



CHARLOTTE COUNTY

Community Development

DATE: January 13, 2025

TO: Honorable Board of County Commissioners

FROM: Maryann Franks, Zoning Supervisor
Professional Qualifications as provided in Exhibit 1.

RE: **DRC-24-171- Final Detail Site Plan, Starling Phase I**

Requested Action(s):

Atwell is requesting a PD Modification to the Final Detail Site Plan approval for Starling Phase I. The project will be developed in three phases, with Phase I consisting of 407 single-family dwelling units. Phases 2 and 3 will consist of the remainder of the project, with a total of 774 dwelling units. 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. This project site is 180.94± acres within a 296.63± acre boundary site and is located at 26105 Starling Blvd, Punta Gorda, FL. This project is in the boundary of the Burnt Store Area Plan area.

Analysis:

This project site is 180.94± acres within a 296.63± acre boundary site and is located at 26105 Starling Blvd, Punta Gorda, FL. This project is in the boundary of the Burnt Store Area Plan area. The site is designated as Burnt Store Village Residential in the 2030 Future Land Use Map and is currently zoned Planned Development (PD). The proposed Final Detail Site Starling Phase I. The project will be developed in three phases, with Phase I consisting of 407 single-family dwellings units. Phases 2 and 3 will consist of the remainder of the project, with a total of 774 dwelling units. 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 and is consistent with the County's Comprehensive Plan and existing PD conditions.

This Final Detail Site Plan complies with all conditions, as well as being in compliance with the approved concept plan. The site plans are attached as Exhibit 2.

The Final Detail Site Plan has been approved through the Site Plan Review process, this proposal will not create any concurrency issues (Exhibit 4, Approval Letter).

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Final Detail Site Plan, DRC-24-171) is generally consistent with Charlotte County's comprehensive plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.

COMMUNITY DEVELOPMENT DEPARTMENT

18400 Murdock Circle
Port Charlotte, FL 33948
Phone: 941.764.4909 | Fax: 941.764-4180



Qualifications of Maryann Franks

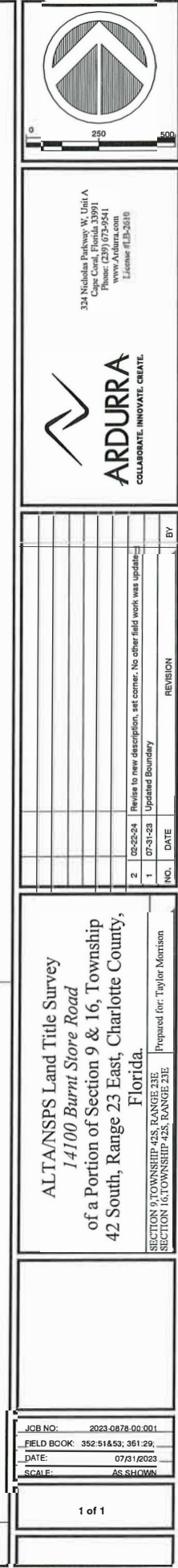
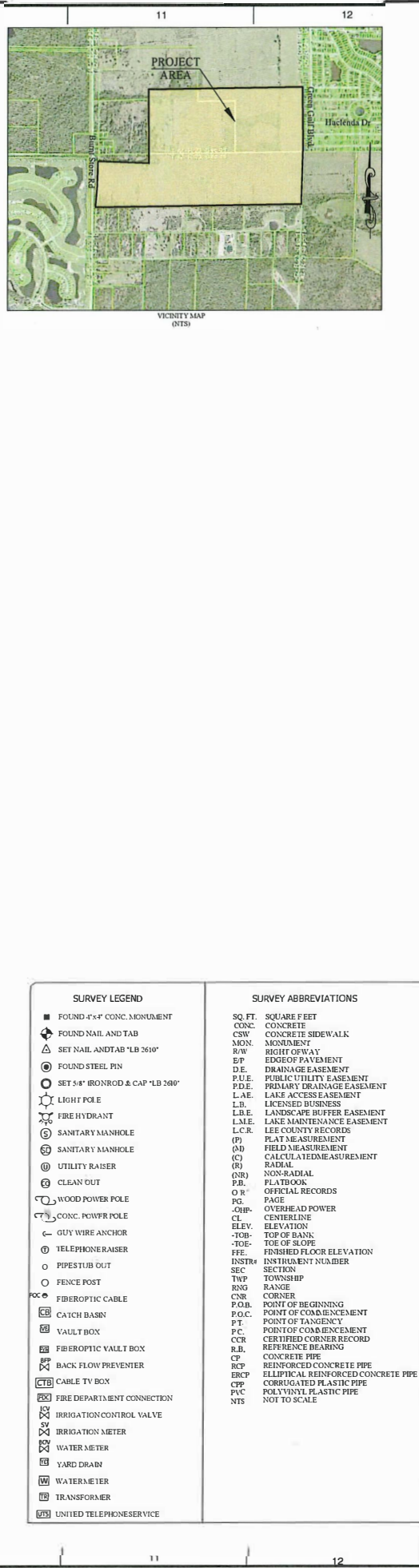
Qualifications of Maryann Franks

