



DATE: October 21, 2025

TO: Honorable Board of County Commissioners

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

RE: **DRC-25-116- Final Detail Site Plan-Heritage Station, Phase II**

Requested Action(s):

Atwell, LLC is requesting a PD Modification for Heritage Station-Phase II (DRC-21-00172). The project consists of 88 single-family lots to include utilities, drainage, and roadway extensions. This project site is 14.93± acres of an 85.47± acre site and is located at 15351 Burnt Store Road, Punta Gorda, FL. Located in Commission District II.

Analysis:

This project site is 14.93± acres of an 85.47± acre site and is located at 15351 Burnt Store Road, Punta Gorda, FL. The site is designated as Low Density Residential on the 2030 Future Land Use Map and is currently zoned Planned Development (PD). The proposed Final Detail Site Plan consists of 88 single-family lots to include utilities, drainage, and roadway extensions 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-25-116) 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

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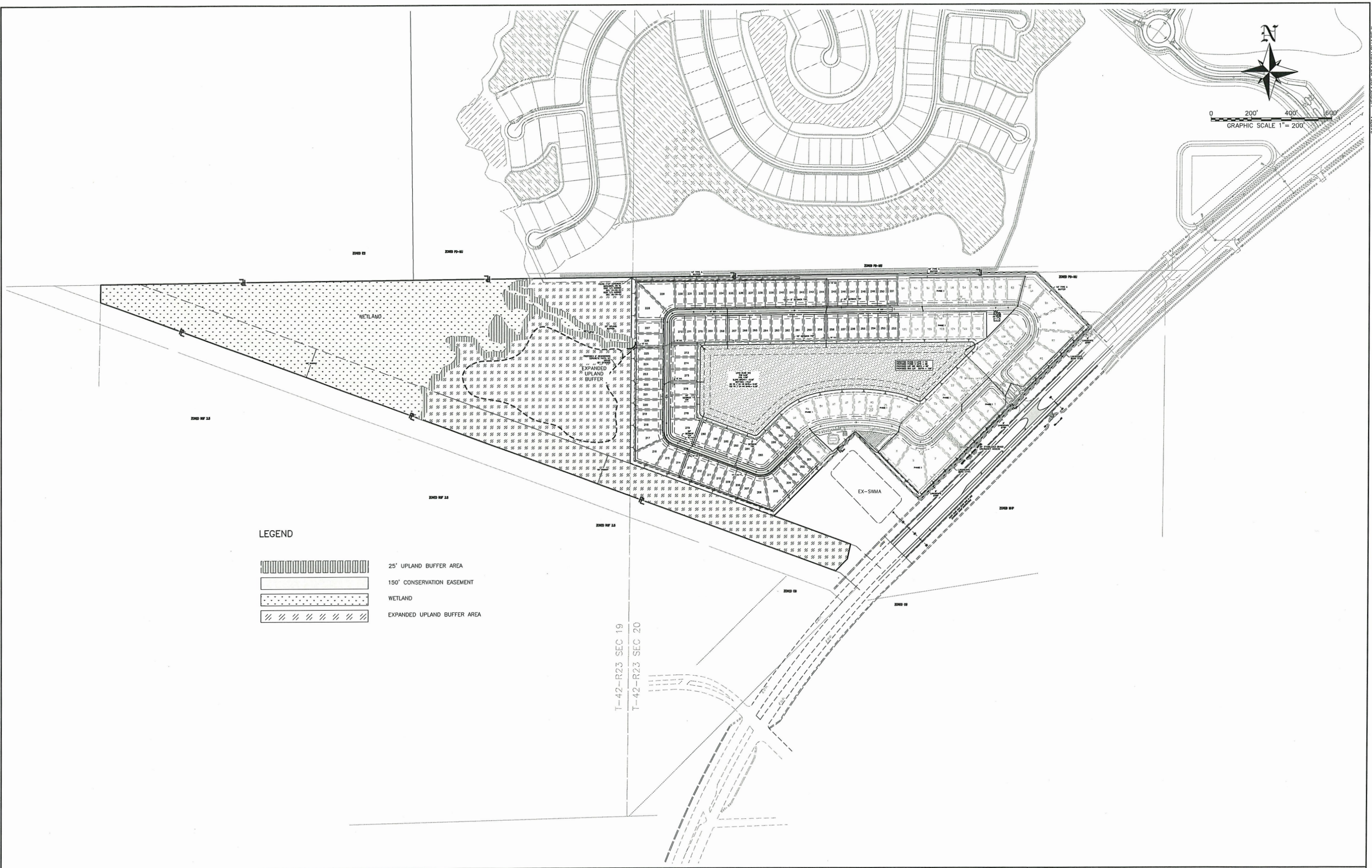
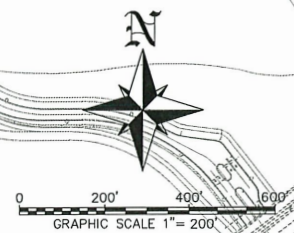
Position: Zoning Supervisor

