



DRC-24-224

(BCC Land Use Meeting 6-10-2025)

Atwell Engineering / Starling Phase 2



CHARLOTTE COUNTY
FLORIDA

DRC-24-224

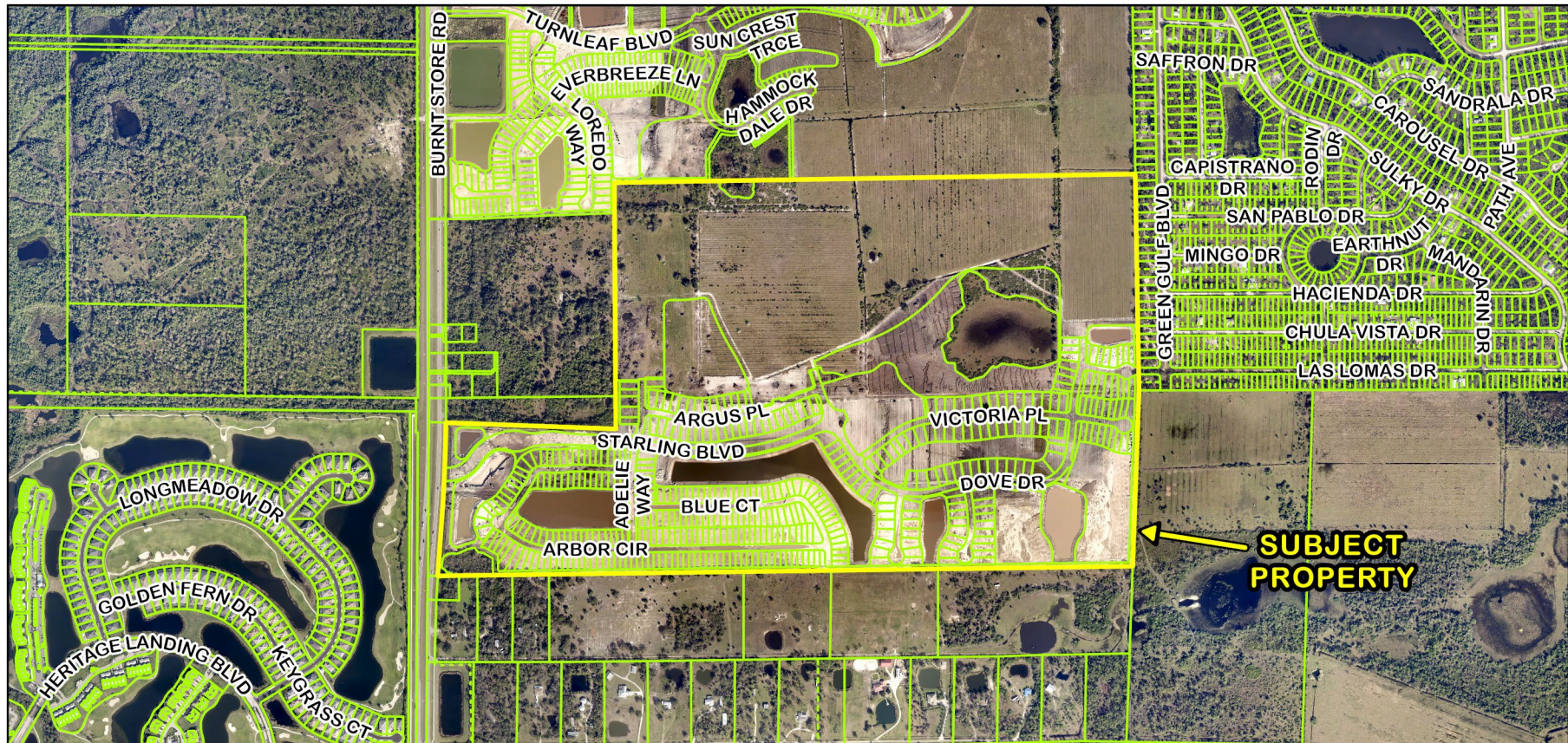
- Atwell Engineering is requesting PD Final Detail Site Plan approval for Starling Phase 2. This project consists of Phase 2 containing 131 single family lots with associated infrastructure. This project site is 21.37± acre of a 47.96± acre parcel and is located at 14100 Burnt Store Rd. Punta Gorda FL.
- Located in Commission District II.