Position: Zoning Supervisor

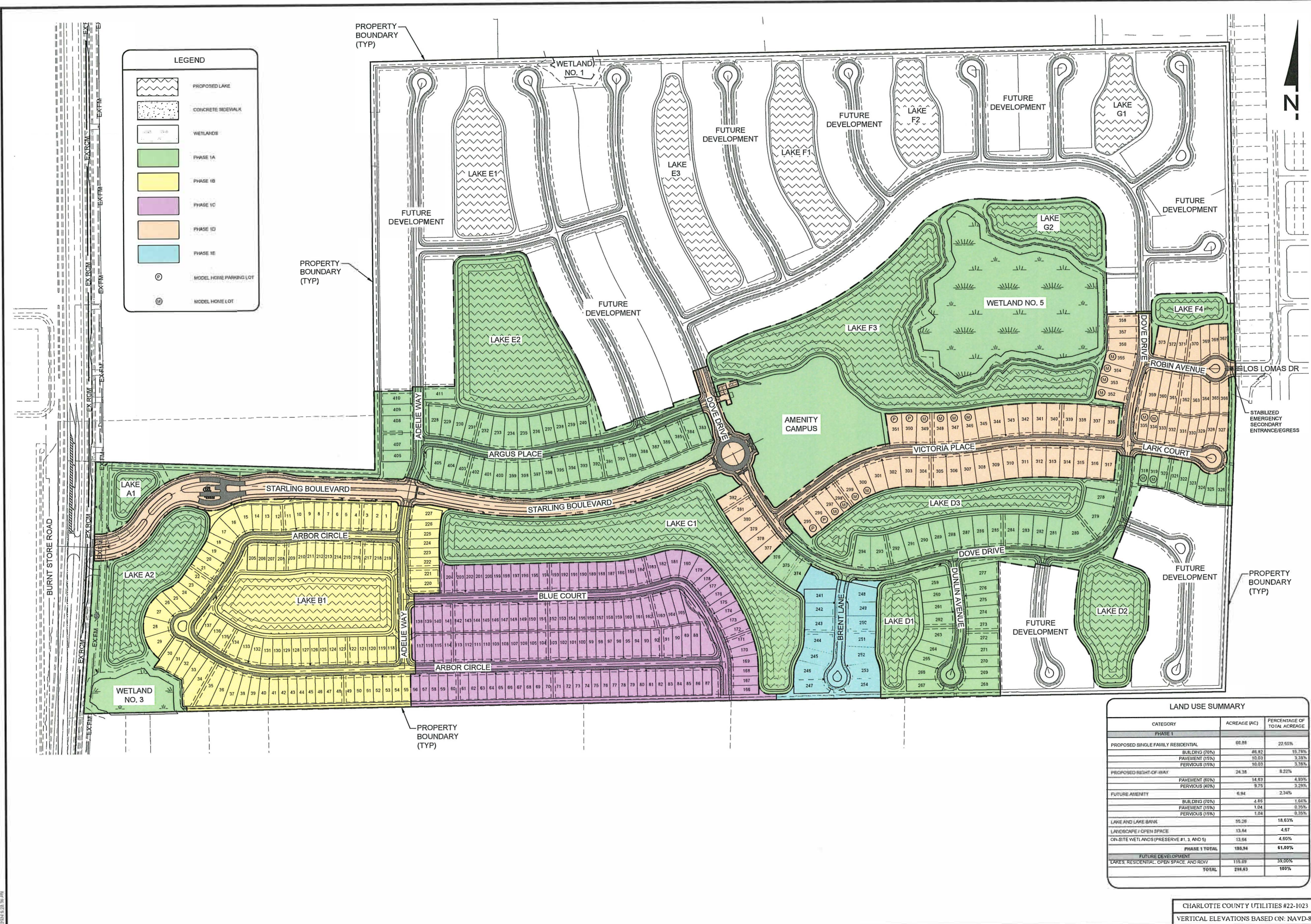
Years with Charlotte County: 25

Position Summary & Experience: I have worked as a Zoning Tech I, Zoning Tech II, Permitting, Licensing & Zoning Supervisor, Zoning Coordinator and Zoning Supervisor for Charlotte County Community Development, Zoning Department for 25 years. My duties include reviewing and making recommendations of compliance with Charlotte County zoning regulations on preliminary and final detail site plans to the Board of County Commissioners. I also coordinate and compile the recommendations and conditions of the reviewing departments and agencies into the final recommendation to the Board of County Commissioners. My duties include supervising the Environmental Specialist, the Zoning Technicians, zoning reviews, host and attend meetings and providing customer service. I assist the Zoning Official and the Planners when needed.

Exhibit 1



N:\Projects\1200-200 STARLING - PHASE 1\Drawings\1200-200-01 MASTER SITE & PHASING PLAN.dwg
1/15/2024 10:45:23 AM JAW



ATWELL

866.850.4200 www.atwellgroup.com
28100 BONITA CHASE, SUITE 239
BONITA, CA 92008

REVIEWED FOR CODE COMPLIANCE
2/27/2024
24-171

CONSTRUCTION PLANS

STARLING - PHASE 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

MASTER SITE & PHASING PLAN

PLAN REVISIONS
A 1/15/2024 PLANS SENT TO CONTRACTOR (CCL MOD #1)
A 2/15/2024 UTILITY MOD #1 INITIAL SUBMITTAL
A 3/15/2024 PLANS SENT TO CONTRACTOR (CCL MOD #1)
A 3/22/2024 UTILITY MOD #1 1ST RESUBMITTAL
A 4/15/2024 REVISED PER ENGINEER & OWNER
A 4/22/2024 CCL MOD #1 INITIAL SUBMITTAL
A 5/15/2024 REVISED PER CCI INSPECTOR AND CLIENT
A 5/22/2024 UTILITY MOD #1 1ST SUBMITTAL
A 6/15/2024 REVISED PER CCI INSPECTOR AND CLIENT
A 6/22/2024 FINAL SITE PLAN (CCL MOD #1) - FIRST RESUBMITTAL

