

DRC-26-015 - S PD Mod Site Plan Review On-line Permit

Menu Reports Help

Description of Work: [PD Modification-The Turnleaf Bridge Crossing Project is a proposed Modification to the approved Turnleaf Phase 1 development, located east of Burnt Stc access and extend utilities to future phases of the Turnleaf community in accordance with the approved zoning plan. The project boundary encompasses g geometry, utilities, stormwater infrastructure, and earthwork necessary to raise the roadway approach to the bridge crossing over the Silcox Branch convey to accommodate revised flow directions and to maintain proper stormwater conveyance and collection within the modified area.](#)

Application Status: [In Review](#)

Application Detail: [Detail](#)

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

Address: [13051 TURNLEAF BLVD, Punta Gorda, FL 33955](#)

Owner Name: [BURNT STORE DEVELOPERS LLC](#)

Owner Address: [7807 BAYMEADOWS RD E, JACKSONVILLE, FL 32256](#)

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

Application Comments:	View ID	Comment	Date
	HALLB	email sent for payment.	04/01/2026
	HALLB	email for payment sent.	03/26/2026

Custom Fields: **APPLICATION TYPE**

Preliminary	PD General Concept
PD Detailed Concept	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	Is the proposed project a cluster development under se No
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 Phase 1 - Bridge Crossing	Brief Description of Proposed Project Major modification that includes a wooden bridge and utility acres
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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 su Turnleaf Phase 1A
Parcel Description - Section 9	Parcel Description - Township 42
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? RE1
What is the zoning designation of the surrounding properties? - EAST: RE1	What is the zoning designation of the surrounding p RE1
What is the property's Future Land Use Map (FLUM) designation? Burnt Store Village Residential	What is the FLUM designation of the surrounding pi 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 pi Burnt Store Village Residential
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 Yes
What is the minimum width of the property? 100 FT	What is the average depth of the property? 382 FT
What is the total land area (acres or sq. ft.): 1.22 acres	Are any taxes or assessments against the property No

PROPERTY DEVELOPMENT HISTORY

Has this property ever undergone a previous site plan review? Yes	If Yes - please indicate the SPR number: DRC-24-188 and DRC-22-00158
Are there any current re-zonings filed and/or any pending decisions? No	If Yes - please indicate the type of request(s) and peti -
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)? No	Total number of lots? 2
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
[Charlotte Harbor](#)

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 sewer facilities being p

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?

If other water supply - please specify:

Date of concept approval:

Is there a fire hydrant within 300 feet?

If Part - please explain:

[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 (navig

If Yes - what is the resultant water?

[Fresh](#)
If Fresh - what means will be taken to control aquatic wee

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

If Yes - are impacts proposed?

If Yes - please list the species:

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

Is there any exotic vegetation on the site?

Are there any known archeological or historical sites loca

[No](#)

[No](#)

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

PERMITTING DETAILS

Has the County stormwater management plan approval been applied for?

If Yes - has approval been received?

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

[Yes](#)
If Yes for either - has an approved permit bei

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

[Yes](#)
If Yes - has FDEP approval been received?

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

[No](#)
If applicable - provide the date of approval o

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

[No](#)
If applicable - provide the date of approval o

Is a permit or approval required by FDOT?

[No](#)
Is there a dumpster included in the site plan

Is a US Army Corps of Engineers permit required?

[No](#)
If Yes - has the Army Corps permit been reci

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

If Yes - please list all other permits or appro

PROFESSIONALS INFORMATION

Engineer

Architect

Planner

[No](#)
Surveyor

Traffic Engineer

[Yes](#)
Legal Representation

SPECIFIC SHORTFALLS

Is the application substantially complete?

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

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

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

Balance: \$0.00

Job Value: \$0.00

Parcel No: 422309227001

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status	Contact Start Date
	James McGowan	Burnt Store Dev...	Applicant		7807 Baymeadows...	Active	02/10/2026
	Korina Higginbotham	Barraco and Ass...	Agent		2271 McGregor B...	Active	02/10/2026
	BURNT STORE DEVELOPERS...		Owner		7807 BAYMEADOWS...	Active	02/10/2026
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Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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File Date: 02/10/2026

Structure:	Name	Type	Status	Status Date
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Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Intake Sufficiency Review		Sufficient	02/10/2026	Belinda Hall
	Setup Agenda	Belinda Hall	Agenda Sched...	02/12/2026	Belinda Hall
	Plans Distribution	Maryann Franks	Routed for R...	03/19/2026	Maryann Franks
	Comp Planning Review	Jie Shao	Approved	03/10/2026	Jie Shao
	Landscape Plans Review	Elizabeth Nocheck	Approved	03/02/2026	Elizabeth Nocheck
	Stormwater Plans Review	Jason Thomas	Approved	02/17/2026	Jason Thomas
	PW Surveyor Plans Review	James K Davis	Approved	02/25/2026	James K Davis
	Charlotte Co Utilities...	Sandra Weaver	Approved as ...	02/23/2026	Sandra Weaver
	Fire Plans Review	Scott Morris	Approved as ...	02/19/2026	Scott Morris
	Concurrency Review	Ravi Kamarajugadda	Approved	02/26/2026	Ravi Kamarajugadda
	Zoning Plans Review	Maryann Franks	Approved	02/17/2026	Maryann Franks
	Building Plans Review	Julia Galofre	Approved as ...	02/13/2026	Julia Galofre
	PW Lighting District	Jody Mansell	Approved	02/26/2026	Jody Mansell
	PW Signs and Markings ...	Robert Campbell	Approved	02/17/2026	Robert Campbell
	PW Construction Services	Roy Benjamin	Approved	02/17/2026	Roy Benjamin
	PW Transportation Engi...	Robert Fakhri	Approved	02/26/2026	Robert Fakhri
	Address Plans Review	Chandler Hucknall	Approved	02/24/2026	Chandler Hucknall
	Environment Plans Review	Jim Keltner	Approved as ...	02/25/2026	Jim Keltner
	Health Dept Plans Review	Melanie Brese	Not Required	02/17/2026	Melanie Brese
	Real Estate Services	Gregory Mosher	Approved as ...	03/24/2026	Gregory Mosher
	Plans Consolidation	Maryann Franks	Approved	03/24/2026	Maryann Franks
	SPR Meeting and Decision	Belinda Hall		02/12/2026	

Adhoc Task Status:	Task	Assigned To	Status	Status Date	Action By
	DPR Exception - DPR_ER...	dpr dpr			

Tracking #: 1434437956428

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Assigned To:

Conditions of Approval:	Group	Type	Condition Name	Short Comments	Status	Status Date	Severity
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Failed Checklist Item:	Inspection Type	Checklist Name	Checklist Item	Status	Score	Major Violation	Comments
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Passed Checklist Item:	Inspection Type	Checklist Name	Checklist Item	Status	Score	Major Violation	Comments
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