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

3127M - HERITAGE STATION PHASE II



LEGEND

- 25' UPLAND BUFFER AREA
- 150' CONSERVATION EASEMENT
- WETLAND
- EXPANDED UPLAND BUFFER AREA

NOTE:
1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.145'

PREPARED FOR:
WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
(941) 328-1142

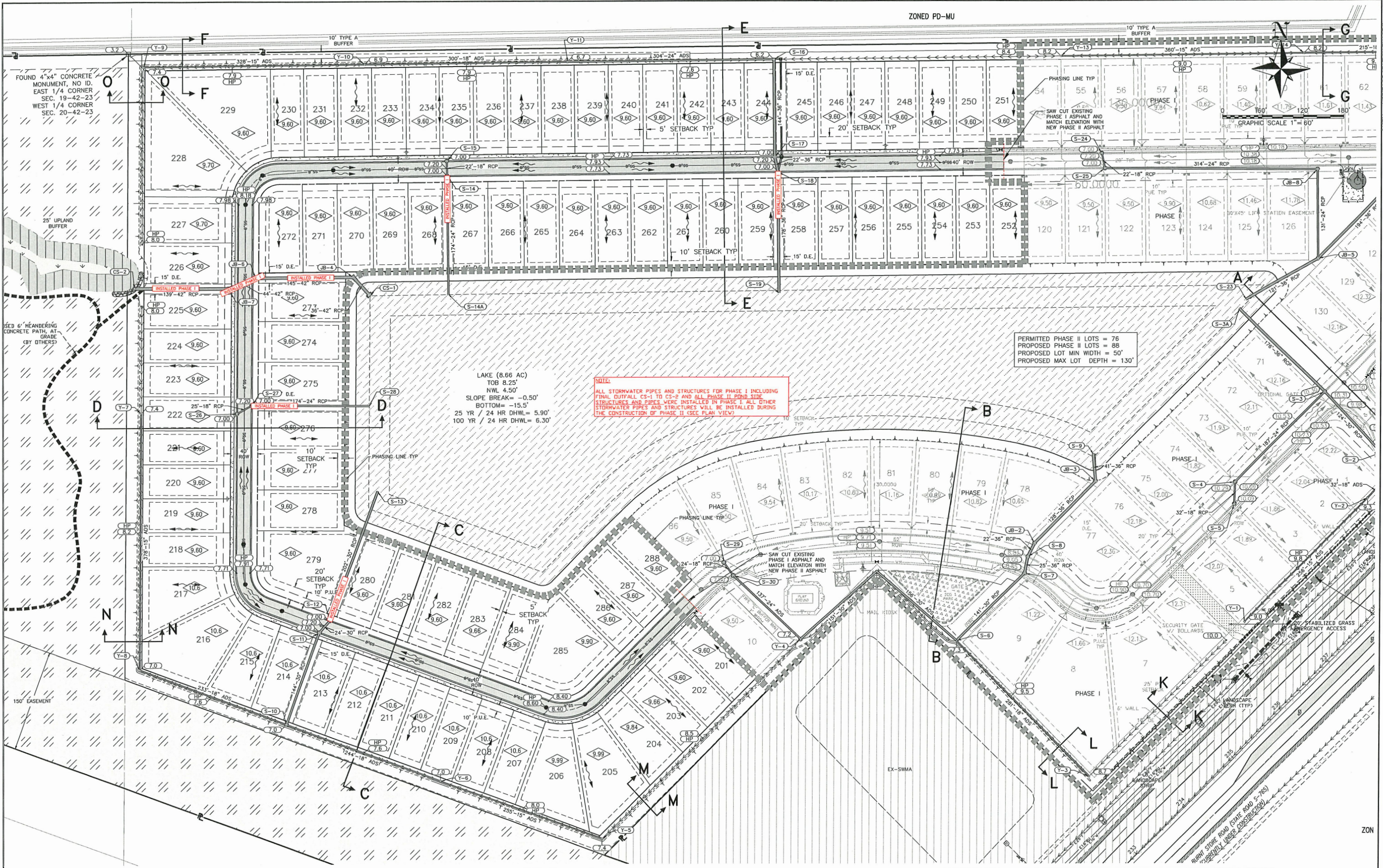
ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE NAVD88			
NO.	DATE	REVISION DESCRIPTION	BY



