

DRC-24-188 - S Site Plan Review On-line Permit

Menu Reports Help

Description of Work: [PD FINAL DETAIL Removal of previously approved lot 135 and addition of 24 units with supporting utility, roadway, and stormwater infrastr](#)

Application Status: [In Review](#)

Application Detail: [Detail](#)

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

Address: [13250 Burnt Store RD,](#)

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

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

Application Name: [S 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?

If Yes - the estimated number of phase

[Yes](#)

[1](#)

Is the property located within a Development of Regional Impact?

If Yes - Please provide the name of the

[No](#)

Do commercial design standards apply?

Is the proposed project a cluster devel

[No](#)

[No](#)

If Yes - please provide the name of the overlay district.

Is the project located within the ECAP'

[Burnt Store Road](#)

[No](#)

PROJECT INFORMATION

Project Name

Brief Description of Proposed Project

[Turnleaf Ph. 1 Amendment](#)

[Proposed residential development includ](#)

ADDITIONAL PROPERTY DETAILS

Is the property located within a platted subdivision recorded in the official Plat Books?

If Yes - how is the property identi

[Yes](#)

[Turnleaf Phase 1 Tract F-1](#)

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 desi

What is the zoning designation of the surrounding properties? - EAST:

[PD](#)

What is the zoning designation of

[PD](#)

[PD](#)

What is the property's Future Land Use Map (FLUM) designation?

What is the FLUM designation of tl

[Burnt Store Village Residential](#)

[BSVR](#)

What is the FLUM designation of the surrounding properties - SOUTH:

What is the FLUM designation of tl

[BSVR](#)

[RE1](#)

Is the property, or a portion of the property, within the Special Flood Hazard Area?

Is the property, or portion of the pi

[Yes](#)

[Yes](#)

What is the minimum width of the property?

What is the average depth of the p

[+/- 600 feet](#)

[+/- 1,200 feet](#)

What is the total land area (acres or sq. ft.):

Are any taxes or assessments aga

[121.65 acres](#)

[No](#)

PROPERTY DEVELOPMENT HISTORY

Has this property ever undergone a previous site plan review?

If Yes - please indicate the SPR num

[Yes](#)

[DRC-22-00158](#)

Are there any current re-zonings filed and/or any pending decisions?

If Yes - please indicate the type of re

[No](#)

Have any special conditions been granted for this property which were not already listed? Is a variance from subdivision requi

[No](#)

[No](#)

LAND USE DETAILS

Does the development plan include any new roads that are proposed for County maintenance?

If Yes - is this clearly

[No](#)

Is the property proposed to be subdivided in to lots (FS Chapter 177 Subdivision)?

Total number of lots

[Yes](#)

[24](#)

Proposed density (lots/acre)?

Total square footage

Total maximum area of all impervious surfaces?

Percentage of lot co

Total seating capacity?

Number of off street

Maximum height allowed?

Front yard setback p

- Side yard setback proposed?	- Side yard setback re
- Side yard abutting road required?	- Rear yard setback pi
- Water setback proposed?	- Water setback requi
- If Yes - please specify the types:	- Gross Floor Area (Tc
- Total square footage measured from the interior face of the exterior walls:	- Is any portion of the Charlotte Harbor

INFRASTRUCTURE INFORMATION

Proposed minimum elevation above sea level (NGVD) of the crown of the road	Proposed minimum elevation at
- Existing land average high:	- Please identify the type of sewer Charlotte County Utilities
- Please identify the type of sanitary water facilities being proposed? Charlotte County Utilities	If other water supply - please sp
- What is the distance between the closest water main and the property line?	- Is there a fire hydrant within 300 Yes
- Date of concept approval:	Previous Site Plan Review petiti
- 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 prop
- If Yes - is the water tidal?	Are any water related structures propos
- Is an excavation of any form proposed?	If Yes - what is the proposed use of the e
- If Yes - what is the resultant water? Fresh	- If Fresh - what means will be taken to co
- 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 FFW
- Is there any exotic vegetation on the site? Yes	Are there any known archeological or hi: 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 i
- Has a SWFWMD or SFWMD permit, or modification to an existing permit, been applied for?	- If Yes for either - has an ap
- Has a Florida Department of Environmental Protection (FDEP) permit or approval been applied for?	- If Yes - has FDEP approval
- If Yes - what is the date for the wastewater permit or approval?	- If applicable - provide the c
- If applicable - provide the date of approval of the FDEP permit for the water distribution line?	- If applicable - provide the c
- Is a permit or approval required by FDOT?	- Is there a dumpster include
- Is a US Army Corps of Engineers permit required?	- If Yes - has the Army Corps
- Are there any other permits or approvals necessary to develop this property?	- If Yes - please list all other

