



DATE: May 16, 2025
TO: Honorable Board of County Commissioners

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

RE: **DRC-24-224 Final Detail Site Plan, Starling Phase 2**

Requested Action(s):

Atwell Engineering is requesting PD Final Detail Site Plan approval for Starling Phase 2. This project consists of 131 single family lots with associated infrastructure. This project site is 21.3± acre of a 47.96± acre parcel and is located at 14100 Burnt Store Rd. Punta Gorda FL. Located in Commission District II.

Analysis:

This project site is 21.37± acres within a property boundary of 47.96± and is located at 14100 Burnt Store Road, Punta Gorda FL. 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 consists of 131 single family lots with associated infrastructure 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-24-224) 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

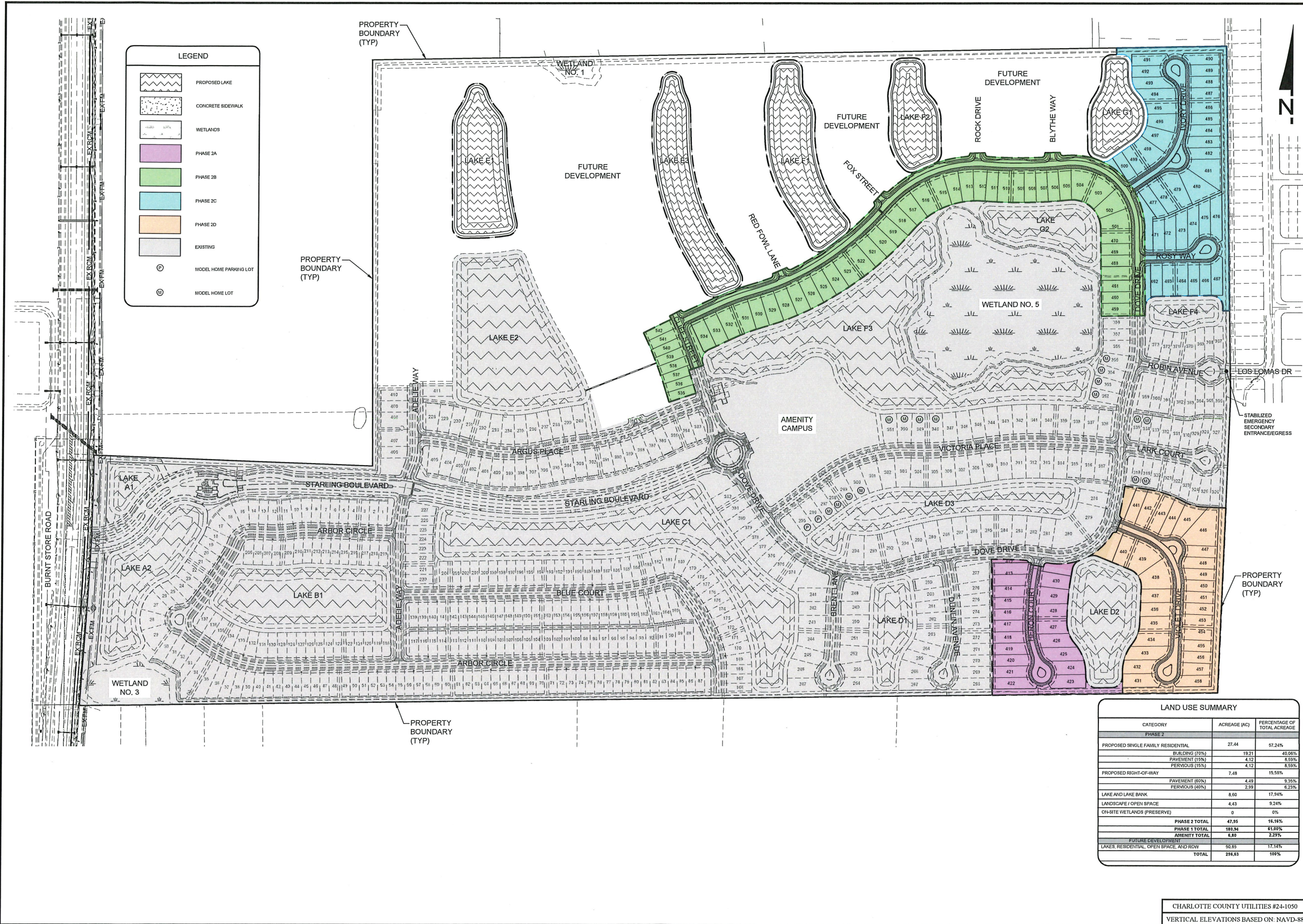
Position: Zoning Supervisor

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

\\mountain\BOM\Projects\1226-202\Starling\1226-202\Starling\1226-202\1226-202-01\1226-202-01\1226-202-01.dwg
12/22/2023 10:52:27 AM



REVIEWED FOR CODE COMPLIANCE
4/30/2025
ATWELL
866.850.4200
www.atwell.com
25105 BENTON BLVD.
BONITA, SP
239-492-2390

STARLING - PHASE 2
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
MASTER SITE AND PHASING PLAN

CONSTRUCTION PLANS

PLAN REVISIONS	DATE	DESCRIPTION
1	07/10/2024	REVISED PER CHARLOTTE COUNTY UTILITIES COMMENTS
2	07/24/2024	REVISED PER CHARLOTTE COUNTY UTILITIES COMMENTS
3	04/02/2025	REVISED PER ENGINEER

