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BCC

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
PAGE: 5
INSTR #: 3320366 Doc Type: GOV
Recorded: 09/28/2023 at 08:43 AM
Rec. Fee: RECORDING $44.00

RESOLUTION NUMBER 2023 - 182

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING BARRACO AND ASSOCIATES, INC. PD FINAL DETAIL SITE PLAN APPROVAL FOR DRC-22-00158 FOR TURNLEAF PHASE I, CONSISTING OF SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED , AND MULTI-FAMILY UNITS, WITH A TOTAL OF 483 UNITS, AS WELL AS SUPPORTING UTILITY, ROADWAY, AND SURFACE WATER MANAGEMENT INFRASTRUCTURE, A TOTAL OF 295.1 ACRES MORE OR LESS, AND LOCATED AT 13250 AND 13280 BURNT STORE ROAD, PUNTA GORDA, FLORIDA.

RECITALS

WHEREAS, Barraco and Associates, Inc. ("Applicant") submitted Application DRC-22-00158 requesting PD Final Detail Site Plan approval for Turnleaf Phase I, which consists of Single-family detached, Single-family attached, and Multi-family units, with a total of 483 units, as well as supporting utility, roadway, and surface water management infrastructure, a total of 295.1 acres more or less, located at 13250 and 13280 Burnt Store Road, in the Punta Gorda area, in Section 09, Township 42, Range 23, Commission District II, Charlotte County, Florida ("Property"), and more particularly described in Exhibit "A" which is attached hereto and provided herein; and

WHEREAS, the Property was rezoned to Planned Development (PD) on October 26, 2021, pursuant to Ordinance Number 2021-035; and

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-22-00158 and recommended approval with conditions; and

WHEREAS, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Application DRC-22-00158 and the recommendation of the Site Plan

MW

Review committee.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida ("Board"):

1. Application DRC-22-00185 is approved with the following conditions:
   A. As required by Section 3-9-45(d)(4)(d), Code of Laws and Ordinances of Charlotte County, Florida ("Code"), the projected schedule for the development approved by this Resolution from commencement to buildout shall be as follows:
      i. Commencement shall begin after approval by the Board.
      ii. Buildout shall be substantially completed prior to September 26, 2026.
   B. Development standards shall comply with Ordinance Number 2021-035, as may be amended by the Board.
2. The effective date of this Resolution shall be the date this Resolution is recorded.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 26th day of September, 2023.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
William G. Truex, Chairman

ATTEST:
Roger D. Eaton, Clerk of
Circuit Court and Ex-Officio Clerk
of the Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR2023-0858

DESCRIPTION

Parcel in
Section 9, Township 42 South, Range 23 East
Charlotte County, Florida

A tract or parcel of land lying in Section 9, Township 42 South, Range 23 East, Charlotte County, Florida, said tract or parcel of land being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 9 run S00°57'59"E along the East line of the Northeast Quarter (NE 1/4) of said Section 9 for 2,664.03 feet to the East Quarter corner of said Section 9; thence run S00°56'41"E along the East line of the Southeast Quarter (SE 1/4) of said Section 9 for 1,040.12 feet to an intersection with the Northerly line of lands described in a deed recorded in Official Records Book 2856, at Page 2074, Charlotte County Records; thence run along the Northerly and Westerly line of said lands the following two (2) courses: S89°02'28"W for 3,911.72 feet and S00°19'55"E for 228.70 feet to the Northeast corner of Parcel Exception (B), as described in a deed recorded in Official Records Book 1979, at Pages 291 through 293, Charlotte County Records; thence run along the Northerly line of said Parcel Exception (B) the following three (3) courses: S88°04'54"W for 508.38 feet; S87°18'24"W for 536.38 feet and S89°25'54"W for 225.04 feet to an intersection with the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4258, at Page 354, Charlotte County Records; thence run along said Easterly right of way line the following two (2) courses: N00°08'12"W for 780.13 feet and N89°51'48"E for 463.86 feet; thence run N00°08'12"W still along said Easterly right of way line and continuing along the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4419, at Page 1670, Charlotte County Records for 747.28 feet to the Northeast corner of said right of way; thence run S89°29'14"W along the Northerly right of way line of said lands for 463.87 feet to an intersection with the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4258, at Page 468, Charlotte County Records; thence run N00°08'12"W along said Easterly right of way line for 412.72 feet to an intersection with the Southerly line of lands described in a deed recorded in Official Records Book 3891, at Page 191, Charlotte County Records; thence run along the Southerly and Easterly line of said lands the following two (2) courses: N89°52'01"E for 3,098.88 feet and run N03°04'53"W for 2,086.99 feet to an intersection with the North line of the Northeast Quarter (NE 1/4) of said Section 9; thence run N89°37'27"E along said North line for 2,134.64 feet to the POINT OF BEGINNING. Containing 295.13 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on East line of the of the Southeast Quarter (SE 1/4) of Section 9 to bear S00°56'41"E.