PROFESSIONALS INFORMATION

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

SPECIFIC SHORTFALLS

Is the application substantially complete? Yes	- If No - describe in details what is missing and
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PLAN ROOM ACKNOWLEDGEMENT

Upload Plans Acknowledgement
[✓](#)

ADDITIONAL PARCEL INFORMATION

Additional Parcel Information
[422309301001](#)

PROFESSIONAL DETAILS

Professional Type Company Name Contact Person Mailing Address Email Address Phone number

Total Fee Assessed: [\\$1,368.00](#)

Total Fee Invoiced: [\\$1,368.00](#)

Balance: [\\$0.00](#)

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

Parcel No: [422309200001](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status
	Kelly Jo Liscum	Barraco and Ass...	Engineering Firm		2271 McGregor B...	Active
	Carl Barraco	Barraco and Ass...	Engineer Contact		2271 McGregor B...	Active
	James McGowan	Burnt Store Dev...	Owner		7807 Baymeadows...	Active
	BURNT STORE DEVELOPERS...		Owner		7807 BAYMEADOWS...	Active

Licensed Professionals Info: Primary License Number License Type Name Business Name Business License #

File Date: [10/02/2024](#)

Structure: Name Type Status Status Date

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Intake Sufficiency Review		Sufficient	11/07/2024	Casey Rodman
	Setup Agenda		Agenda Sched...	11/07/2024	Casey Rodman
	Plans Distribution	Maryann Franks	Routed for R...	02/26/2025	Maryann Franks
	Comp Planning Review	Jie Shao	Approved	11/09/2024	Jie Shao
	Landscape Plans Review	Elizabeth Nocheck	Approved	02/10/2025	Elizabeth Nocheck
	Stormwater Plans Review	Jason Thomas	Approved	01/30/2025	Jason Thomas
	PW Surveyor Plans Review	James K Davis	Approved	11/21/2024	James K Davis
	Real Estate Services	Samantha Newsome	Approved	11/08/2024	Samantha Newsome
	Charlotte Co Utilities...	Sandra Weaver	Approved as ...	12/06/2024	Sandra Weaver
	Fire Plans Review	Scott Morris	Approved as ...	11/13/2024	Scott Morris
	Concurrency Review	Ravi Kamarajugadda	Approved	11/22/2024	Ravi Kamarajugadda
	Building Plans Review	Julia Galofre	Approved as ...	11/08/2024	Julia Galofre
	PW Lighting District	Jody Mansell	Approved	11/12/2024	Jody Mansell
	PW Signs and Markings...	Robert Campbell	Approved	11/18/2024	Robert Campbell
	PW Construction Services	Roy Benjamin	Approved	11/12/2024	Roy Benjamin
	PW Transportation Engi...	Robert Fakhri	Approved	11/22/2024	Robert Fakhri
	Address Plans Review	Samantha DiPiazza	Approved	11/19/2024	Samantha DiPiazza
	Environment Plans Review	Anastacia DeFil...	Approved	11/08/2024	Anastacia DeFil...
	Health Dept Plans Review		Not Required	11/21/2024	Melanie Brese
	Zoning Plans Review	Maryann Franks	Approved	02/26/2025	Maryann Franks
	Plans Consolidation	Maryann Franks	Approved	02/26/2025	Maryann Franks
	SPR Meeting and Decision	Maryann Franks		11/07/2024	

Adhoc Task Status: Task Assigned To Status Status Date Action By

Tracking #: [1434479758198](#)

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	Open Record at Same Ad...	Another permit of the ...	Not Applied	10/03/2024		ADMIN ADMIN

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

Failed Checklist Item: Inspection Type Checklist Name Checklist Item Status Score Major Violati

Passed Checklist Item: Inspection Type Checklist Name Checklist Item Status Score Major Violati