0 100 200 400
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #6365

NICHOLAS R. WALTERS, P.E.
FL LICENSE NO. 94183

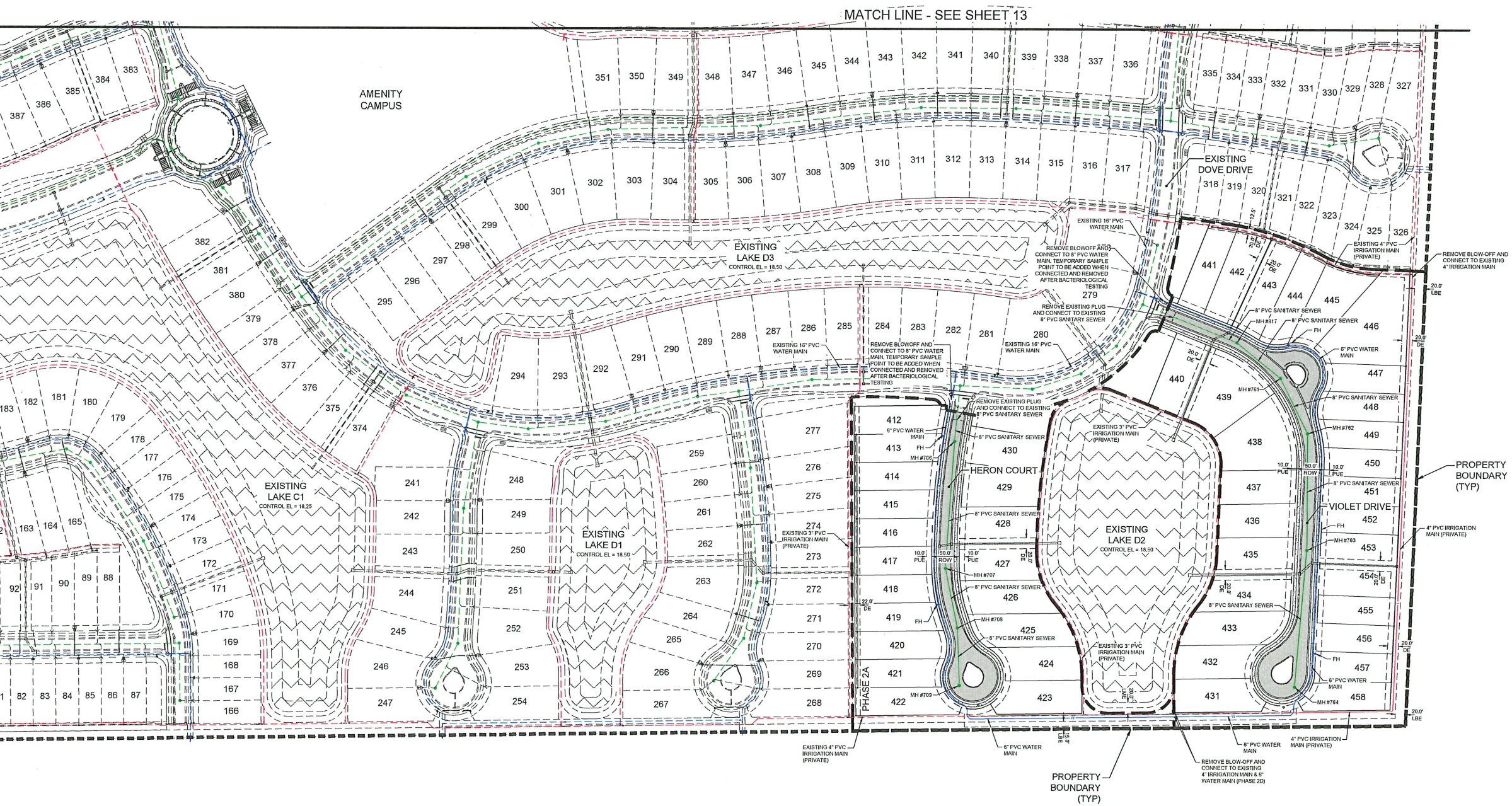
CHARLOTTE COUNTY UTILITIES #24-1050
VERTICAL ELEVATIONS BASED ON: NAVD-88

SET NUMBER: 1226-202-01
SHEET: 3

UTILITIES PROVIDING SERVICE	
POTABLE WATER AND SANITARY SEWER CHARLOTTE COUNTY UTILITIES 3105 LOVELAND BLVD. PORT CHARLOTTE, FLORIDA 33980 PHONE: (813) 744-3300	CABLE TELEVISION COMCAST 22245 EDOEWATER DRIVE PORT CHARLOTTE, FLORIDA 33980 PHONE: (813) 425-5000
TELEPHONE CENTURY LINK, INC. 4155 KINGS HIGHWAY PORT CHARLOTTE, FLORIDA 33980 PHONE: (813) 875-0141	FIRE PROTECTION CHARLOTTE COUNTY FIRE / EMS 2571 ABBOTT ROAD PUNTA GORDA, FLORIDA 33952 PHONE: (813) 425-5000
SOLID WASTE WASTE MANAGEMENT 25515 OLD LANDFILL ROAD PORT CHARLOTTE, FLORIDA 33980 PHONE: (813) 823-1155	ELECTRIC FLORIDA POWER AND LIGHT COMPANY 2245 HURPHY COURT NORTH PORT, FLORIDA 34283 PHONE: (800) 375-5490
UTILITY LOCATING SERVICE SUNSHINE STATE ONE CALL CENTER PHONE: 800-432-4775 (MINIMUM 48 HOURS NOTICE REQUIRED)	

