

R E S O L U T I O N
NUMBER 2025 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR A TRANSFER OF 12 DENSITY UNITS TO A RECEIVING ZONE, KNOWN AS HERITAGE STATION, DESIGNATED AS PART OF AN EMERGING NEIGHBORHOOD ON FLUM SERIES MAP #2, 2050 FRAMEWORK MAP, GENERALLY LOCATED SOUTH OF THE HERITAGE LANDING DRI, NORTH OF YACHT CLUB BOULEVARD, AND NORTHWEST OF BURNT STORE ROAD, CONTAINING 85.49± ACRES, IN THE PUNTA GORDA AREA AND WITHIN THE BURNT STORE AREA PLAN AREA, 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-25-02; APPLICANT; WILMINGTON LAND COMPANY.

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-25-02, for approval by the Board, requesting a transfer of 12 units of density to a Receiving Zone (RZ), known as Heritage Station, designated as part of an Emerging Neighborhood on FLUM Series Map #2, 2050 Framework Map; and the 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, 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 12 density units will allow for development of up to 142 dwelling units on the Property (RZ); and

WHEREAS, the Certificate of Transferrable Density Credits for the twelve units of density being transferred under Petition TDU-25-02 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, Wilmington Land Company ("Applicant"), requesting the transfer of 12 units of density to the Property generally located south of the Heritage Landing DRI, north of Yacht Club Boulevard, and northwest of Burnt Store Road, containing 85.49± 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
LR2025-0578

Knowlton

CERTIFICATE OF TRANSFERABLE DENSITY CREDITS



CHARLOTTE COUNTY, FLORIDA

Certificate No. CSZ-077A.1A
Transfer of Density From
Certificate No. CSZ-077A

This certificate is awarded to
Zemel Land Partners, LLC

This Certificate was created on May 23, 2025
The Certificate Holder Acquired 12 Units of Density
within TS/13VE from Ainger Landing, Inc.

Certificate Application No.
Adopted Resolution No.
No. of Units of Density Approved
Form of Covenant
Selling Zone Criteria
Location of Units

CSZ-24-05
2024-215
119 Units: 81 Units within TS/13VE and 38 Units within TS/11AE
Restrictive Covenant
Section 3-9-150(d)(1)(I), TDU Code
East County/CHHA

Jie Shao

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

EXHIBIT

tabbles

"B"

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