



Charlotte County Government
Community Development

COMPLETE PERMIT HISTORY PRINT

Permit No. **DRC-25-192** **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 proposed project is Phase II of the single-family residential subdivision known as Coral Lakes. The project is located at 13000 Burnt Store Road in Punta Gorda, and the Charlotte County Parcel ID is 422309100001. Phase II consists of 348 single-family units. The Phase II project limits are 141.64 of the overall 306.51-acre project. Phase II will utilize the existing Phase I primary and emergency access points located on Burnt Store Road.

Job Address: 13000 Burnt Store, Punta Gorda, FL 33955
Section: 4 Township: 42 Range: 23 Parcel ID: 422309100001

Lot/Block: 0000/0000 Subdivision: CLK

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

Owner Name : CC Burnt Store LLC

CONTRACTOR

License # :
:

Contacts	Primary	Phone
	Y	
Heather Polito	N	9999999999
Heather Polito	N	9999999999
Heather Polito	N	9999999999
	N	
	N	
CC Burnt Store LLC	N	
CC Burnt Store LLC	N	

APPLICATION SPECIFIC INFO

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 :	CHECKED
Final :	UNCHECKED		



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OVERVIEW INFORMATION

Is the project to be completed in phases? :	Yes	If Yes - the estimated number of phases is? :	2
Is the proposed development to be subdivided or platted? :	Subdivided and platted	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? :	No
Is the proposed project a cluster development under section 3-9-71? :	No	Is the proposed project within an overlay district? :	No
Is the project located within the ECAP? :	No		

PROJECT INFORMATION

Project Name :	Coral Lakes - Phase II	Brief Description of Proposed Project :	The proposed project is Phase II of the single-family residential subdivision known as Coral Lakes.
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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)? :	Coral Lakes, TF-3
Is the property defined as a specific parcel? :	Yes	What is the property's zoning designation? :	PD
What is the zoning designation of the surrounding properties? - NORTH: :	PD, RE1	What is the zoning designation of the surrounding properties? - EAST: :	PD
What is the zoning designation of the surrounding properties? - SOUTH: :	PD	What is the zoning designation of the surrounding properties? - WEST: :	CITY, 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: :	BURNT STORE VILLAGE 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: :	CITY, BURNT STORE LIMITED DEVELOPMENT	What is the current use of the property? Please also indicate if it is vacant or undeveloped. :	VACANT, GRAZINGLAND SOIL CAPABILITY CLASS IV
Is the property, or a portion of the property, within the Special Flood Hazard Area? :	Yes	Is the property, or portion of the property, in a Storm Surge Zone? :	Yes
What is the average width of the property? :	2054'	What is the minimum width of the property? :	2054'
What is the average depth of the property? :	2898'	What is the length of road or street frontage? :	2054'
What is the total land area (acres or sq. ft.): :	306.51 (TOTAL), 141.64 (PHASE II)	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? :	Yes	If Yes - please indicate the SPR number: :	DRC-24-086
If Yes - was it approved? :	Yes	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)? :	Yes
Total number of lots? :	348	Total number of dwelling units? :	348
Is any portion of the development site located within 1200 feet of any of the following? :	None		

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? :	No		

ENVIRONMENTAL INFORMATION

If Yes - what is the resultant water? :		Are there any wetlands located on or adjacent to the proposed development? :	Yes - On property only
If Yes - have wetlands been delineated by appropriate State and Federal Agencies? :	Yes	If Yes - are impacts proposed? :	Yes
Are there any protected species on the property? :	Yes	If Yes - please list the species: :	GOPHER TORTOISE
Are there any trees on the property which are to be removed? :	Yes	Is there any exotic vegetation on the site? :	Yes
Are there any known archeological or historical sites located on this property? :	Yes	If Yes - does the project propose to impact these sites? :	No
If Yes - does the project propose to preserve these sites? :	Yes		



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PERMITTING DETAILS

Has the County stormwater management plan approval been applied for? :	Yes	If Yes - has approval been received? :	No
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? :	Yes
If Yes - what is the date of the permit? :	11/08/2023	If Yes - has the location been approved by the appropriate solid waste handler? :	Yes

PROFESSIONALS INFORMATION

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

SPECIFIC SHORTFALLS

Is the application substantially complete? : Yes

PLAN ROOM ACKNOWLEDGEMENT

Upload Plans Acknowledgement : CHECKED

WORKFLOW STATUS/COMMENTS

Action Date	Task	Status	Comment	By
10/29/2025	Intake Sufficiency Review	Awaiting Plans		PUBLICUSER1995

COMMENTS

General Application

SUBCONTRACTORS

Phone: License # : Type:

SUB-PERMITS

Application #	Status	Type	Lic Prof #	DBA	Comment
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COMPLETE PERMIT HISTORY PRINT

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
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