0 100 200 400

SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #0036

NICHOLAS R. WALTERS, P.E.
FL LICENSE NO. 3490

SET NUMBER: 1226-200-01

SHEET: 3

CHARLOTTE COUNTY UTILITIES #22-1023

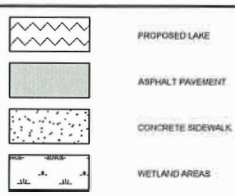
VERTICAL ELEVATIONS BASED ON: NAVD-88

LAND USE SUMMARY		
CATEGORY	ACREAGE (AC)	PERCENTAGE OF TOTAL ACREAGE
PHASE 1		
PROPOSED SINGLE FAMILY RESIDENTIAL	88.88	22.55%
BUILDING (70%)	62.22	15.78%
PAVEMENT (15%)	13.33	3.38%
PERVIOUS (15%)	13.33	3.38%
PROPOSED RIGHT-OF-WAY	24.38	6.22%
PAVEMENT (80%)	19.51	4.93%
PERVIOUS (40%)	9.75	2.46%
FUTURE AMENITY	6.94	1.74%
BUILDING (70%)	4.86	1.24%
PAVEMENT (10%)	1.24	0.31%
PERVIOUS (15%)	1.04	0.26%
LAKE AND LAKE BANK	95.28	24.03%
LANDSCAPE / OPEN SPACE	13.84	3.51%
ON-SITE WETLANDS (PRESERVE #1, 3, AND 5)	13.84	3.51%
PHASE 1 TOTAL	138.84	35.00%
FUTURE DEVELOPMENT		
LAKE, RESIDENTIAL, OPEN SPACE, AND ROW	115.89	29.00%
TOTAL	254.73	64.00%

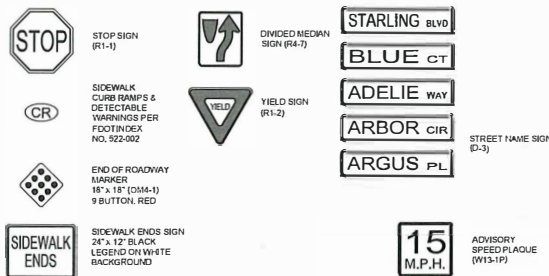
SIGNING AND PAVEMENT MARKING NOTES

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 711-001.
3. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
4. REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
5. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL COMPLY WITH THE STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS AND WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
7. ALL SIGNING PAVEMENT MARKINGS, STREET NAME SIGNS, ETC. ARE TO BE INCLUDED IN THE LUMP SUM PRICE FOR SIGNING AND MARKING.
8. THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS DEVELOPER MAY CHOOSE TO INSTALL DECORATIVE STREET SIGNS IN ACCORDANCE WITH CHARLOTTE COUNTY DEVELOPMENT STANDARDS, IF POSSIBLE. STREET NAME SIGNS TO BE AT ALL STOP SIGNS, ONLY 1 SET OF STREET NAME SIGNS PER INTERSECTION.
9. THE CONTRACTOR SHALL INSTALL BLUE/WHITE RPM'S IN THE CENTER OF THE LAKE ADJACENT TO ALL FIRE HYDRANTS.
10. THE LOCATION, QUANTITY AND SIZE OF PARCEL SIGNAGE AND ENTRY FEATURES MAY BE MODIFIED WITHIN THE REQUIREMENTS OF CHARLOTTE COUNTY.
11. ALL STRIPING INCLUDING OFF-SITE CROSSEWALKS SHALL BE PRIVATELY MAINTAINED.

LEGEND



SIGNAGE LEGEND



1. DETAILS REFERENCE M.U.T.C.D. LATEST EDITION

F.D.O.T. DESIGN STANDARDS
INDEX # 522-002 - DETECTABLE WARNING AND SIDEWALK CURB RAMPS
INDEX # 705-010 - SINGLE COLUMN GROUND SIGNS
INDEX # 711-001 - SPECIAL MARKING AREAS
INDEX # 705-001 - TYPICAL PLACEMENT OF REFLECTIVE PAVEMENT MARKERS



REVIEWED FOR CODE COMPLIANCE
2/27/2024
ATWELL
24-171



CONSTRUCTION PLANS

STARLING - PHASE 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

SITE DEVELOPMENT PLAN - A

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	1/11/2024	PLANS SENT TO CONTRACTOR (COL MOD #3)
2	1/11/2024	UTILITY MOD #3 INITIAL SUBMITTAL
3	1/26/2024	PLANS SENT TO CONTRACTOR (COL MOD #3)
4	1/26/2024	UTILITY MOD #3 1ST REUBMITTAL
5	1/26/2024	REVISED FOR ENGINEER
6	1/26/2024	REVISED FOR ENGINEER & OWNER
7	1/26/2024	CCU MOD #4 INITIAL SUBMITTAL
8	1/26/2024	REVISED PER CCU INSPECTOR AND CLIENT
9	1/26/2024	UTILITY MOD #4 INITIAL SUBMITTAL
10	1/26/2024	UTILITY MOD #4 1ST SUBMITTAL
11	1/26/2024	STORMWATER MOD INITIAL SUBMITTAL
12	1/26/2024	FINAL DETAIL SITE PLAN (DR-24-171) - FIRST REUBMITTAL

SCALE IN FEET
0 50 100 200

FLORIDA CERTIFICATE OF AUTHORIZATION #0000

NICHOLAS R. WALTERS, P.E.
R. LICENSE NO. 4016

CHARLOTTE COUNTY UTILITIES #22-1023

VERTICAL ELEVATIONS BASED ON: NAVD-88

SET NUMBER: 1226-200-01

SHEET: 5

PLAN REVISIONS		PROJECT NO.	PROJECT NAME
1	12/17/2023	PLANS SENT TO CONTRACTOR (COUNCIL NO. 2)	12/17/2023
2	12/19/2023	UTILITY MOD #3 INITIAL SUBMITTAL	12/19/2023
3	12/19/2023	PLANS SENT TO CONTRACTOR (COUNCIL NO. 2)	12/19/2023
4	02/02/2024	UTILITY MOD #3 1ST RESUBMITTAL	02/02/2024
5	03/27/2024	REVISED PER ENGINEER	03/27/2024
6	04/04/2024	REVISED PER ENGINEER & OWNER	04/04/2024
7	05/02/2024	CULMOD #4 INITIAL SUBMITTAL	05/02/2024
8	07/17/2024	REVISED PER CUL INSPECTOR AND CLIENT	07/17/2024
9	08/02/2024	UTILITY MOD #5 INITIAL SUBMITTAL	08/02/2024
10	08/02/2024	UTILITY MOD #5 1ST SUBMITTAL	08/02/2024
11	08/02/2024	UTILITY MOD #5 2ND SUBMITTAL	08/02/2024
12	10/02/2024	FINAL BITE BITE PLAN (DROUGHT-211)	10/02/2024

SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #9383

NICHOLAS R. WALTERS, P.E.
FL LICENSE NO. 94903

1226-200-01

SHEET NUMBER

7

UTILITIES PROVIDING SERVICE

POTABLE WATER AND SANITARY SEWER
CHARLOTTE COUNTY UTILITIES
2500 HARBORVIEW ROAD, SUITE 1
PORT CHARLOTTE, FLORIDA 33980
PHONE: (941) 754-4300

TELEPHONE
CENTURY LINK INC.
415 WICKS ROAD
PORT CHARLOTTE, FLORIDA 33980
PHONE: (941) 677-5141

SOLID WASTE
WASTE MANAGEMENT
2518 OLD JAMES ROAD
PORT CHARLOTTE, FLORIDA 33980
PHONE: (941) 624-1155

CABLE TELEVISION
COMCAST
2200 ECHOVATION DRIVE
PORT CHARLOTTE, FLORIDA 33980
PHONE: (941) 625-6000

FIRE PROTECTION
CHARLOTTE COUNTY FIRE/EMS
2151 ARBOR ROAD
PORT CHARLOTTE, FLORIDA 33982
PHONE: (941) 733-5600

ELECTRIC
FLORIDA POWER AND LIGHT COMPANY
2500 HARBORVIEW ROAD
PORT CHARLOTTE, FLORIDA 33980
PHONE: (800) 375-4550

UTILITY LOCATING SERVICE:
SUNSHINE STATE OF FLORIDA
PHONE: 800-432-4770
(MINIMUM 48 HOURS NOTICE REQUIRED)

UTILITY NOTES

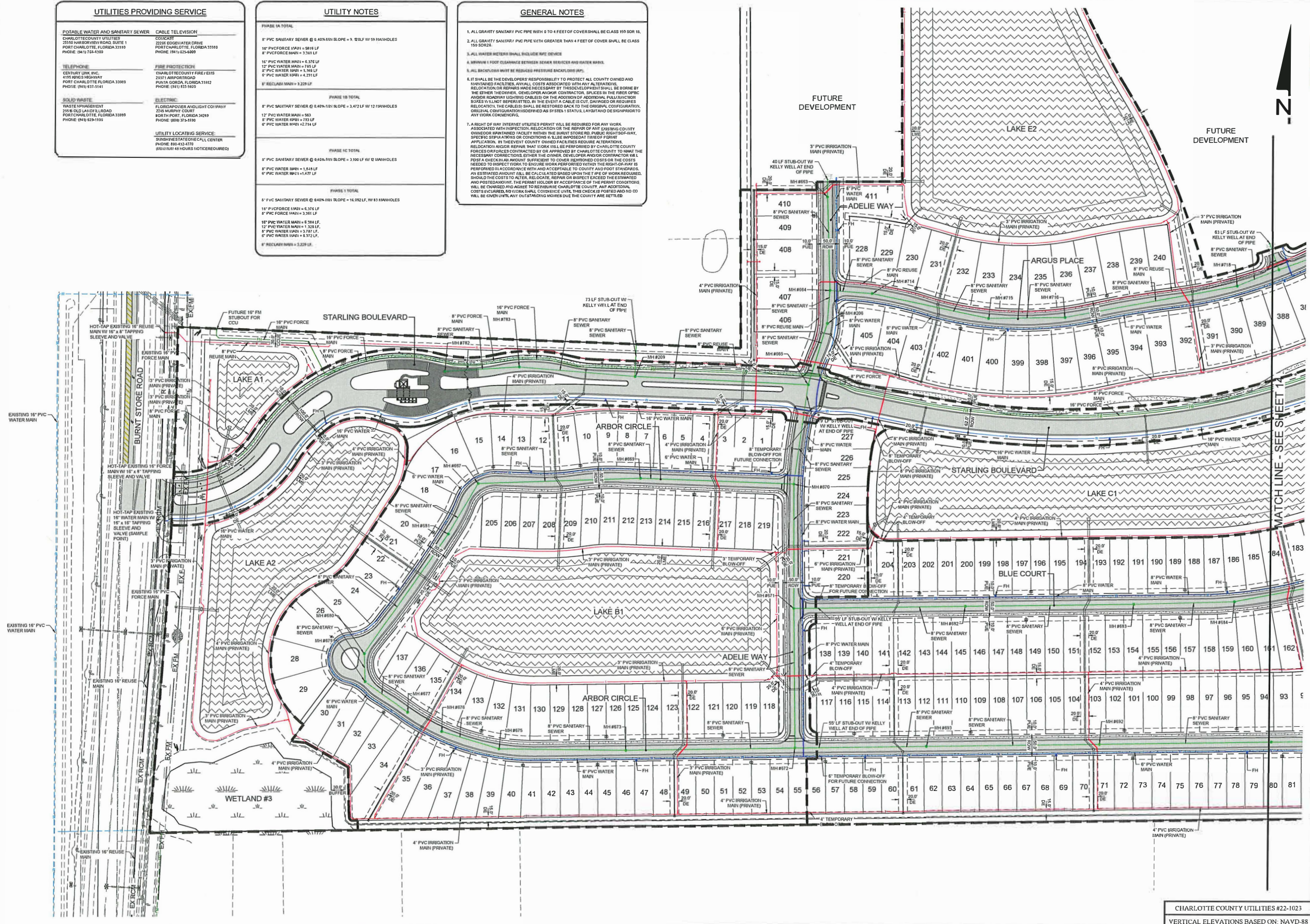
PHASE 1A TOTAL
8" PVC SANITARY SEWER @ 0.40% MIN SLOPE = 9' 0" LF W/ 15 MANHOLES
16" PVC FORCE MAIN @ 0.40% MIN SLOPE = 5' 0" LF
16" PVC WATER MAIN @ 0.40% MIN SLOPE = 5' 0" LF
12" PVC WATER MAIN @ 0.40% MIN SLOPE = 1' 0" LF
8" PVC WATER MAIN @ 0.40% MIN SLOPE = 1' 0" LF
8" PVC WATER MAIN @ 0.40% MIN SLOPE = 1' 0" LF
8" RECLAIM MAIN @ 0.40% MIN SLOPE = 3' 0" LF

