



CHARLOTTE COUNTY

Community Development

DATE: March 21, 2026

TO: Honorable Board of County Commissioners

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

RE: **DRC-25-192- Final Detail Site Plan, Coral Lakes Phase II**

Requested Action(s):

Atwell, LLC., is requesting PD Final Detail Site Plan approval for Coral Lakes - Phase II. The project consists of 348 single-family units and associated infrastructure. The project site is 141.64± acres of an overall 306.51± acre site and is located at 13000 Burnt Store Rd, Punta Gorda, FL. Located in Commission District II.

Analysis

The project site is 141.64± acres of an overall 306.51± acre site and is located at 13000 Burnt Store Rd, 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 Plan consists of 348 single-family units 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-25-192) 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



CHARLOTTE COUNTY

Community Development

Qualifications of Maryann Franks

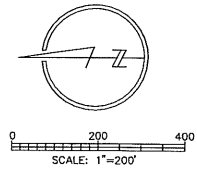
Qualifications of Maryann Franks

Position: Zoning Supervisor

Years with Charlotte County: 26

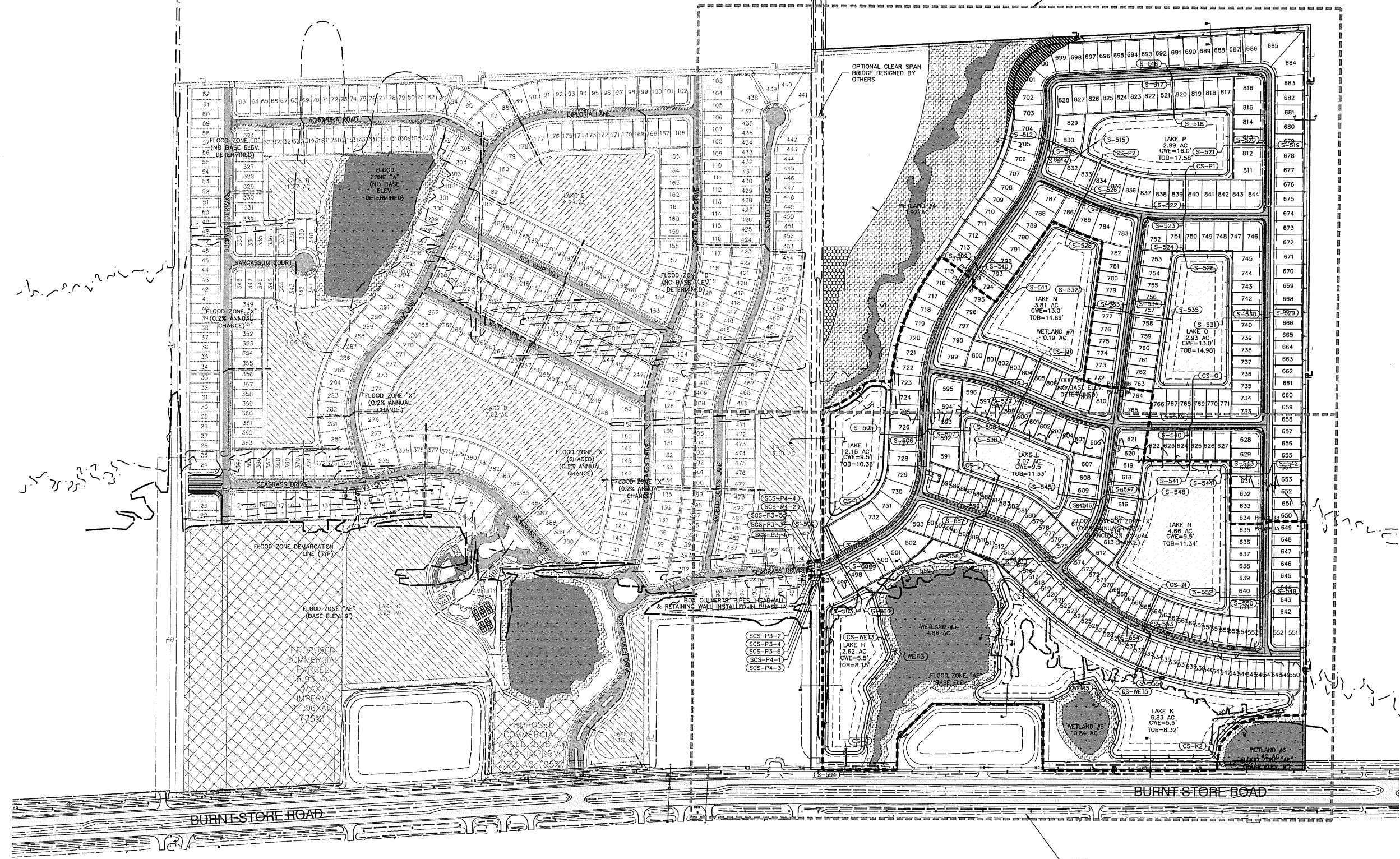
Position Summary & Experience: I have worked as a Zoning Tech I, Zoning Tech II, Permitting, Licensing & Zoning Supervisor, Zoning Coordinator and Zoning Supervisor for Charlotte County Community Development, Zoning Department for 26 years. My duties include reviewing and making recommendations of compliance 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