UTILITY NOTES	
PHASE 2A TOTAL	
8" PVC SANITARY SEWER @ 0.45% MIN SLOPE = 455 LF W/ 4 MANHOLES	
8" PVC WATER MAIN = 590 LF	
PHASE 2B TOTAL	
8" PVC SANITARY SEWER @ 0.45% MIN SLOPE = 3,232 LF W/ 19 MANHOLES	
8" PVC WATER MAIN = 3,440 LF	
PHASE 2C TOTAL	
8" PVC SANITARY SEWER @ 0.45% MIN SLOPE = 1039 LF W/ 7 MANHOLES	
8" PVC WATER MAIN = 189 LF	
8" PVC WATER MAIN = 755 LF	
PHASE 2D TOTAL	
8" PVC SANITARY SEWER @ 0.45% MIN SLOPE = 816 LF W/ 5 MANHOLES	
8" PVC WATER MAIN = 10 LF	
8" PVC WATER MAIN = 1201 LF	
PHASE 2 TOTAL	
8" PVC SANITARY SEWER @ 0.45% MIN SLOPE = 5,585 LF W/ 35 MANHOLES	
8" PVC WATER MAIN = 3,920 LF	
8" PVC WATER MAIN = 2,958 LF	

- GENERAL NOTES**
- ALL GRAVITY SANITARY PVC PIPE WITH 0 TO 4 FEET OF COVER SHALL BE CLASS 150 SDR 18.
 - ALL GRAVITY SANITARY PVC PIPE WITH GREATER THAN 4 FEET OF COVER SHALL BE CLASS 150 SDR 26.
 - ALL WATER MAINS SHALL INCLUDE PVP DEVICE
 - BRISKEN 1 FOOT CLEARANCE BETWEEN SEWER SERVICES AND WATER MAINS.
 - ALL BACKFLOWS MUST BE REDUCED PRESSURE BACKFLOW (BPF).
 - IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OWNED AND MAINTAINED FACILITIES. ANNUAL COSTS ASSOCIATED WITH ANY ALTERATIONS, RELOCATION OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE OWNER. DEVELOPER AND/OR CONTRACTOR, SPICES IN THE FIBER OPTIC AND/OR ROADWAY LIGHTING CABLES ON THE ADJUNCTION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED OR REQUIRES RELOCATION, THE CABLES SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT AND DESIGN PRIOR TO ANY WORK COMMENCING.
 - A RIGHT OF WAY INTERNET UTILITIES PERMIT WILL BE REQUIRED FOR ANY WORK ASSOCIATED WITH INSPECTION, RELOCATION OR THE REPAIR OF ANY EXISTING COUNTY OWNED OR MAINTAINED FACILITY WITHIN THE BLUNT STAGE RD. PUBLIC RIGHTS-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT TIME OF PERMIT 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 OWNER, DEVELOPER AND/OR CONTRACTOR WILL POST A CHECK IN AN AMOUNT SUFFICIENT TO COVER MENTIONED 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 WILL 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 ACCEPTANCE OF THE PERMIT CONDITIONS WILL BE CHARGED AND AGREE TO REIMBURSE CHARLOTTE COUNTY. ANY ADDITIONAL COSTS INCURRED, NO WORK SHALL COMMENCE UNTIL THIS CHECK IS POSTED AND NO CO WILL BE GIVEN UNTIL ANY OUTSTANDING MONIES DUE THE COUNTY ARE SETTLED.



