

DRC-25-111 - S PD Modification Site Plan Review On-line Permit

This record was locked by REQUIREMENT on 2025-06-19.  
Condition: Open Record at Same Address : Another permit of the same type already exists at this location, and is currently active. Severity: Required  
Total conditions: 1 (Required: 1)

[Learn more about this requirement and how to resolve it](#)

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**Description of Work:** [CBHC Substance Use Treatment Building](#): The proposed project is for an 11,431 SF (footprint) kitchen & office building, sidewalk, and a stormwater manag

**Application Status:** [In Review](#)

**Application Detail:** [Detail](#)

**Application Type:** [GM-Site Plan Review](#)

**Address:** [1700 Education AVE, FL 33950](#)

**Owner Name:** [CHAR COMM MENTAL HEALTH SERV](#)

**Owner Address:** [1700 EDUCATION AVE, PUNTA GORDA, FL 33950 622](#)

**Application Name:** [S PD Modification Site Plan Review On-line Permit](#)

| Application Comments: | View ID | Comment | Date |
|-----------------------|---------|---------|------|
|-----------------------|---------|---------|------|

**Custom Fields:** **APPLICATION TYPE**

|                       |                    |
|-----------------------|--------------------|
| Preliminary           | PD Concept         |
| PD Preliminary Design | Minor Modification |
| Major Modification    | PD Final Detail    |

**OVERVIEW INFORMATION**

|                                                                                        |                                                                                                 |
|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Is the project to be completed in phases?<br><a href="#">No</a>                        | If Yes - the estimated number of phases is?<br><a href="#">0</a>                                |
| Is the property located within a Development of Regional Impact?<br><a href="#">No</a> | If Yes - Please provide the name of the DRI<br><a href="#">-</a>                                |
| Do commercial design standards apply?<br><a href="#">Yes</a>                           | Is the proposed project a cluster development under section 170.01(2)(b)?<br><a href="#">No</a> |
| If Yes - please provide the name of the overlay district.<br><a href="#">-</a>         | Is the project located within the ECAP?<br><a href="#">No</a>                                   |

**PROJECT INFORMATION**

|                                                                       |                                                                                                                           |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Project Name<br><a href="#">CBHC Substance Use Treatment Building</a> | Brief Description of Proposed Project<br><a href="#">Construction of a kitchen &amp; office building, sidewalk, and a</a> |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|

**ADDITIONAL PROPERTY DETAILS**

|                                                                                                                 |                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| Is the property located within a platted subdivision recorded in the official Plat Books?<br><a href="#">No</a> | If Yes - how is the property identified (what is the subdivision name)?<br><a href="#">-</a>            |
| Parcel Description - Section<br><a href="#">8</a>                                                               | Parcel Description - Township<br><a href="#">41</a>                                                     |
| Other Property Description<br><a href="#">-</a>                                                                 | Subdivision - Lot:<br><a href="#">-</a>                                                                 |
| Sub Area - is the property to be developed smaller than the property described above?<br><a href="#">-</a>      | What is the property's zoning designation?<br><a href="#">PD</a>                                        |
| What is the zoning designation of the surrounding properties? - EAST:<br><a href="#">RMF5</a>                   | What is the zoning designation of the surrounding properties?<br><a href="#">RMF10</a>                  |
| What is the property's Future Land Use Map (FLUM) designation?<br><a href="#">High Density Residential</a>      | What is the FLUM designation of the surrounding properties?<br><a href="#">High Density Residential</a> |
| What is the FLUM designation of the surrounding properties - SOUTH:<br><a href="#">High Density Residential</a> | What is the FLUM designation of the surrounding properties?<br><a href="#">Low Density Residential</a>  |
| Is the property, or a portion of the property, within the Special Flood Hazard Area?<br><a href="#">Yes</a>     | Is the property, or portion of the property, in a Storm Water Flood Hazard Area?<br><a href="#">No</a>  |
| What is the minimum width of the property?<br><a href="#">148</a>                                               | What is the average depth of the property?<br><a href="#">291</a>                                       |
| What is the total land area (acres or sq. ft.):<br><a href="#">0.907</a>                                        | Are any taxes or assessments against the property?<br><a href="#">No</a>                                |

**PROPERTY DEVELOPMENT HISTORY**

|                                                                                                                 |                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| Has this property ever undergone a previous site plan review?<br><a href="#">Yes</a>                            | If Yes - please indicate the SPR number:<br><a href="#">DRC-PD-90-7(MM)2 / SE-89-65 / DRC-P-89-45 / DRC-P-89-46</a> |
| Are there any current re-zonings filed and/or any pending decisions?<br><a href="#">No</a>                      | If Yes - please indicate the type of request(s) and petition number:<br><a href="#">-</a>                           |
| Have any special conditions been granted for this property which were not already listed?<br><a href="#">No</a> | Is a variance from subdivision requirements or a rezoning required?<br><a href="#">No</a>                           |

