CHG
BCC

RESOLUTION
NUMBER 2025 - 139

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING BARRACO AND ASSOCIATES INC. PLANNED DEVELOPMENT (PD) FINAL DETAIL SITE PLAN APPROVAL FOR THE TURNLEAF PHASE 1 AMENDMENT, CONSISTING OF THE RECONFIGURATION OF LOTS WITHIN THE EXISTING PHASE 1 BOUNDARY AND ACREAGE WITH A TOTAL OF 444 LOTS, ON A 123.14± ACRE SITE, LOCATED AT 13250 BURNT STORE ROAD, PUNTA GORDA, FLORIDA, IN COMMISSION DISTRICT II.

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
PAGE: 6
INSTR #: 3519212 Doc Type: GOV
Recorded: 04/23/2025 at 02:30 PM
Rec. Fee: RECORDING $52.50

RECITALS

WHEREAS, Barraco and Associates Inc. ("Applicant") submitted Application DRC-24-188 requesting Planned Development (PD) Final Detail Site Plan approval for the Turnleaf Phase 1 Amendment, consisting of the reconfiguration of lots within the existing Phase 1 boundary and acreage with a total of 444 lots; this reconfiguration includes the removal of previously approved platted Lot 135 and the addition of 24 lots within the future development portion along Turnleaf Boulevard with supporting utility, roadway, and stormwater infrastructure, on a 123.14± acre site, located at 13250 Burnt Store Road, Punta Gorda, Florida, in Commission District II, and more particularly described in Exhibit "A" attached hereto ("Property"); and

WHEREAS, the 444 units consists of 412 single-family units and 32 multi-family units; 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

MIN

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-24-188 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-24-188 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-24-188 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.

PASSED AND DULY ADOPTED this 22nd day of April, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

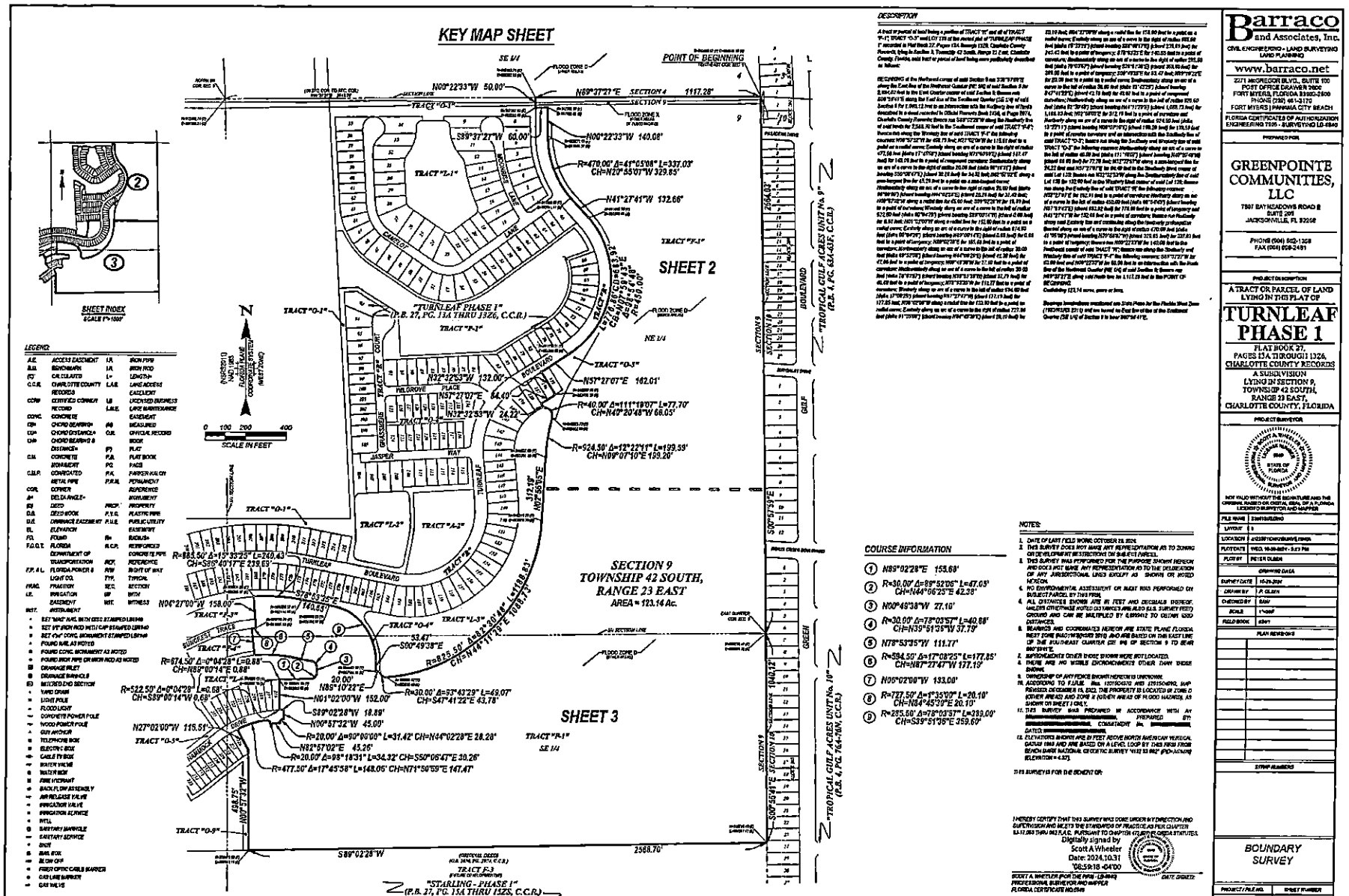
ATTEST:
Roger D. Eaton, Clerk of
Circuit Court and Ex-Officio Clerk
of the Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR2025-0339

