

DRC-25-117 - S PD Final Detail Site Plan Review On-line Permit

This record was locked by REQUIREMENT on 2025-06-26.
Condition: Open Record at Same Address : Another permit of the same type already exists at this location, and is currently active. Severity: Required
Total conditions: 1 (Required: 1)

[Learn more about this requirement and how to resolve it](#)

Menu Reports Help

Description of Work: [The project is a 10.33-acre commercial development on Taylor Road that has a previously approved Planned Development and includes approximately 13 storage units. The project is located at 5225 Taylor Road, Punta Gorda, 33950. The Charlotte County Parcel IDs are 412321427004 and 412321451003. I](#)

Application Status: [In Review](#)

Application Detail: [Detail](#)

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

Address: [5225 Taylor RD, Punta Gorda, FL 33950](#)

Owner Name: [5221 Taylor Road LLC](#)

Owner Address: [210 Wood Street, Punta Gorda, FL 33950](#)

Application Name: [S PD Final Detail Site Plan Review On-line Permit](#)

Application Comments: View ID Comment Date

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? Yes	If Yes - the estimated number of phases is? 2
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? No	Is the proposed project a cluster development under se No
If Yes - please provide the name of the overlay district. -	Is the project located within the ECAP? No

PROJECT INFORMATION

Project Name Scenic View V	Brief Description of Proposed Project 10.33-acre commercial development on Taylor Road that in rage area
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ADDITIONAL PROPERTY DETAILS

Is the property located within a platted subdivision recorded in the official Plat Books? No	If Yes - how is the property identified (what is the su -
Parcel Description - Section -	Parcel Description - Township -
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: CG, RE1, RMF5	What is the zoning designation of the surrounding p RE1, RMF5
What is the property's Future Land Use Map (FLUM) designation? COMMERCIAL	What is the FLUM designation of the surrounding pi LOW DENSITY RESIDENTIAL, CITY
What is the FLUM designation of the surrounding properties - SOUTH: LOW DENSITY RESIDENTIAL, PUBLIC LANDS & FACILITIES	What is the FLUM designation of the surrounding pi PUBLIC LANDS & FACILITIES
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 Yes
What is the minimum width of the property? 201'	What is the average depth of the property? 1014'
What is the total land area (acres or sq. ft.): 10.33 acres	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-24-210
Are there any current re-zonings filed and/or any pending decisions? Yes	If Yes - please indicate the type of request(s) and peti RE-ZONING, PD-25-04
Have any special conditions been granted for this property which were not already listed? No	Is a variance from subdivision requirements or a rezo 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 -
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 are -
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 None

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 Other (please specify below)
☐ Please identify the type of sanitary water facilities being proposed? Other (Please specify below)	☐ If other water supply - please specify: CITY OF PUNTA GORDA
☐ What is the distance between the closest water main and the property line?	☐ Is there a fire hydrant within 300 feet? No
☐ Date of concept approval:	☐ Previous Site Plan Review petition number?
☐ If Part - please explain:	☐

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?	☐ Are any water related structures proposed?
☐ Is an excavation of any form proposed?	☐ If Yes - what is the proposed use of the excavation (navig
☐ If Yes - what is the resultant water?	☐ If Fresh - what means will be taken to control aquatic wee
☐ 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? Yes	☐ Are there any known archeological or historical sites loca No
☐ If Yes - does the project propose to preserve these sites?	

PERMITTING DETAILS

☐ Has the County stormwater management plan approval been applied for? Yes	☐ If Yes - has approval been received? No
☐ Has a SWFWMD or SFWMD permit, or modification to an existing permit, been applied for? Yes	☐ If Yes for either - has an approved permit bee No
☐ Has a Florida Department of Environmental Protection (FDEP) permit or approval been applied for?	☐ If Yes - has FDEP approval been received?
☐ 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? Yes
☐ Is a US Army Corps of Engineers permit required?	☐ If Yes - has the Army Corps permit been reci
☐ Are there any other permits or approvals necessary to develop this property?	☐ If Yes - please list all other permits or approv

PROFESSIONALS INFORMATION

Engineer Yes	Architect Yes
Planner No	Surveyor Yes
Traffic Engineer Yes	Legal Representation Yes