REVIEWED FOR CODE COMPLIANCE

4/30/2025

ATWELL

866.850.4200

28100 55000 100000

24-224

CONSTRUCTION PLANS

STARLING - PHASE 2

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

MASTER UTILITY PLAN - A

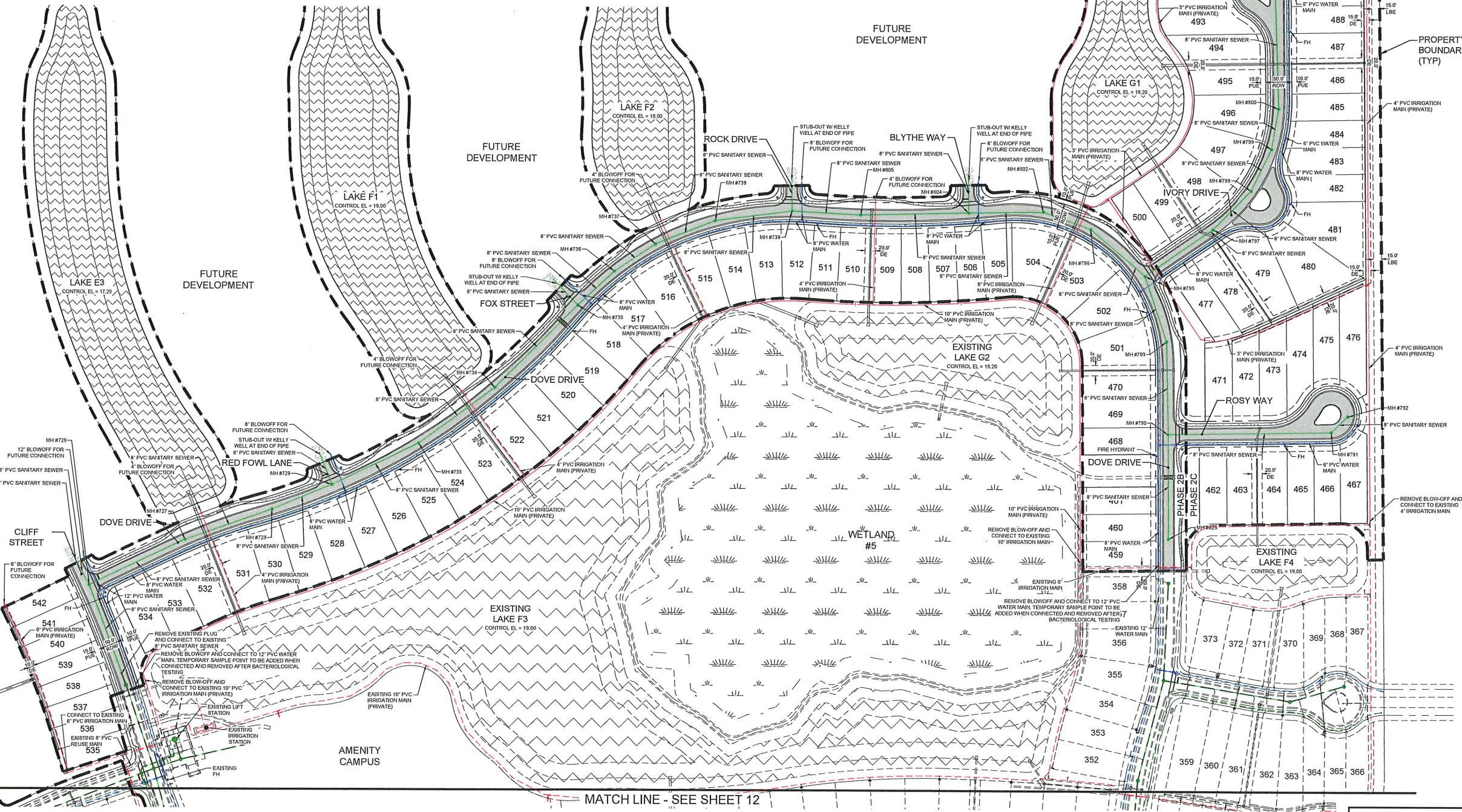
PLAN REVISIONS	
1	REVISED PER CHARLOTTE COUNTY UTILITY COMMENTS
2	REVISED PER CHARLOTTE COUNTY UTILITY COMMENTS
3	REVISED PER ENGINEER
FLORIDA CERTIFICATE OF AUTHORIZATION #6815	
NICHOLAS R. WALTERS, P.E. FL. LICENSE NO. 41353	
CHARLOTTE COUNTY UTILITIES #24-1050	SET NUMBER: 1226-202-01
VERTICAL ELEVATIONS BASED ON: NAVD-88	SHEET: 12

UTILITIES PROVIDING SERVICE	
POTABLE WATER AND SANITARY SEWER	CABLE TELEVISION
CHARLOTTE COUNTY UTILITIES	COMCAST
3100 LOWLAND BLVD.	22368 EDGEWATER DRIVE
PORT CHARLOTTE, FLORIDA 33910	PORT CHARLOTTE, FLORIDA 33910
PHONE: (813) 764-4105	PHONE: (813) 825-6000
TELEPHONE	FIRE PROTECTION
CENTURY LINK, INC.	CHARLOTTE COUNTY FIRE / EMS
4155 KING'S HIGHWAY	28371 AIRPORT ROAD
PORT CHARLOTTE, FLORIDA 33910	PORT CHARLOTTE, FLORIDA 33912
PHONE: (813) 837-5141	PHONE: (813) 833-5600
SOLID WASTE	ELECTRIC
WASTE MANAGEMENT	FLORIDA POWER AND LIGHT COMPANY
25515 OLD LANDFILL ROAD	2245 MURPHY COURT
PORT CHARLOTTE, FLORIDA 33910	NORTH PORT, FLORIDA 34288
PHONE: (813) 629-1106	PHONE: (888) 375-4433
	UTILITY LOCATING SERVICE
	SUNSHINE STATE ONE CALL CENTER
	PHONE: 800-433-4775
	(90 MINUTE 24 HOURS NOTICE REQUIRED)

UTILITY NOTES	
PHASE 2A TOTAL	
8" PVC SANITARY SEWER @ 0.40% MH SLOPE = 495 LF W/ 4 MANHOLES	
6" PVC WATER MAIN = 590 LF	
PHASE 2B TOTAL	
8" PVC SANITARY SEWER @ 0.40% MH SLOPE = 3,232 LF W/ 19 MANHOLES	
6" PVC WATER MAIN = 3,440 LF	
PHASE 2C TOTAL	
8" PVC SANITARY SEWER @ 0.40% MH SLOPE = 1,039 LF W/ 7 MANHOLES	
6" PVC WATER MAIN = 470 LF	
PHASE 2D TOTAL	
8" PVC SANITARY SEWER @ 0.40% MH SLOPE = 818 LF W/ 5 MANHOLES	
6" PVC WATER MAIN = 10 LF	
6" PVC WATER MAIN = 765 LF	
PHASE 2E TOTAL	
8" PVC SANITARY SEWER @ 0.40% MH SLOPE = 5,555 LF W/ 35 MANHOLES	
6" PVC WATER MAIN = 3,920 LF	
6" PVC WATER MAIN = 2,950 LF	