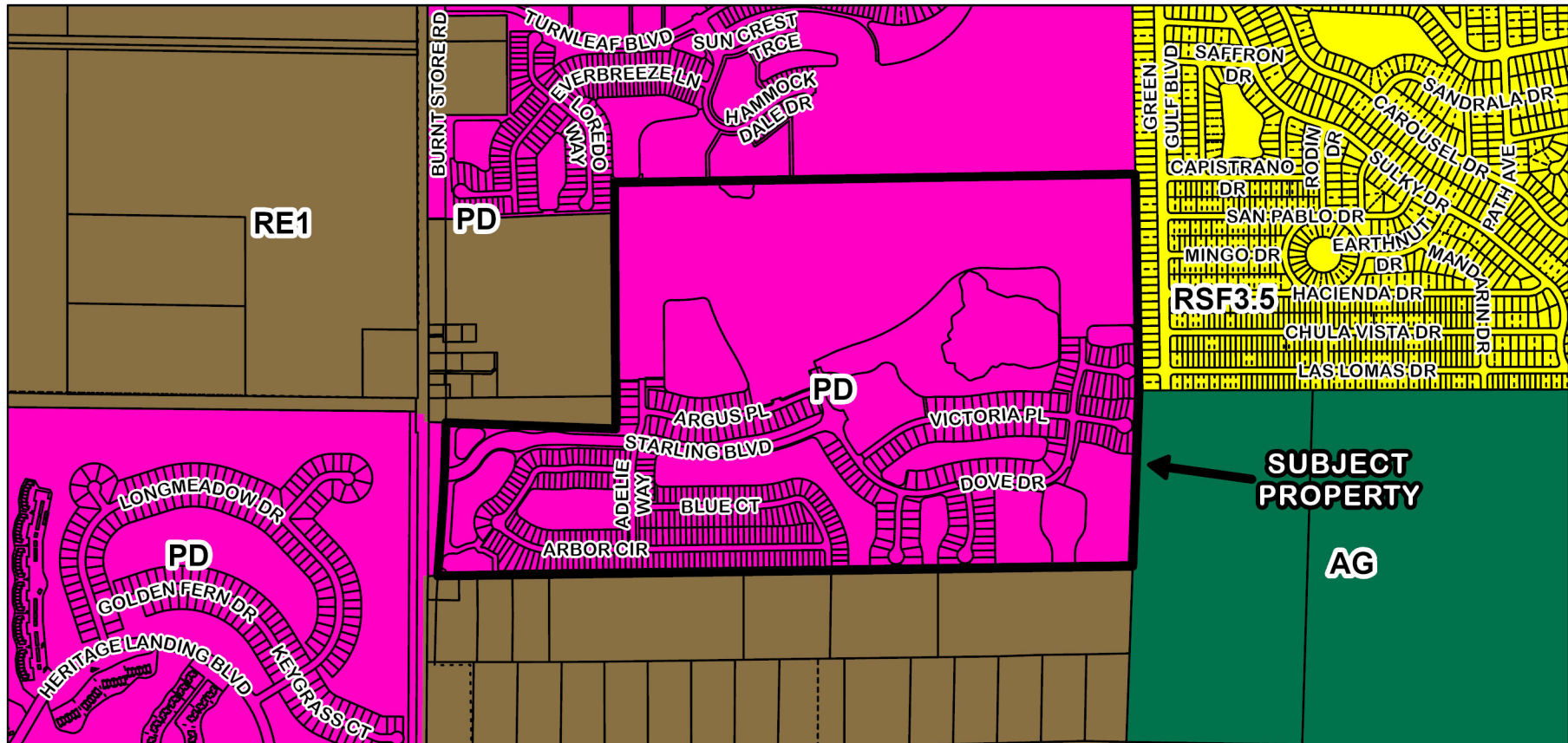
DRC-24-224 2024 Eagle View Image



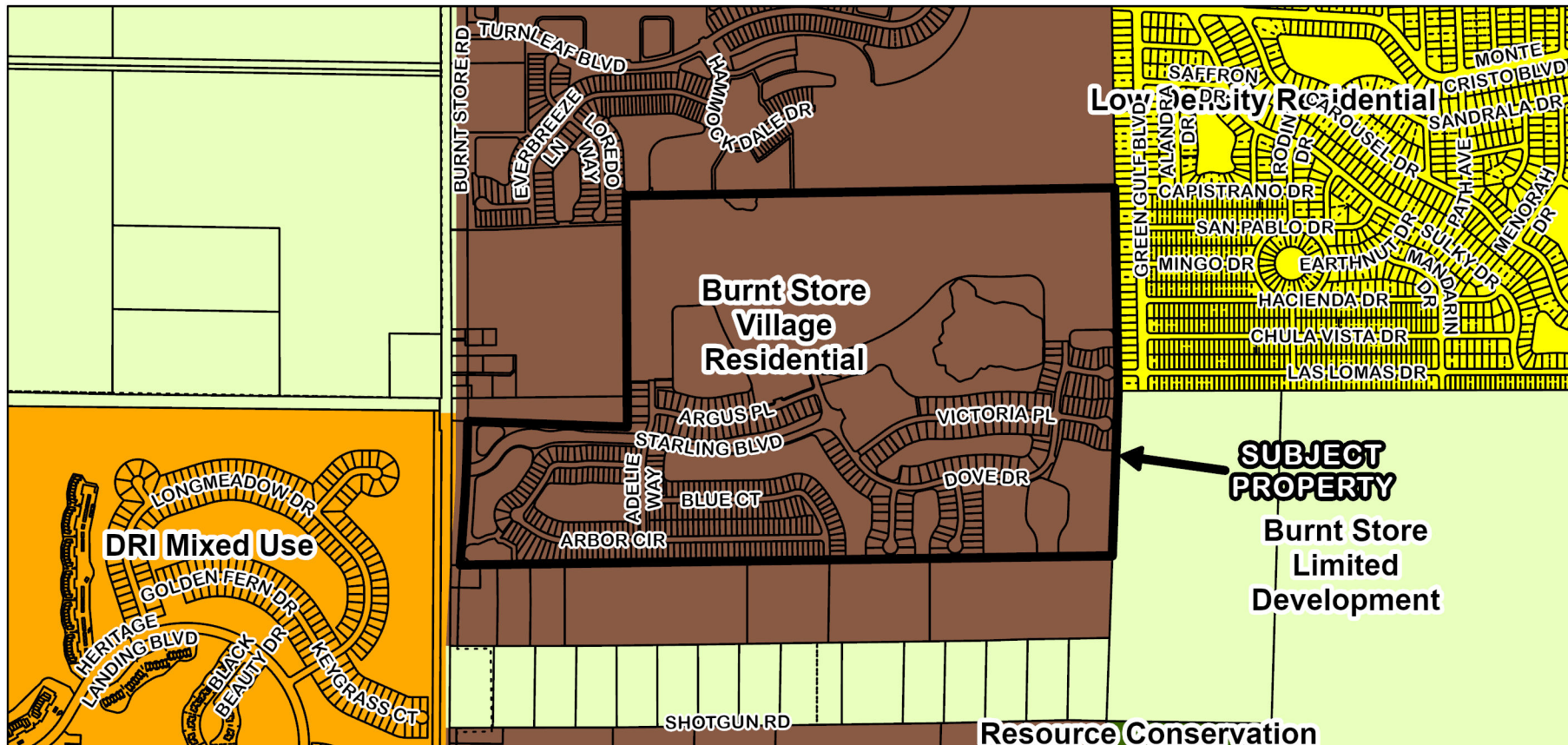
DRC-24-224 Location Map



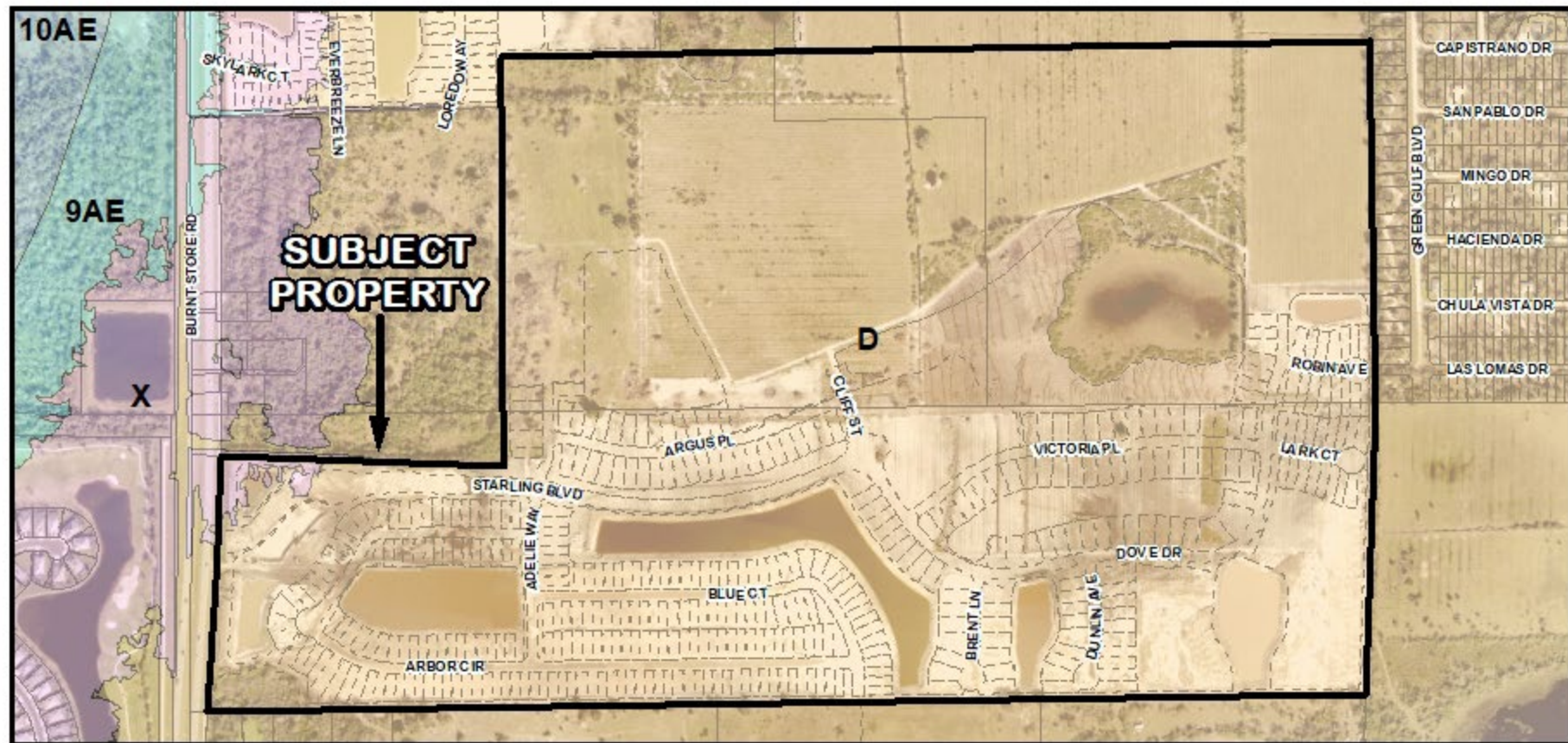
DRC-24-224 Area Image



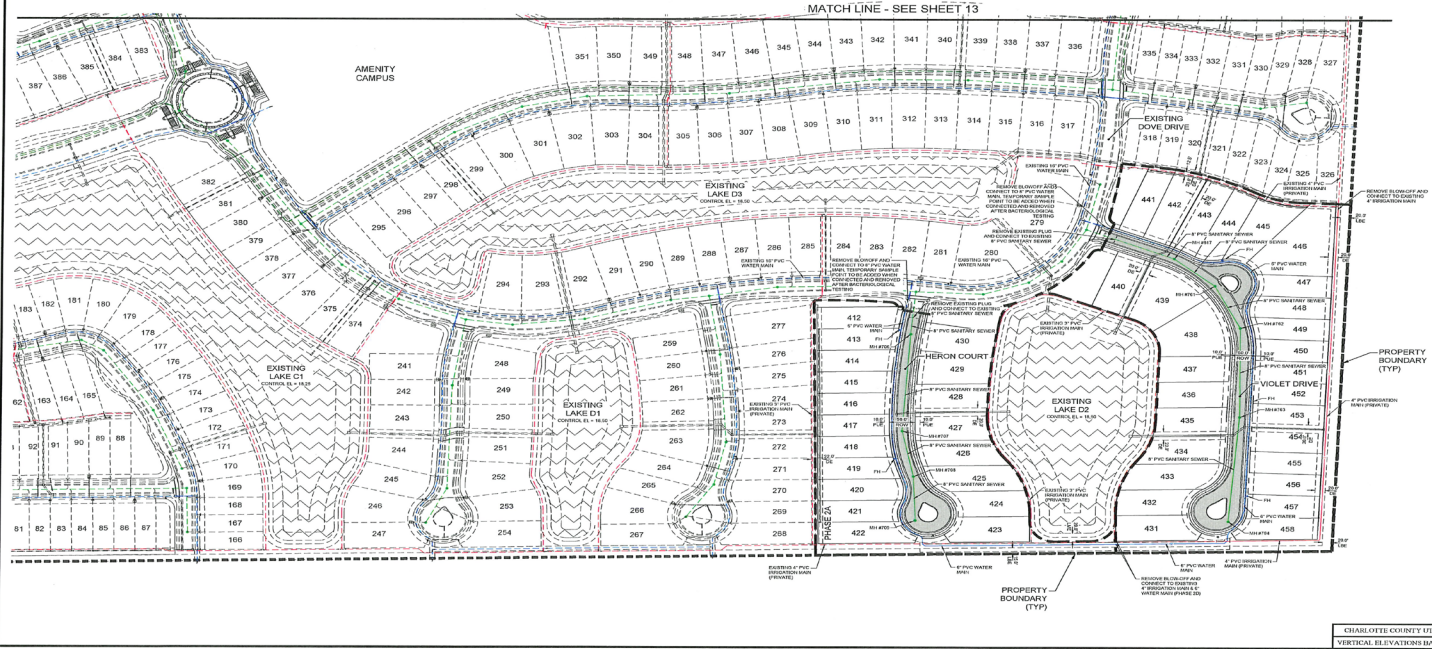
