

DRC-25-179 - S PD Final Detail Site Plan Review On-line Permit

Menu Reports Help

Description of Work: [PD Final Detail This project proposes the development of a 3,956 SF Circle K Convenience Store with Starter Gate 6 fuel canopy \(4,316 SF\) on a 1.86 ac Charlotte, FL 33953, in the jurisdiction of Charlotte County.](#)

Application Status: [In Review](#)

Application Detail: [Detail](#)

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

Address: [1801 EL JOBEAN RD, Port Charlotte, FL 33953](#)

Owner Name: [GB WEST PORT LLC](#)

Owner Address: [5858 CENTRAL AVE, ST PETERSBURG, FL 33707](#)

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? No	If Yes - the estimated number of phases is? -
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? Yes	Is the proposed project a cluster development under section 170.05? No
If Yes - please provide the name of the overlay district. -	Is the project located within the ECAP? No

PROJECT INFORMATION

Project Name Circle K Flamingo	Brief Description of Proposed Project This project proposes the development of a 3,956 SF Circle K Convenience Store with Starter Gate 6 fuel canopy (4,316 SF) on a 1.86 ac Charlotte, FL 33953, in the jurisdiction of Charlotte County.
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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)? West Port Market Place
Parcel Description - Section 12	Parcel Description - Township 40S
Other Property Description 402112251001	Subdivision - Lot: -
Sub Area - is the property to be developed smaller than the property described above? No	What is the property's zoning designation? CG
What is the zoning designation of the surrounding properties? - EAST: CG	What is the zoning designation of the surrounding properties? CG
What is the property's Future Land Use Map (FLUM) designation? Murdock Village Mixed Use	What is the FLUM designation of the surrounding properties? Murdock Village Mixed Use
What is the FLUM designation of the surrounding properties - SOUTH: Murdock Village Mixed Use	What is the FLUM designation of the surrounding properties? Murdock Village Mixed Use
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 Water Flood Hazard Area? No
What is the minimum width of the property? 261.63 Ft	What is the average depth of the property? 310.00 Ft
What is the total land area (acres or sq. ft.): 81105 Sq. Ft.	Are any taxes or assessments against the property? No

PROPERTY DEVELOPMENT HISTORY

Has this property ever undergone a previous site plan review? No	If Yes - please indicate the SPR number: -
Are there any current re-zonings filed and/or any pending decisions? No	If Yes - please indicate the type of request(s) and petition number: -
Have any special conditions been granted for this property which were not already listed? No	Is a variance from subdivision requirements or a rezoning required? 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 site plan? -
Is the property proposed to be subdivided in to lots (FS Chapter 177 Subdivision)? Yes	Total number of lots? 4
Proposed density (lots/acre)? -	Total square footage of recreation area? -
Total maximum area of all impervious surfaces? 54,669 SF (1.25 AC, 67.2%)	Percentage of lot covered by building? 3,956 SF (0.09 AC, 7.2%)
Total seating capacity? -	Number of off street parking spaces? 27
Maximum height allowed? 60'	Front yard setback proposed? 15'
Side yard setback proposed? 10'	Side yard setback required? 10'
Side yard abutting road required? 10'	Rear yard setback proposed? 10'
Water setback proposed?	Water setback required?

— If Yes - please specify the types:

[25' Southern & Eastern Landscape Setback](#)

Total square footage measured from the interior face of the exterior walls:

— Gross Floor Area (Total square footag

[3,956 SF \(0.09 AC, 7.2%\)](#)

Is any portion of the development site

[Myakka River](#)

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

— Please identify the type of sanitary water facilities being proposed?

[Charlotte County Utilities](#)

[Charlotte County Utilities](#)

If other water supply - please specify:

What is the distance between the closest water main and the property line?

— Is there a fire hydrant within 300 feet?

— Date of concept approval:

[No](#)

Previous Site Plan Review petition number?

— If Part - please explain:

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ENVIRONMENTAL INFORMATION

Provide a brief description of the existing vegetation on the property:

[Heavy vegetation on site to be cleared and mass graded by the master developer.](#)

Do any bodies of water exist on the property?

If Yes - is the water tidal?

[No](#)

Are any water related structures proposed?

Is an excavation of any form proposed?

[No](#)

If Yes - what is the proposed use of the excavation (navig

[No](#)

— If Fresh - what means will be taken to control aquatic wee

If Yes - what is the resultant water?

[Fresh](#)

— If Yes - are impacts proposed?