GENERAL NOTES

- ALL GRAVITY SANITARY PVC PIPE WITH 0 TO 4 FEET OF COVER SHALL BE CLASS 150 SDR 14.
- ALL GRAVITY SANITARY PVC PIPE WITH GREATER THAN 4 FEET OF COVER SHALL BE CLASS 165 SDR 25.
- ALL WATER METERS SHALL INCLUDE RPZ DEVICE.
- MINIMUM 1 FOOT CLEARANCE BETWEEN SEWER SERVICES AND WATER MAINS.
- ALL BACKFLOWS MUST BE REDUCED PRESSURE BACKFLOWS (RPB).
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OWNED AND MAINTAINED FACILITIES, ANNUAL COSTS ASSOCIATED WITH ANY ALTERATIONS, RELOCATION OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE OWNER, DEVELOPER AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC AND/OR ROADWAY LIGHTING CABLES OR THE ADDITION OF ADDITIONAL PULLUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED OR REQUIRES RELOCATION, THE CABLES SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT AND DESIGN PRIOR TO ANY WORK COMMENCING.
- A RIGHT OF WAY INTERVIEW UTILITIES PERMIT WILL BE REQUIRED FOR ANY WORK ASSOCIATED WITH INSPECTION, RELOCATION OR THE REPAIR OF ANY EXISTING COUNTY OWNED OR MAINTAINED FACILITY WITHIN THE RIGHT OF WAY, PUBLIC RIGHTS-OF-WAY, SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT TIME OF PERMIT 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 OWNER, DEVELOPER AND/OR CONTRACTOR WILL POST A CHECKER AN AMOUNT SUFFICIENT TO COVER MENTIONED COSTS OR THE COSTS ASSOCIATED WITH INSPECTION, RELOCATION OR THE REPAIR OF ANY EXISTING COUNTY OWNED OR MAINTAINED FACILITY WITHIN THE RIGHT OF WAY. THE RIGHT-OF-WAY IS PERFORMED IN ACCORDANCE WITH AND ACCEPTABLE TO COUNTY AND FOOT STANDARDS. AN ESTIMATED AMOUNT WILL 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 ACCEPTANCE OF THE PERMIT CONDITIONS, WILL BE CHARGED AND AGREE TO REIMBURSE CHARLOTTE COUNTY. ANY ADDITIONAL COSTS INCURRED, NO WORK SHALL COMMENCE UNTIL THIS CHECK IS POSTED AND NO CO WILL BE GIVEN UNTIL ANY OUTSTANDING MONIES DUE TO THE COUNTY ARE SETTLED.



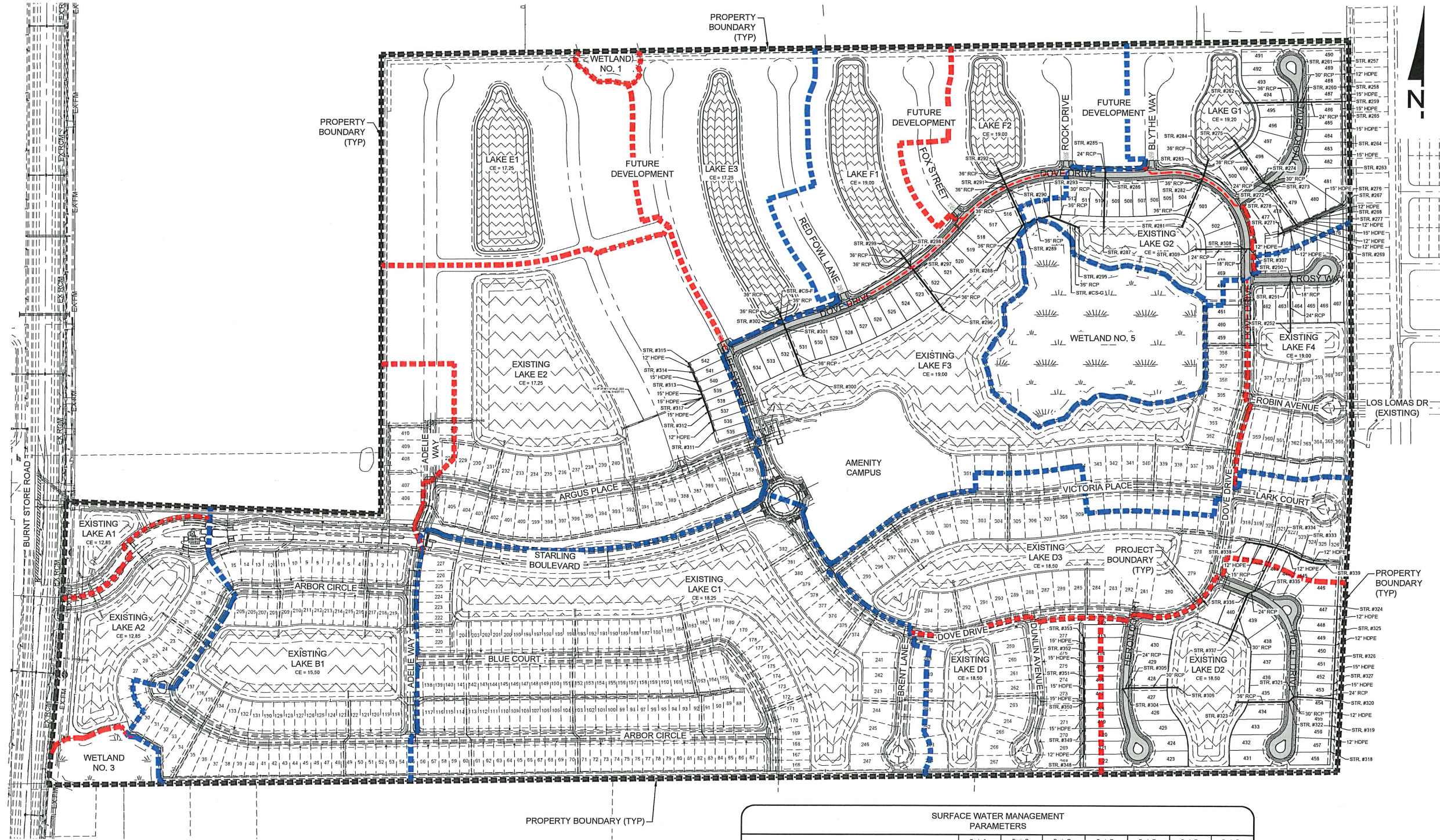
ATWELL
 REVIEWED FOR CODE COMPLIANCE
 4/30/2025
 24-224
 866.850.4200
 www.atwellinc.com
 28100 SOUTH COUNTRY CLUB BLVD.
 SUITE 200
 PORT CHARLOTTE, FL 33948