**LAND USE DETAILS**

|                                                                                                                 |                                                                           |
|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| Does the development plan include any new roads that are proposed for County maintenance?<br><a href="#">No</a> | If Yes - is this clearly indicated on the site plan?<br><a href="#">-</a> |
| Is the property proposed to be subdivided in to lots (FS Chapter 177 Subdivision)?<br><a href="#">No</a>        | Total number of lots?<br><a href="#">0</a>                                |
| Proposed density (lots/acre)?<br><a href="#">-</a>                                                              | Total square footage of recreation area?<br><a href="#">-</a>             |
| Total maximum area of all impervious surfaces?<br><a href="#">-</a>                                             | Percentage of lot covered by building?<br><a href="#">-</a>               |
| Total seating capacity?<br><a href="#">-</a>                                                                    | Number of off street parking spaces?<br><a href="#">-</a>                 |
| Maximum height allowed?<br><a href="#">-</a>                                                                    | Front yard setback proposed?<br><a href="#">-</a>                         |

|                                                                                    |                                                                              |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <u>Side yard setback proposed?</u>                                                 | <u>Side yard setback required?</u>                                           |
| <u>Side yard abutting road required?</u>                                           | <u>Rear yard setback proposed?</u>                                           |
| <u>Water setback proposed?</u>                                                     | <u>Water setback required?</u>                                               |
| <u>If Yes - please specify the types:</u>                                          | <u>Gross Floor Area (Total square footag</u>                                 |
| <u>Total square footage measured from the interior face of the exterior walls:</u> | <u>Is any portion of the development site</u><br><u><a href="#">None</a></u> |

#### INFRASTRUCTURE INFORMATION

|                                                                                                                                     |                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <u>Proposed minimum elevation above sea level (NGVD) of the crown of the road</u>                                                   | <u>Proposed minimum elevation above sea level (NC</u>                                                              |
| <u>Existing land average high:</u>                                                                                                  | <u>Please identify the type of sewer facilities being p</u><br><u><a href="#">Other (please specify below)</a></u> |
| <u>Please identify the type of sanitary water facilities being proposed?</u><br><u><a href="#">Other (Please specify below)</a></u> | <u>If other water supply - please specify:</u><br><u><a href="#">City of Punta Gorda</a></u>                       |
| <u>What is the distance between the closest water main and the property line?</u>                                                   | <u>Is there a fire hydrant within 300 feet?</u><br><u><a href="#">Yes</a></u>                                      |
| <u>Date of concept approval:</u>                                                                                                    | <u>Previous Site Plan Review petition number?</u><br><u><a href="#">See Previous Page</a></u>                      |
| <u>If Part - please explain:</u>                                                                                                    |                                                                                                                    |

#### ENVIRONMENTAL INFORMATION

|                                                                                                                                                                                                    |                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <u>Provide a brief description of the existing vegetation on the property:</u><br><u><a href="#">Various vegetative communities such as Southern live oak, palm trees and various grasses.</a></u> | <u>Do any bodies of water exist on the property?</u><br><u><a href="#">No</a></u>              |
| <u>If Yes - is the water tidal?</u>                                                                                                                                                                | <u>Are any water related structures proposed?</u><br><u><a href="#">Yes</a></u>                |
| <u>Is an excavation of any form proposed?</u><br><u><a href="#">No</a></u>                                                                                                                         | <u>If Yes - what is the proposed use of the excavation (naviga</u>                             |
| <u>If Yes - what is the resultant water?</u><br><u><a href="#">Fresh</a></u>                                                                                                                       | <u>If Fresh - what means will be taken to control aquatic wee</u>                              |
| <u>If Yes - have wetlands been delineated by appropriate State and Federal Agencies?</u>                                                                                                           | <u>If Yes - are impacts proposed?</u>                                                          |
| <u>If Yes - please list the species:</u>                                                                                                                                                           | <u>If Yes - has contact been made with FFWCC, FFWS and/of</u>                                  |
| <u>Is there any exotic vegetation on the site?</u><br><u><a href="#">Yes</a></u>                                                                                                                   | <u>Are there any known archeological or historical sites loca</u><br><u><a href="#">No</a></u> |
| <u>If Yes - does the project propose to preserve these sites?</u>                                                                                                                                  |                                                                                                |