PHASE 1B TOTAL
8" PVC SANITARY SEWER @ 0.40% MIN SLOPE = 3' 0" LF W/ 12 MANHOLES
16" PVC WATER MAIN @ 0.40% MIN SLOPE = 5' 0" LF
12" PVC WATER MAIN @ 0.40% MIN SLOPE = 1' 0" LF
8" PVC WATER MAIN @ 0.40% MIN SLOPE = 1' 0" LF
8" PVC WATER MAIN @ 0.40% MIN SLOPE = 1' 0" LF
8" RECLAIM MAIN @ 0.40% MIN SLOPE = 3' 0" LF

PHASE 1C TOTAL
8" PVC SANITARY SEWER @ 0.40% MIN SLOPE = 15' 0" LF W/ 83 MANHOLES
16" PVC FORCE MAIN @ 0.40% MIN SLOPE = 5' 0" LF
16" PVC WATER MAIN @ 0.40% MIN SLOPE = 5' 0" LF
12" PVC WATER MAIN @ 0.40% MIN SLOPE = 1' 0" LF
8" PVC WATER MAIN @ 0.40% MIN SLOPE = 1' 0" LF
8" PVC WATER MAIN @ 0.40% MIN SLOPE = 1' 0" LF
8" RECLAIM MAIN @ 0.40% MIN SLOPE = 3' 0" LF

GENERAL NOTES

1. ALL GRAVITY SANITARY PVC PIPE WITH 6 TO 4 FEET OF COVER SHALL BE CLASS 150 SDR 35.
2. ALL GRAVITY SANITARY PVC PIPE WITH GREATER THAN 4 FEET OF COVER SHALL BE CLASS 150 SDR 26.
3. ALL WATER MAINS SHALL INCLUDE RPT DEVICES.
4. MINIMUM 1 FOOT CLEARANCE BETWEEN SEWER SERVICES AND WATER MAINS.
5. ALL BACKFLOWS MUST BE REDUCED PRESSURE BACKFLOW (RPT).
6. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OWNED AND MAINTAINED FACILITIES. ANY COSTS ASSOCIATED WITH ANY ALTERATIONS, RELOCATION OR REPAIRS MADE NECESSARY BY THE DEVELOPER SHALL BE BORNE BY THE OTHER TOWNSHIP. DEVELOPER AND/OR CONTRACTOR, PRIOR TO THE PREP OF ANY AND/OR ROADWAY LIGHTING CABLES OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES IN EXISTING UTILITY TRENCHES, SHALL BE RESPONSIBLE FOR THE PROTECTION, RELOCATION, THE CABLES SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION, ORIGINAL CONFIGURATION (SEE DRAWING 15) AND/OR DESIGNER'S TO ANY TOWN CONCERNING.
7. A RIGHT OF WAY INTEREST UTILITIES PERMIT WILL BE REQUIRED FOR ANY WORK ASSOCIATED WITH INSPECTION, RELOCATION OR THE REPAIR OF ANY EXISTING COUNTY OWNED MAINTAINED FACILITY WITHIN THE BURNT STORE RD. PUBLIC RIGHT-OF-WAY. SPECIFIC SUPPLY AND/OR CONDITIONS K VALUE IMPOSED (TYPED) FOR THE APPLICATION. IN THE EVENT COUNTY OWNED FACILITIES REQUIRE ALTERATIONS, RELOCATION AND/OR REPAIR THAT WORK WILL BE PERFORMED BY CHARLOTTE COUNTY FORCES OR FORCES CONTRACTED BY OR APPROVED BY CHARLOTTE COUNTY TO MAKE THE NECESSARY CORRECTIONS. EITHER THE OTHER DEVELOPER AND/OR CONTRACTOR WILL POST A CHECK IN AN AMOUNT SUFFICIENT TO COVER REPAIRS COSTS OR THE COSTS NEEDED TO INSPECT WORK TO ENSURE WORK PERFORMED WITHIN THE RIGHT-OF-WAY IS PERFORMED IN ACCORDANCE WITH AND ACCEPTABLE TO COUNTY AND FOOT STANDARDS. AN ESTIMATED AMOUNT SHALL BE CALCULATED BASED UPON THE TYPE OF WORK REQUIRED. SHOULD THE COSTS TO ALTER, RELOCATE, REPAIR OR INSPECT EXCEED THE ESTIMATED AND POSTED AMOUNT, THE PERMIT HOLDER BY ACCEPTING THE PERMIT CONDITIONS WILL BE CHARGED AND AGREE TO REIMBURSE CHARLOTTE COUNTY. ANY ADDITIONAL COSTS INCURRED, NO TOWN CONCERNING, WITH THE CHECK IN POSTED AND NO CD WILL BE GIVEN UNTIL ALL OUTSTANDING MATTERS DUE TO THE COUNTY ARE SETTLED.



