

DRC-24-209 - S Site Plan Review On-line Permit

Menu Reports Help

Description of Work: [PD Final Detail- Willow \(Tuckers Pointe\) Phase 2 is a single-family residential project consisting of 281 units and encompassing approx. 77.96 acres of de](#)

Application Status: [In Review](#)

Application Detail: [Detail](#)

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

Address: [0 000](#).

Owner Name: [JEN HOLDCO 24 LLC](#)

Owner Address: [%JEN PARTNERS LLC, 680 FIFTH AVE, NEW YORK, NY 10019](#)

Application Name: [S 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? No		If Yes - the estimated number of phases is?
	Is the property located within a Development of Regional Impact? No		If Yes - Please provide the name of the DRI
	Do commercial design standards apply? No		If Yes - Is the proposed project a cluster development under se No
	If Yes - please provide the name of the overlay district. -		Is the project located within the ECAP? No
PROJECT INFORMATION			
	Project Name Willow Phase 2		Brief Description of Proposed Project To construct a 28 single-family units development on +/- 77
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 su Tuckers Pointe Phase 2 "Tract F-2"
	Parcel Description - Section		Parcel Description - Township
	Other Property Description		Subdivision - Lot:
	Sub Area - is the property to be developed smaller than the property described above?		What is the property's zoning designation? PD
	What is the zoning designation of the surrounding properties? - EAST: ES		What is the zoning designation of the surrounding p CG/RSF 3.5/RMF 3.5
	What is the property's Future Land Use Map (FLUM) designation? Low Density Residential		What is the FLUM designation of the surrounding pr Preserve
	What is the FLUM designation of the surrounding properties - SOUTH: Commercial/Low Density Residential		What is the FLUM designation of the surrounding pr Commercial/Low Density Residential
	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 Storn No
	What is the minimum width of the property? 1.595 ft		What is the average depth of the property? 1.317 ft
	What is the total land area (acres or sq. ft.): 77.96 AC		Are any taxes or assessments against the property No
PROPERTY DEVELOPMENT HISTORY			
	Has this property ever undergone a previous site plan review? No		If Yes - please indicate the SPR number:
	Are there any current re-zonings filed and/or any pending decisions? Yes		If Yes - please indicate the type of request(s) and peti PD-22-00008; Approved 11/23/22
	Have any special conditions been granted for this property which were not already listed? No		Is a variance from subdivision requirements or a rezo No
LAND USE DETAILS			
	Does the development plan include any new roads that are proposed for County maintenance? No		If Yes - is this clearly indicated on the
	Is the property proposed to be subdivided in to lots (FS Chapter 177 Subdivision)? Yes		Total number of lots? 281
	Proposed density (lots/acre)?		Total square footage of recreation are
	Total maximum area of all impervious surfaces?		Percentage of lot covered by building
	Total seating capacity?		Number of off street parking spaces?
	Maximum height allowed?		Front yard setback proposed?
	Side yard setback proposed?		Side yard setback required?
	Side yard abutting road required?		Rear yard setback proposed?
	Water setback proposed?		Water setback required?
	If Yes - please specify the types:		Gross Floor Area (Total square footag
	Total square footage measured from the interior face of the exterior walls:		Is any portion of the development site

INFRASTRUCTURE INFORMATION

Proposed minimum elevation above sea level (NGVD) of the crown of the road

Proposed minimum elevation above sea level (NC

Existing land average high:

Please identify the type of sanitary water facilities being proposed?

[Charlotte County Utilities](#)

What is the distance between the closest water main and the property line?

Date of concept approval:

If Part - please explain:

Please identify the type of sewer facilities being p

[Charlotte County Utilities](#)

If other water supply - please specify:

Is there a fire hydrant within 300 feet?

[Yes](#)

Previous Site Plan Review petition number?

ENVIRONMENTAL INFORMATION

Provide a brief description of the existing vegetation on the property:

Do any bodies of water exist on the property?

If Yes - is the water tidal?

Are any water related structures proposed?

Is an excavation of any form proposed?

If Yes - what is the proposed use of the excavation (naviga

If Yes - what is the resultant water?

[Fresh](#)

If Yes - have wetlands been delineated by appropriate State and Federal Agencies?

[Yes](#)

If Yes - please list the species:

[Gopher Tortoise - See relocation plan enclosed](#)

Is there any exotic vegetation on the site?

[No](#)

If Yes - does the project propose to preserve these sites?

If Fresh - what means will be taken to control aquatic wee

If Yes - are impacts proposed?

[No](#)

If Yes - has contact been made with FFWCC, FFWS and/of

[Yes](#)

Are there any known archeological or historical sites loca

[No](#)

PERMITTING DETAILS

Has the County stormwater management plan approval been applied for?