#### PERMITTING DETAILS

|                                                                                                                             |                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <u>Has the County stormwater management plan approval been applied for?</u><br><u><a href="#">No</a></u>                    | <u>If Yes - has approval been received?</u><br><u><a href="#">No</a></u>            |
| <u>Has a SWFWMD or SFWMD permit, or modification to an existing permit, been applied for?</u><br><u><a href="#">Yes</a></u> | <u>If Yes for either - has an approved permit be</u><br><u><a href="#">No</a></u>   |
| <u>Has a Florida Department of Environmental Protection (FDEP) permit or approval been applied for?</u>                     | <u>If Yes - has FDEP approval been received?</u>                                    |
| <u>If Yes - what is the date for the wastewater permit or approval?</u>                                                     | <u>If applicable - provide the date of approval o</u>                               |
| <u>If applicable - provide the date of approval of the FDEP permit for the water distribution line?</u>                     | <u>If applicable - provide the date of approval o</u>                               |
| <u>Is a permit or approval required by FDOT?</u><br><u><a href="#">No</a></u>                                               | <u>Is there a dumpster included in the site plan?</u><br><u><a href="#">Yes</a></u> |
| <u>Is a US Army Corps of Engineers permit required?</u><br><u><a href="#">No</a></u>                                        | <u>If Yes - has the Army Corps permit been reci</u><br><u><a href="#">No</a></u>    |
| <u>Are there any other permits or approvals necessary to develop this property?</u><br><u><a href="#">No</a></u>            | <u>If Yes - please list all other permits or appro</u>                              |

#### PROFESSIONALS INFORMATION

|                                                      |                                                          |
|------------------------------------------------------|----------------------------------------------------------|
| <u>Engineer</u><br><u><a href="#">Yes</a></u>        | <u>Architect</u><br><u><a href="#">Yes</a></u>           |
| <u>Planner</u><br><u><a href="#">No</a></u>          | <u>Surveyor</u><br><u><a href="#">Yes</a></u>            |
| <u>Traffic Engineer</u><br><u><a href="#">No</a></u> | <u>Legal Representation</u><br><u><a href="#">No</a></u> |

#### SPECIFIC SHORTFALLS

|                                                                                 |                                                                                      |
|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <u>Is the application substantially complete?</u><br><u><a href="#">Yes</a></u> | <u>If No - describe in details what is missing and when it will be a</u><br><u>—</u> |
|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|

#### PLAN ROOM ACKNOWLEDGEMENT

Upload Plans Acknowledgement

#### ADDITIONAL PARCEL INFORMATION

Additional Parcel Information

#### PROFESSIONAL DETAILS

| <u>Professional Type</u> | <u>Company Name</u> | <u>Contact Person</u> | <u>Mailing Address</u> | <u>Email Address</u> | <u>Phone number</u> |
|--------------------------|---------------------|-----------------------|------------------------|----------------------|---------------------|
|--------------------------|---------------------|-----------------------|------------------------|----------------------|---------------------|

**Total Fee Assessed:** [\\$885.00](#)

**Total Fee Invoiced:** [\\$885.00](#)

**Balance:** [\\$0.00](#)

**Job Value:** [\\$0.00](#)

**Parcel No:** [412308327001](#)

| Contact Info: | Name                                       | Organization Name                  | Contact Type     | Relationship | Address            | Status | Contact Start Date |
|---------------|--------------------------------------------|------------------------------------|------------------|--------------|--------------------|--------|--------------------|
|               | <a href="#">Victoria Scanlon</a>           | <a href="#">Charlotte Behav...</a> | Applicant        |              | 1700 Education ... | Active | 06/19/2025         |
|               | <a href="#">Nickelas Browning</a>          | <a href="#">Southwest Engin...</a> | Contact          |              | 25450 Airport R... | Active | 06/19/2025         |
|               | <a href="#">Edward Lomski Jr.</a>          | <a href="#">Southwest Engin...</a> | Engineer Contact |              | 25450 Airport R... | Active | 06/19/2025         |
|               | <a href="#">CHAR COMM MENTAL HEALTH...</a> |                                    | Owner            |              | 1700 EDUCATION ... | Active | 06/19/2025         |
|               | <a href="#">CHAR COMM MENTAL HEALTH...</a> |                                    | Owner            |              | 1700 EDUCATION ... | Active | 06/19/2025         |

| Licensed Professionals Info: | Primary | License Number | License Type | Name | Business Name | Business License # |
|------------------------------|---------|----------------|--------------|------|---------------|--------------------|
|------------------------------|---------|----------------|--------------|------|---------------|--------------------|

