



Charlotte County Government  
Community Development

## COMPLETE PERMIT HISTORY PRINT

Permit No. **DRC-24-171** 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** On behalf of Taylor Morrison of Florida, Inc., we are submitting the enclosed Application for Final Detailed Site Plan Review for Starling Phase 1. The subject project site is generally located south of Notre Dame Boulevard, east of Burnt Store Road, and west of Green Gulf Boulevard.

The project will be platted and constructed in three (3) phases, with Phase 1 containing 407 single family lots. Phases 2 and 3 will plat and construct the remainder of the project, with a total unit buildout of 774 single family lots. Each phase of development will construct the required roadway, utility, drainage, and surface water management infrastructure, as well as landscape and lighting improvements in support thereof.

The project site's total gross acreage is 296.63 acres, resulting in a density of 2.61 units per acre when buildout is complete. The percentage proposed for each use is as follows:

- Residential – 46.51% (137.95 AC)
- Open Space – 8.32% (24.67 AC)
- Lake/Lake Bank – 24.21% (71.80 AC)
- Right of Way – 13.96% (41.41 AC)
- Amenity – 2.41% (7.16 AC)
- Preserve – 4.60% (13.64 AC)

Job Address: 26105 Starling, Punta Gorda, FL 33955

Section: 16

Township: 42

Range: 23

Parcel ID: 422316126047

Lot/Block: 0013/0000

Subdivision: STL

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

Owner Name : TAYLOR MORRISON OF FLORIDA INC

### CONTRACTOR

License # :

:

Contacts	Primary	Phone
Waldrop Engineering	Y	
TAYLOR MORRISON OF FLORIDA I N		
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### 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 :	UNCHECKED
Final :	CHECKED		



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### OVERVIEW INFORMATION

Is the project to be completed in phases? :	Yes	If Yes - the estimated number of phases is? :	3
Is the proposed development to be subdivided or platted? :	Platted only	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 :	Starling - Phase 1	Brief Description of Proposed Project :	Phase 1 - 407 lots. Buildout - 774 lots
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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)? :	Starling - Phase 1
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	What is the zoning designation of the surrounding properties? - EAST: :	Residential
What is the zoning designation of the surrounding properties? - SOUTH: :	Residential	What is the zoning designation of the surrounding properties? - WEST: :	Residential
What is the property's Future Land Use Map (FLUM) designation? :	US 41 Mixed Use	What is the FLUM designation of the surrounding properties - NORTH: :	Us 41 Mixed Use
What is the FLUM designation of the surrounding properties - EAST: :	Low Density Residential, Burnt Store Limited Development	What is the FLUM designation of the surrounding properties - SOUTH: :	Burnt Store Limited Development
What is the FLUM designation of the surrounding properties - WEST: :	DRI Mixed Use, Burnt Store Limited Development	What is the current use of the property? Please also indicate if it is vacant or undeveloped. :	Vacant 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 Storm Surge Zone? :	Yes
What is the average width of the property? :	2997	What is the minimum width of the property? :	2994
What is the average depth of the property? :	5204	What is the length of road or street frontage? :	1151
What is the total land area (acres or sq. ft.): :	296.63	Are any taxes or assessments against the property delinquent? :	No
Is this project in the Urban Service Area? :	No		



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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: :	Starling Phase 1: DRC-22-00193
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? :	Yes	If Yes - is this clearly indicated on the drawings? :	Yes
Is the property proposed to be subdivided in to lots (FS Chapter 177 Subdivision)? :	Yes	Total number of lots? :	774
Total number of dwelling units? :	774	Is any portion of the development site located within 1200 feet of any of the following? :	Charlotte Harbor

### 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? :	Yes		

### ENVIRONMENTAL INFORMATION

If Yes - what is the resultant water? :	Fresh	Are there any wetlands located on or adjacent to the proposed development? :	Yes - on property and adjacent property
If Yes - have wetlands been delineated by appropriate State and Federal Agencies? :	Yes	If Yes - are impacts proposed? :	No
Are there any protected species on the property? :	No	Are there any trees on the property which are to be removed? :	Yes
Is there any exotic vegetation on the site? :	No	Are there any known archeological or historical sites located on this property? :	No



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### PROFESSIONALS INFORMATION

Engineer :	Yes	Architect :	Yes
Landscape Architect :	Yes	Planner :	Yes
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
09/05/2024	Intake Sufficiency Review	Awaiting Plans		PUBLICUSER2440

### COMMENTS

General Application

### SUBCONTRACTORS

Phone: License # : Type:

### SUB-PERMIT

Application #	Status	Type	Lic Prof #	DBA	Comment
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### 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 :



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CONDITIONS

Condition Type	Description	Status	Date	Severity	By
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