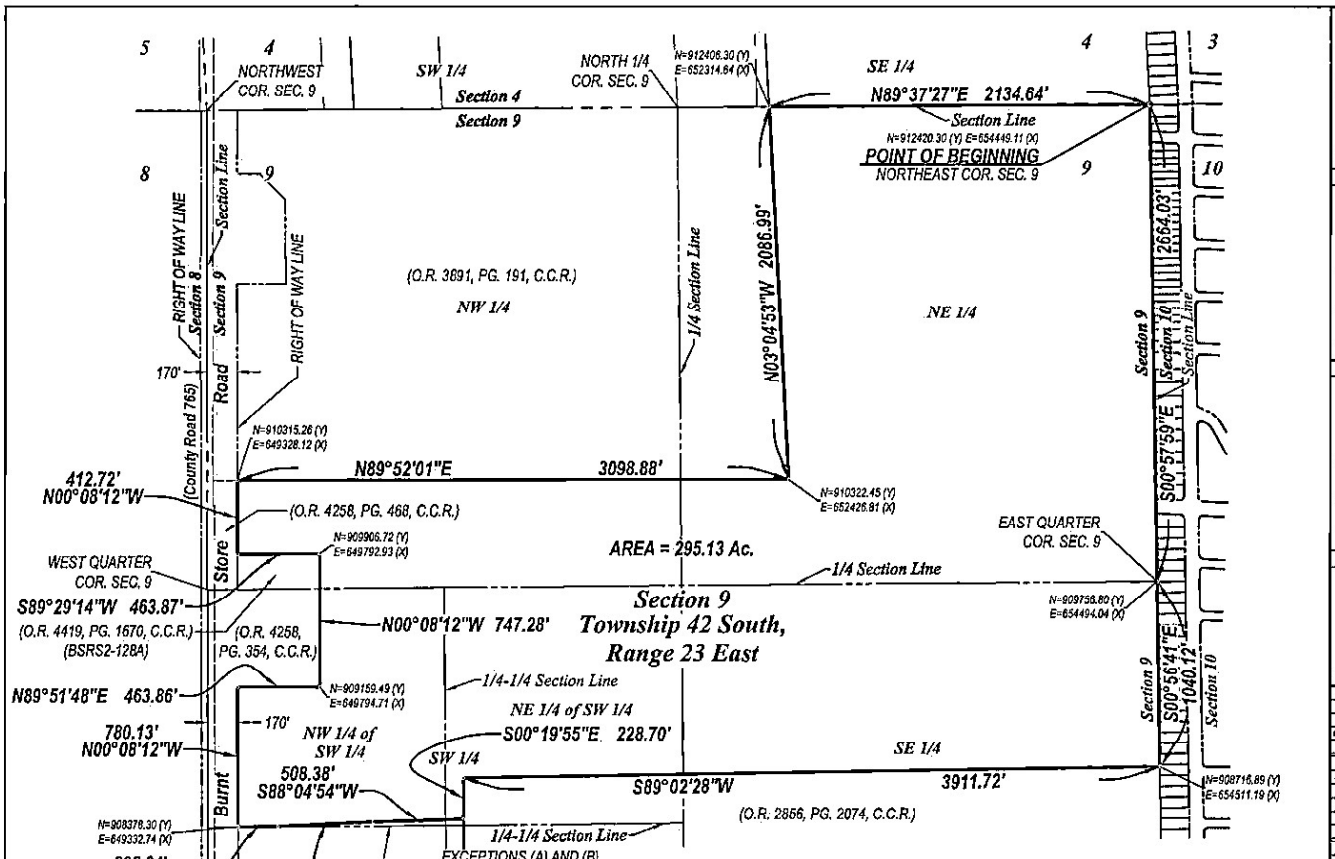
Digitally signed by Scott A. Wheeler, PSM
Date: 2022.06.23 15:54:10 -04'00

SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\23941 - Burnt Store 295 (N Parcel) REZ\Surveying\Descriptions\Survey\23941S01.doc

EXHIBIT



THIS IS NOT A SURVEY

Digitally signed by Scott A. Wheeler, PSM
Date: 2022.06.23 '15:54:27 -04'00

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999412 TO OBTAIN GRID DISTANCES.
2. O.R. - DENOTES OFFICIAL RECORD BOOK, CHARLOTTE COUNTY PUBLIC RECORDS.
3. PG. - DENOTES PAGE.
4. COORDINATES AND BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON EAST LINE OF THE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9 TO BEAR S00°56'41"E.
5. DESCRIPTION IS ATTACHED.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7956 - SURVEYING LB-6940

PREPARED FOR:

PHOENIX BAY VENTURES

9990 COCONUT ROAD
SUITE 203
BONITA SPRINGS, FL 34135

PHONE (239) 390-1122
FAX (239) 992-2872

WWW.PHOENIXBAYVENTURES.COM

PROJECT DESCRIPTION:

A PARCEL OF LAND IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

PROJECT SURVEYOR

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	23941SK01.DWG
LAYOUT	1
LOCATION	X:\23941\CONSUM\SURVEY\SKETCH
PLOT DATE	MON, 6-21-2021 - 8:51 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	04-30-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=400'
FIELD BOOK	

PLAN REVISION'S

06-21-2021	CORRECT O.R. 4523 TO 4258

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23941 9-42-23	2 OF 2