STARLING - PHASE 2

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN - B

PLAN REVISIONS	
1	REVISED PER CHARLOTTE COUNTY UTILITY COMMENTS
2	REVISED PER CHARLOTTE COUNTY UTILITY COMMENTS
3	REVISED PER ENGINEER
SCALE IN FEET	
0	50 100 200
FLORIDA CERTIFICATE OF AUTHORIZATION #6896	
NICHOLAS R. WALTERS, P.E. FL LICENSE NO. 91353	
CHARLOTTE COUNTY UTILITIES #24-1050	SET NUMBER: 1226-202-01
VERTICAL ELEVATIONS BASED ON: NAVD-88	SHEET: 13

\\pds01\BAY\Drawings\Starling\1226-202-002 Starling ph2 plans & permit\dwg\starling-1226-202-002-01.ph2 construction plan\starling-1226-202-002-01.dwg
 4/10/2025 5:52:19 PM



\\server1\Bentley\Projects\Starling\1226-202-01\Starling - Phase 2\Drawings\1226-202-01.dwg
12/22/23 2:42:24 PM

LEGEND

PROPOSED LAKE

ASPHALT PAVEMENT

CONCRETE SIDEWALK

WETLANDS

SUB BASIN BOUNDARY

SURFACE WATER MANAGEMENT PARAMETERS							
Drainage Basin	Basin A	Basin B	Basin C	Basin D	Basin E	Basin F	Basin G
Sub-Basins	Sub-Basin A1-A2	Sub-Basin B1	Sub-Basin C1	Sub-Basin D1-D3	Sub-Basin E1-E3	Sub-Basin F1-F2	Sub-Basin G1-G2
CONTROL ELEVATION (FT-NAVD)	12.85	15.50	18.25	18.50	17.25	19.00	19.20
25 YEAR PEAK STAGE (FT-NAVD)	15.12	18.24	20.12	20.89	20.04	20.67	20.71
MINIMUM ROAD / PARKING CROWN ELEVATION (FT-NAVD)	15.20	18.40	20.20	21.00	20.20	21.00	21.20
PROPOSED MINIMUM ROAD / PARKING CROWN ELEVATION (FT-NAVD)	15.20	18.40	20.45	21.05	20.20	21.00	21.20
MIN. PERIMETER BERM ELEVATION (FT-NAVD)	15.12	18.23	20.12	20.89	20.04	20.67	20.71
100 YEAR - STAGE (FT-NAVD)	15.43	18.11	20.80	21.69	20.90	21.28	21.29
MIN. FINISHED FLOOR ELEVATION (FT-NAVD)**	15.45	19.15	20.85	21.70	20.90	21.30	21.30
FEMA ZONE (FT-NAVD)*	D	D	D	D	D	D	D
ALLOWABLE DISCHARGE	52.88	—	—	—	—	—	—
TOTAL DISCHARGE - CS - A (CFS)	46.95	—	—	—	—	—	—

* FEMA FLOOD ZONE D - FLOOD RISK ELEVATION NOT QUANTIFIED
** 25 YEAR PEAK STAGE PLUS 1.5 FEET OR 100 YEAR PEAK STAGE
SITE CONVERSION FACTOR: NAVD 88 = NGVD 29 - 1.15

REVIEWED FOR CODE COMPLIANCE
4/30/2025
ATWELL
866.850.4200
www.atwellgroup.com
28100 BENTLEY DRIVE, SUITE 200
DALLAS, TEXAS 75244

CONSTRUCTION PLANS

STARLING - PHASE 2

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

MASTER GRADING AND DRAINAGE PLAN

PLAN REVISIONS

NO.	DATE	REVISION
1	02/14/2024	REVISED PER CHARLOTTE COUNTY UTILITIES COMMENTS
2	02/24/2024	REVISED PER CHARLOTTE COUNTY UTILITIES COMMENTS
3	04/02/2024	REVISED PER ENGINEER

0 100 200 400
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #0036

NICHOLAS R. WALTERS, P.E.
FL. LICENSE NO. #4335

CHARLOTTE COUNTY UTILITIES #24-1050
VERTICAL ELEVATIONS BASED ON: NAVD-88

SET NUMBER: 1226-202-01
SHEET: 7

TREE REPLACEMENT (PHASE 1)