ATWELL
866.850.4200 www.atwell.com
4161 TAMiami TRAIL, BLDG 5, UNIT 501
PORT CHARLOTTE, FL 33952
941.625.1165

STEVEN R. SONBERG, P.E., P.S.M.
FL LIC #92103

MASTER SITE DEVELOPMENT PLAN HERITAGE STATION PHASE II CHARLOTTE COUNTY, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
04/03/25	3127M	SDP	TRR	GAE	SRS	1"=200'	6



NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.145'

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ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE NAVD88

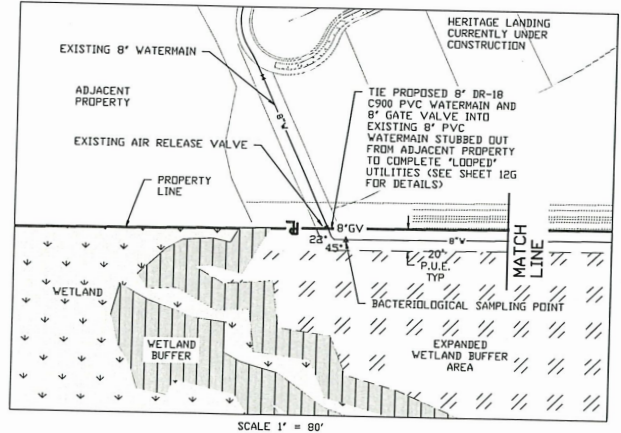
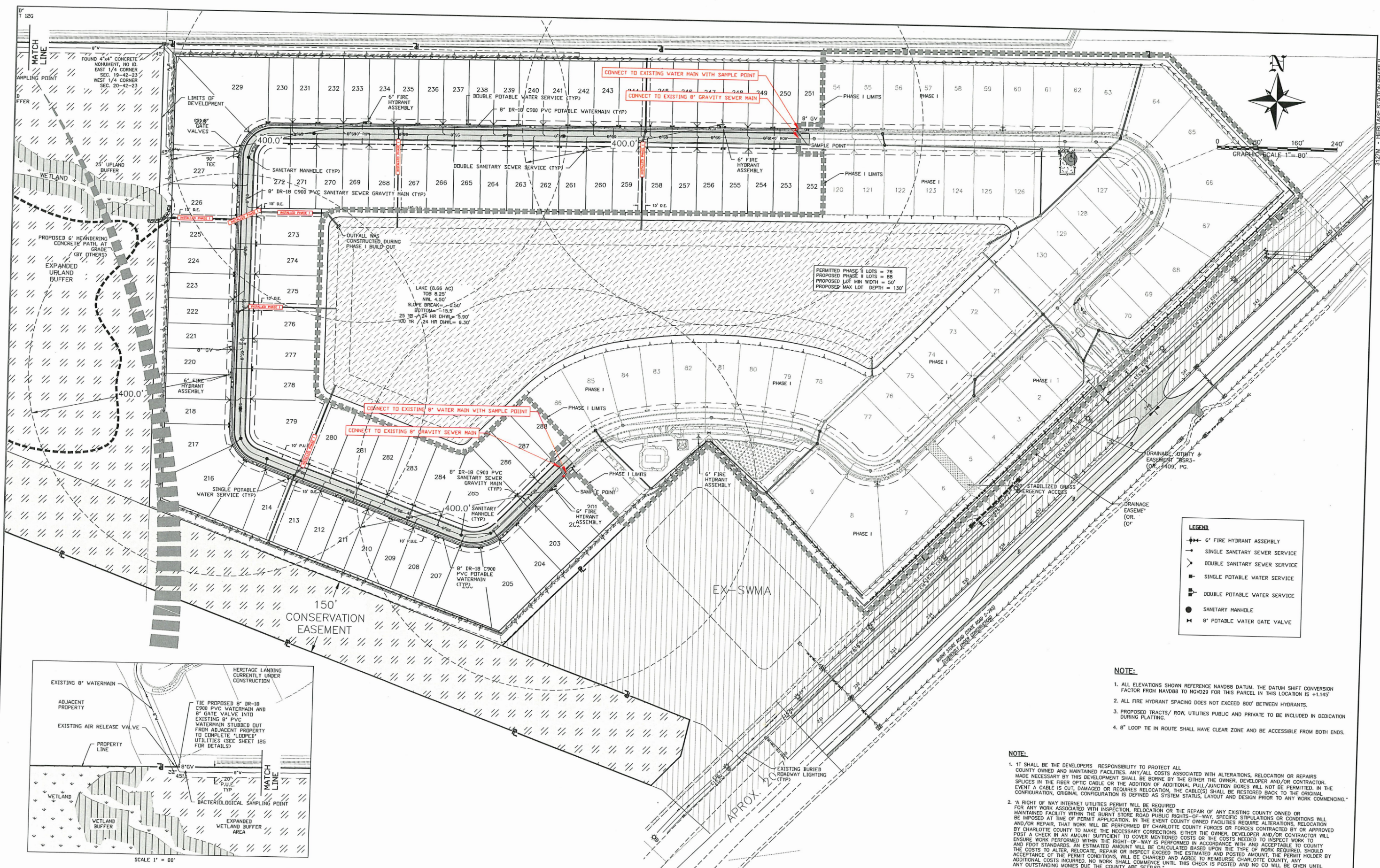
NO.	DATE	REVISION DESCRIPTION	BY

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STEVEN R. SONBERG, P.E., P.S.M.
FL LIC #92103

PAVING, GRADING AND DRAINAGE PLAN I
HERITAGE STATION PHASE II
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
04/03/25	3127M	PGD	TRR	GAE	SRS	1"=100'	7



- LEGEND**
- 6" FIRE HYDRANT ASSEMBLY
 - SINGLE SANITARY SEWER SERVICE
 - DOUBLE SANITARY SEWER SERVICE
 - SINGLE POTABLE WATER SERVICE
 - DOUBLE POTABLE WATER SERVICE
 - SANITARY MANHOLE
 - 8" POTABLE WATER GATE VALVE

- NOTE:**
- ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NAVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.145'
 - ALL FIRE HYDRANT SPACING DOES NOT EXCEED 800' BETWEEN HYDRANTS.
 - PROPOSED TRACTS/ ROW, UTILITIES PUBLIC AND PRIVATE TO BE INCLUDED IN DEDICATION DURING PLATTING.
 - 8" LOOP TIE IN ROUTE SHALL HAVE CLEAR ZONE AND BE ACCESSIBLE FROM BOTH ENDS.