SHEET 6B

SHEET 6A



PREPARED FOR:
CC BURNT STORE, LLC
 111 S. ARMENIA AVENUE, SUITE 201
 TAMPA FL, 33609
 (813) 443-0809

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD 88

NO.	DATE	REVISION DESCRIPTION	BY

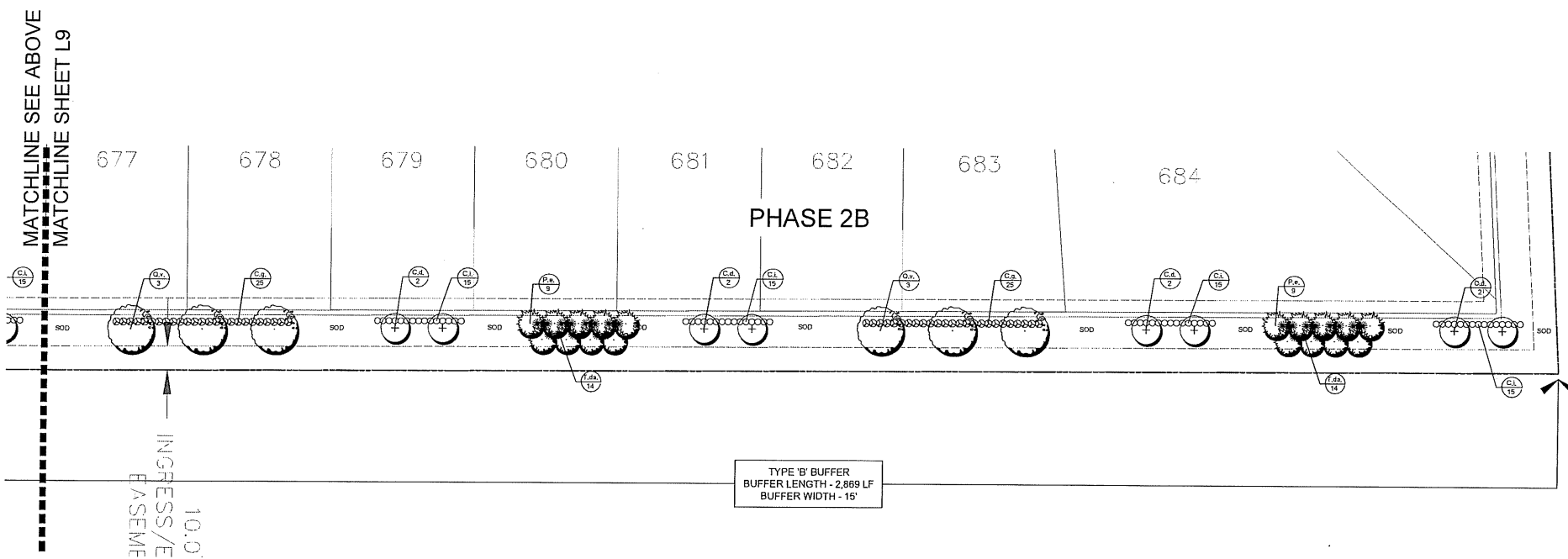
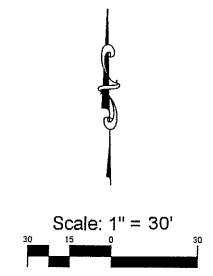
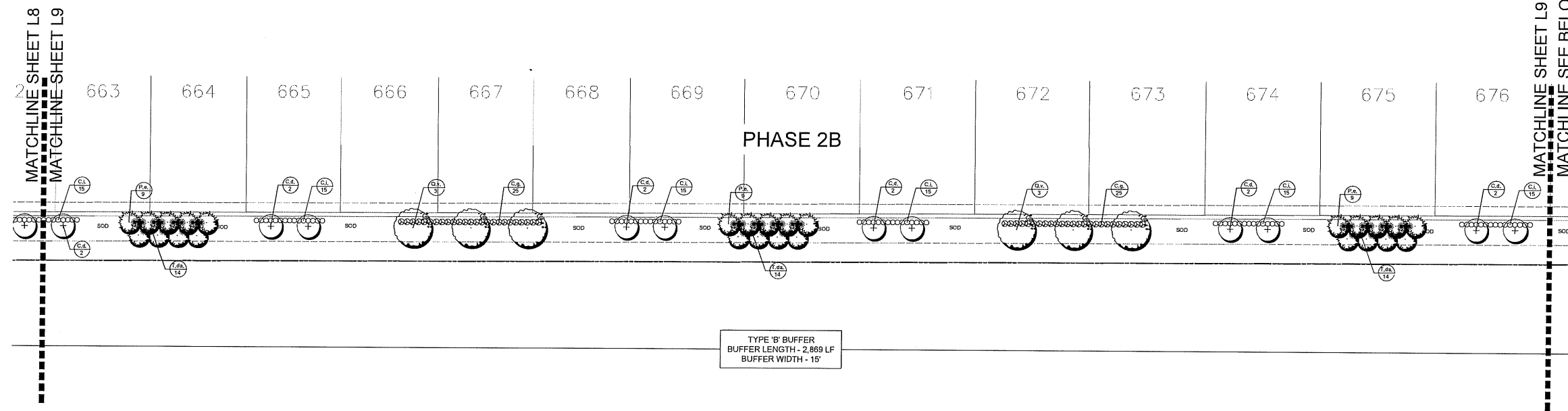
BANKS ENGINEERING
 Professional Engineers, Planners, & Land Surveyors
 Serving The State Of Florida

4161 TAMMAM TRAIL - BLDG 5 UNIT 501
 FORT CHARLOTTE, FLORIDA 33522
 PHONE: (941) 625-1165 FAX: (941) 625-1149
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6690
 WWW.BANKSENG.COM

RYAN W. POWERS, P.E.
 FL LIC #2437

PAVING, GRADING, & DRAINAGE PLAN
CORAL LAKES - PHASE II
 CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
4-16-24	4570C	PGD	RWP	DCT	TRR	1"=200'	6



EXISTING TREE LEGEND

-  EXISTING OAK TREE
-  EXISTING MAPLE TREE
-  EXISTING CYPRESS TREE
-  EXISTING CABBAGE PALM
-  DESIGNATES HERITAGE TREE

JOHN T. SWEN
LANDSCAPE ARCHITECT

JOHN T. SWEN, P.A., P.O. Box 494466, Port Charlotte, FL 33949
(941) 626-7365 johnswenfa@gmail.com LC 26000586