1 TREE POINT/ 2,000 SF OF SITE AREA
(7,203,082 SF / 2,000 SF = 3,602 TREE POINTS REQUIRED)

TREE POINTS	POINTS PROVIDED
BOUNDARY BUFFER 'A'	70
BOUNDARY BUFFER 'B'	75.5
BOUNDARY BUFFER 'C'	239
BOUNDARY BUFFER 'D'	65.5
BOUNDARY BUFFER 'E'	18
LOT TREES (407 LOTS IN PHASE 1)	2,039*
EXISTING TREES TO REMAIN (PHASE 1)	1,097
EXISTING RELOCATED LIVE OAKS	61
REPLACEMENT TREES	351.5
HERITAGE TREE REPLACEMENT LIVE OAKS	337.5
TOTAL TREE POINTS REQUIRED	3,602**
TOTAL TREE POINTS PROVIDED	4,348**

*5 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 5 TREE POINTS MAY BE ACQUIRED BY ANY COMBINATION OF CAULPER TREES & 6 CT MIN. PALMS PLANTED AS STATED IN SECTION 3-9-100.3 TREE REQUIREMENTS, EXHIBIT 5 TREE POINTS.

**TREE REPLACEMENT POINTS TO BE PROVIDED BY A COMBINATION OF EXISTING NATIVE CANOPY TREE POINTS, (B) RELOCATED LIVE OAKS AND SUPPLEMENTARY BUFFER CANOPY AND ACCENT TREE POINTS. SEE LANDSCAPE PLAN SHEETS, EXISTING TREE MAP AND LANDSCAPE SCHEDULE FOR CANOPY TREE REPLACEMENT POINTS, INCLUDING LOCATION, SPECIES AND CAULPER.

TREE REPLACEMENT (PHASE 2)

1 TREE POINT/ 2,000 SF OF SITE AREA
(1,090,164 SF / 2,000 SF = 545 TREE POINTS REQUIRED)

TREE POINTS	POINTS PROVIDED
BOUNDARY BUFFER 'F'	59
BOUNDARY BUFFER 'G'	21
LOT TREES (84 LOTS IN PHASE 2)	420*
COMMON AREA TREES	52
TOTAL TREE POINTS REQUIRED	545**
TOTAL TREE POINTS PROVIDED	549**

*5 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 5 TREE POINTS MAY BE ACQUIRED BY ANY COMBINATION OF CAULPER TREES & 6 CT MIN. PALMS PLANTED AS STATED IN SECTION 3-9-100.3 TREE REQUIREMENTS, EXHIBIT 5 TREE POINTS.

**TREE REPLACEMENT POINTS TO BE PROVIDED BY A COMBINATION OF EXISTING NATIVE CANOPY TREE POINTS, (B) RELOCATED LIVE OAKS AND SUPPLEMENTARY BUFFER CANOPY AND ACCENT TREE POINTS. SEE LANDSCAPE PLAN SHEETS, EXISTING TREE MAP AND LANDSCAPE SCHEDULE FOR CANOPY TREE REPLACEMENT POINTS, INCLUDING LOCATION, SPECIES AND CAULPER.

NOTE:

CODE REQUIREMENTS FOR FUTURE PHASES TO BE HANDLED UNDER A SEPARATE SUBMITTAL. CODE REQUIRED INDICATION 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 LOC.

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'.

PERIMETER BUFFER 'F'

15 FT. WIDTH TYPE B - 1,205* LF

	Required	Provided
Required Canopy Trees	3 / 100 LF	37
Required Understory Trees	1 / 100 LF	13
Required Shrubs	15 / 100 LF	180+