DRC-24-224 Zoning Designations



DRC-24-224 FLUM Designations



DRC-24-224 Flood Zones (Subject Property - D and X Zones)

[illegible][illegible]

UTILITIES PROVIDING SERVICE

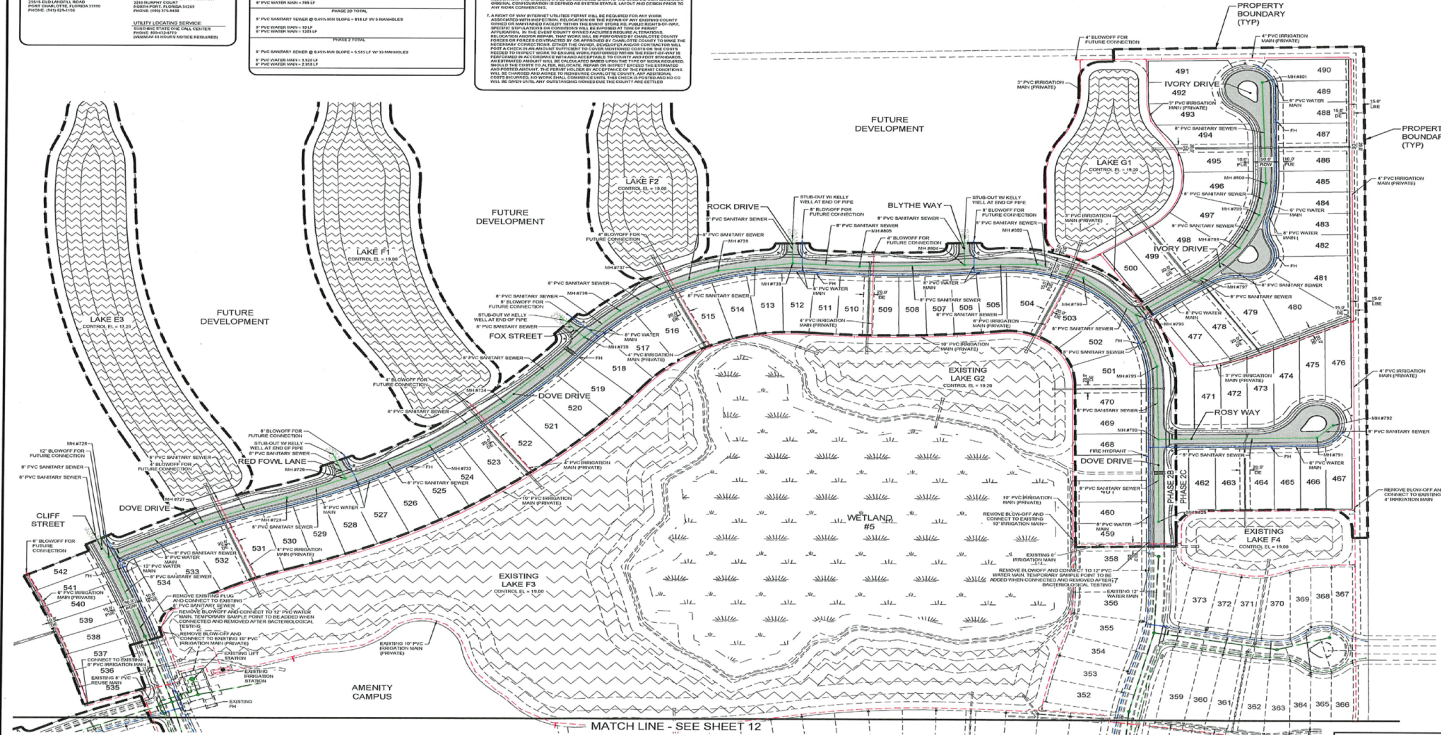
<p>EXISTING UTILITIES AND IMPROVED DESIGN</p> <p>CHARLOTTE COUNTY UTILITIES DEPARTMENT</p> <p>1300 2023 1226-224-224</p>	<p>CONTRACT NO. 1226-224-224</p> <p>DATE: 12/15/2023</p> <p>PROJECT: STARLING - PHASE 2</p>
<p>DESIGNER:</p> <p>AT&T CONSULTING</p> <p>1300 2023 1226-224-224</p>	<p>ENGINEER:</p> <p>AT&T CONSULTING</p> <p>1300 2023 1226-224-224</p>
<p>CLIENT:</p> <p>TAYLOR MORRISON OF FLORIDA, INC.</p>	<p>PROJECT LOCATION:</p> <p>STARLING - PHASE 2</p>

