

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



# **Qualifications of Maryann Franks**

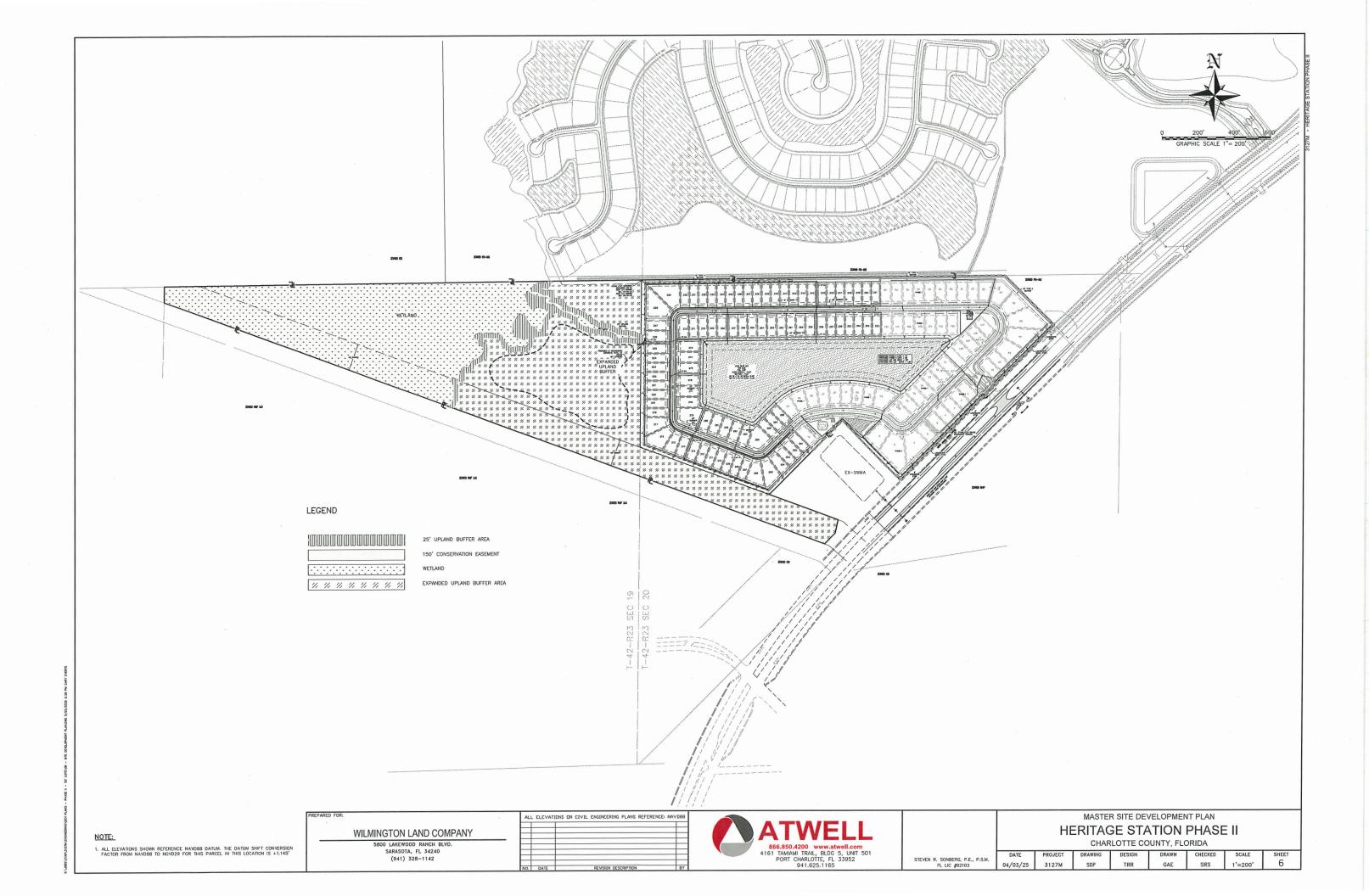
Qualifications of Maryann Franks

