribune Boulevard, north of San Pablo Drive, west of Green Gulf Boulevard, and east of Burnt Store Road, in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area.
- Located in Commission District II.

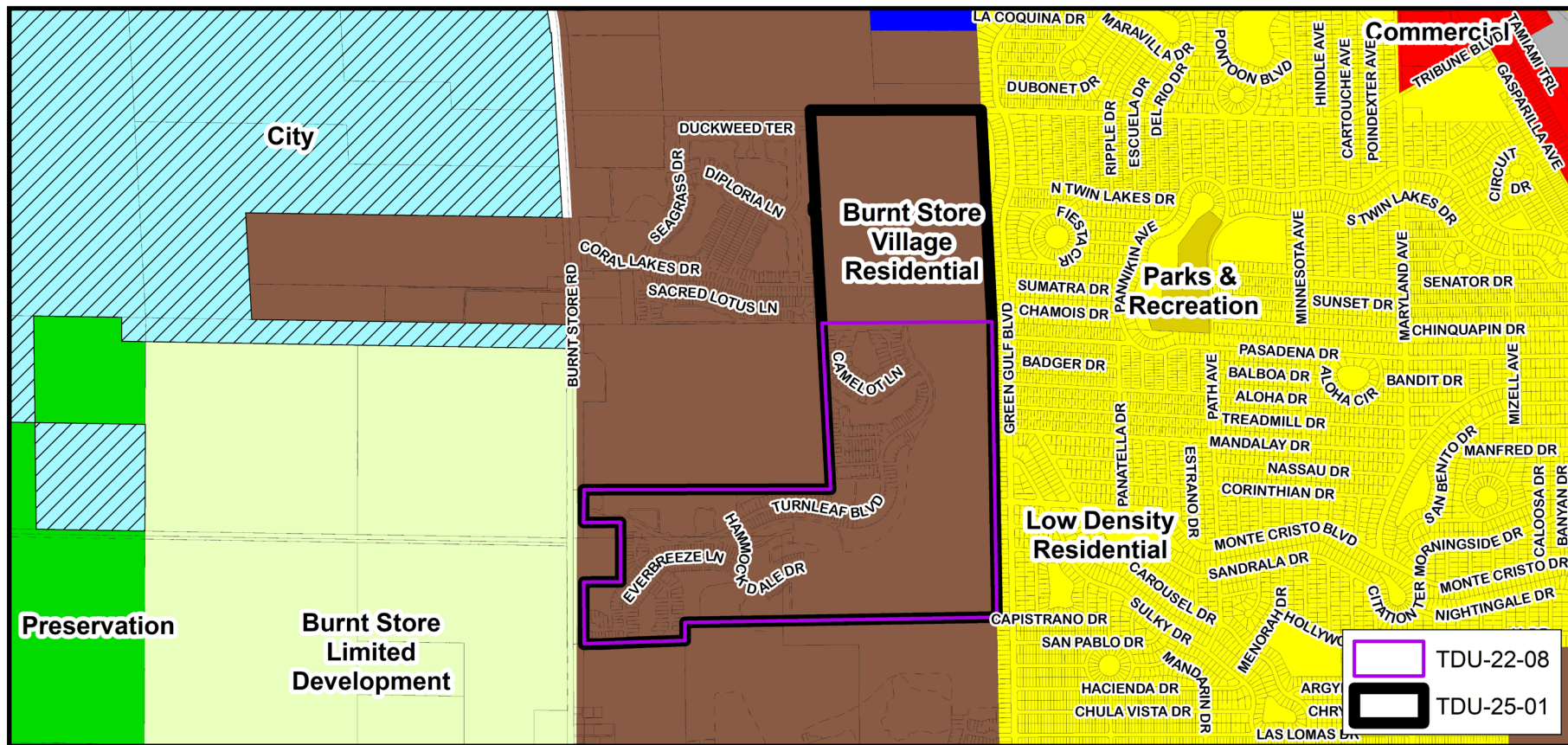


TDU-25-01 Location Map

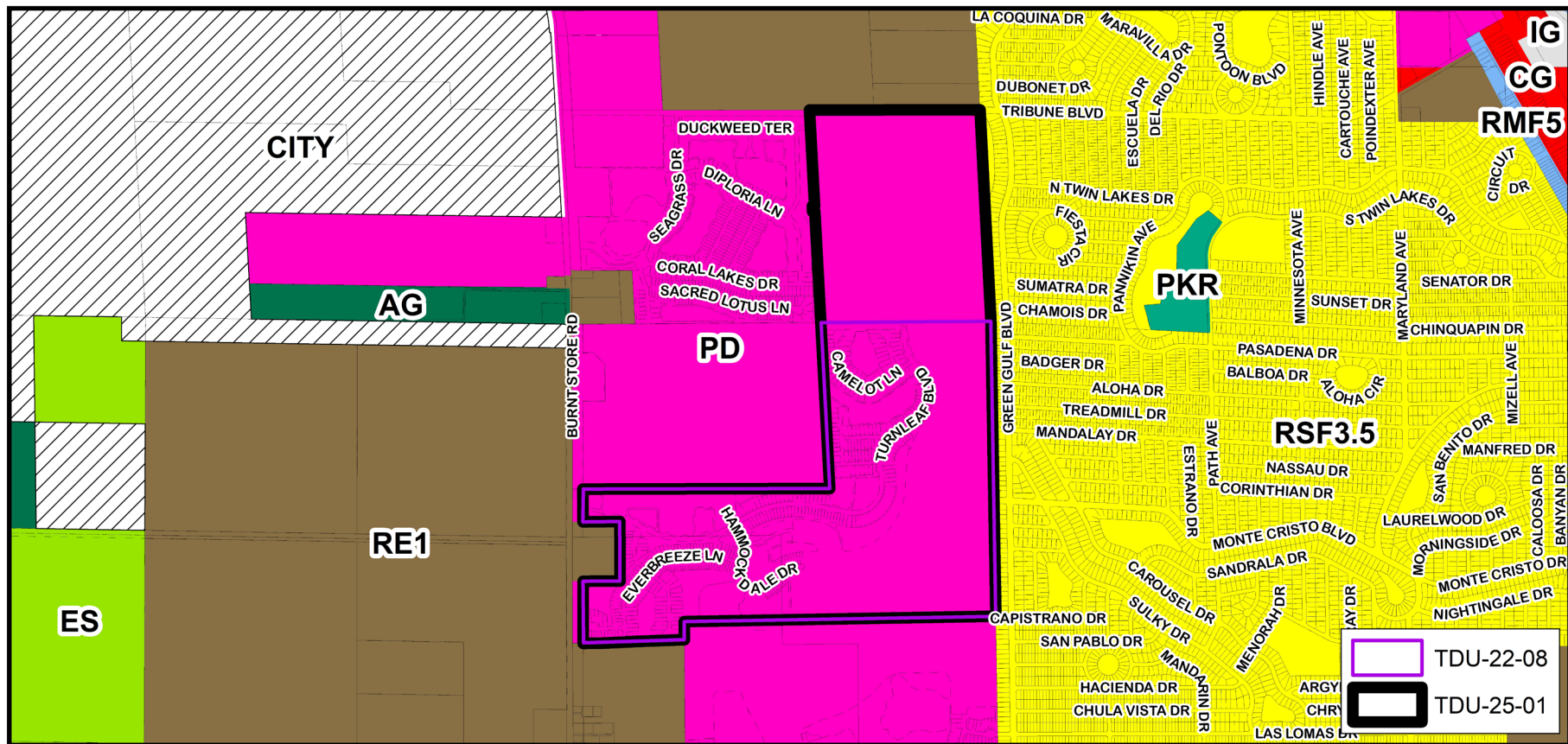


TDU-25-01 Area Image



