



Charlotte County Government  
Community Development

## COMPLETE PERMIT HISTORY PRINT

Permit No. **DRC-24-173** Permit Type / Sub-Type : Growth Mgmt / Site Plan Review / Site Plan Review

Application Status : Awaiting Plans

Date Issued Issued By :

Master Permit :

**Description of Work** The Turnleaf Amenity Tract is a ±2.52-acre parcel located east of Burnt Store Road in the southern portion of Charlotte County, within the recorded plat of "Turnleaf Phase 1." The amenity tract will feature a recreational building, pool area, pickleball courts, fitness areas, and a parking lot. Supporting infrastructure, including utilities, drainage, and roadways, will also be provided to accommodate these amenities. Parcel ID 422309251049

Job Address: 13330 Turnleaf, ,  
Section: 9 Township: 42 Range: 23 Parcel ID: 422309301001

Lot/Block: 0000/0000 Subdivision:

**SETBACKS** Front : Rear : Right : Left :

Owner Name : BURNT STORE DEVELOPERS LLC

### CONTRACTOR

License # :  
:

Contacts	Primary	Phone
	Y	
Scott Michael Daley	N	
BURNT STORE DEVELOPERS LLC	N	

### APPLICATION SPECIFIC INFO

#### ADDITIONAL PARCEL INFORMATION

Additional Parcel Information : Tract TA-2; 13330 Turnleaf  
Blvd; 422309251049

#### APPLICATION TYPE

Preliminary :	UNCHECKED	PD Concept :	UNCHECKED
Preliminary and Final :	UNCHECKED	PD Preliminary Design :	UNCHECKED
Minor Modification :	UNCHECKED	PD Major Modification :	UNCHECKED
Major Modification :	UNCHECKED	PD Final Detail :	UNCHECKED
Final :	CHECKED		



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### OVERVIEW INFORMATION

Is the project to be completed in phases? :	No	Is the proposed development to be subdivided or platted? :	No
Is the property located within a Development of Regional Impact? :	No	Is the property located within the Charlotte Harbor Community? :	No
Do commercial design standards apply? :	Yes	Is the proposed project a cluster development under section 3-9-71? :	No
Is the proposed project within an overlay district? :	Yes	If Yes - please provide the name of the overlay district. :	Burnt Store Road
Is the project located within the ECAP? :	No		

### PROJECT INFORMATION

Project Name :	Turnleaf Amenity	Brief Description of Proposed Project :	Turnleaf Amenity is a ±2.52 acre tract located within Turnleaf Phase 1 Plat
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### ADDITIONAL PROPERTY DETAILS

Is the property located within a platted subdivision recorded in the official Plat Books? :	Yes	If Yes - how is the property identified (what is the subdivision name)? :	TA-2
Is the property defined as a specific parcel? :	Yes	Parcel Description - Section :	9
Parcel Description - Township :	42	Parcel Description - Range :	23
Sub Area - is the property to be developed smaller than the property described above? :	No	What is the property's zoning designation? :	PD
What is the zoning designation of the surrounding properties? - NORTH: :	PD	What is the zoning designation of the surrounding properties? - EAST: :	RSF 3.5
What is the zoning designation of the surrounding properties? - SOUTH: :	PD,RE1	What is the zoning designation of the surrounding properties? - WEST: :	RE1
What is the property's Future Land Use Map (FLUM) designation? :	BURNT STORE VILLAGE RESIDENTIAL	What is the FLUM designation of the surrounding properties - NORTH: :	BURNT STORE VILLAGE RESIDENTIAL
What is the FLUM designation of the surrounding properties - EAST: :	LOW DENSITY RESIDENTIAL	What is the FLUM designation of the surrounding properties - SOUTH: :	BURNT STORE VILLAGE RESIDENTIAL
What is the FLUM designation of the surrounding properties - WEST: :	BURNT STORE LIMITED DEVELOPMENT	What is the current use of the property? Please also indicate if it is vacant or undeveloped. :	VACANT
Is the property, or a portion of the property, within the Special Flood Hazard Area? :	No	Is the property, or portion of the property, in a Storm Surge Zone? :	Yes
What is the average width of the property? :	±337FT	What is the minimum width of the property? :	±300 FT
What is the average depth of the property? :	±370 FT	What is the length of road or street frontage? :	±687 FT
What is the total land area (acres or sq. ft._): :	2.52 AC	Are any taxes or assessments against the property delinquent? :	No
Is this project in the Urban Service Area? :	Yes		