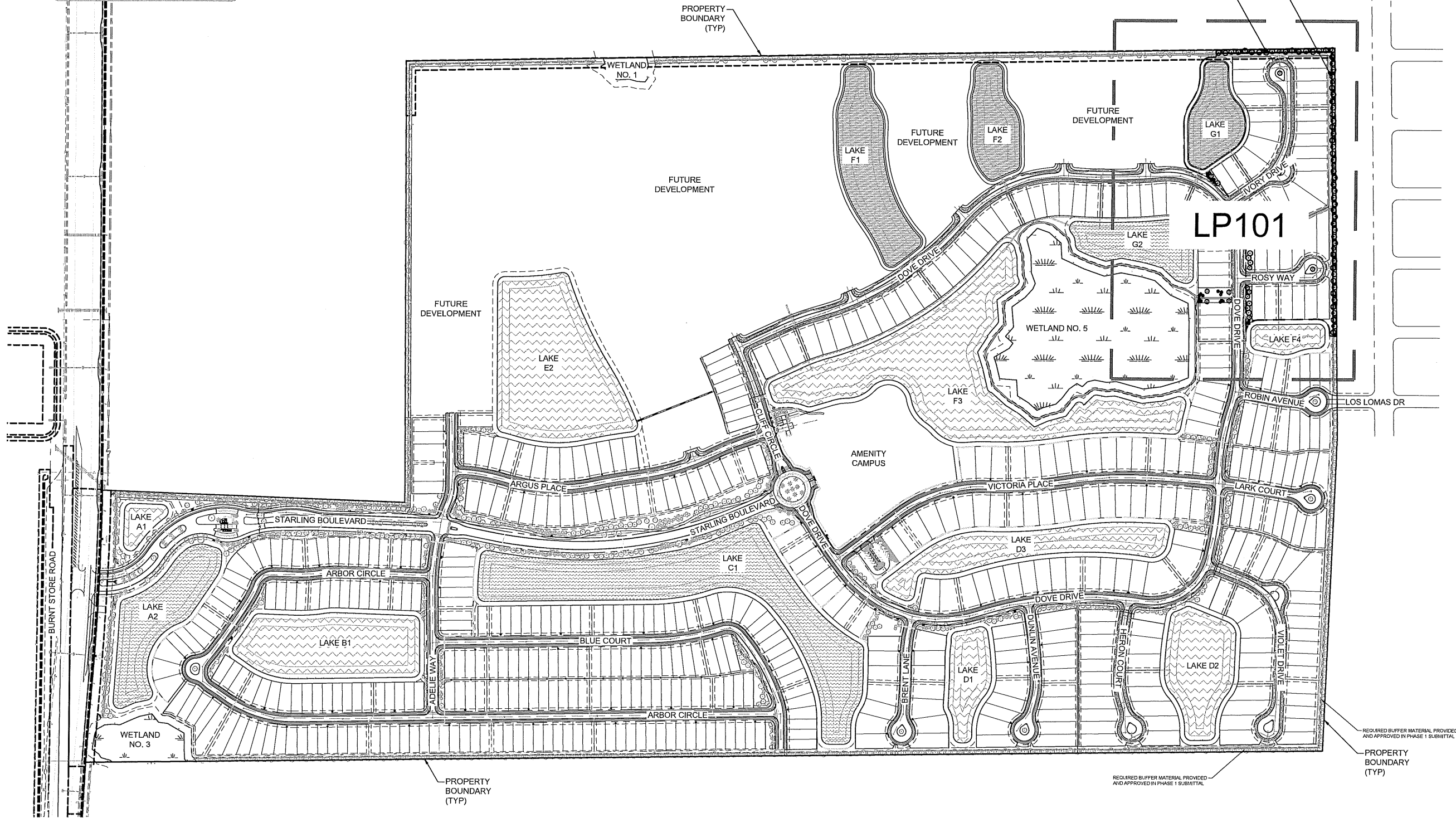
*NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

PERIMETER BUFFER 'G'

15 FT. WIDTH TYPE B - 500* LF

	Required	Provided
Required Canopy Trees	3 / 100 LF	15
Required Understory Trees	1 / 100 LF	5
Required Shrubs	15 / 100 LF	75+

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



RVI
28105 Bunta Grande Drive
Suite 306
Burlington, Florida 34155
Tel: 239.405.7777
www.rviconsulting.com

WILLIAM HELLMAN, P.L.A.
FL LICENSE NO. LA0687953

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

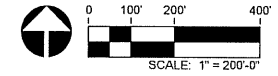
STARLING PHASE 2
CODE MINIMUM LANDSCAPE PLANS
CHARLOTTE COUNTY, FLORIDA

PROJECT NO: 122630005
DATE: 11/18/2024
DRAWN: AH
REVIEWED: WH

REVISIONS
01/09/2025 - Revised per County Staff Comments

LANDSCAPE
REFERENCE
PLAN

LP100



S:\Projects\4417126-550_Burnt Store\2024\SEPT23\burnt-store-4417126-550-05-Phase 2_Civil\Account Plans\122630005-LP100.dwg 1/19/2025 - 4811.dwg

01_ REVISED PLANS



May 2, 2025

Atwell LLC
Attn: Jackie LaRoche
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL. 34135

Re: DRC-24-224 Starling Phase 2 – PD Final Detail Site Plan
Date: January 2, 2025, Site Plan Review agenda

County staff has reviewed the PD Final Detail Site Plan for Starling Phase 2. The project consists of Phase 2 containing 131 single family lots, required roadways, utility, drainage, and surface water management infrastructure, as well as landscaping. This project site is 21.37± acre of a 47.96± acre parcel and is located at 14100 Burnt Store Rd. Punta Gorda FL.

It is the decision of the Zoning Official to forward DRC-24-224 to the Board of County Commissioners with a recommendation of approval. The comments are as follows:

1. Reviewed site plan for single family residences. All structures are subject to further review at time of building permitting.
2. Roadways shall be at least 20' wide of clear space for fire department access.
3. Gates shall be installed with an EVAC System for emergency operation use.
4. Fire hydrant required within 800' between each fire hydrant.
5. Please submit a Tree Removal Application prior to grading; include the approved Landscaping Plan (and tree survey) and the "Starling Updated Listed Species Survey (August 2024)" conducted by PAI to expedite its approval.
6. 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.
7. 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.

8. 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 (informational comment only).
9. SWP-25-00024 approved on 3/04/25.
10. Plans are approved by CCU.
11. All utilities construction must be performed in accordance with the Utilities Department approved and signed plans and in accordance with any conditions specified in the Utility Department plans approval letter.
12. CCU Final Plans Approval Letter is required prior to the issuance of any construction permits.
13. A Utility Agreement must be executed, and all applicable utility connection fees paid PRIOR to construction of utilities.
14. Contact Sandra Weaver at Sandra.Weaver@charlottecountyfl.gov for further information on these items.
15. Use CCU Application for Plans Review and Utility Agreement and Minimum Technical & Drawing Standards found at these links:
<https://www.charlottecountyfl.gov/core/fileparse.php/529/urlt/plan-review-new-service-application.pdf>
Design Compliance Standards | Charlotte County, FL (charlottecountyfl.gov)

The decision to approve or deny this PD Final Detail Site Plan application will be made by the Board of County Commissioners on the JUNE 10, 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