CONSTRUCTION PLANS

STARLING - PHASE 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

MASTER UTILITY PLAN - A

ATWELL
866.850.4200
28100 BONTA BLVD
SUITE 239
PORT CHARLOTTE, FL 33981

REVIEWED FOR CODE COMPLIANCE
2/27/2024
24-171

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	12/15/2023	PLANS SENT TO CONTRACTOR (CD) MOD #1
2	12/15/2023	UTILITY MOD #1 INITIAL SUBMITTAL
3	01/25/2024	PLANS SENT TO CONTRACTOR (CD) MOD #2
4	01/25/2024	UTILITY MOD #2 INITIAL SUBMITTAL
5	02/22/2024	REVISED PER ENGINEER
6	02/22/2024	REVISED PER ENGINEER
7	02/22/2024	REVISED PER COLLECTOR AND CLIENT
8	02/22/2024	UTILITY MOD #3 INITIAL SUBMITTAL
9	02/22/2024	UTILITY MOD #3 1ST SUBMITTAL
10	02/22/2024	STORMWATER MOD INITIAL SUBMITTAL
11	02/22/2024	FINAL DETAIL SITE PLAN (DPC-24-171) - FIRST REUBMITTAL

FLORIDA CERTIFICATE OF AUTHORIZATION #0033

NICHOLAS R. WALTERS, P.E.
FL. LICENSE NO. 9419

CHARLOTTE COUNTY UTILITIES #22-1023
VERTICAL ELEVATIONS BASED ON: NAVD-88

SET NUMBER: 1226-200-01
SHEET: 13

TREE REPLACEMENT (PHASE 1)

1 TREE POINT/2,000 SF OF SITE AREA
(2,000.00 SF / 2,000 SF = 1.002 TREE POINTS REQUIRED)

BOUNDARY BUFFER 'A'	POINTS PROVIDED
BOUNDARY BUFFER 'A'	77.5
BOUNDARY BUFFER 'B'	79
BOUNDARY BUFFER 'C'	208
BOUNDARY BUFFER 'D'	58
BOUNDARY BUFFER 'E'	11
LOT TREES (407 LOTS IN PHASE 1)	2,035
EXISTING TREES TO REMAIN (PHASE 1)	1,079
EXISTING RELOCATED LIVE OAKS	61
TOTAL TREE POINTS REQUIRED:	3,602
TOTAL TREE POINTS PROVIDED:	3,607.5

*3 TREE POINTS WILL BE PROVIDED FOR EACH LOT. ANY LOT TREE THAT IS USED FOR TREE POINTS MUST BE REPLACED IF DAMAGED AND IS NOT ELIGIBLE FOR BUY-OUT. THE 3 TREE POINTS MAY BE ACQUIRED BY ANY COMBINATION OF CALIPER TREES & 6" CT MIN. PALMS PLANTED AS STATED IN SECTION 3-9.10.3 TREE REQUIREMENTS, EXHIBIT 5 TREE POINTS.

**TREE REPLACEMENT POINTS TO BE PROVIDED BY A COMBINATION OF EXISTING NATIVE CANOPY TREE POINTS, RELOCATED LIVE OAKS AND SUPPLEMENTARY BUFFER CANOPY AND ACCENT TREE POINTS. SEE SHEETS PLAN SHEET 12-24-171-001 FOR CANOPY TREE REPLACEMENT POINTS INCLUDING LOCATION, SPECIES AND CALIPER.

TREE REPLACEMENT (FUTURE PHASE)

1 TREE POINT/2,000 SF OF SITE AREA
(2,000.00 SF / 2,000 SF = 1.002 TREE POINTS REQUIRED)

BOUNDARY BUFFER 'F'	POINTS PROVIDED
BOUNDARY BUFFER 'F'	48
BOUNDARY BUFFER 'G'	115
BOUNDARY BUFFER 'H'	32
BOUNDARY BUFFER 'I'	60
LOT TREES (387 LOTS IN FUTURE PHASE)	1,835
EXISTING TREES TO REMAIN	68.5
TOTAL TREE POINTS REQUIRED:	2,152
TOTAL TREE POINTS PROVIDED:	2,158

*3 TREE POINTS WILL BE PROVIDED FOR EACH LOT. ANY LOT TREE THAT IS USED FOR TREE POINTS MUST BE REPLACED IF DAMAGED AND IS NOT ELIGIBLE FOR BUY-OUT. THE 3 TREE POINTS MAY BE ACQUIRED BY ANY COMBINATION OF CALIPER TREES & 6" CT MIN. PALMS PLANTED AS STATED IN SECTION 3-9.10.3 TREE REQUIREMENTS, EXHIBIT 5 TREE POINTS.

**TREES WILL BE PLANTED IN COMMUNITY COMMON AREAS INCLUDING THE AMENITY CAMPUS, SIDE YARDS, AND LAKE EDGES.

***TREE REPLACEMENT POINTS TO BE PROVIDED BY A COMBINATION OF EXISTING NATIVE CANOPY TREE POINTS, RELOCATED LIVE OAKS AND SUPPLEMENTARY BUFFER CANOPY AND ACCENT TREE POINTS. SEE SHEETS PLAN SHEET 12-24-171-001 FOR CANOPY TREE REPLACEMENT POINTS INCLUDING LOCATION, SPECIES AND CALIPER.