- NOTE:**
- IT SHALL BE THE DEVELOPERS' RESPONSIBILITY TO PROTECT ALL COUNTY OWNED AND MAINTAINED FACILITIES. ANY/ALL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATION OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC CABLE OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED OR REQUIRES RELOCATION, THE CABLE(S) 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 BURNT STORE ROAD 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 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.

PREPARED FOR:
WILMINGTON LAND COMPANY
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SARASOTA, FL 34240
(941) 328-1142

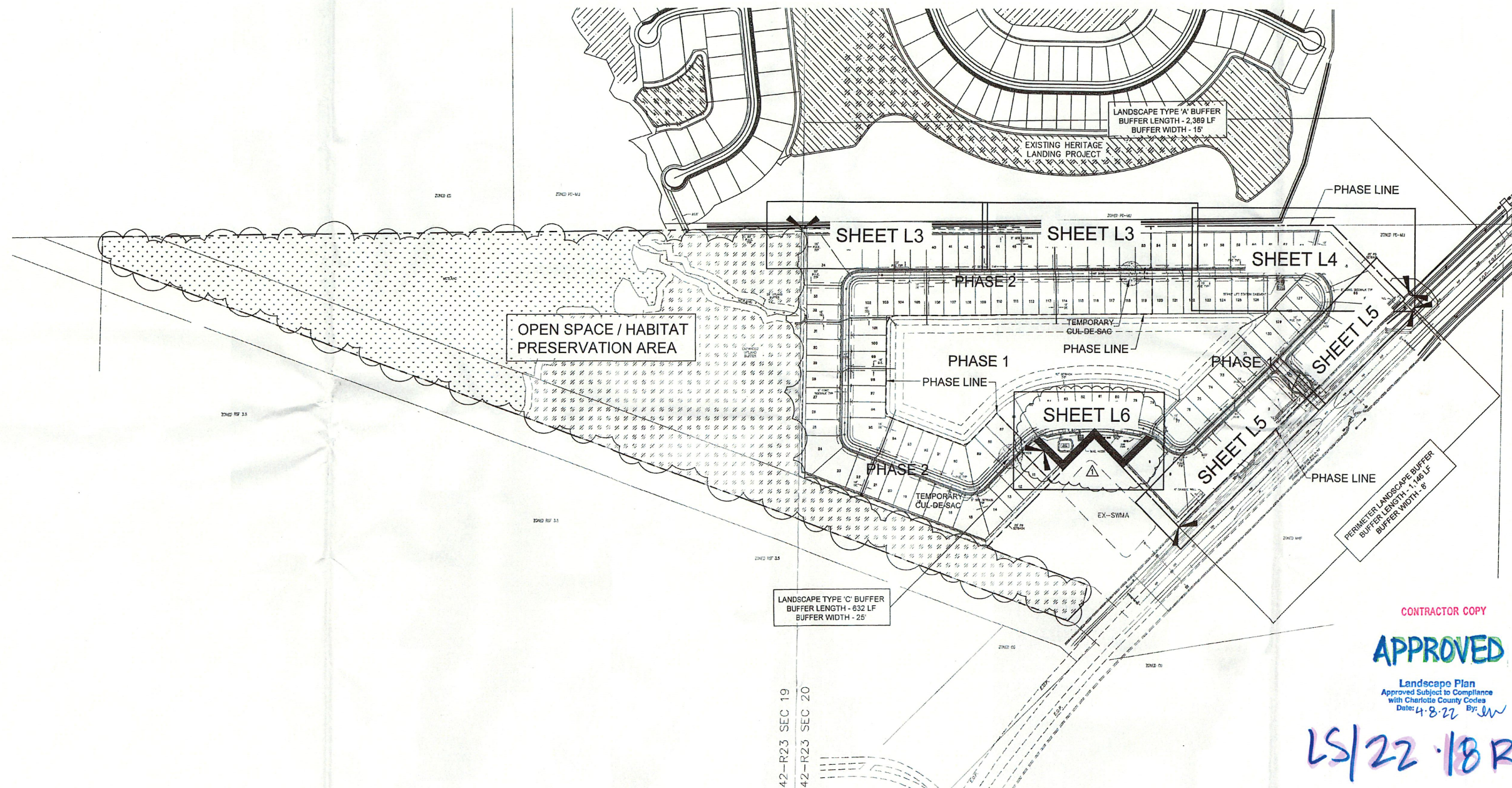
ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88			
NO.	DATE	REVISION DESCRIPTION	BY