**File Date:** [06/19/2025](#)

| Structure: | Name | Type | Status | Status Date |
|------------|------|------|--------|-------------|
|------------|------|------|--------|-------------|

| Workflow Status: | Task                                      | Assigned To        | Status          | Status Date | Action By          |
|------------------|-------------------------------------------|--------------------|-----------------|-------------|--------------------|
|                  | <a href="#">Intake Sufficiency Review</a> |                    | Sufficient      | 06/23/2025  | Belinda Hall       |
|                  | <a href="#">Setup Agenda</a>              | Belinda Hall       | Agenda Sched... | 06/26/2025  | Belinda Hall       |
|                  | <a href="#">Plans Distribution</a>        | Maryann Franks     | Routed for R... | 06/26/2025  | Belinda Hall       |
|                  | <a href="#">Comp Planning Review</a>      | Jie Shao           | Rejected        | 07/05/2025  | Jie Shao           |
|                  | <a href="#">Landscape Plans Review</a>    | Elizabeth Nocheck  |                 | 06/26/2025  |                    |
|                  | <a href="#">Stormwater Plans Review</a>   | Jason Thomas       | Approved        | 07/08/2025  | Jason Thomas       |
|                  | <a href="#">PW Surveyor Plans Review</a>  | James K Davis      | Approved        | 07/10/2025  | James K Davis      |
|                  | <a href="#">Real Estate Services</a>      | Patricia Stefan    | Approved as ... | 06/30/2025  | Patricia Stefan    |
|                  | <a href="#">Charlotte Co Utilities...</a> | Sandra Weaver      | Not CCU Serv... | 07/08/2025  | Sandra Weaver      |
|                  | <a href="#">Fire Plans Review</a>         | Scott Morris       | Approved as ... | 07/08/2025  | Scott Morris       |
|                  | <a href="#">Concurrency Review</a>        | Robert Fakhri      | Approved        | 07/07/2025  | Ravi Kamarajugadda |
|                  | <a href="#">Zoning Plans Review</a>       | Maryann Franks     | Rejected        | 07/08/2025  | Maryann Franks     |
|                  | <a href="#">Building Plans Review</a>     | Julia Galofre      | Approved as ... | 06/26/2025  | Julia Galofre      |
|                  | <a href="#">PW Lighting District</a>      | Jody Mansell       |                 | 06/26/2025  |                    |
|                  | <a href="#">PW Signs and Markings ...</a> | Robert Campbell    | Approved        | 07/02/2025  | Robert Campbell    |
|                  | <a href="#">PW Construction Services</a>  | Roy Benjamin       | Approved        | 07/01/2025  | Roy Benjamin       |
|                  | <a href="#">PW Transportation Engi...</a> | Ravi Kamarajugadda | Approved        | 07/07/2025  | Robert Fakhri      |
|                  | <a href="#">Address Plans Review</a>      | Samantha DiPiazza  |                 | 06/26/2025  |                    |
|                  | <a href="#">Environment Plans Review</a>  | Jim Keltner        | Approved as ... | 07/02/2025  | Jim Keltner        |
|                  | <a href="#">Health Dept Plans Review</a>  | Melanie Brese      | Not Required    | 06/30/2025  | Melanie Brese      |
|                  | Plans Consolidation                       | Maryann Franks     |                 | 06/26/2025  |                    |
|                  | SPR Meeting and Decision                  |                    |                 | 06/26/2025  |                    |

| Adhoc Task Status: | Task | Assigned To | Status | Status Date | Action By |
|--------------------|------|-------------|--------|-------------|-----------|
|--------------------|------|-------------|--------|-------------|-----------|

**Tracking #:** [1434421550652](#)

| Condition Status: | Name                                      | Short Comments            | Status  | Apply Date | Severity | Action By   |
|-------------------|-------------------------------------------|---------------------------|---------|------------|----------|-------------|
|                   | <a href="#">Open Record at Same Ad...</a> | Another permit of the ... | Applied | 06/19/2025 | Required | ADMIN ADMIN |

| Scheduled/Pending Inspections: | Inspection Type | Scheduled Date | Inspector | Status | Comments |
|--------------------------------|-----------------|----------------|-----------|--------|----------|
|--------------------------------|-----------------|----------------|-----------|--------|----------|

| Resulted Inspections: | Inspection Type | Inspection Date | Inspector | Status | Comments |
|-----------------------|-----------------|-----------------|-----------|--------|----------|
|-----------------------|-----------------|-----------------|-----------|--------|----------|

**Assigned To:**

| Conditions of Approval: | Group | Type | Condition Name | Short Comments | Status | Status Date | Severity |
|-------------------------|-------|------|----------------|----------------|--------|-------------|----------|
|-------------------------|-------|------|----------------|----------------|--------|-------------|----------|

| Failed Checklist Item: | Inspection Type | Checklist Name | Checklist Item | Status | Score | Major Violation | Comments |
|------------------------|-----------------|----------------|----------------|--------|-------|-----------------|----------|
|------------------------|-----------------|----------------|----------------|--------|-------|-----------------|----------|

| Passed Checklist Item: | Inspection Type | Checklist Name | Checklist Item | Status | Score | Major Violation | Comments |
|------------------------|-----------------|----------------|----------------|--------|-------|-----------------|----------|
|------------------------|-----------------|----------------|----------------|--------|-------|-----------------|----------|