KMW



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 7785 - SURVEYING LB 4840

PREPARED FOR:

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

PHONE (904) 562-1308
FAX (904) 858-2481

PROJECT DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF

TURNLEAF PHASE 1

PLAT BOOK 27, PAGES 15A THROUGH 19Z6, CHARLOTTE COUNTY RECORDS

A SUBDIVISION LYING 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	23911SURVEY
LAYOUT	1
LOCATION	J:\2023\11\23911SURVEY\
PLOT DATE	WED, 10-30-2024 - 3:23 PM
PLOT BY	PETER OLSEN

DRAWING DATA

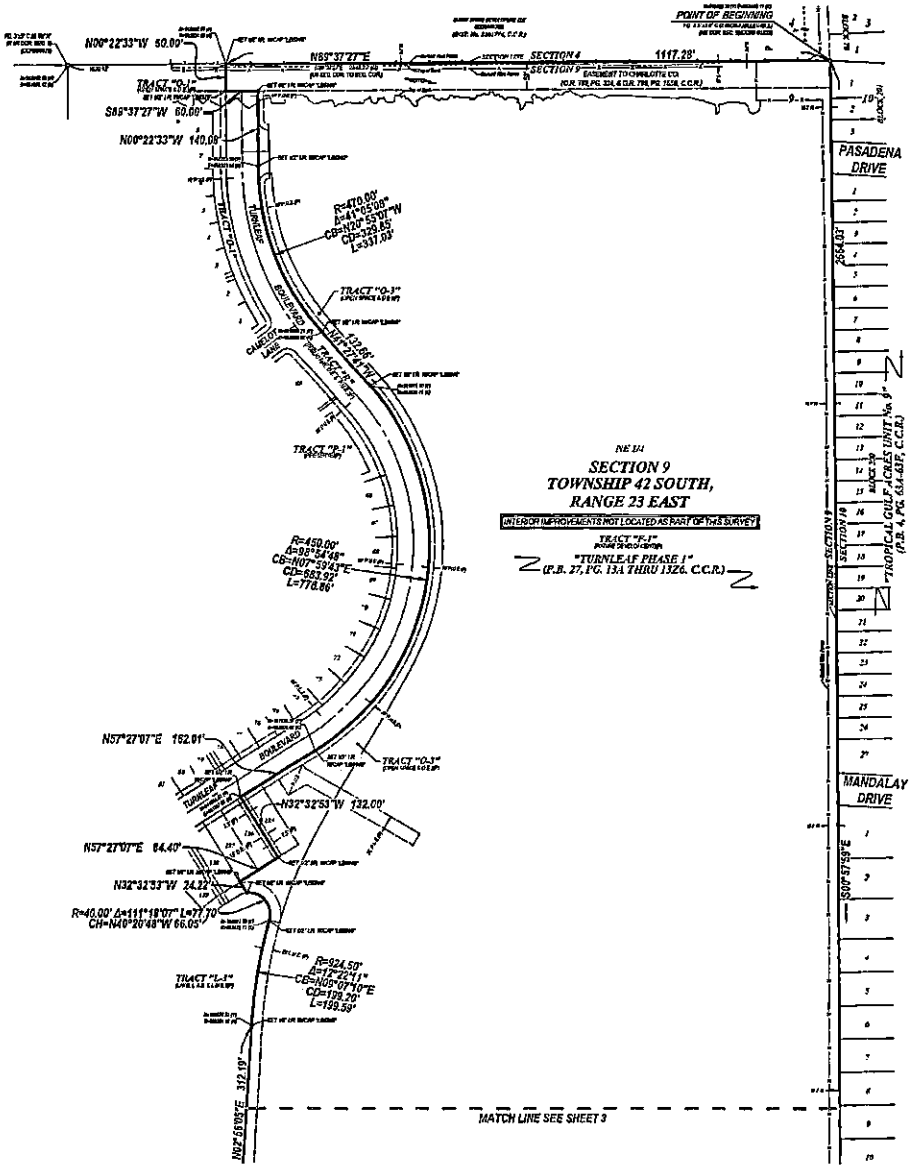
SURVEY DATE	10-31-2024
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=200'
FIELD BOOK	4041

