

RESOLUTION
NUMBER 2025 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR A TRANSFER OF 94 DENSITY UNITS TO A RECEIVING ZONE, INCLUDING FOUR PARCELS, THREE PARCELS LOCATED AT 15162 AND 15170 BURNT STORE ROAD, 26000 ZEMEL ROAD, AND ONE UNADDRESSED PARCEL, GENERALLY LOCATED NORTH OF ZEMEL ROAD, SOUTH OF SHOTGUN ROAD, AND EAST OF BURNT STORE ROAD, IN THE PUNTA GORDA AREA AND WITHIN THE BOUNDARY OF THE BURNT STORE AREA PLAN AREA, CONTAINING 349.1± ACRES, 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-25-03; APPLICANT; ZEMEL LAND PARTNERS 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-25-03, for approval by the Board, requesting a transfer of 94 units of density to a Receiving Zone (RZ), including four parcels, three parcels located at 15162 and 15170 Burnt Store Road, 26000 Zemel Road, and one unaddressed parcel generally located north of Zemel Road, south of Shotgun Road, 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, 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 94 density units will allow for development of up to 315 dwelling units on the Property (RZ); and

WHEREAS, the Certificate of Transferrable Density Credits for the 94 units of density being transferred under Petition TDU-25-03 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, Zemel Land Partners LLC ("Applicant"), requesting the transfer of 94 units of density to the Property generally located north of Zemel Road, south of Shotgun Road, and east of Burnt Store Road, containing 349.1± acres, 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

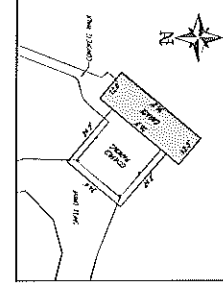
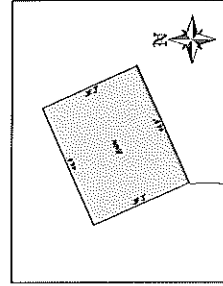
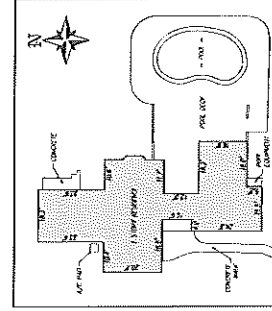
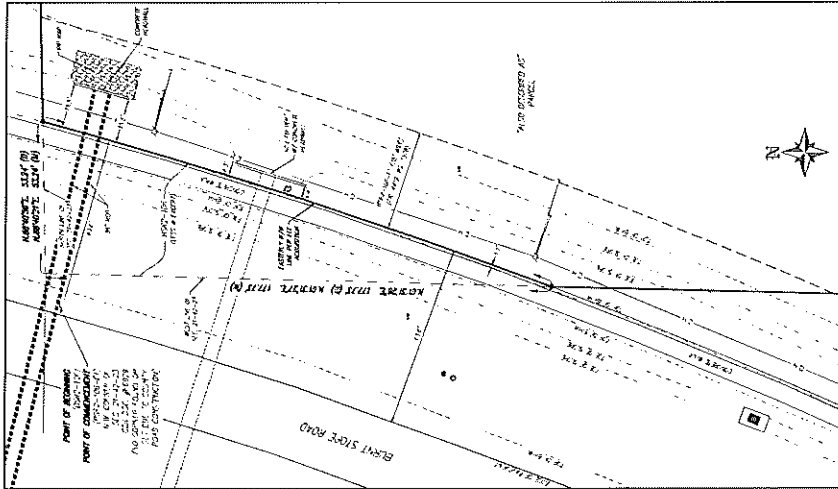
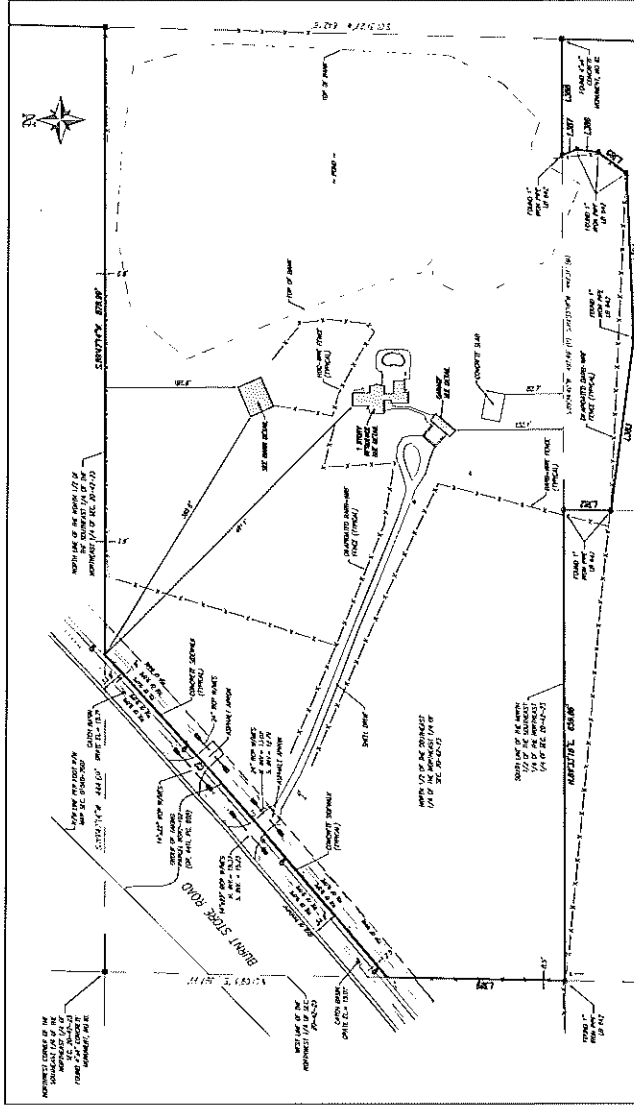
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR2025-0637