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### PROPERTY DEVELOPMENT HISTORY

Has this property ever undergone a previous site plan review? :	No	Are there any current re-zonings filed and/or any pending decisions? :	No
Has the property received any variance, special exception, or any other unique County approval? :	No	Have any special conditions been granted for this property which were not already listed? :	No
Is a variance from subdivision requirements or a rezoning to PD required or requested with this app? :	No		

### LAND USE DETAILS

Does the development plan include any new roads that are proposed for County maintenance? :	No	Is the property proposed to be subdivided in to lots (FS Chapter 177 Subdivision)? :	No
Total number of lots? :	0	Total number of dwelling units? :	0
Gross Floor Area (Total square footage)? :	4,007	Is any portion of the development site located within 1200 feet of any of the following? :	Not Applicable

### INFRASTRUCTURE INFORMATION

Please identify the type of sewer facilities being proposed? :	Charlotte County Utilities	Please identify the type of sanitary water facilities being proposed? :	Charlotte County Utilities
Is there a fire hydrant within 300 feet? :	Yes		

### ENVIRONMENTAL INFORMATION

Do any bodies of water exist on the property? :	No	If Yes - what is the resultant water? :	Fresh
Are there any wetlands located on or adjacent to the proposed development? :	None	Are there any protected species on the property? :	No
Are there any trees on the property which are to be removed? :	No	Is there any exotic vegetation on the site? :	No
Are there any known archeological or historical sites located on this property? :	No		



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### PERMITTING DETAILS

Has the County stormwater management plan approval been applied for? :	Yes	If Yes - has approval been received? :	Yes
Has a SWFWMD or SFWMD permit, or modification to an existing permit, been applied for? :	Yes	If Yes for either - has an approved permit been received? :	No
If Yes - what is the date of the permit? :	06/20/2023	Has a Florida Department of Environmental Protection (FDEP) permit or approval been applied for? :	No
If Yes - has FDEP approval been received? :	No	Is a permit or approval required by FDOT? :	No
Is there a dumpster included in the site plan? :	Yes	If Yes - has the location been approved by the appropriate solid waste handler? :	Yes
Is a US Army Corps of Engineers permit required? :	No	If Yes - has the Army Corps permit been recieved? :	No

### PROFESSIONALS INFORMATION

Engineer :	Yes	Architect :	Yes
Landscape Architect :	Yes	Planner :	Yes
Surveyor :	Yes	Environmental Engineer :	Yes
Traffic Engineer :	No	Legal Representation :	Yes

### SPECIFIC SHORTFALLS

Is the application substantially complete? :	Yes
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### PLAN ROOM ACKNOWLEDGEMENT

Upload Plans Acknowledgement :	CHECKED
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### WORKFLOW STATUS/COMMENTS

Action Date	Task	Status	Comment	By
09/06/2024	Intake Sufficiency Review	Awaiting Plans		PUBLICUSER7511

### COMMENTS

General Application

### SUBCONTRACTORS

Phone:

License # :

Type:



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SUB-PERMITS

Application #	Status	Type	Lic Prof #	DBA	Comment
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FEES

Fee Item	Fee Description	Fee Amt	Date	Trans Type
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INSPECTIONS

Trans #	Inspection Type	Date	Inspector	Status/Result	Result/Date
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Comment :

CONDITIONS

Condition Type	Description	Status	Date	Severity	By
CC PERMIT	Open Record at Same Address	Applied	09/06/2024	Required	ADMIN ADMIN

Comment : Another permit of the same type already exists at this location, and is currently active.