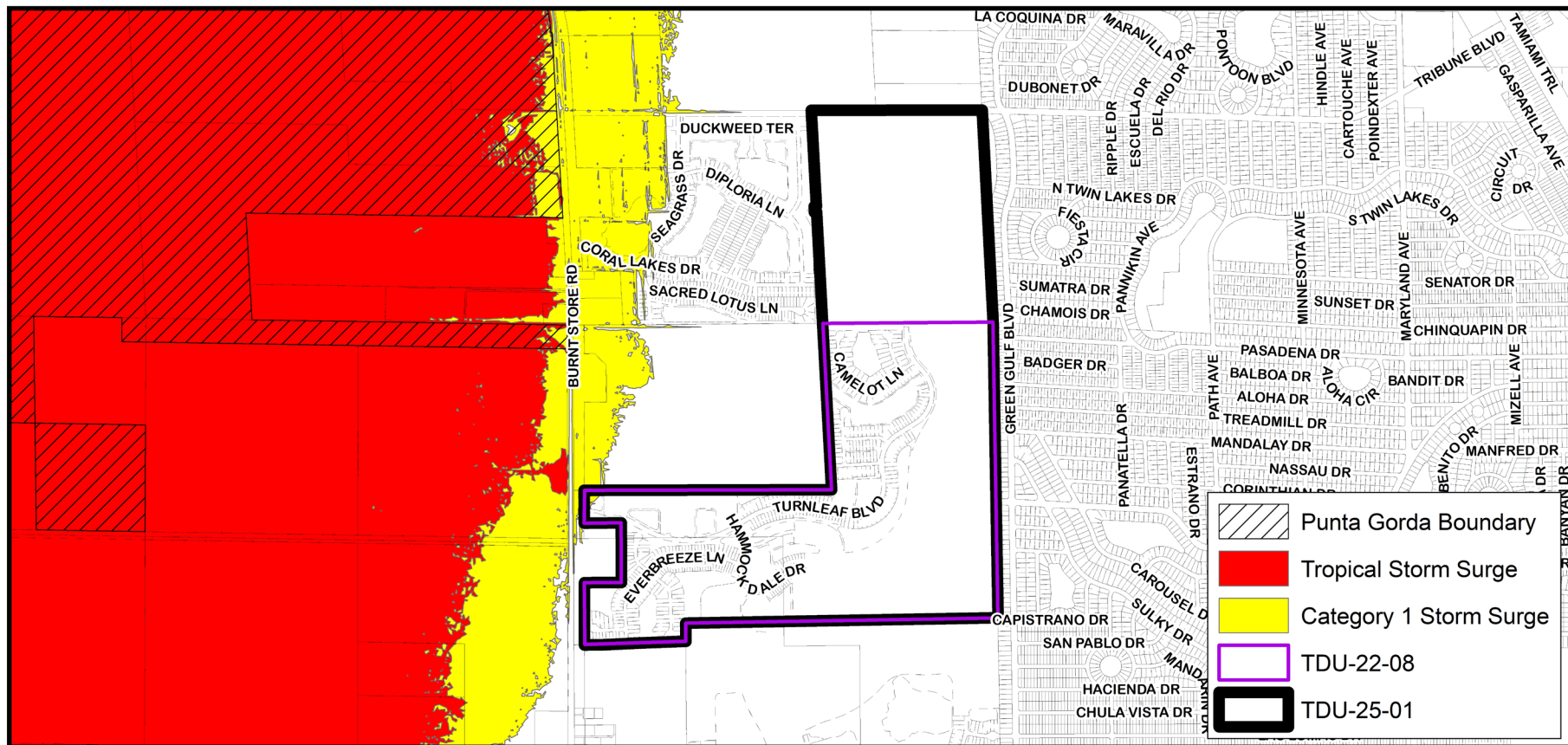


TDU-25-01 FLUM Designations

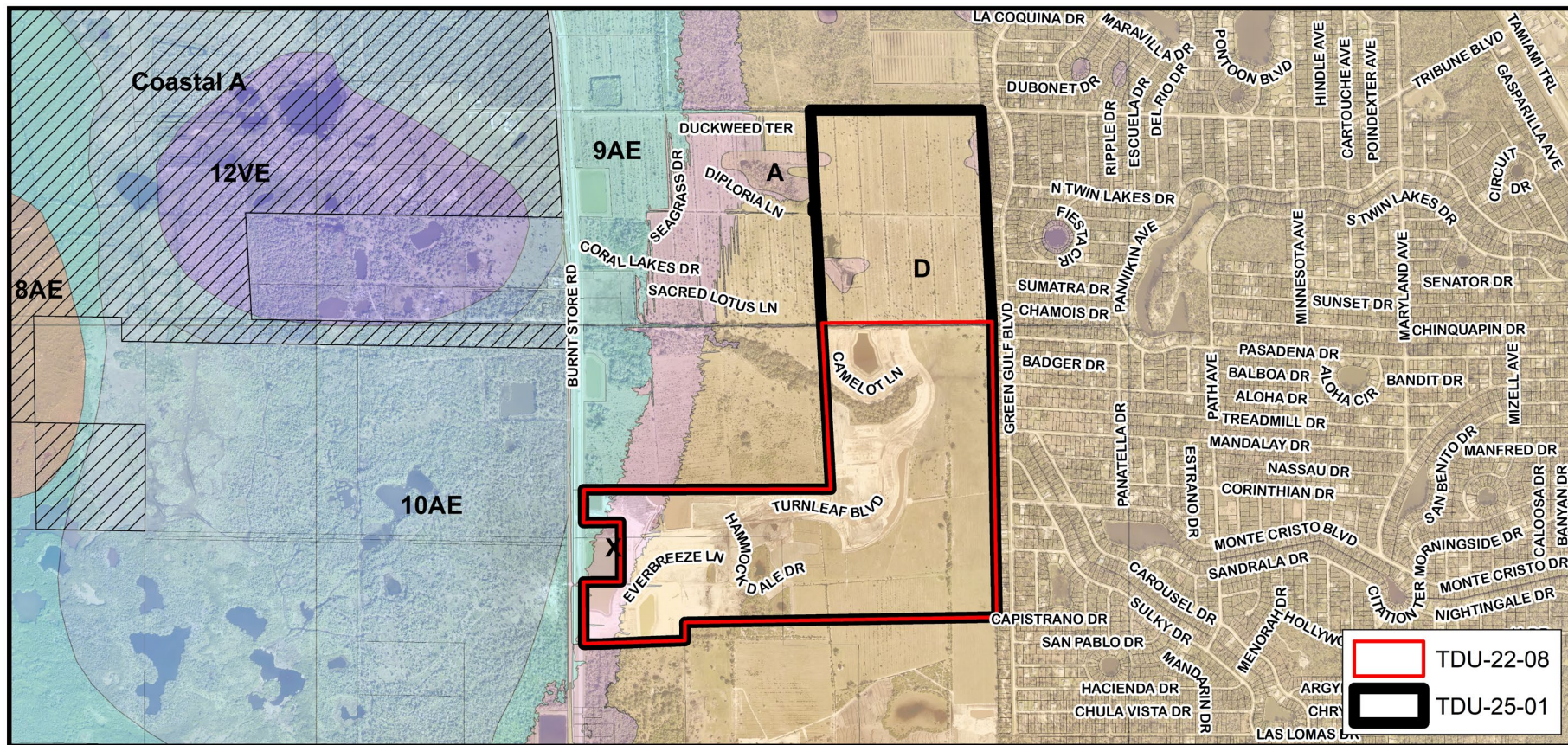


History of the Property

- On Sept. 26, 2022, the Board approved a TDU application via Resolution Number 2022-138 to transfer 409 density units on a portion of the property.
- On Sept. 26, 2023, the Board approved Final Detail Site Plan for a portion of the property via Resolution Number 2023-182 for a residential development (Turnleaf Phase 1) up to 438 units, and its supporting utility, roadway and surface water management infrastructure.
- On Apr. 23, 2024, the Board approved a PD rezoning for the entire property via Ordinance Number 2024-010 for a residential development up to 1,762 dwellings units.
- On Apr. 22, 2025, the Board approved Final Detail Site Plan for a portion of the property via Resolution Number 2025-139 for the Turnleaf Phase 1 Amendment, consisting of the reconfiguration of lots within the existing Phase 1 boundary.



TDU-25-01 Coastal High Hazard Area



10 **TDU-25-01 Flood Zones (Subject Property - 10AE, A & D Zones)**