JKW

SURVEY PLAT

OF A PARCELS OF LAND LING IN
SECTION 21, TOWNSHIP 22, SOUTH RANGE 33 EAST,
CHARLOTTE COUNTY, FLORIDA



LINE TABLE

LINE NO.	BEARING	DISTANCE	REMARKS
1	N 0° 00' 00" E	100.00	TO CORNER OF LOT 1
2	S 0° 00' 00" E	100.00	TO CORNER OF LOT 2
3	S 0° 00' 00" E	100.00	TO CORNER OF LOT 3
4	S 0° 00' 00" E	100.00	TO CORNER OF LOT 4
5	S 0° 00' 00" E	100.00	TO CORNER OF LOT 5
6	S 0° 00' 00" E	100.00	TO CORNER OF LOT 6
7	S 0° 00' 00" E	100.00	TO CORNER OF LOT 7
8	S 0° 00' 00" E	100.00	TO CORNER OF LOT 8
9	S 0° 00' 00" E	100.00	TO CORNER OF LOT 9
10	S 0° 00' 00" E	100.00	TO CORNER OF LOT 10

LEGEND

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1 STORY RESIDENCE DETAIL

(SHEET 1-2)

CARPORT DETAIL

(SHEET 1-3)

BANKS
ENGINEERING

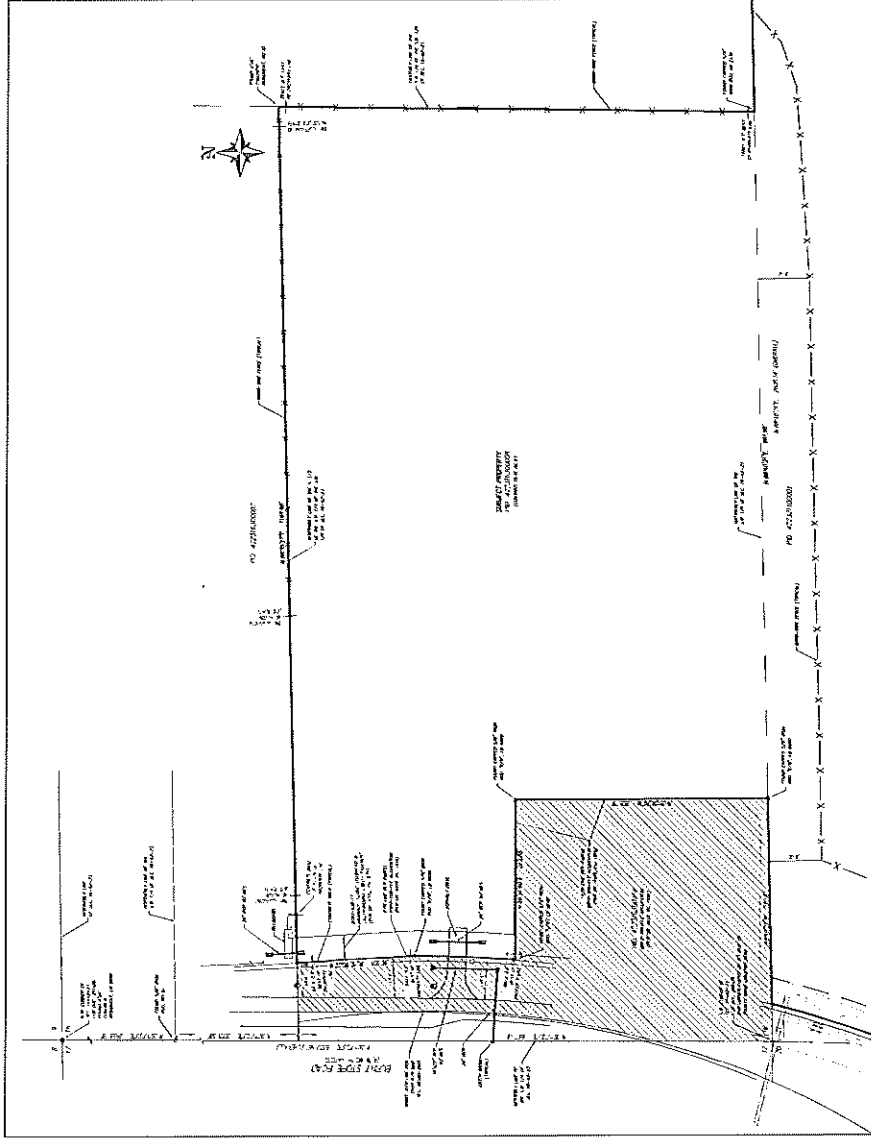
ALL DIMENSIONS ARE IN FEET AND INCHES
UNLESS OTHERWISE SPECIFIED
DRAWING PREPARED BY: J. B. BANKS
CHECKED BY: J. B. BANKS
DATE: 6/19/23

BOUNDARY SURVEY
FIRELIGHT NORTH
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWN	DESIGN	COR	SCALE	SHEET
6/19/23	4532	4532 SR	DESIGN	J5	AS SHOWN	2013

SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTION 21, TOWNSHIP 43 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



SCALE 1"=40'

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4/1/2031	100. ALL DIMENSIONS ARE TO CENTER OF LOT

BANKS ENGINEERING
INCORPORATED
10000 W. US HWY 90, SUITE 100
FORT MYERS, FL 33907
(813) 335-1111
www.bankseng.com

BOUNDARY SURVEY
FIRELIGHT NORTH
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRWN	COR	SCALE	SHEET
8/19/23	4532	4532	28	25	25	AS SHOWN	3 of 3

**CERTIFICATE OF TRANSFERABLE
DENSITY CREDITS**

CHARLOTTE COUNTY, FLORIDA

Certificate No. CSZ-063.1
TRANSFER OF DENSITY TO
CERTIFICATE No. CSZ-006.1A & CSZ-063

Date of transfer: May 29, 2025
Number of Units Relinquished: 94
Number of Units Retained: 0



This Certificate is the Property of
Zemel Land Partners, LLC

CSZ-063 Certificate Information	
Certificate Application No.	CSZ-21-03
Adopted Resolution No.	2022-019
No. of Units of Density Approved	94 Units
Form of Covenant	Restrictive Covenant
Sending Zone Criteria	Density Reduction
Location of Units	South County

Jie Shao

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

tabbles®

EXHIBIT

"B"

1 of 1