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ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
PAGE: 4
INSTR #: 3627348 Doc Type: GOV
Recorded: 03/26/2026 at 03:16 PM
Rec. Fee: RECORDING $35.50

RESOLUTION NUMBER 2026 - 075

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING BARRACO & ASSOCIATES, INC. PLANNED DEVELOPMENT (PD) FINAL DETAIL SITE PLAN APPROVAL FOR CROSSWINDS (FORMERLY KNOWN AS SIMPLE LIFE), CONSISTING OF 122 SINGLE-FAMILY UNITS, A PRIVATE AMENITY CENTER, AND SUPPORTING INFRASTRUCTURE ON 68.43± ACRES AND LOCATED AT 12150 BURNT STORE ROAD, PUNTA GORDA, FLORIDA, IN COMMISSION DISTRICT II.

RECITALS

WHEREAS, Barraco & Associates, Inc. ("Applicant") submitted Application DRC-25-142 requesting a Planned Development (PD) Final Detail Site Plan approval for Crosswinds (formerly known as Simple Life), consisting of 122 single-family units, a private amenity center, and supporting infrastructure on 68.43± acres located at 12150 Burnt Store Road, 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 May 27, 2025, pursuant to Ordinance Number 2025-019, along with its associated PD conditions; and

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-25-142 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-25-142 and the findings of the Site Plan Review committee.

MN

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

1. Application DRC-25-142 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 March 25, 2029.

B. Development standards shall comply with Ordinance Number 2025-019, 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 25th day of March, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

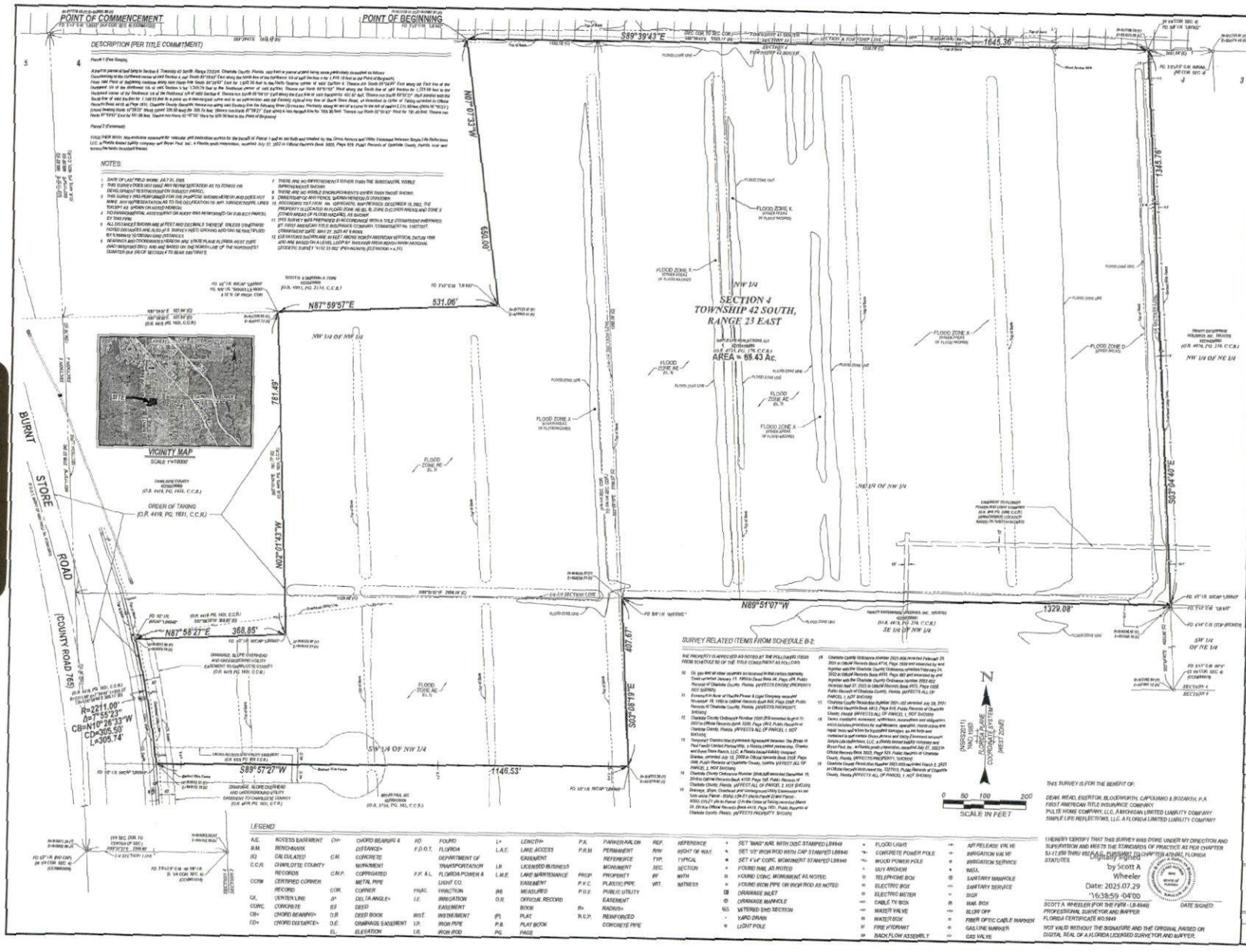
ATTEST:
Roger D. Eaton, Clerk of
Circuit Court and Ex-Officio Clerk
of the Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Thomas M. David, County Attorney
LR2026-0200

KMW



Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
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FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

Pulte Homes
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24311 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
PHONE (239) 498-7711
FAX (239) 498-7707
WWW.PULTEHOMES.COM

PROJECT DESCRIPTION

A PARCEL OF LAND IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

PROJECT SURVEYOR

STATE OF FLORIDA
SCOTT A. WHEELER
LICENSED 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	24253SW1.DWG
LAYOUT	1
LOCATION	J:\24253\DWG\SURVEYING\
PLOT DATE	TUE, 7-29-2025 - 2:11 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	07-21-2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	49 1/8-9, 12, 19, 20, 21, 38

PLAN REVISIONS

STRAP NUMBERS

BOUNDARY SURVEY

PROJECT / FILE NO.	SHEET NUMBER
24253 4-42-23	1 OF 1

EXHIBIT "A" 1 of 1

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