If Yes - have wetlands been delineated by appropriate State and Federal Agencies?

If Yes - has contact been made with FFWCC, FFWS and/of

If Yes - please list the species:

Are there any known archeological or historical sites loca

— Is there any exotic vegetation on the site?

[No](#)

[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 received?

[No](#)

If Yes for either - has an approved permit bei

Has a SWFWMD or SFWMD permit, or modification to an existing permit, been applied for?

[Yes](#)

If Yes - has FDEP approval been received?

Has a Florida Department of Environmental Protection (FDEP) permit or approval been applied for?

[Yes](#)

[No](#)

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?

[No](#)

— Is there a dumpster included in the site plan

Is a US Army Corps of Engineers permit required?

[No](#)

[Yes](#)

Are there any other permits or approvals necessary to develop this property?

[No](#)

If Yes - please list all other permits or appro

PROFESSIONALS INFORMATION

Engineer

Architect

[Yes](#)

[Yes](#)

Planner

Surveyor

[No](#)

[Yes](#)

Traffic Engineer

Legal Representation

[Yes](#)

[Yes](#)

SPECIFIC SHORTFALLS

Is the application substantially complete?

If No - describe in details what is missing and when it will be a

[Yes](#)

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PLAN ROOM ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[✓](#)

ADDITIONAL PARCEL INFORMATION

Additional Parcel Information

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PROFESSIONAL DETAILS

Professional Type Company Name Contact Person Mailing Address

Email Address Phone number

Total Fee Assessed: [\\$930.00](#)

Total Fee Invoiced: [\\$930.00](#)

Balance: [\\$0.00](#)

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

Parcel No: [402112351012](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status	Contact Start Date
	Ryan Hileman	Bohler Engineer...	Engineer Contact		135 W Central B...	Active	10/09/2025
	Ryan Hileman	Circle K Stores...	Agent		3802 Corporex P...	Active	10/09/2025
	GB WEST PORT LLC		Owner		5858 CENTRAL AV...	Active	10/09/2025

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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File Date: [10/09/2025](#)

Structure:	Name	Type	Status	Status Date
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Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Intake Sufficiency Review		Sufficient	01/20/2026	Belinda Hall
	Setup Agenda	Belinda Hall	Agenda Sched...	01/22/2026	Belinda Hall
	Plans Distribution	Maryann Franks	Routed for R...	03/16/2026	Maryann Franks
	Comp Planning Review	Jie Shao	Approved	02/10/2026	Jie Shao
	PW Surveyor Plans Review	James K Davis	Approved	02/05/2026	James K Davis
	Charlotte Co Utilities...	Sandra Weaver	Approved as ...	02/12/2026	Sandra Weaver
	Fire Plans Review	Scott Morris	Approved as ...	01/29/2026	Scott Morris
	Concurrency Review	Ravi Kamarajugadda	Approved	02/09/2026	Ravi Kamarajugadda
	Zoning Plans Review	Maryann Franks	Approved as ...	01/29/2026	Maryann Franks
	Building Plans Review	Julia Galofre	Approved as ...	01/22/2026	Julia Galofre
	PW Lighting District	Jody Mansell	Approved	02/02/2026	Jody Mansell
	PW Signs and Markings...	Robert Campbell	Approved	01/27/2026	Robert Campbell
	PW Construction Services	Roy Benjamin	Approved	01/26/2026	Roy Benjamin
	PW Transportation Engi...	Robert Fakhri	Approved as ...	02/09/2026	Robert Fakhri
	Address Plans Review	Chandler Hucknall	Approved as ...	02/02/2026	Chandler Hucknall
	Environment Plans Review	Jim Keltner	Approved as ...	01/29/2026	Jim Keltner
	Health Dept Plans Review	Melanie Brese	Not Required	01/30/2026	Melanie Brese
	Landscape Plans Review	Elizabeth Nocheck	Approved	03/30/2026	Elizabeth Nocheck
	Stormwater Plans Review	Jason Thomas	Approved	03/17/2026	Jason Thomas
	Real Estate Services	Gregory Mosher	Approved as ...	03/27/2026	Gregory Mosher
	Plans Consolidation	Maryann Franks	Approved	03/30/2026	Maryann Franks
	SPR Meeting and Decision	Belinda Hall		01/22/2026	

Adhoc Task Status:	Task	Assigned To	Status	Status Date	Action By
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Tracking #: [1434454796741](#)

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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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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