HERITAGE TREE #	DATE	REMOVE / PRESERVE	PHASE	AUTHORIZATION	MITIGATION
1	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
2	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
3	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
4	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
5	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
6	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
7	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
8	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
9	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
10	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
11	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
12	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
13	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
14	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
15	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
16	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
17	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
18	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
19	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
20	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
21	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
22	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
23	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
24	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
25	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
26	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
27	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
28	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
29	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
30	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
31	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
32	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
33	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
34	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
35	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
36	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
37	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
38	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
39	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
40	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
41	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
42	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
43	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
44	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
45	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
46	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
47	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
48	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
49	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
50	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
51	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
52	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
53	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
54	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
55	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
56	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
57	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
58	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
59	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
60	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
61	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
62	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
63	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
64	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
65	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
66	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
67	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
68	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
69	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
70	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
71	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
72	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
73	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
74	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
75	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
76	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
77	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
78	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
79	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
80	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
81	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
82	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
83	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
84	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
85	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
86	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
87	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
88	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
89	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
90	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
91	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
92	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
93	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
94	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
95	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
96	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
97	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
98	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
99	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*
100	03	REMOVE	PHASE 1	ADVANCED DECAY	N/A*

* THIS IS A SUMMARY OF THE HERITAGE TREE DATA. FOR THE COMPLETE HERITAGE TREE DATA, SEE THE HERITAGE TREE DATA SHEET. ** THIS IS A SUMMARY OF THE HERITAGE TREE DATA. FOR THE COMPLETE HERITAGE TREE DATA, SEE THE HERITAGE TREE DATA SHEET. *** THIS IS A SUMMARY OF THE HERITAGE TREE DATA. FOR THE COMPLETE HERITAGE TREE DATA, SEE THE HERITAGE TREE DATA SHEET.

INTERIOR PARKING LOT 2 LANDSCAPE

	Required	Provided
Trees	1 / terminal island	3
Shrubs	4 / terminal island	8
Groundcovers	10 / terminal island	20

NOTE: ALL ROWS OF PARKING SHALL HAVE A TERMINAL ISLAND AT EACH END WITH A MINIMUM OF ONE TREE AND SHALL BE FULLY PLANTED WITH SHRUBS AND GROUNDCOVER. SHRUBS SHALL BE MAINTAINED AT 24" HT. AND TREES SHALL HAVE A MINIMUM 6" CLEAR TRUNK.

PERIMETER BUFFER 'I'
15 FT. WIDTH TYPE B - 1,492' LF

	Required	Provided
Required Canopy Trees	3 / 100 LF	45
Required Understory Trees	1 / 100 LF	15
Required Shrubs	15 / 100 LF	224+

NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

INTERIOR PARKING LOT 1 LANDSCAPE

	Required	Provided
Trees	1 / terminal island	6
Shrubs	4 / terminal island	24
Groundcovers	10 / terminal island	60

NOTE: ALL ROWS OF PARKING SHALL HAVE A TERMINAL ISLAND AT EACH END WITH A MINIMUM OF ONE TREE AND SHALL BE FULLY PLANTED WITH SHRUBS AND GROUNDCOVER. SHRUBS SHALL BE MAINTAINED AT 24" HT. AND TREES SHALL HAVE A MINIMUM 6" CLEAR TRUNK.

PERIMETER BUFFER 'E'
15 FT. WIDTH TYPE B - 261' LF

	Required	Provided
Required Canopy Trees	3 / 100 LF	8
Required Understory Trees	1 / 100 LF	3
Required Shrubs	15 / 100 LF	40+

NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

PERIMETER BUFFER 'C'
15 FT. WIDTH TYPE B - 4,576' LF

	Required	Provided
Required Canopy Trees	3 / 100 LF	138
Required Understory Trees	1 / 100 LF	46
Required Shrubs	15 / 100 LF	686+

NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

PERIMETER BUFFER 'D'
20 FT. WIDTH TYPE B - 1,428' LF

	Required	Provided
Required Canopy Trees	3 / 100 LF	43
Required Understory Trees	1 / 100 LF	15
Required Shrubs	15 / 100 LF	214+

NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

PERIMETER BUFFER 'A'
15 FT. WIDTH TYPE B - 1,580' LF

	Required	Provided
Required Canopy Trees	3 / 100 LF	47
Required Understory Trees	1 / 100 LF	16
Required Shrubs	15 / 100 LF	234+

NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

PERIMETER BUFFER 'B'
20 FT. WIDTH TYPE A - 878' LF

	Required	Provided
Required Canopy Trees	2 / 100 LF	18
Required Understory Trees	1 / 100 LF	9
Required Shrubs	10 / 100 LF	88+

NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

51 EXTRA TREE POINTS WERE PROVIDED IN THIS BUFFER TO MEET THE TREE REPLACEMENT POINT REQUIREMENT.

143 EXTRA TREE POINTS WERE PROVIDED IN THIS BUFFER TO MEET THE TREE REPLACEMENT POINT REQUIREMENT.

24 EXTRA TREE POINTS WERE PROVIDED IN THIS BUFFER TO MEET THE TREE REPLACEMENT POINT REQUIREMENT.

NOTE: CODE REQUIREMENTS FOR FUTURE PHASES TO BE HANDLED UNDER A SEPARATE SUBMITTAL. CODE REQUIRED IRRIGATION TO BE INSTALLED AT TIME OF FUTURE CONSTRUCTION AND PRIOR TO REQUESTING SITE CERTIFICATE OF COMPLIANCE.

FINAL TREE LAYOUT SUBJECT TO CHANGE DUE TO FINAL DESIGN AND SITE LAYOUT. ALL TREE REPLACEMENT POINTS WILL BE ACCOUNTED FOR PER CHARLOTTE COUNTY LDC.

ALTERATIONS TO LANDSCAPING AND BUFFERS REQUIRE THE PRIOR WRITTEN PERMISSION OF CHARLOTTE COUNTY.