[Yes](#)

Has a SWFWMD or SFWMD permit, or modification to an existing permit, been applied for?

If Yes - has approval been received?

[Yes](#)

Has a Florida Department of Environmental Protection (FDEP) permit or approval been applied for?

If Yes for either - has an approved permit bee

[Yes](#)[Yes](#)

If Yes - what is the date for the wastewater permit or approval?

If Yes - has FDEP approval been received?

[Yes](#)[09/09/2024](#)

If applicable - provide the date of approval of the FDEP permit for the water distribution line?

If applicable - provide the date of approval o

[09/11/2024](#)

Is a permit or approval required by FDOT?

If applicable - provide the date of approval o

[No](#)

Is a US Army Corps of Engineers permit required?

Is there a dumpster included in the site plan?

If Yes - has the Army Corps permit been reci

[Yes](#)

Are there any other permits or approvals necessary to develop this property?

If Yes - please list all other permits or approv

PROFESSIONALS INFORMATION

Engineer

[Yes](#)

Planner

[No](#)

Traffic Engineer

[Yes](#)

Architect

[No](#)

Surveyor

[Yes](#)

Legal Representation

[No](#)

SPECIFIC SHORTFALLS

Is the application substantially complete?

[Yes](#)

If No - describe in details what is missing and when it will be a

PLAN ROOM ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[✓](#)

ADDITIONAL PARCEL INFORMATION

Additional Parcel Information

PROFESSIONAL DETAILS

Professional Type	Company Name	Contact Person	Mailing Address	Email Address	Phone number
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Total Fee Assessed: [\\$1,882.00](#)Total Fee Invoiced: [\\$1,882.00](#)Balance: [\\$0.00](#)Job Value: [\\$0.00](#)Parcel No: [412335325378](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status	Contact Start Da
	Darin McMurray	Lennar Homes, LLC	Applicant		5505 Waterford ...	Active	11/07/2024
	Andrew Fitzgerald	RESPEC Company...	Engineer Contact		1412 Jackson St...	Active	11/07/2024
	JEN HOLDCO 24 LLC		Owner		%JEN PARTNERS L...	Active	11/07/2024

Licensed Professionals Info: Primary		License Number	License Type	Name	Business Name	Business License #		
File Date: 11/06/2024								
Structure:	Name	Type	Status	Status Date				
Workflow Status:	Task	Assigned To	Status	Status Date	Action By			
	Intake Sufficiency Review		Sufficient	11/21/2024	Belinda Hall			
	Setup Agenda		Agenda Sched...	11/21/2024	Belinda Hall			
	Plans Distribution	Maryann Franks	Routed for R...	03/04/2025	Maryann Franks			
	Comp Planning Review	Jie Shao	Approved	12/05/2024	Jie Shao			
	Stormwater Plans Review	Jason Thomas	Approved	11/27/2024	Jason Thomas			
	PW Surveyor Plans Review	James K Davis	Approved as ...	12/05/2024	James K Davis			
	Real Estate Services	Samantha Newsome	Approved	11/27/2024	Samantha Newsome			
	Charlotte Co Utilities...	Sandra Weaver	Approved as ...	12/10/2024	Sandra Weaver			
	Fire Plans Review	Scott Morris	Approved as ...	11/25/2024	Scott Morris			
	Building Plans Review	Julia Galofre	Approved as ...	11/22/2024	Julia Galofre			
	PW Lighting District	Jody Mansell	Approved	12/02/2024	Jody Mansell			
	PW Signs and Markings ...	Robert Campbell	Approved	12/02/2024	Robert Campbell			
	PW Construction Services	Roy Benjamin	Approved	11/27/2024	Roy Benjamin			
	Address Plans Review	Samantha DiPiazza	Approved	12/10/2024	Samantha DiPiazza			
	Environment Plans Review	Anastacia DeFil...	Approved as ...	11/22/2024	Anastacia DeFil...			
	Health Dept Plans Review	Melanie Brese	Not Required	12/09/2024	Melanie Brese			
	Landscape Plans Review	Elizabeth Nocheck	Rejected	03/19/2025	Elizabeth Nocheck			
	Concurrency Review	Ravi Kamarajugadda	Revision Rec...	03/04/2025	Maryann Franks			
	Zoning Plans Review	Maryann Franks	Approved	03/07/2025	Maryann Franks			
	PW Transportation Engi...	Robert Fakhri	Revision Rec...	03/04/2025	Maryann Franks			
	Plans Consolidation	Maryann Franks	Revision Rec...	03/04/2025	dpr dpr			
		SPR Meeting and Decision			11/21/2024			
Adhoc Task Status:	Task	Assigned To	Status	Status Date	Action By			
Tracking #: 1434445039100								
Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By		
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