UTILITY NOTES

<p>1. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE LATEST AVAILABLE RECORD DATA AND FIELD SURVEY. THE LOCATION OF UTILITIES MAY VARY FROM THE SHOWN LOCATION DUE TO CHANGES IN THE GROUND OR OTHER FACTORS.</p>	<p>2. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE LATEST AVAILABLE RECORD DATA AND FIELD SURVEY. THE LOCATION OF UTILITIES MAY VARY FROM THE SHOWN LOCATION DUE TO CHANGES IN THE GROUND OR OTHER FACTORS.</p>
<p>3. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE LATEST AVAILABLE RECORD DATA AND FIELD SURVEY. THE LOCATION OF UTILITIES MAY VARY FROM THE SHOWN LOCATION DUE TO CHANGES IN THE GROUND OR OTHER FACTORS.</p>	<p>4. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE LATEST AVAILABLE RECORD DATA AND FIELD SURVEY. THE LOCATION OF UTILITIES MAY VARY FROM THE SHOWN LOCATION DUE TO CHANGES IN THE GROUND OR OTHER FACTORS.</p>

GENERAL NOTES

<p>1. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE LATEST AVAILABLE RECORD DATA AND FIELD SURVEY. THE LOCATION OF UTILITIES MAY VARY FROM THE SHOWN LOCATION DUE TO CHANGES IN THE GROUND OR OTHER FACTORS.</p>	<p>2. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE LATEST AVAILABLE RECORD DATA AND FIELD SURVEY. THE LOCATION OF UTILITIES MAY VARY FROM THE SHOWN LOCATION DUE TO CHANGES IN THE GROUND OR OTHER FACTORS.</p>
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STARLING - PHASE 2

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

CONSTRUCTION PLANS

MASTER UTILITY PLAN - B

<p>PLAN NUMBER</p> <p>1226-224-224</p>	<p>DATE</p> <p>12/15/2023</p>
<p>PROJECT</p> <p>STARLING - PHASE 2</p>	<p>CLIENT</p> <p>TAYLOR MORRISON OF FLORIDA, INC.</p>
<p>DESIGNER</p> <p>AT&T CONSULTING</p>	<p>ENGINEER</p> <p>AT&T CONSULTING</p>

<p>CHARLOTTE COUNTY UTILITIES DEPARTMENT</p> <p>1300 2023 1226-224-224</p>	<p>PROJECT LOCATION</p> <p>STARLING - PHASE 2</p>
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