

DRC-25-090 - S Site Plan Review On-line Permit

Description of Work: [PD Final Detail-Willow \(Tuckers Pointe\) Phase 3 is a single-family residential project consisting of 394 units and encompassing approximately 98.41 acres](#)

Application Status: [In Review](#)

Application Detail: [Detail](#)

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

Address: [11710 TAMiami TRl, Punta Gorda, FL 33955](#)

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	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 3	Brief Description of Proposed Project Single-family residential project consisting of 394 units app
--	--

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 1 "Tract F-1"
Parcel Description - Section 35	Parcel Description - Township 41
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: PD/AG	What is the zoning designation of the surrounding p PD/MHC
What is the property's Future Land Use Map (FLUM) designation? Low Density Residential	What is the FLUM designation of the surrounding p Low Density Residential
What is the FLUM designation of the surrounding properties - SOUTH: Low Density Residential/Preservation	What is the FLUM designation of the surrounding p Low Density Residential/Preservation
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 No
What is the minimum width of the property? 1850 ft	What is the average depth of the property? 1100 ft
What is the total land area (acres or sq. ft.): 98.41 acres	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? 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? Yes	If Yes - is this clearly indicated on the Yes
Is the property proposed to be subdivided in to lots (FS Chapter 177 Subdivision)? Yes	Total number of lots? 394
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
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:

Proposed minimum elevation above sea level (NC
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:
If Yes - is the water tidal?
Is an excavation of any form proposed?
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](#)
Is there any exotic vegetation on the site?
[No](#)
If Yes - does the project propose to preserve these sites?

Do any bodies of water exist on the property?
Are any water related structures proposed?
If Yes - what is the proposed use of the excavation (naviga
If Fresh - what means will be taken to control aquatic wee
If Yes - are impacts proposed?
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?
Has a SWFWMD or SFWMD permit, or modification to an existing permit, been applied for?
Has a Florida Department of Environmental Protection (FDEP) permit or approval been applied for?
If Yes - what is the date for the wastewater permit or approval?
If applicable - provide the date of approval of the FDEP permit for the water distribution line?
Is a permit or approval required by FDOT?
Is a US Army Corps of Engineers permit required?
Are there any other permits or approvals necessary to develop this property?

If Yes - has approval been received?
If Yes for either - has an approved permit been
If Yes - has FDEP approval been received?
If applicable - provide the date of approval o
If applicable - provide the date of approval o
Is there a dumpster included in the site plan
If Yes - has the Army Corps permit been reci
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
[Y](#)

ADDITIONAL PARCEL INFORMATION
Additional Parcel Information

PROFESSIONAL DETAILS						
Professional Type	Company Name	Contact Person	Mailing Address	Email Address	Phone number	

Total Fee Assessed: [\\$0.00](#)

Total Fee Invoiced: [\\$0.00](#)

Balance: [\\$0.00](#)

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

Parcel No: [412335325359](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status	Contact Start Date
	Scott Edwards	Lennar Homes, LLC	Applicant		10481 Six Mile ...	Active	05/13/2025
	Andrew Fitzgerald	RESPEC Company,...	Engineer Contact		1412 Jackson St...	Active	05/13/2025
	JEN HOLDCO 24 LLC		Owner		%JEN PARTNERS L...	Active	05/13/2025
	JEN HOLDCO 24 LLC		Owner		%JEN PARTNERS L...	Active	05/13/2025
Licensed Professionals Info:							
Primary	License Number	License Type	Name	Business Name	Business License #		
File Date:	05/13/2025						
Structure:	Name	Type	Status	Status Date			
Workflow Status:	Task	Assigned To	Status	Status Date	Action By		
	Intake Sufficiency Review		Sufficient	05/14/2025	Belinda Hall		
	Setup Agenda	Belinda Hall	Agenda Sched...	05/15/2025	Belinda Hall		
	Plans Distribution	Maryann Franks	Routed for R...	06/24/2025	Maryann Franks		
	Comp Planning Review	Jie Shao	Approved as ...	06/02/2025	Jie Shao		
	Stormwater Plans Review	Jason Thomas	Approved	05/19/2025	Jason Thomas		
	PW Surveyor Plans Review	James K Davis	Approved	05/29/2025	James K Davis		
	Real Estate Services	Patricia Stefan	Approved	05/19/2025	Patricia Stefan		
	Charlotte Co Utilities...	Sandra Weaver	Approved as ...	05/21/2025	Sandra Weaver		
	Fire Plans Review	Scott Morris	Approved as ...	05/29/2025	Scott Morris		
	Concurrency Review	Ravi Kamarajugadda	Approved	05/29/2025	Ravi Kamarajugadda		
	Zoning Plans Review	Maryann Franks	Approved	05/20/2025	Maryann Franks		
	Building Plans Review	Julia Galofre	Approved as ...	05/21/2025	Julia Galofre		
	PW Lighting District	Jody Mansell	Approved	05/16/2025	Jody Mansell		
	PW Signs and Markings...	Robert Campbell	Approved	05/20/2025	Robert Campbell		
	PW Construction Services	Roy Benjamin	Approved	05/16/2025	Roy Benjamin		
	PW Transportation Engi...	Robert Fakhri	Approved	05/29/2025	Robert Fakhri		
	Address Plans Review	Samantha DiPiazza	Approved as ...	05/22/2025	Samantha DiPiazza		
	Environment Plans Review	Jim Keltner	Approved as ...	05/30/2025	Jim Keltner		
	Health Dept Plans Review	Melanie Brese	Not Required	05/19/2025	Melanie Brese		
	Landscape Plans Review	Elizabeth Nocheck	Revision Rec...	06/24/2025	Maryann Franks		
	Plans Consolidation	Maryann Franks	Revision Rec...	06/23/2025	dpr dpr		
		SPR Meeting and Decision		05/15/2025			
Adhoc Task Status:	Task	Assigned To	Status	Status Date	Action By		
Tracking #:	1434403498596						
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