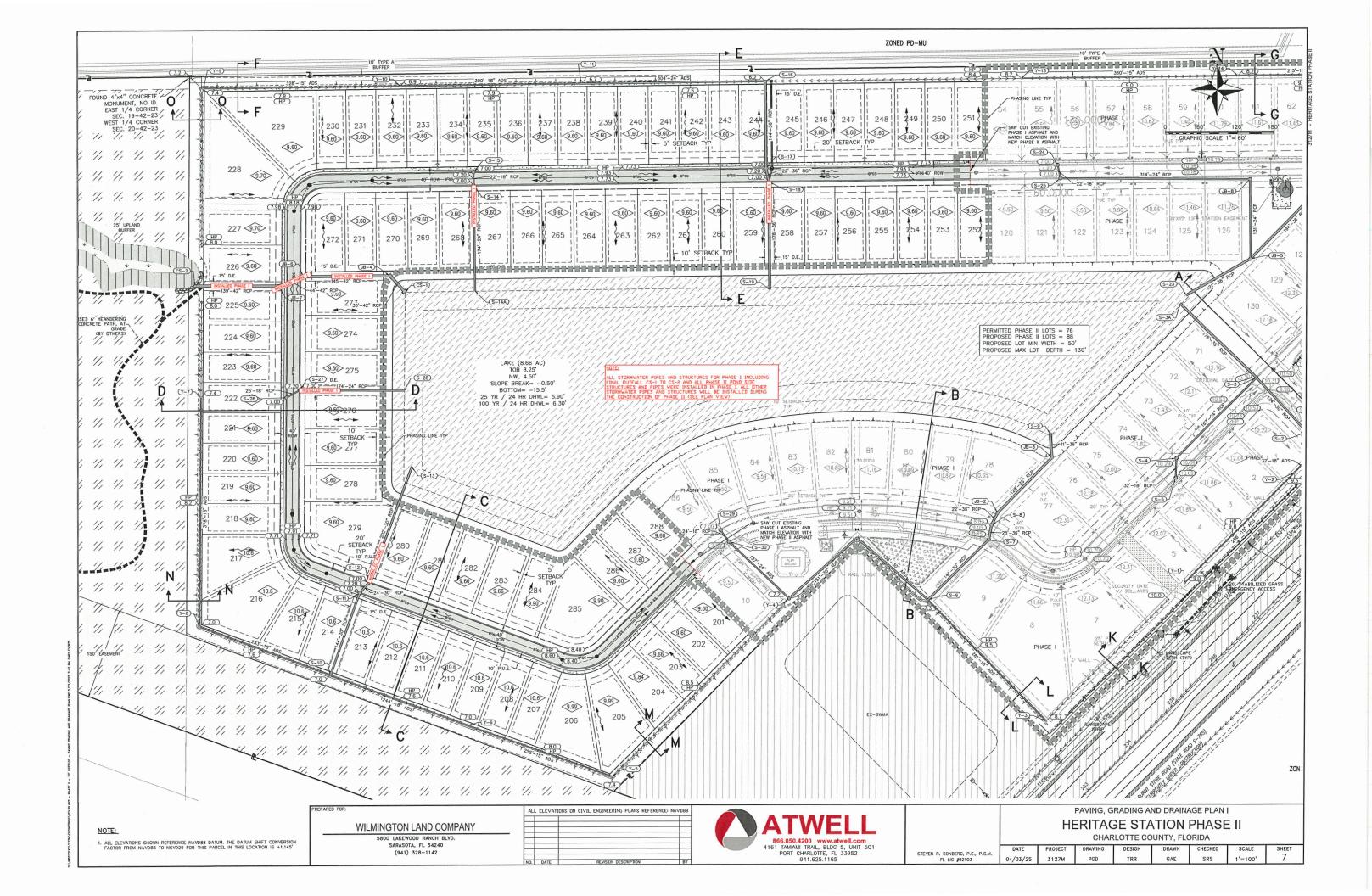
Position: Zoning Supervisor

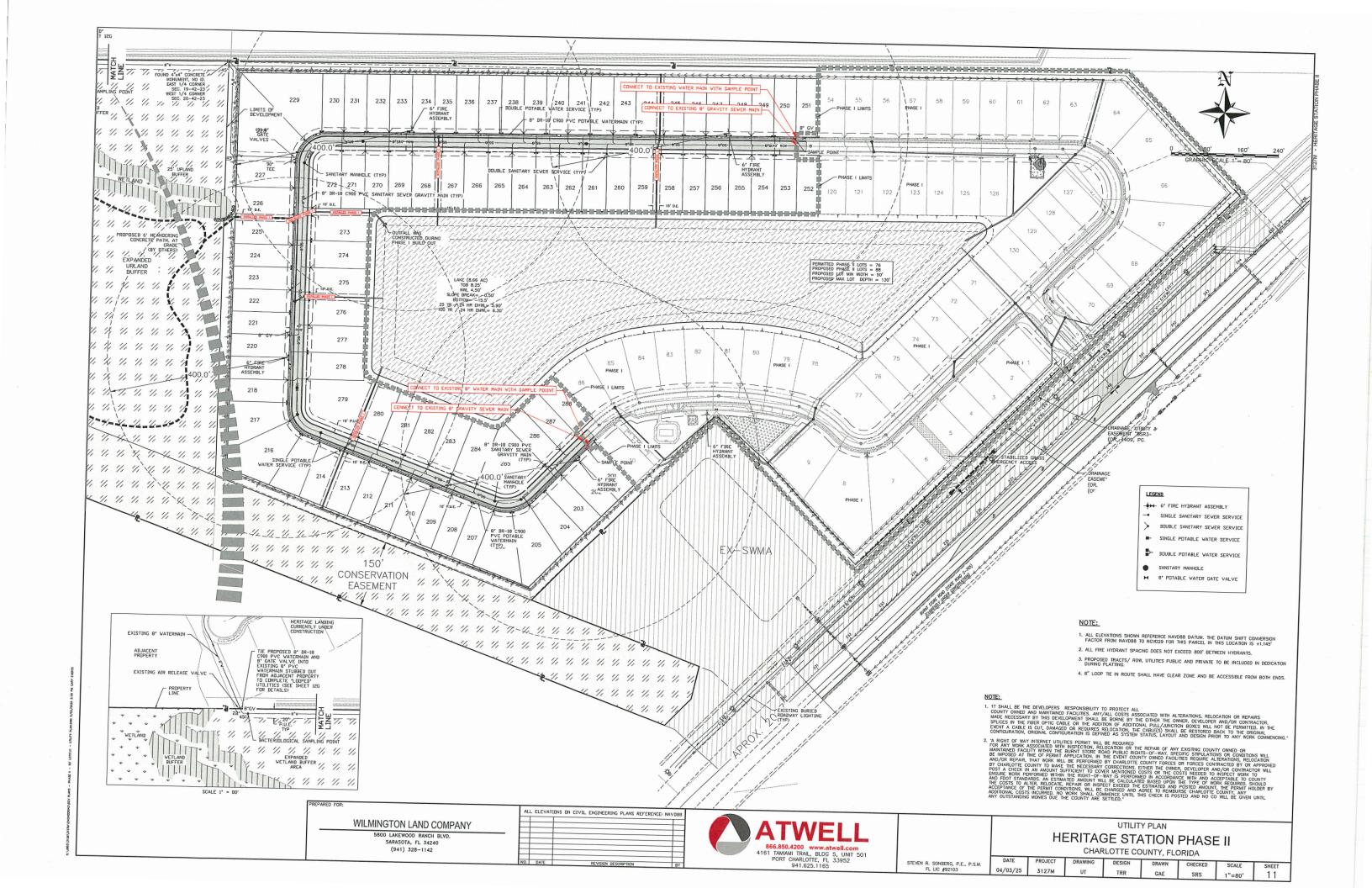
Years with Charlotte County: 26

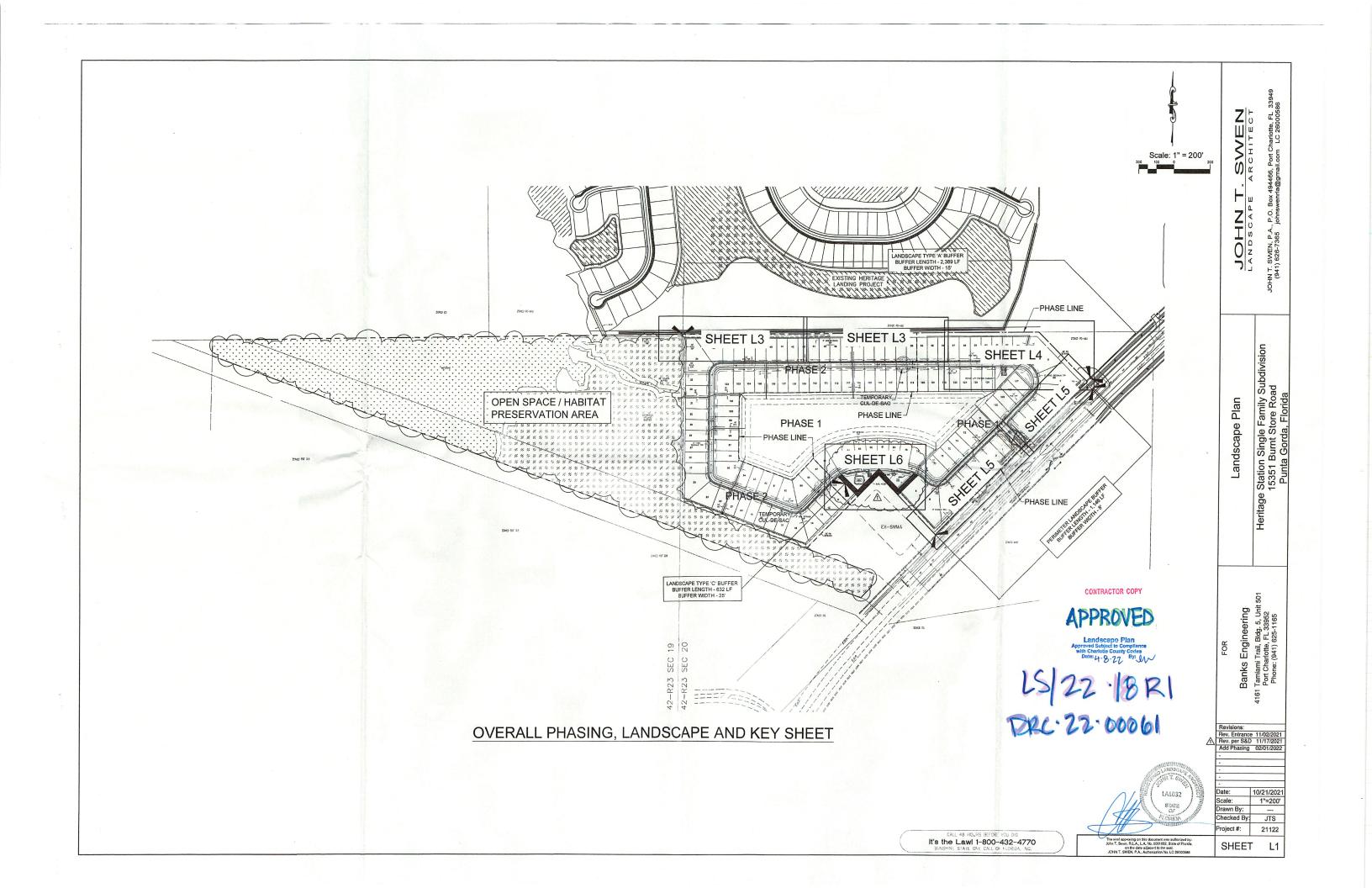
Position Summary & Experience: I have worked as a Zoning Tech I, Zoning Tech II, Permitting, Licensing & Zoning Supervisor, Zoning Coordinator and Zoning Supervisor for Charlotte County Community Development, Zoning Department for 26 years. My duties include reviewing and making recommendations of compliance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