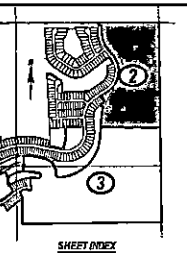
PLAT REVISIONS

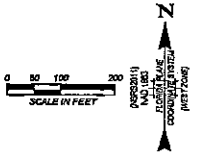
STRAP NUMBERS

BOUNDARY SURVEY

PROJECT / FILE NO.	SHEET NUMBER
23911/1/1903	1 OF 3
5-45-23	







LEGEND

A.E.	ACCESS EASEMENT	I.P.	IRON PIPE
B.M.	BENCHMARK	I.R.	IRON ROD
(C)	CALCULATED	L=	LENGTH
C.C.R.	CHARLOTTE COUNTY RECORDS	L.A.E.	LAKE ACCESS EASEMENT
CCR#	CERTIFIED CORNER RECORD	LB	LICENSED BUSINESS
CONC.	CONCRETE	L.M.E.	LAKE MAINTENANCE EASEMENT
CB=	CHORD BEARING	(M)	MEASURED
CD=	CHORD DISTANCE=	O.R.	OFFICIAL RECORD BOOK
CH=	CHORD BEARING & DISTANCE=	P.B.	PLAT BOOK
C.M.	CONCRETE MONUMENT	PG.	PAGE
C.M.P.	CORRUGATED METAL PIPE	P.R.M.	PERMANENT REFERENCE MONUMENT
COR.	CORNER	P.C.	POINT OF CURVATURE
Δ=	DELTA ANGLE=	P.T.	POINT OF TANGENCY
(D)	DEED	PROP.	PROPERTY
D.B.	DEED BOOK	P.V.C.	POLYVINYL CHLORIDE PIPE
D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
EL.	ELEVATION	R=	RADIUS=
(F)	FOUND	R.C.P.	REINFORCED CONCRETE PIPE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	REF.	REFERENCE
F.P. & L.	FLORIDA POWER & LIGHT CO.	R/W	RIGHT OF WAY
FRAC.	FRACTION	TYP.	TYPICAL
I.E.	IRRIGATION EASEMENT	SEC.	SECTION
		W/	WITH
INST.	INSTRUMENT	WIT.	WITNESS

- SET "NAIL" SURVEY LB#8430
- SET 5/8" IRON ROD WITH CAP STAMPED LB#8430
- SET 4"x4" CONC. MONUMENT STAMPED LB#8430
- FOUND IRON, AS NOTED
- FOUND CONC. MONUMENT AS NOTED
- FOUND IRON PIPE OR IRON ROD AS NOTED
- DRAINAGE INLET
- DRAINAGE MANHOLE
- METERED END SECTION
- YARD DRAIN
- LIGHT POLE
- FLOOD LIGHT
- CONCRETE POWER POLE
- WOOD POWER POLE
- GUY ANCHOR
- TELEPHONE BOX
- ELECTRIC BOX
- CABLE TV BOX
- WATER VALVE
- WATER IRON
- FIRE HYDRANT
- BACK FLOW ASSEMBLY
- AIR RELEASE VALVE
- IRRIGATION VALVE
- IRRIGATION SERVICE
- WELL
- SANITARY MANHOLE
- SANITARY SERVICE
- SIGN
- MAIL BOX
- BLOW OFF
- FIBER OPTIC CABLE MARKER
- GAS LINE MARKER
- GAS VALVE