NOTE: NO CODE REQUIRED TREES ARE TO BE LOCATED IN UTILITY EASEMENTS, IN AREAS WHERE NOT POSSIBLE, THE MINIMUM DISTANCE BETWEEN TREES AND UTILITIES SHALL BE 10'.





January 2, 2025

Atwell, LLC
Attn: Heather Polito
28100 Bonita Grande DR. Suite 305
Bonita Springs, FL. 34135

Re: DRC-24-171 Starling Phase 1 – PD Modification
October 10, 2024, Site Plan Review agenda

County staff has reviewed the PD Modification for Starling Phase I. The project consists of the project being 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. This project site is 296.63± acres and is located at 26105 Starling Blvd. Punta Gorda, FL. This project is in the boundary of the Burnt Store Area Plan area.

It is the decision of the Zoning Official to forward DRC-24-171 to the Board of County Commissioners with a recommendation of approval. The comments are as follows:

1. Roadways shall be at least 20' wide of clear space for fire department access.
2. Gates shall be installed with an EVAC System for emergency operation use.
3. Fire hydrant required within 800' between each fire hydrant.
4. All structures are subject to further review at time of building permitting.
5. Prior to or at the time of building permit application, provide a completed Tree Permit Application as appropriate for this site, along with a tree inventory of location, types, sizes of trees overlaid on a site plan of the building, parking, and other site amenities. Identify the trees proposed to be removed and preserved. All trees to be preserved or removed must be in accordance with Section 3-9-100: Buffers, Landscaping, and Tree Requirements, of the County Code. Tree permits must be obtained prior to any land clearing/ fill activity or the issuance of any building permits.

6. Within 90 days prior to land clearing / Tree Permit Application, applicant shall conduct a species survey focusing on locating potential gopher tortoise burrows. If burrows are found that can't be avoided by a 25' buffer, applicant shall obtain a Relocation Permit from the Florida Fish & Wildlife Conservation Commission.
7. The Final Site Plan should comply with the requirements as established in 3-9-45 Open Space and Article XVI Open Space/ Habitat Reservation.
8. If utility plans have been modified as a result of the PD changes, CCU will require full plan resubmission and approval prior to construction.
9. SWP-24-00086 approved on 10/30/24.
10. Landscaping, buffers, and tree requirements must be consistent with the conditions established in the PD rezoning and meet all applicable regulations of Section 3-9-100: Buffers, Landscaping, and Tree Requirements (informational comment).
11. The landscape plan has been approved for this project. A copy of the approved landscape plan, with the digital approval stamps, must be uploaded/included with any/all permits for the site.
12. Please notify Jody.mansell@charlottecountyfl.gov when plans have been updated to reflect Lighting District and Charlotte County IT infrastructure. please call Jody Mansell Lighting District Superintendent to discuss any relocation of Lighting District and Charlotte County IT infrastructure 941-575-3648.
13. Charlotte County owns and maintains roadway lighting and Fiber Optic facilities within the rights-of-way areas of this permit application. These facilities are in very close proximity to this project and are not reflected on the plan sheets. Any alteration, relocation, or repair, whether identified prior to construction or unforeseen made necessary by this permit, will be made by Charlotte County, forces contracted by Charlotte County or forces contracted by the permit holder that install traffic signal and/or roadway lighting facilities to all applicable standards at the applicant's expense. All work and materials shall conform to Charlotte County Supplemental Specifications for Traffic Signal Installations and Charlotte County Supplemental Specifications for Roadway Lighting Systems.
14. In the event a cable is cut or damaged, splice(s) will not be permitted. The cable(s) shall be completely replaced from point to point. Point to point is defined as the closest original termination or splice point within the run. The permit holder must make every effort to avoid damage to these facilities.
15. In the event conduit damage occurs, the use of split duct pipe will not be accepted. The applicant shall be responsible for all costs associated to remove the cable(s) from the conduit, the necessary repairs made to the conduit and the re-installation of the cable(s), including any terminations.
16. In the event alterations, relocations, or repairs become necessary, the applicant shall cease work within the right-of-way and apply for a Right of Way Internet Utilities permit. Specific stipulations or conditions will be imposed at the time of permit application. All work towards the damaged or relocated facility will be performed or supervised by Charlotte County's Lighting District staff.

17. The permit holder should be made aware that Charlotte County owns and maintains buried junction boxes roadway lighting and fiber optic facilities within the rights-of-way areas of this project. These facilities will be clearly identified when the contractor calls for utility locates. Extreme care should be used not to damage these boxes. Any alteration, relocation, or repair to these facilities, whether identified prior to construction or unforeseen made necessary by this permit, will be made by Charlotte County or forces contracted by Charlotte County to all applicable standards at the applicants' expense.
18. Prior to any excavations, the excavator must contact the Sunshine State One Call System and adhere to all conditions of Florida Statutes Chapter 556. The applicant shall notify the Charlotte County Lighting District (941.575.3648 or 941.628.9300) a minimum of 48 hours prior to the start of any work.
19. By acceptance of these permit conditions, the applicant acknowledges the fact that there is buried facilities maintained by Charlotte County in the immediate area of this permit application. After requesting utility locates if there are any questions concerning the path(s) of the buried facilities, the contractor shall contact Charlotte County Lighting District to assist in locating the facilities. The contractor can use the telephone numbers shown above to contact the Charlotte County Lighting District.
20. If utility plans have been modified as a result of the PD changes, CCU will require full plan resubmission and approval prior to construction.

The decision to approve or deny this PD Final Detail Site Plan application will be made by the Board of County Commissioners on the February 25, 2025 Land Use Consent Agenda. It is recommended, but not required to have a representative present at the meeting. No permits will be issued until final approval of the Board of County Commissioners.

Shaun Cullinan

Shaun Cullinan
Planning and Zoning Official