	<u> </u>	PLANT LIST			
SYMBOL	BOTANICAL(COMMON NAME)	DESCRIPTION	QUANT	IΤΥ	COMMENTS
TREES					
C.e.	Conocarpus erectus(Green Buttonwood)	8-10'H x 4-5'Spr., 2'Cal., Single Trunk		31	N/FF
P.e	Pinus elliottii(Slash Pine)	8-10'H x 4-5'Spr., 2'Cal		39	N/FF
Q.v.	Quercus viginiana(Live Oak)	12-14' x 6-7'Spr., 3'Cal		52	N/FF
T.c.	Tabebuia caraiba(Silver Trumpet Tree)	8-10" x 4-5"Spr., 2"Cal		6	FF
PALMS					
S.p.	Sabal palmetto(Cabbage Palm)	10-14°C T. Staggered Heights, Remove Boots		39	
SHRUBS					
C.b.	Conocarpus erectus(Green Buttonwood)	24-30"H x 18-24"Spr , 3 gal., 36"OC. Full	43	9	N/FF
C.i	Chrysobalanus icaco 'Red Tip'(Red Tip Cocoplum)	18-24"H & Spr., 3 gal., 36"OC, Full	19	15	N/FF
C.v.	Codiaeum variegatum 'Petra'(Croton)	18-24"H x 12-18"Spr., 3 gal., 30"OC, Fu'll		6	N/FF
De	Duranta erecta 'Gold Mound'(Gold Mound Golden Dewdrop)	12-16"H x 16-20"Spr., 3 gal., 39"OC, Full	10	iG .	FF
M.c.	Muhlenbergia capitlaris(Muhly Grass)	24-30"H & Spr., 3 gal., 36"OC, Full	1	114 N/F	
GROUNDO	OVER				
C.m	Carissa macrocarpa 'Emerald Blankel' (Dwarf Natal Plum)	6-8"H x 10-12"Spr. 1 gal., 24"OC. Full	27	2	N/FF
MISCELLAN	IEOUS				
	Mixed Hardwood Mulch	3" Depth Min., Dark Brown		PROVIDE QUANTITY	
	Paspalum notatum'Bahia' Sod	Weed Free, Sand Grown		PROV	NDE QUANTITY
	Staking and Guying	Per Details		138 Tr	ees / 39 Palms
				PLAN	IT LIST LEGEND
				N-N	ative

#### LANDSCAPE REQUIREMENTS

PERIMETER LANDSCAPE BUFFER REQUIREMENTS
BURNT STORE ROAD(Perimeter Landscape Buffer) - Buffer Length - 1,146 LF. Buffer Width - 8' Trees Required(1 per 35 LF) - 1,146 / 35 = 33 Trees Provided - 65

NORTH PROPERTY LINE(Type 'A' Buffer) - Buffer Length - 2,389 LF, Buffer Width - 15' Canopy Trees Required(2 per 100 LF) - 2,389 / 100 = 23.89 x 2 = 47.78 x .70 = 34 Canopy Trees Provided - 38 Accent Trees Required(1 per 100 LF) - 2,389 / 100 = 23.89 x 1 = 23.89 x .70 = 17 Accent Trees Provided - 23 Shrubs Required(1 per 100 LF) - 2,389 / 100 = 23.89 x 10 = 238 9 x .70 = 168 Shrubs Required(10 per 100 LF) - 2,389 / 100 = 23.89 x 10 = 238 9 x .70 = 168 Vall/Fence Required - No Wall/Fence Provided - No

