

DRC-25-066 - S Major Mod Site Plan Review On-line Permit

Description of Work: [The Turnleaf Amenity Tract is a ±2.52-acre parcel located east of Burnt Store Road in the southern portion of Charlotte County, within the recorded plat of a parking lot. Supporting infrastructure, including utilities, drainage, and roadways, will also be provided to accommodate these amenities.](#)

Application Status: [In Review](#)

Application Detail: [Detail](#)

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

Address: [13330 TURNLEAF BLVD, Punta Gorda, FL 33955](#)

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

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

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

Application Comments:	View ID	Comment	Date
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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? Yes	Is the proposed project a cluster development under section 163.04? 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 Amenity Major Modification	Brief Description of Proposed Project Turnleaf Amenity is a ±2.52 acre tract located within Turnleaf Amenity Tract.
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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)? A-2
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? PD
What is the zoning designation of the surrounding properties? - EAST: RSF 3.5	What is the zoning designation of the surrounding properties? PD,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? 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? BURNT STORE LIMITED DEVELOPMENT
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 Water Flood Hazard Area? Yes
What is the minimum width of the property? ±300 FT	What is the average depth of the property? ±370 FT
What is the total land area (acres or sq. ft.): 2.52 AC	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-24-173
Are there any current re-zonings filed and/or any pending decisions? No	If Yes - please indicate the type of request(s) and petition number: -
Have any special conditions been granted for this property which were not already listed? No	Is a variance from subdivision requirements or a rezoning required? 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 site plan? -
Is the property proposed to be subdivided in to lots (FS Chapter 177 Subdivision)? No	Total number of lots? 0
Proposed density (lots/acre)? -	Total square footage of recreation area? 5,492
- 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
[Charlotte County Utilities](#)

— Please identify the type of sanitary water facilities being proposed?

— If other water supply - please specify:

[Charlotte County Utilities](#)

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

— Is there a fire hydrant within 300 feet?

— Date of concept approval:

[Yes](#)

Previous Site Plan Review petition number?

— If Part - please explain:

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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?

[No](#)

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?

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

[Fresh](#)

— 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?

[Yes](#)

[Yes](#)

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

— If Yes for either - has an approved permit bee

[Yes](#)

[Yes](#)

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

— If Yes - has FDEP approval been received?

[No](#)

[No](#)

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

— If applicable - provide the date of approval o

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

— If applicable - provide the date of approval o

— Is a permit or approval required by FDOT?

— Is there a dumpster included in the site plan?

Is a US Army Corps of Engineers permit required?

[Yes](#)

— If Yes - has the Army Corps permit been reci

[No](#)

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

— If Yes - please list all other permits or appro

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PROFESSIONALS INFORMATION

Engineer

Architect

[Yes](#)

[Yes](#)

Planner

Surveyor

[Yes](#)

[Yes](#)

Traffic Engineer

Legal Representation

[No](#)

[No](#)

SPECIFIC SHORTFALLS

Is the application substantially complete?

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

[Yes](#)

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PLAN ROOM ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[✓](#)

ADDITIONAL PARCEL INFORMATION

Additional Parcel Information

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PROFESSIONAL DETAILS

Professional Type	Company Name	Contact Person	Mailing Address	Email Address	Phone number
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Total Fee Assessed: [\\$780.00](#)

Total Fee Invoiced: [\\$780.00](#)

Balance: [\\$0.00](#)

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

Parcel No: [422309251049](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status	Contact Start Date
	Scott Michael Daley	Barraco & Assoc...	Agent		2271 Mcgreagor ...	Active	04/02/2025
	BURNT STORE DEVELOPERS...		Owner		7807 BAYMEADOWS...	Active	04/02/2025
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Licensed Professionals Info:							
Primary	License Number	License Type	Name	Business Name	Business License #		
File Date:	04/02/2025						
Structure:	Name	Type	Status	Status Date			
Workflow Status:	Task	Assigned To	Status	Status Date	Action By		
	Intake Sufficiency Review		Sufficient	04/22/2025	Belinda Hall		
	Setup Agenda	Belinda Hall	Agenda Sched...	04/25/2025	Belinda Hall		
	Plans Distribution	Maryann Franks	Routed for R...	05/21/2025	Maryann Franks		
	Comp Planning Review	Jie Shao	Approved	05/13/2025	Jie Shao		
	Stormwater Plans Review	Jason Thomas	Approved	04/28/2025	Jason Thomas		
	PW Surveyor Plans Review	James K Davis	Approved	05/02/2025	James K Davis		
	Real Estate Services	Patricia Stefan	Approved	04/28/2025	Patricia Stefan		
	Charlotte Co Utilities...	Sandra Weaver	Approved as ...	05/09/2025	Sandra Weaver		
	Fire Plans Review	Scott Morris	Approved as ...	04/30/2025	Scott Morris		
	Concurrency Review	Ravi Kamarajugadda	Approved	05/05/2025	Ravi Kamarajugadda		
	Zoning Plans Review	Maryann Franks	Approved	04/30/2025	Maryann Franks		
	Building Plans Review	Julia Galofre	Approved as ...	04/28/2025	Julia Galofre		
	PW Lighting District	Jody Mansell	Approved	05/09/2025	Jody Mansell		
	PW Signs and Markings ...	Robert Campbell	Approved	04/28/2025	Robert Campbell		
	PW Construction Services	Roy Benjamin	Approved	04/28/2025	Roy Benjamin		
	PW Transportation Engi...	Robert Fakhri	Approved	05/05/2025	Robert Fakhri		
	Address Plans Review	Samantha DiPiazza	Approved as ...	04/29/2025	Samantha DiPiazza		
	Environment Plans Review	Jim Keltner	Approved	04/28/2025	Jim Keltner		
	Health Dept Plans Review	Melanie Brese	Not Required	05/02/2025	Melanie Brese		
	Landscape Plans Review	Elizabeth Nocheck	Approved	05/29/2025	Elizabeth Nocheck		
Plans Consolidation	Maryann Franks	Approved	05/29/2025	Maryann Franks			
SPR Meeting and Decision	Belinda Hall		04/25/2025				
Adhoc Task Status:	Task	Assigned To	Status	Status Date	Action By		
Tracking #:	1434485699206						
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