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 7955 · SURVEYING LB-6940

PREPARED FOR

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

PHONE (904) 563-1258
FAX (904) 908-3401

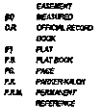
PROJECT DESCRIPTION

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



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

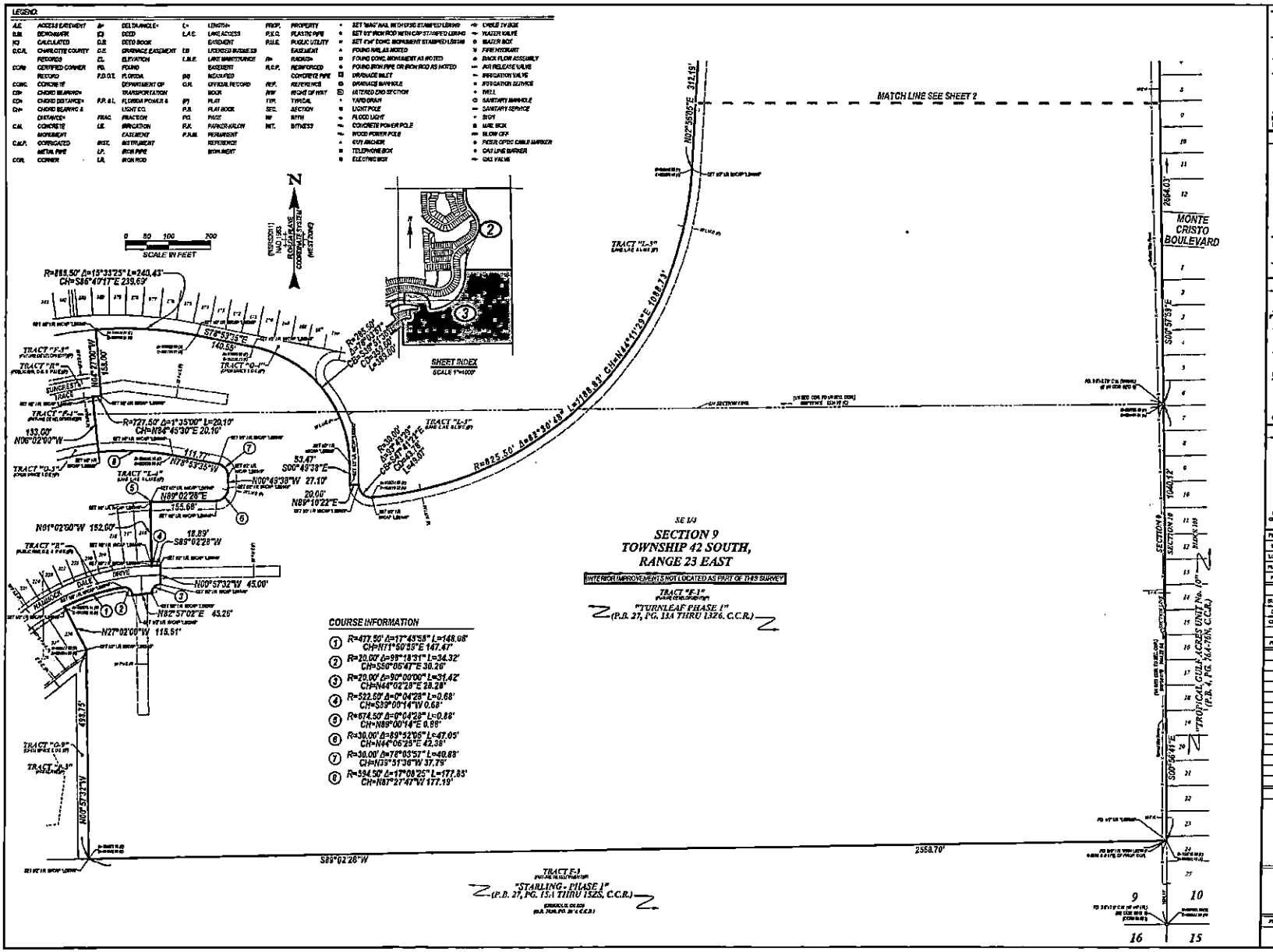
FILE NAME	[illegible]
LAYOUT	2
LOCATION	[illegible]
PLOT DATE	WED, 10-30-2024 - 9:28 PM
PLOT BY	PETER GIBSON
DRAWING DATA	
SURVEY DATE	09-09-2024
DRAWN BY	P. GIBSON
CHECKED BY	BPW
SCALE	1"=100'
FIELD BOOK	

PLAN REVISIONS

SYMAP RUBBINGS

BOUNDARY SURVEY

PROJECT / FILE NO.	SHEET NUMBER
2394/24.305	2 OF 3
8-12-23	



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2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 451-5170
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7925 • SURVEYING LB-4840

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 208
JACKSONVILLE, FL 32256
PHONE (904) 882-1358
FAX (904) 908-2481

PROJECT DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF

TURNLEAF PHASE 1

PLAT BOOK 27,
PAGES 13A THROUGH 1326,
CHARLOTTE COUNTY RECORDS
A SUBDIVISION
LYING IN SECTION 9,
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RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

PROJECT SURVEYOR

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FILE NAME	23091-BOLD.dwg
LAYOUT	8
LOCATION	8:23091 LONG SURVEYING
PLOT DATE	WED. 10-30-2024 - 8:28 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	10-29-2024
DRAWN BY	P. OLSEN
CHECKED BY	EAW
SCALE	1"=100'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

BOUNDARY SURVEY

PROJECT FILE NO.	SHEET NUMBER
23091/24303 8-12-23	3 OF 3