AMENITY CENTER (Type 'C' Buffer) - Buffer Length - 632 LF. Buffer Width - 25'
Canopy Trees Required(4 per 100 LF) - 632 / 100 = 6.32 x 4 = 25.28 x .6 = 16
Canopy Trees Provided - 21
Accent Trees Required(2 per 100 LF) - 632 / 100 = 6.32 x 2 = 12.64 x .6 = 8
Accent Trees Provided - 14 Shrubs Required(20 per 100 LF) - 632 / 100 = 6 32 x 20 = 126.4 x .6 = 76 Shrubs Provided - 147

Wall/Fence Required - No

INTERIOR LANDSCAPE REQUIFEMENTS (NOTE: Due to utilities and easements the interior landscape areas have been modified and relocated into the amenity area.) Δ

Interior Landscape Islands Required - 4 Interior Landscape Islands Provided - 4

TREE REQUIREMENTS

TREE POINTS REQUIRED(One (1) Tree Point per 2000 SF of Davelopment Area) Total Site Area - 3,723,202 SF / 2000 SF = 1,861.6

Tree Points Required - 1,861.6 Tree Points Provided - 1,862.5+

⚠ TREE PCINTS							
QUANT.	DESCRIPTION	CALIPER	TREE POINTS	TOTAL THEE POINTS			
EXISTIN	G TREES(OPEN SPACE)HA	BITATIPRESERVAT	ON AREA)				
1,701+	Mangroves	2° Cal	1.0	1,677.0+			
PROPOS	SED TREES						
31	Green Buttonwood	2" Cal	1.0	31.0			
39	Pine	2º Cal	10	39.0			
62	Live Oak	3° Cal	1.5	93 0			
6	Silver Trumpet Tree	2º Cal	0.5	30			
39	Cabbage Palm	>6°C T.	0.5	19 5 (1.0%			
TOTAL T	1,862 5+						

#### GENERAL NOTES

All plant materials shall be Flonda Grade No. 1 or better, as specified in GRADES AND STANDARDS FOR NURSERY PLANTS, Parts I and II. by the Division of Plant Industry, Florida Department of Agriculture and Consumer Services, and shall conform to current American Association of Nurseyman STANDARDS FOR NURSERY STOCK, unless otherwise specified on the plans and plant list.

All planting beds shall be mulched with Mixed Hardwood Mulch, Dark Brown, to a depth of three (3) inches. All trees in sod areas shall have a 36" min. radius mulched tree ring. Sod

Xenscape principles shall be utilized as outlined by the Southwest Florida Water Managment District.

The Contractor shall identify each tree with a plastic tag, identifying its species, and retained until the Certificate of Occupancy is granted.

All landscape areas shall be protected from vehicular encroachment by wheelstops and/or curbing where immediately abutted by pavement

Australian Pine, Brazilian Pepper, Melaleuca and Downy Rose Myrtle located on the property shall be removed during site preparation.

Multi-trunk trees required to be 2" Cal., shall have a minimum of one (1) 2" Cal. trunk,

The quantities indicated on the plant list are intended as a guide for comparison bidding and does nor releve the CONTRACTOR from providing a comprehensive material take off. In the event that a discrepancy occurs between the quantities indicated in the plant is that off the quantities indicated on the plan, the quantities indicated on one plantities indicated on the plan shall govern, and the contractor shall notify the LANDSCAPE ARKOHITECT of the discrepancy.

Any alterations to this landscape plan will require prior written permission of the Growth Management Department of Charlotte County.

The  $20^{\circ} \times 20^{\circ} \& 30^{\circ} \times 30^{\circ}$  Visibility Triangles maintain a clear space with no obstructions to vision between a height of two (2) feet and a height of six (6) feet above grade. trees shall be permitted in the clear space as ;long as there is no foliage between these heights.

