



# TDU-25-03

(BCC Land Use Meeting 07-22-2025)

Zemel Land Partners LLC



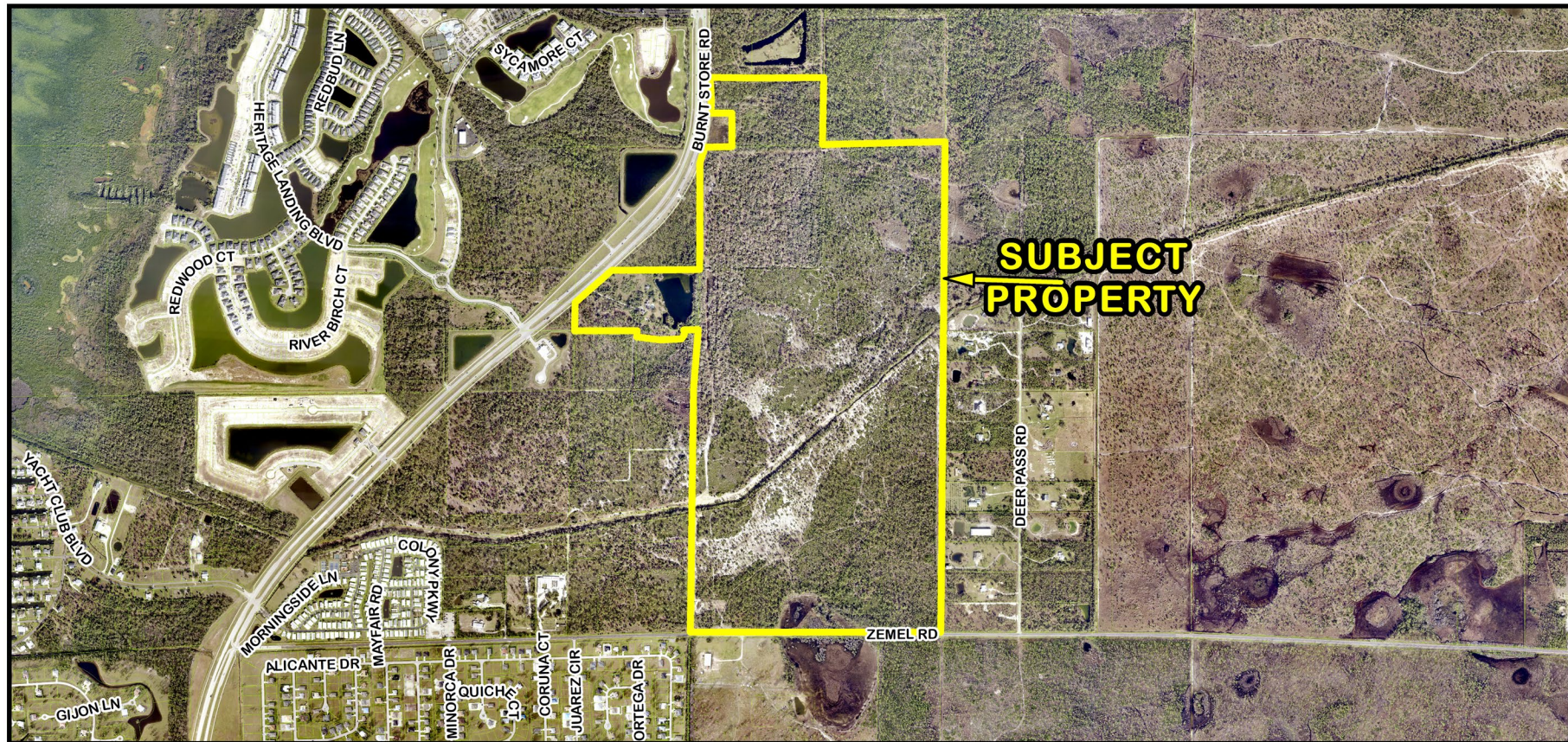
CHARLOTTE COUNTY  
FLORIDA

# Request

- To transfer 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 boundary of the Burnt Store Area Plan area and in the Punta Gorda area, containing 349.1± acres.
- Located within Commission District II.

