CHG
BCC

RESOLUTION
NUMBER 2025 - 138

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING BARRACO AND ASSOCIATES INC. A PLANNED DEVELOPMENT (PD) MODIFICATION FOR TURNLEAF AMENITY CENTER, CONSISTING OF A 4,000 SQUARE FOOT RECREATIONAL BUILDING, POOL AREA, PICKLEBALL COURTS, FITNESS AREAS, A PARKING LOT, SUPPORTING INFRASTRUCTURE, INCLUDING UTILITIES, DRAINAGE, AND ROADWAYS WITHIN THE TURNLEAF PHASE 1, ON A 2.52± ACRE SITE, LOCATED AT 13330 TURNLEAF BOULEVARD, PUNTA GORDA, FLORIDA, IN COMMISSION DISTRICT II.

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
PAGE: 4
INSTR #: 3519202 Doc Type: GOV
Recorded: 04/23/2025 at 02:24 PM
Rec. Fee: RECORDING $35.50

RECITALS

WHEREAS, Barraco and Associates Inc. ("Applicant") submitted Application DRC-24-173 requesting a Planned Development (PD) Modification approval for the Turnleaf Amenity Center, consisting of a 4,000 square foot recreational building, pool area, pickleball courts, fitness areas, a parking lot, supporting infrastructure, including utilities, drainage, and roadways within the Turnleaf Phase 1, on a 2.52± acre site, located at 13330 Turnleaf Boulevard, Punta Gorda, Florida, in Commission District II, and more particularly described in Exhibit "A" attached hereto ("Property"); and

WHEREAS, the Property was rezoned to Planned Development (PD) on April 23, 2024, pursuant to Ordinance Number 2024-010, along with its associated PD conditions; and

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-24-173 for technical compliance with the Code of Laws and Ordinances of Charlotte County, Florida ("Code") and finds it to be generally consistent with Charlotte County's Comprehensive Plan, the Code, and other applicable guidelines; and

WHEREAS, the Board has reviewed Application DRC-24-173 and the findings of the Site Plan Review committee.

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

1. Application DRC-24-173 is approved with the following conditions which must be met by the Applicant:

   A. As required by Code Section 3-9-45(d)(4)(d), 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 April 22, 2028.

   B. Development standards shall comply with Ordinance Number 2024-010, 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 22nd day of April, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

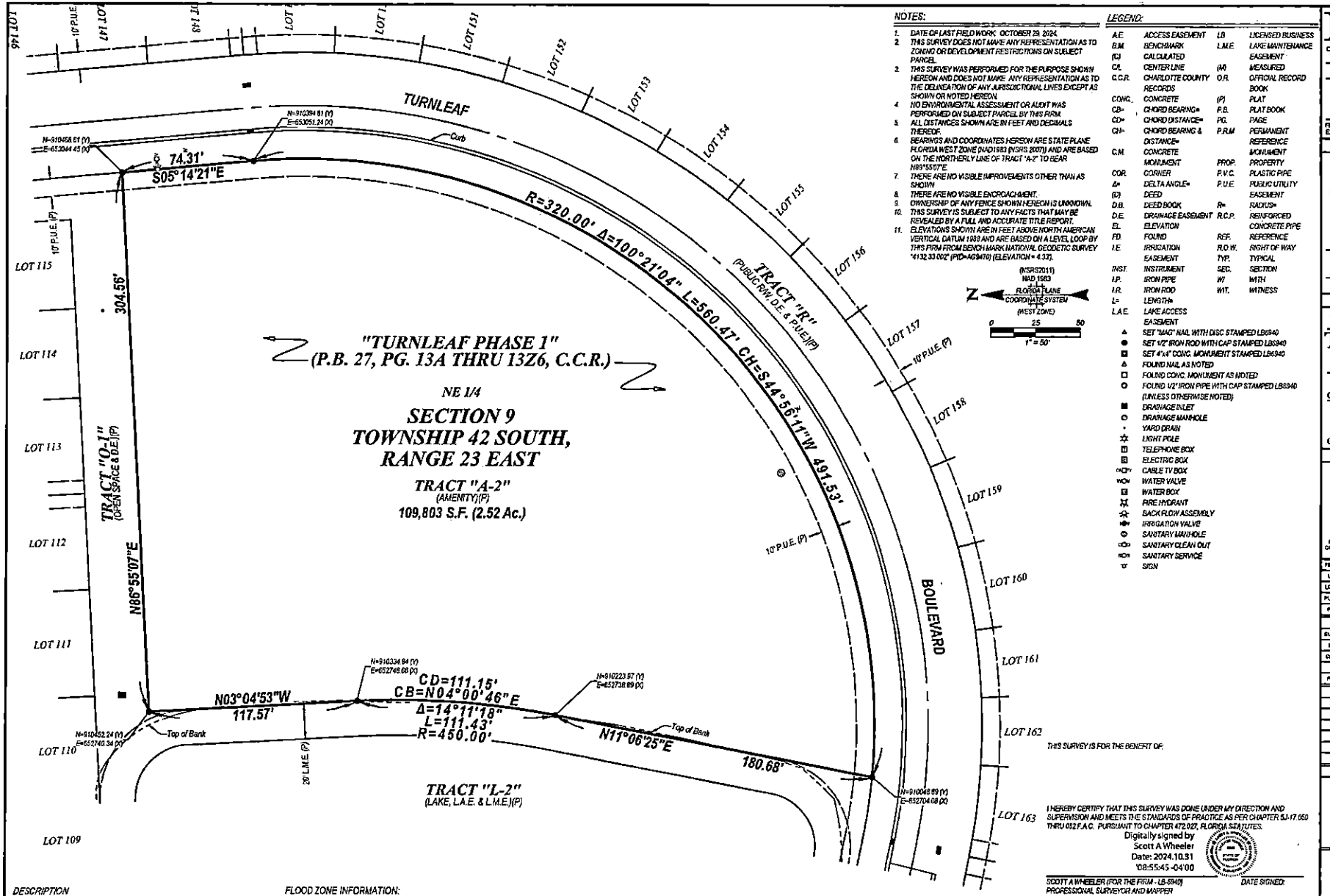
ATTEST:
Roger D. Eaton, Clerk of
Circuit Court and Ex-Officio Clerk
of the Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR2025-0338