Walls/fences when required as part of the landscape buffer requirements shall oe: a minimum of six (6) feet in height from finished grade\* opaque; decorative; and made of one (1) of the following materials, concrete aggregate; succo finish (either painted or colored), brick, stone, wood, vinyl or plastic. When required as part of a landscape buffer, chair link fences and walls constructed of bare concrete block even if painted, are prohibited.

#### MAINTENANCE AND IRRIGATION

FF - Florida Freindly

(1) Plantings, fences, walls, berms and Irrigation systems required by this section must be maintained in good repair. Landscaped and buffers must be kept free of weeds, littlerand

(2) Damage to any of the landscaping or structures required by Section 3-9-100, shall be replanted or replaced, as applicable, within 90 days or one growing season, whichever is sconer. Damage to a required fence or wall by a natural disaster shall be repaired within 180 days.

(3) It is unlawful to violate any of the provisions of Section 3-9-100

(4) The Department (Zoning) may enforce compliance with Section 3-9-100 as provided by law and may perform reasonable inspections to insure continued compliance.

(5) All required landscaping and buffers may be served by an automatic irrigation system designed to eliminate the application of vater to impervious areas and reduce impacts to existing native vegetation. All Required landscaping and buffers shall be irrigated during the establishment period. The applicant may use a temporary irrigation system or hand watering if the applicant and demonstrate that such an approach will provide adequate water for plant sourvival. All alternative plans of irrigation must be approved by the Zoning Official or his/her descence.

<u>Irngation design standards</u> The following standards shall apply to the design installation and maintenance of the irngation systems

Automatic rain and soil moisture sensing devices shall be installed with impatron systems in accordance with industry standards.

Drip or micro-jet irrigation should be used where possible

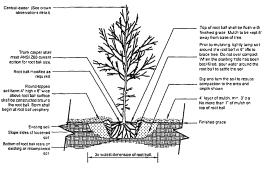
Low trajectory spray nozzles are encouraged

No above ground impact heads are permitted.

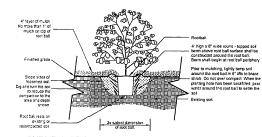
Impation systems shall use the lowest quality water available which will adequately and safely meet the water needs of the landscaping.

Planted detention areas and undisturbed natural areas do not require irrigation systems provided however that the property owner is responsible for providing irrigation for supplemental plants within natural areas and plants within detention areas.

Irrigation systems must be properly maintained and operated in a manner consistent with watering restrictions established by the applicable water management district or local authority, whichever are stricter.

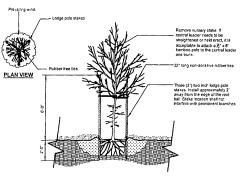


## TREE/PALM PLANTING DETAIL

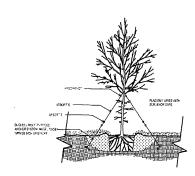


SHRUB & GROUNDCOVER PLANTING DETAIL

SCALE, NOT TO SCALE



TREE STAKING DETAIL (2" CALIPER OR LESS)



TREE STAKING DETAIL (>2" CALIPER)

PALM STAKING DETAIL

Banks Revisions: Rev. Entrance 11/02/2021 Rev. per S&D 11/17/2021

Add Phasing 02/01/2022

SWE

NHON

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494466, Port Cha rla@gmail.com

Box

P.O. johns

4N T. SWEN, P.A., (941) 626-7365 j

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

Heritage

501

s Engineering ni Trail, Bldg. 5, Unit 5 narlotte, FL 33952 : (941) 625-1165

Plan

Landscape

17.1032

SHEET

It's the Law! 1-800-432-4770

NTS Drawn By: JTS Checked By roject #: 21122



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: <a href="https://www.charlottecountyfl.gov/core/fileparse.php/529/urlt/plan-review-new-service-application.pdf">https://www.charlottecountyfl.gov/core/fileparse.php/529/urlt/plan-review-new-service-application.pdf</a> 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