Landscape Plan

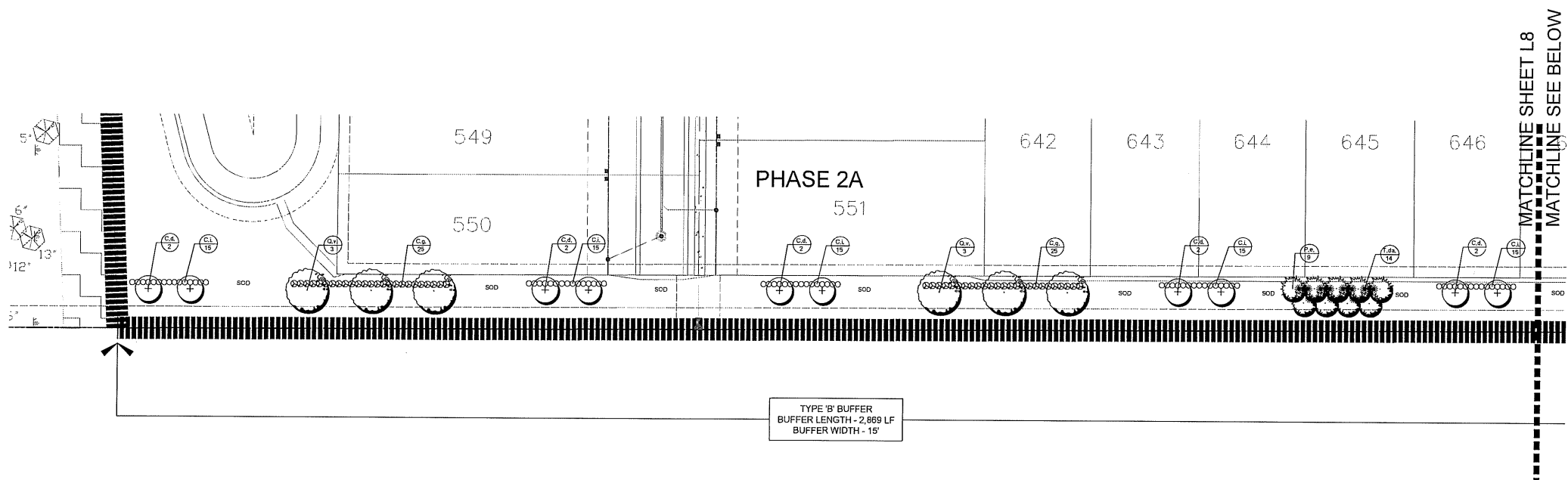
Coral Lakes - Phase 2
12300 Burnt Store Road
Punta Gorda, Florida

FOR
Banks Engineering
4161 Tamiami Trail, Bldg. 5, Unit 501
Port Charlotte, FL 33952
Phone: (941) 625-1166

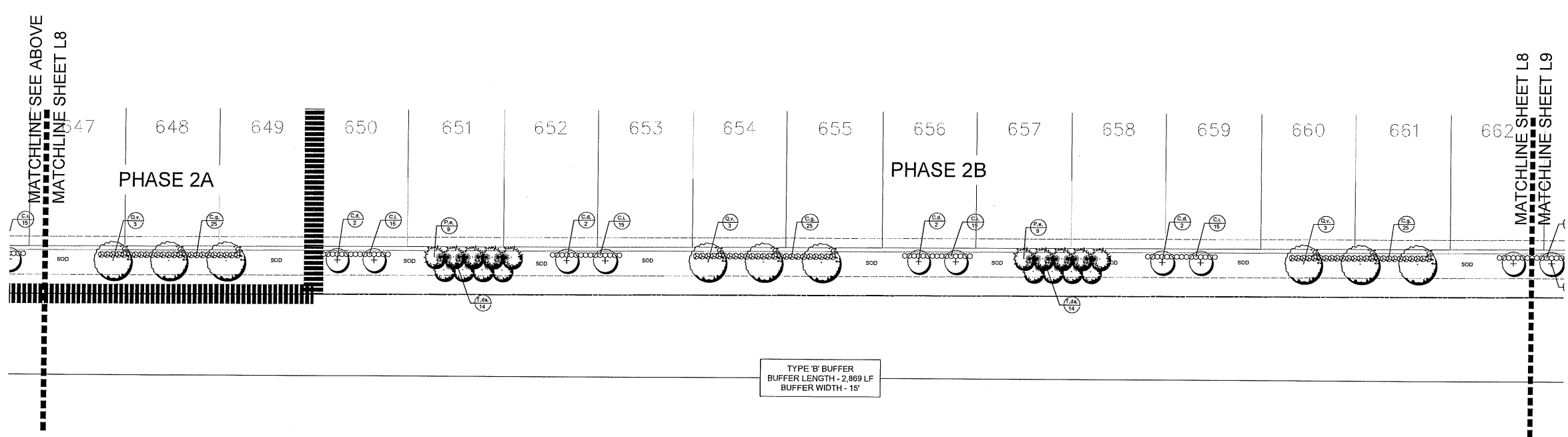
Revisions:	
Add Note	11/21/2025
Date:	07/31/2024
Scale:	1"=30'
Drawn By:	--
Checked By:	JTS
Project #:	24120