KMW



NOTES:

1. DATE OF LAST FIELD WORK: OCTOBER 29, 2024.
2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
4. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
5. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
6. BEARINGS AND COORDINATES HEREON ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) AND ARE BASED ON THE NORTHERLY LINE OF TRACT "A-2" TO BEAR N89°55'07"E.
7. THERE ARE NO VISIBLE IMPROVEMENTS OTHER THAN AS SHOWN
8. THERE ARE NO VISIBLE ENCROACHMENT.
9. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.
10. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE REPORT.
11. ELEVATIONS SHOWN ARE IN FEET ABOVE NORTH AMERICAN VERTICAL DATUM 1988 AND ARE BASED ON A LEVEL LOOP BY THIS FIRM FROM BENCH MARK NATIONAL GEODETIC SURVEY "4132 33 002" (PID=AG9470) (ELEVATION = 4.33').

(NSRS2011)
NAD 1983
FLORIDA PLANE
COORDINATE SYSTEM
(WEST ZONE)

0 25 50
1" = 50'

LEGEND:

A.E.	ACCESS EASEMENT	LB	LICENSED BUSINESS
B.M.	BENCHMARK	L.M.E.	LAKE MAINTENANCE EASEMENT
(C)	CALCULATED		
C/L	CENTER LINE	(M)	MEASURED
C.C.R.	CHARLOTTE COUNTY RECORDS	O.R.	OFFICIAL RECORD BOOK
CONC.	CONCRETE	(P)	PLAT
CB=	CHORD BEARING=	P.B.	PLAT BOOK
CD=	CHORD DISTANCE=	PG.	PAGE
CH=	CHORD BEARING & DISTANCE=	P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT	PROP.	PROPERTY
COR.	CORNER	P.V.C.	PLASTIC PIPE
Δ=	DELTA ANGLE=	P.U.E.	PUBLIC UTILITY EASEMENT
(D)	DEED		
D.B.	DEED BOOK	R=	RADIUS=
D.E.	DRAINAGE EASEMENT	R.C.P.	REINFORCED CONCRETE PIPE
EL.	ELEVATION		
FD.	FOUND	REF.	REFERENCE
I.E.	IRRIGATION EASEMENT	R.O.W.	RIGHT OF WAY
		TYP.	TYPICAL
INST.	INSTRUMENT	SEC.	SECTION
I.P.	IRON PIPE	W/	WITH
I.R.	IRON ROD	WIT.	WITNESS
L=	LENGTH=		
L.A.E.	LAKE ACCESS EASEMENT		

- ▲ SET "MAG" NAIL WITH DISC STAMPED LB6940
- ● SET 1/2" IRON ROD WITH CAP STAMPED LB6940
- ■ SET 4"x4" CONC. MONUMENT STAMPED LB6940
- ▲ FOUND NAIL AS NOTED
- □ FOUND CONC. MONUMENT AS NOTED
- ○ FOUND 1/2" IRON PIPE WITH CAP STAMPED LB6940 (UNLESS OTHERWISE NOTED)
- ■ DRAINAGE INLET
- ○ DRAINAGE MANHOLE
- • YARD DRAIN
- ☆ LIGHT POLE
- ⊡ TELEPHONE BOX
- ⊡ ELECTRIC BOX
- CATV CABLE TV BOX
- WV WATER VALVE
- ⊡ WATER BOX
- ☆ FIRE HYDRANT
- ☆ BACK FLOW ASSEMBLY
- IRR IRRIGATION VALVE
- ⊙ SANITARY MANHOLE
- SCO SANITARY CLEAN OUT
- SER SANITARY SERVICE
- ⊽ SIGN

THIS SURVEY IS FOR THE BENEFIT OF:

I HEREBY CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS PER CHAPTER 5J-17.050 THRU 052 F.A.C. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Digitally signed by Scott A Wheeler
Date: 2024.10.31 08:55:45 -04'00'

SCOTT A WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6549

DATE SIGNED:

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

DESCRIPTION

TRACT "A-2" of TURNLEAF PHASE 1, as recorded in P.B. 27, PG 13A THROUGH 13Z6, of the Public Records of Charlotte County, Florida.

FLOOD ZONE INFORMATION:

ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) No.12015C0409G, MAP REVISED: DECEMBER 15, 2022, THE PROPERTY IS LOCATED IN FLOOD ZONE D (OTHER AREAS).

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
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR:

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 998-2481

PROJECT DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF

TURNLEAF PHASE 1

PLAT BOOK 27, PAGES 13A THROUGH 13Z6, CHARLOTTE COUNTY RECORDS
A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER — LICENSE NUMBER 6549 — STATE OF FLORIDA — PROFESSIONAL SURVEYOR AND MAPPER

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

FILE NAME	23991FA-2.DWG
LAYOUT	TRACT A-2
LOCATION	J:\23991\SURVEY\SOPHIA\S
PLOT DATE	THU, 10-31-2024 - 8:48 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	10-29-2024
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=50'
FIELD BOOK	6941

PLAN REVISIONS

STRAP NUMBERS

BOUNDARY SURVEY TRACT "A-2"

PROJECT / FILE NO.	SHEET NUMBER
23991/24287 9-42-23	1 of 1

EXHIBIT