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941.625.1165

STEVEN R. SONBERG, P.E., P.S.M.
FL LIC #92103

UTILITY PLAN HERITAGE STATION PHASE II CHARLOTTE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET		
04/03/25	3127M	UT	TRR	GAE	SRS	1"=80'	11		



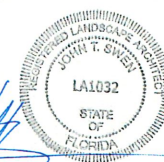
OVERALL PHASING, LANDSCAPE AND KEY SHEET

CONTRACTOR COPY

APPROVED

Landscape Plan
Approved Subject to Compliance
with Charlotte County Codes
Date: 4-8-22 By: *JSW*

LS/22-18 R1
DRC-22-00061



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, P.A., P.O. Box 494466, Port Charlotte, FL 33949
on the date adjacent to the seal.
JOHN T. SWEN, P.A., Authorization No. LC 26000586

JOHN T. SWEN
LANDSCAPE ARCHITECT

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

Landscape Plan

Heritage Station Single Family Subdivision
15351 Burnt Store Road
Punta Gorda, Florida

FOR

Banks Engineering
4161 Tamiami Trail, Bldg. 5, Unit 501
Port Charlotte, FL 33952
Phone: (941) 626-1165

Revisions:
Rev. Entrance 11/02/2021
Rev. per S&D 11/17/2021
Add Phasing 02/01/2022

Date: 10/21/2021
Scale: 1"=200'
Drawn By: JTS
Checked By: JTS
Project #: 21122

SHEET L1



August 29, 2025

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

Re: DRC-25-116 Heritage Station Phase II- PD Major Modification
Date: July 10, 2025, Site Plan Review agenda

County staff has reviewed the PD Major Modification for Heritage Station Phase II. The project consists of 88 single-family lots to include utility and roadway extensions, Drainage systems to support the new lots. This project site is 85.47± acres and is located at 15351 Burnt Store Road, Punta Gorda, FL.

It is the decision of the Zoning Official to forward DRC-25-116 to the Board of County Commissioners with a recommendation of approval. The comments are as follows:

1. Review of site plan for detached single family residences. No places for public accommodation. 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. Plans are approved by CCU.
6. 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.
7. CCU Final Plans Approval Letter is required prior to the issuance of any construction permits.
8. A Utility Agreement must be executed and all applicable utility connection fees paid PRIOR to construction of utilities.

9. Contact Sandra Weaver at Sandra.Weaver@charlottecountyfl.gov for further information on these items.
10. 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)
11. SWP-25-00060 approved on 7/10/25.
12. No changes to existing approved landscape plans. Any additional alterations will require additional review.
13. The occupation of easement has been approved and recorded in instrument #3560402.

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

When you submit for a building permit, be sure to include a copy of this approval letter.

Shaun Cullinan

Shaun Cullinan
Planning and Zoning Official