SPECIFIC SHORTFALLS

☐ Is the application substantially complete? Yes	☐ If No - describe in details what is missing and when it will be a
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PLAN ROOM ACKNOWLEDGEMENT

Upload Plans Acknowledgement y

ADDITIONAL PARCEL INFORMATION

Additional Parcel Information 412321451003

PROFESSIONAL DETAILS

Professional Type	Company Name	Contact Person	Mailing Address	Email Address	Phone number
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Total Fee Assessed: [\\$995.00](#)

Total Fee Invoiced: [\\$995.00](#)

Balance: [\\$0.00](#)

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

Parcel No: [412321427004](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status	Contact Start Date
	David Anthony	5221 Taylor Road	Applicant		210 Wood Street...	Active	06/26/2025
	Heather Polito	Atwell LLC	Agent		4161 Tamiami Tr...	Active	06/26/2025
	Heather Polito	Atwell LLC	Engineering Firm		4161 Tamiami Tr...	Active	06/26/2025
	David Anthony	5221 Taylor Road	Owner		210 Wood Street...	Active	06/26/2025
	Robert South	South Survey, Inc.	Land Surveyor		5500 Sabal Palm...	Active	06/26/2025
	John Swen	John T. Swen, P.A.	Landscape Archi...		P.O. Box 494466...	Active	06/26/2025
	5221 Taylor Road LLC		Owner		210 Wood Street...	Active	06/26/2025

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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File Date: [06/26/2025](#)

Structure:	Name	Type	Status	Status Date
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Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Intake Sufficiency Review		Sufficient	06/26/2025	Belinda Hall
	Setup Agenda	Belinda Hall	Agenda Sched...	06/26/2025	Belinda Hall
	Plans Distribution	Maryann Franks	Routed for R...	06/26/2025	Belinda Hall
	Comp Planning Review	Jie Shao	Approved	07/05/2025	Jie Shao
	Landscape Plans Review	Elizabeth Nocheck	Approved	07/11/2025	Elizabeth Nocheck
	Stormwater Plans Review	Jason Thomas		06/26/2025	
	PW Surveyor Plans Review	James K Davis	Rejected	07/10/2025	James K Davis
	Real Estate Services	Patricia Stefan	Approved	06/30/2025	Patricia Stefan
	Charlotte Co Utilities...	Sandra Weaver	Not CCU Serv...	07/08/2025	Sandra Weaver
	Fire Plans Review	Scott Morris	Rejected	07/08/2025	Scott Morris
	Concurrency Review	Robert Fakhri	Approved	07/07/2025	Ravi Kamarajugadda
	Zoning Plans Review	Maryann Franks	Rejected	07/05/2025	Maryann Franks
	Building Plans Review	Julia Galofre	Approved as ...	07/01/2025	Julia Galofre
	PW Lighting District	Jody Mansell	Approved	07/11/2025	Jody Mansell
	PW Signs and Markings...	Robert Campbell	Approved	07/02/2025	Robert Campbell
	PW Construction Services	Roy Benjamin	Approved	07/01/2025	Roy Benjamin
	PW Transportation Engi...	Ravi Kamarajugadda	Rejected	07/07/2025	Robert Fakhri
	Address Plans Review	Samantha DiPiazza	Approved as ...	07/13/2025	Samantha DiPiazza
	Environment Plans Review	Jim Keltner	Approved as ...	07/01/2025	Jim Keltner
	Health Dept Plans Review	Melanie Brese	Not Required	06/30/2025	Melanie Brese
	Plans Consolidation	Maryann Franks		06/26/2025	
	SPR Meeting and Decision			06/26/2025	

Adhoc Task Status:	Task	Assigned To	Status	Status Date	Action By
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Tracking #: [1434407877495](#)

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	Open Record at Same Ad...	Another permit of the ...	Applied	06/26/2025	Required	ADMIN ADMIN

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Assigned To:

Conditions of Approval:	Group	Type	Condition Name	Short Comments	Status	Status Date	Severity
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Failed Checklist Item:	Inspection Type	Checklist Name	Checklist Item	Status	Score	Major Violation	Comments
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Passed Checklist Item:	Inspection Type	Checklist Name	Checklist Item	Status	Score	Major Violation	Comments
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