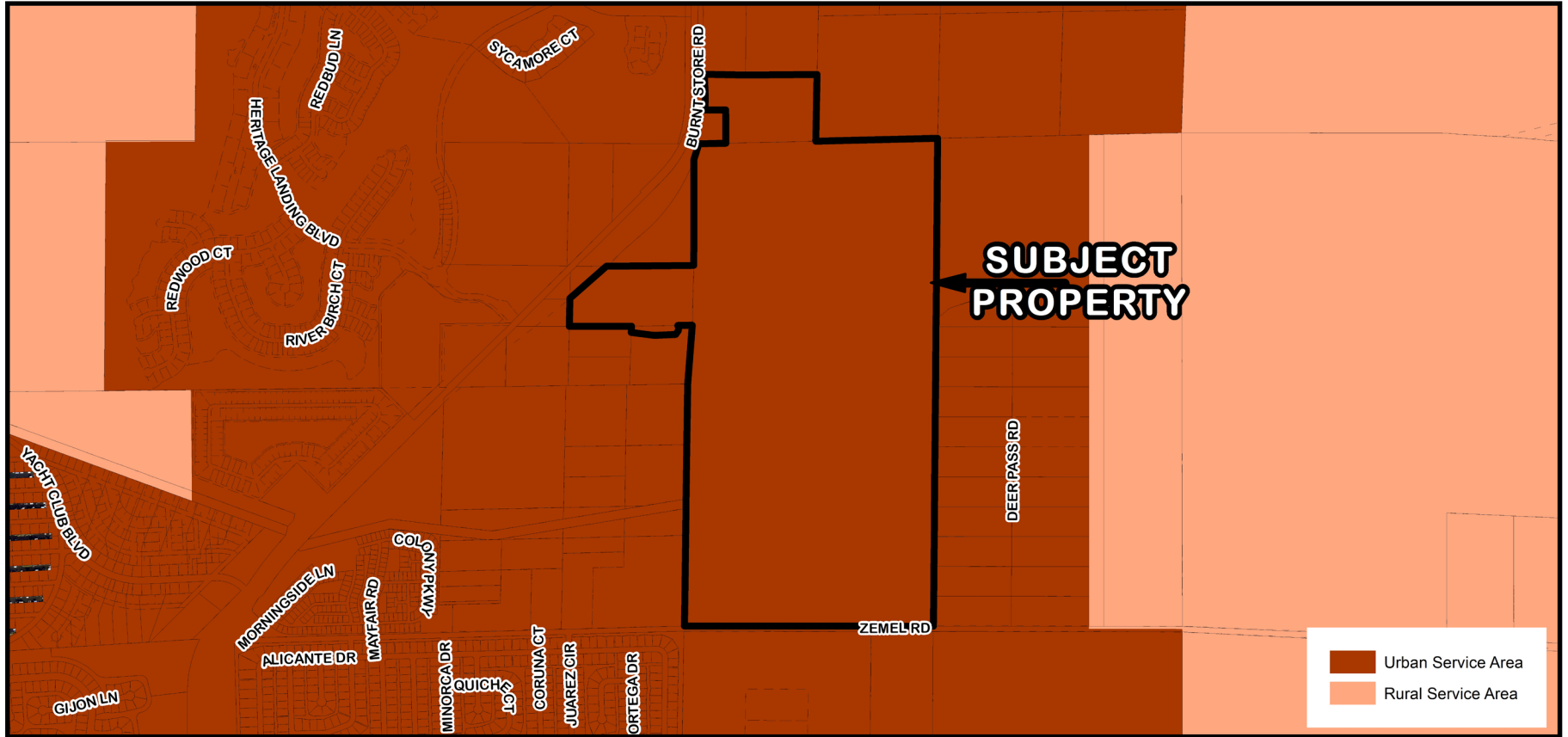


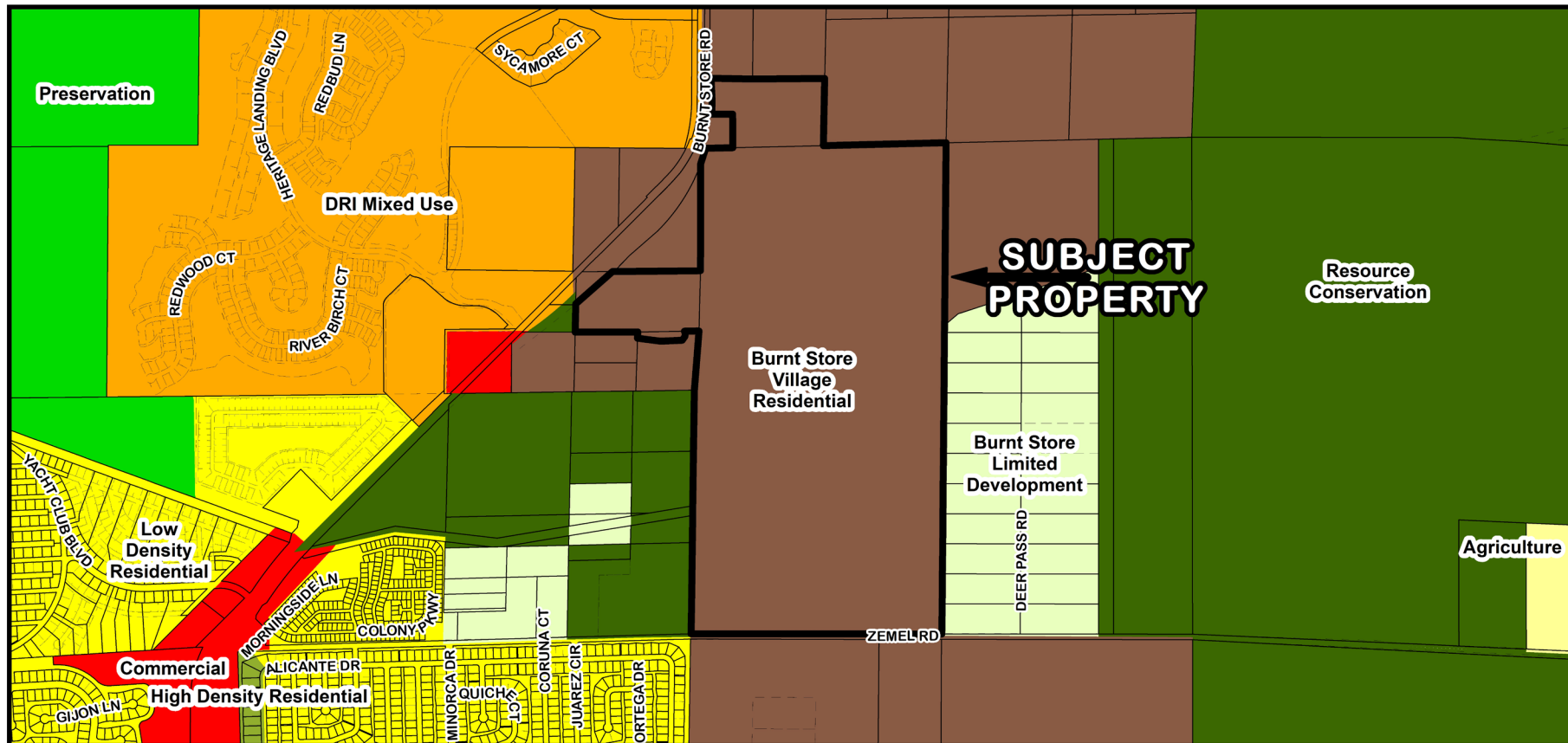


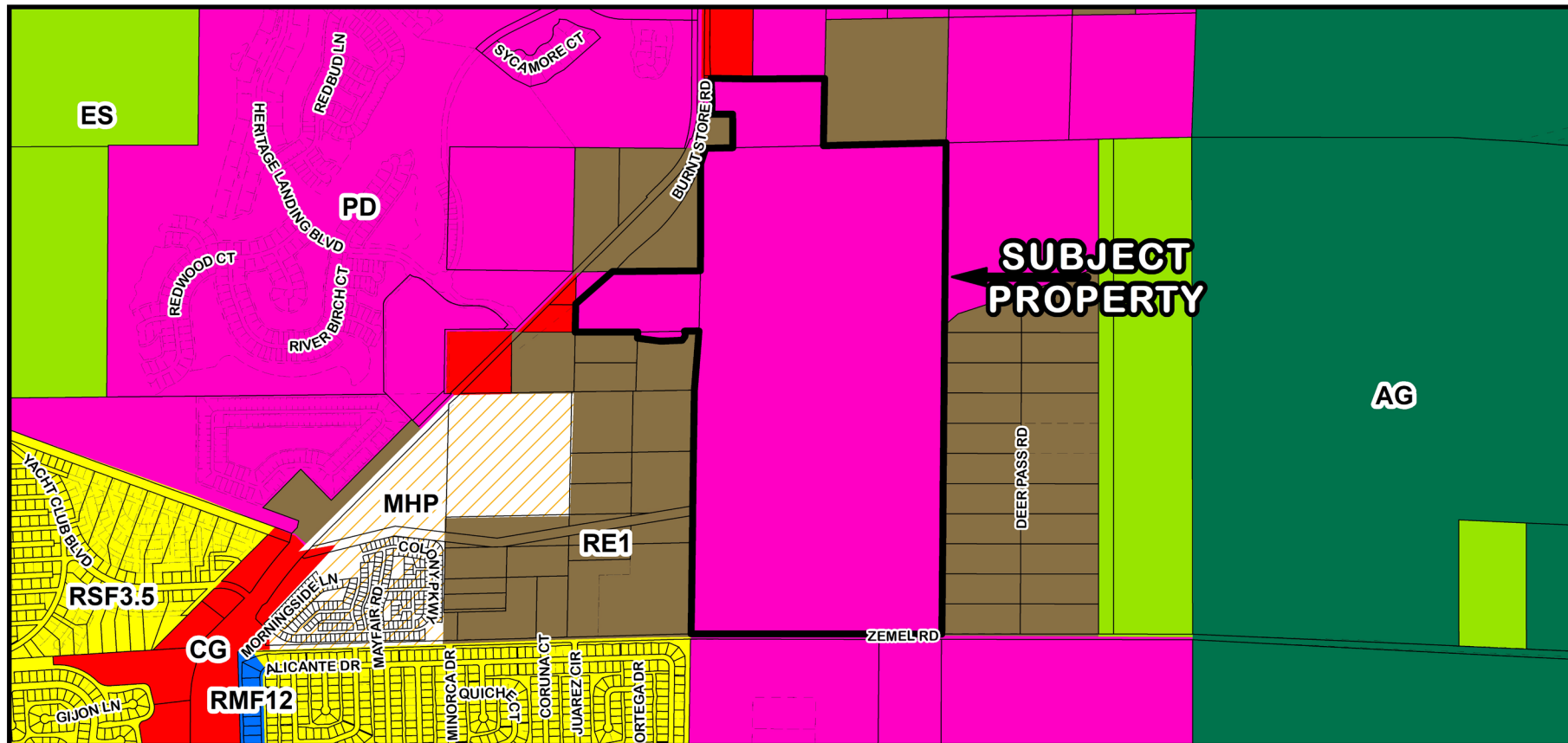


**TDU-25-03 Area Image**









# History of the Property

- On Feb. 22, 2022, the Board approved a PD rezoning for approximately 315 acres of the subject property from RE-1 to PD in order to allow for residential development, increasing density from 31 units to 1,000 units, via Ordinance Number 2022-013.
- On Aug. 1, 2023, the Board approved a TDU application via Resolution Number 2023-139 to transfer 187 units on approximately 315 acres of the subject property.
- On Sept. 24, 2024, the Board approved a PD rezoning for the subject property via Ordinance Number 2024-033 to allow residential development up to 1,000 units or a mixture of residential and commercial development up to a maximum of 466 residential units with 100,000 square feet of commercial uses using the adopted Land Use Equivalency Matrix.



