

Date: \_\_\_\_\_

Application #: \_\_\_\_\_

**TDU Ordinance**  
**Application to**  
**Transfer Density to a Receiving Zone**  
Article XX., Sec. 3-5-425 to 3-5-435, County Code

The County will only process this application if the applicant is also the owner of the Receiving Zone (RZ) property. An affidavit from each owner of the property consenting to the application for certification is required. The affidavit form is attached to this application.

Submit one paper copy of the application and a disc containing a copy of the application in PDF format to the Growth Management Department. (Any changes or additions to the application will require you to resubmit the PDF document)

**Definitions:**

*Sending Zone or SZ:* The area of property from which Density Credits may be severed and transferred.

*Receiving Zone or RZ:* The area of property into which Density Credits may be transferred and/or Density Units may be increased.

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**APPLICANT INFORMATION**

1) **Applicant's:** (add an attachment to the application if there is more than one owner and include % interest of each owner)

Name: Burnt Stone Developers, LLC.

Mailing Address: 7807 Baymanor Rd. E.

City: Jacksonville State: FL Zip Code: 32256

Phone Number: 239-340-6750 Fax Number: \_\_\_\_\_

2) **Agent's:**

Name: Derek Rooney - Gray Robinson

Mailing Address: 1404 Dean Street Suite 300

City: Fort Myers State: FL Zip Code: 33901

Phone Number: (239) 340-7979 Fax Number: (239) 321-5334

3) **Property Account # of the Receiving Zone:** 422309426001, 422304400001

4) **How many density units are you transferring to the Receiving Zone?** 198

5) **Attach a copy of the ordinance(s) adopting the Rezoning and/or Plan Amendment for Receiving Zone.**

**CHECK THE OPTION THAT IS APPLICABLE:**

**Option 1 (fee is \$700, which includes the fee for the Certification application, made payable to the Charlotte County Board of County Commissioners)**

\_\_\_\_\_ This application is for a TDU, and the applicant has a Sending Zone (SZ) property which needs to be Certificated.

**If utilizing this option, also complete the Certification of Sending Zone Density Units application and submit along with this application.**

- If the Receiving Zone is located in the West County Planning District, which is that part of the county located west of the Myakka River, you must transfer density from property also located within the West County Planning District. (Sec. 3-5-430(c))
- If the Receiving Zone is located within a Tropical Storm Surge or Category 1 Storm Surge zones then the Sending Zone density must also be transferred from Tropical to Tropical or Category 1 or Category 1 to Category 1. In the West County Planning District and for property west of Burnt Store Road, density must also come from a Flood Zone of equal or greater intensity. (Sec. 3-5-430(b)(iv)A)
- If the property is located in the Charlotte Harbor Community Redevelopment Area (CHCRA), density may come from any property located within the CHCRA or from any property within the Tropical Storm Surge and Category 1 Storm Surge zones regardless of storm surge or flood designation. (Sec. 3-5-430(b)(iv)B)

**Option 2 (fee is \$45, made payable to the Charlotte County Board of County Commissioners)**

☒ This application is for a TDU, and the applicant will be utilizing Certificates of Transferable Density Credits (CTDCs).

**If utilizing this option, complete this form and attach the original Certificate or Certificates of Transferable Density Credits.**

- If the Receiving Zone is located in the West County Planning District, which is that part of the county located west of the Myakka River, any CTDC's that you use must come from the West County Planning District. (Sec. 3-5-430(c))
- If the Receiving Zone is located within a Tropical Storm Surge or Category 1 Storm Surge zones, any CTDC's that you use must be transferred from Tropical to Tropical or Category 1 or Category 1 to Category 1. In the West County Planning District and for property west of Burnt Store Road, density must also come from a Flood Zone of equal or greater intensity. (Sec. 3-5-430(b)(iv)A)
- If the property is located in the Charlotte Harbor Community Redevelopment Area (CHCRA), CTDC's may come from any property located within the CHCRA or from any property within the Tropical Storm Surge and Category 1 Storm Surge zones regardless of storm surge or flood designation. (Sec. 3-5-430(b)(iv)B)

**Option 3 (fee is \$130, made payable to the Charlotte County Board of County Commissioners)**

\_\_\_\_\_ This application is for a TDU, and the applicant is requesting to contribute to the Land Acquisition Trust Fund (LATF).

**If utilizing this option, complete this form and answer the questions below.**

- If the Receiving Zone located in the West County Planning District, which is that part of the county located west of the Myakka River you cannot utilize the LATF option.
- If the Receiving Zone is located within a Tropical Storm Surge or Category 1 Storm Surge zones you cannot utilize the LATF option.
- How many units of density are you requesting? \_\_\_\_\_
- What is the Account #(s) or address of the Receiving Zone? \_\_\_\_\_

*You will be contacted within 7 working days with a final price per unit of density. You may choose to pay the County at the time the TDU is approved or wait until you are ready to submit for any development permits, which includes preliminary plat. If you choose to pay later, the price will be reassessed at that time. You will be required to sign an agreement accepting the terms of the transaction which will be filed with the Clerk of the Circuit Court as part of the Resolution adopting the TDU.*

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## AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the

☒ fee owner

☐ part owner (% of ownership - )

of the property identified by the account numbers listed in this application and which is the Receiving Zone for this TDU application; that the property has been approved as a Receiving Zone through the approval of the following petition(s) (as applicable):

PA- 04-11-62-LS

Ordinance # 2005-086

Z- PD-21-00009; PD-23-00007

Ordinance # 2021-035; 2024-010

I understand this application must be complete and accurate before the hearing can be advertised. I acknowledge that all items listed in the application must be submitted concurrent at the time the County accepts the application.

STATE OF FLORIDA, COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 24th day of March, 2025, by

who is personally known to me or has produced \_\_\_\_\_

as identification and who did/did not take an oath.

Garrison Burr  
Notary Public Signature

[Signature]  
Signature of Applicant

Garrison Burr  
Notary Printed Signature

James P. McGowan  
Printed Signature of Applicant

Notary Public  
Title

7807 Baymeadow Rd. G.  
Address

HH 308772  
Commission Code

Jacksonville, FL 32256  
City, State, Zip

234-340-6750  
Telephone Number



# 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