CALL OR EMAIL BEFORE 10:00 AM
It's the Law! 1-800-432-4770
FLORIDA STATE CONF. CALL OF FLORIDA, INC.

The seal appearing on this document was authorized by:
John T. Swen, P.L.A., L.A. No. 0001002, State of Florida,
on the date adjacent to the seal.



- EXISTING TREE LEGEND**
- EXISTING OAK TREE
 - EXISTING MAPLE TREE
 - EXISTING CYPRESS TREE
 - EXISTING CABBAGE PALM
 - DESIGNATES HERITAGE TREE



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 LANDSCAPE ARCHITECT
 JOHN T. SWEN, P.A., P.O. Box 494466, Port Charlotte, FL 33949
 (941) 626-7365 johnswentia@gmail.com LC 26000586

Landscape Plan
 Coral Lakes - Phase 2
 12300 Burnt Store Road
 Punta Gorda, Florida

FOR
Banks Engineering
 4161 Tamiami Trail, Bldg. 5, Unit 501
 Port Charlotte, FL 33952
 Phone: (941) 625-1165

Revisions:	
Add Note	11/21/2025
Date:	07/31/2024
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CALL 48 HOURS BEFORE YOU DIG
It's the Law! 1-800-432-4770
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

The seal appearing on this document was authorized by
 John T. Swen, R.L.A., L.A. No. 0001092, State of Florida,
 on the date adjacent to the seal.



March 4, 2026

Atwell LLC
Attn: Heather Polito
4161 Tamiami Trail, Bldg. 5, Unit 501
Port Charlotte, FL. 33952

**Re: DRC-25-192 Coral Lakes-Phase II – PD Final Detail Site Plan
Date November 20, 2025, Site Plan Review agenda**

County staff has reviewed the PD Final Detail Site Plan for Coral Lakes-Phase II. The project consists of Phase II of a single-family subdivision consisting of 348 single-family units. This project site is 141.64± acres of overall 306.51± and is located at 13000 Burnt Store Rd, Punta Gorda, FL.

It is the decision of the Zoning Official to forward DRC-25-192 to the Board of County Commissioners with a recommendation of approval. The comments are as follows:

1. Before submitting for a final plat, be sure to reach out to addressing to confirm and reserve your street names. Some street names are not reserved yet. Kelp St must remain Seagrass Dr as it does not start a new road it just continues through a bend.
2. Site plan review for single family residences plat. If any places for public accommodation will require accessible parking. Structures are subject to further review at time of building permitting.
3. SWP-25-00091 approved on 11/06/25.
4. Plans are approved by CCU.
5. 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.
6. CCU Final Plans Approval Letter is required prior to the issuance of any construction permits.
7. A Utility Agreement must be executed and all applicable utility connection fees paid PRIOR to construction of utilities.
8. A Utility Agreement must be executed and all applicable utility connection fees paid PRIOR to construction of utilities.

The decision to approve or deny this PD Final Detail Site Plan application will be made by the Board of County Commissioners on the April 28, 2026, 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