



PD MAJOR MODIFICATION

Charlotte County Government
Community Development

#3127M
HERITAGE STATION -
PHASE II

COMPLETE PERMIT HISTORY PRINT

Permit No. **DRC-25-116** 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 The proposed project represents an additional phase of residential development, consisting of 88 single-family lots. The scope includes site grading, utility and roadway extensions, and drainage systems to support the new lots. The project is located at 15351 Burnt Store Road in Punta Gorda, 33955. There are various parcel IDs that are affected since this property has already been platted. There will be one point of access off of Burnt Store Road.

Job Address: 25227 CALUSA, Punta Gorda, FL 33955
Section: 20 Township: 42 Range: 23 Parcel ID: 422319426014

Lot/Block: 0011/0000 Subdivision: HST

SETBACKS Front : Rear : Right : Left :

Owner Name : Wilmington Land Company

CONTRACTOR

License # :
:

Contacts	Primary	Phone
	Y	
Heather Polito	N	9999999999
Heather Polito	N	9999999999
Heather Polito	N	9999999999
	N	
	N	
Wilmington Land Company	N	

APPLICATION SPECIFIC INFO

ADDITIONAL PARCEL INFORMATION

Additional Parcel Information : various parcel IDs

APPLICATION TYPE

Preliminary :	UNCHECKED	PD Concept :	UNCHECKED
Preliminary and Final :	UNCHECKED	PD Preliminary Design :	UNCHECKED
Minor Modification :	UNCHECKED	PD Major Modification :	CHECKED
Major Modification :	UNCHECKED	PD Final Detail :	UNCHECKED
Final :	UNCHECKED		



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OVERVIEW INFORMATION

Is the project to be completed in phases? :	No	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 :	Heritage Station-Phase II	Brief Description of Proposed Project :	Proposed residential community on approximately 85 acres off Burnt Store Rd in Punta Gorda
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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)? :	Heritage Station
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: :	PD, RE1
What is the zoning designation of the surrounding properties? - SOUTH: :	PD, RE1	What is the zoning designation of the surrounding properties? - WEST: :	PD
What is the property's Future Land Use Map (FLUM) designation? :	LOW DENSITY RESIDENTIAL	What is the FLUM designation of the surrounding properties - NORTH: :	DRI MIXED USE
What is the FLUM designation of the surrounding properties - EAST: :	DRI MIXED USE, RESOURCE CONSERVATION	What is the FLUM designation of the surrounding properties - SOUTH: :	LOW DENSITY RESIDENTIAL
What is the FLUM designation of the surrounding properties - WEST: :	PRESERVATION, LOW DENSITY RESIDENTIAL	What is the current use of the property? Please also indicate if it is vacant or undeveloped. :	RESIDENTIAL
Is the property, or a portion of the property, within the Special Flood Hazard Area? :	Yes	Is the property, or portion of the property, in a Storm Surge Zone? :	Yes
What is the average width of the property? :	804'	What is the minimum width of the property? :	191'
What is the average depth of the property? :	4479'	What is the length of road or street frontage? :	1772'
What is the total land area (acres or sq. ft.): :	85.47 acres	Are any taxes or assessments against the property delinquent? :	No
Is this project in the Urban Service Area? :	Yes		



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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: :	DRC-21-00172
If Yes - was it approved? :	Yes	Are there any current re-zonings filed and/or any pending decisions? :	Yes
If Yes - please indicate the type of request(s) and petition number(s): :	TDU application, TDU-25-02	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? :	No	Is the property proposed to be subdivided in to lots (FS Chapter 177 Subdivision)? :	Yes
Total number of lots? :	88	Total number of dwelling units? :	88
Is any portion of the development site located within 1200 feet of any of the following? :			

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? :		Are there any wetlands located on or adjacent to the proposed development? :	None
Are there any protected species on the property? :	Yes	If Yes - please list the species: :	GOPHER TORTOISE
Are there any trees on the property which are to be removed? :	No	Is there any exotic vegetation on the site? :	Yes
Are there any known archeological or historical sites located on this property? :	No		

PERMITTING DETAILS

Has the County stormwater management plan approval been applied for? :	Yes	If Yes - has approval been received? :	Yes
Has a SWFWMD or SFWMD permit, or modification to an existing permit, been applied for? :	Yes	If Yes for either - has an approved permit been received? :	Yes
If Yes - what is the date of the permit? :	01/03/2024		



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PROFESSIONALS INFORMATION

Engineer :	Yes	Architect :	No
Landscape Architect :	Yes	Planner :	No
Surveyor :	Yes	Environmental Engineer :	No
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
06/26/2025	Intake Sufficiency Review	Awaiting Plans		PUBLICUSER1995

COMMENTS

General Application

SUBCONTRACTORS

Phone: License # : Type:

SUB-PERMITS

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 :



COMPLETE PERMIT HISTORY PRINT

CONDITIONS

Condition Type	Description	Status	Date	Severity	By
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