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ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
PAGE: 4
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RESOLUTION
NUMBER 2026 - 184

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING BARRACO AND ASSOCIATES, INC. MODIFICATION OF THE PLANNED DEVELOPMENT (PD) FINAL DETAIL SITE PLAN (DRC-25-142) APPROVAL FOR CASSIA BAY (FKA CROSSWINDS AND SIMPLE LIFE), CONSISTING OF INCORPORATING 96 LOTS WITHIN THE COASTAL HIGH HAZARD AREA AND FOUR LOTS WITHIN THE NON-COASTAL HIGH HAZARD AREA FOR A TOTAL OF 100 SINGLE-FAMILY LOTS, ON A 68.43± ACRE SITE, AND IS LOCATED AT 12150 BURNT STORE ROAD, PUNTA GORDA, FLORIDA, IN COMMISSION DISTRICT II.

RECITALS

WHEREAS, Barraco and Associates, Inc. ("Applicant") submitted Application DRC-26-027 requesting a modification of Planned Development (PD) Final Detail Site Plan approval for Cassia Bay (fka Crosswinds and Simple Life), incorporating 96 lots within the Coastal High Hazard area and four lots within the non-Coastal High Hazard area for a total of 100 single-family lots, on a 68.43± acre site, and is 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-26-027 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

MN

WHEREAS, the Board of County Commissioners of Charlotte County, Florida ("Board") has reviewed Application DRC-26-027 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-26-027 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 July 28, 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 28th day of July, 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
LR2026-0667

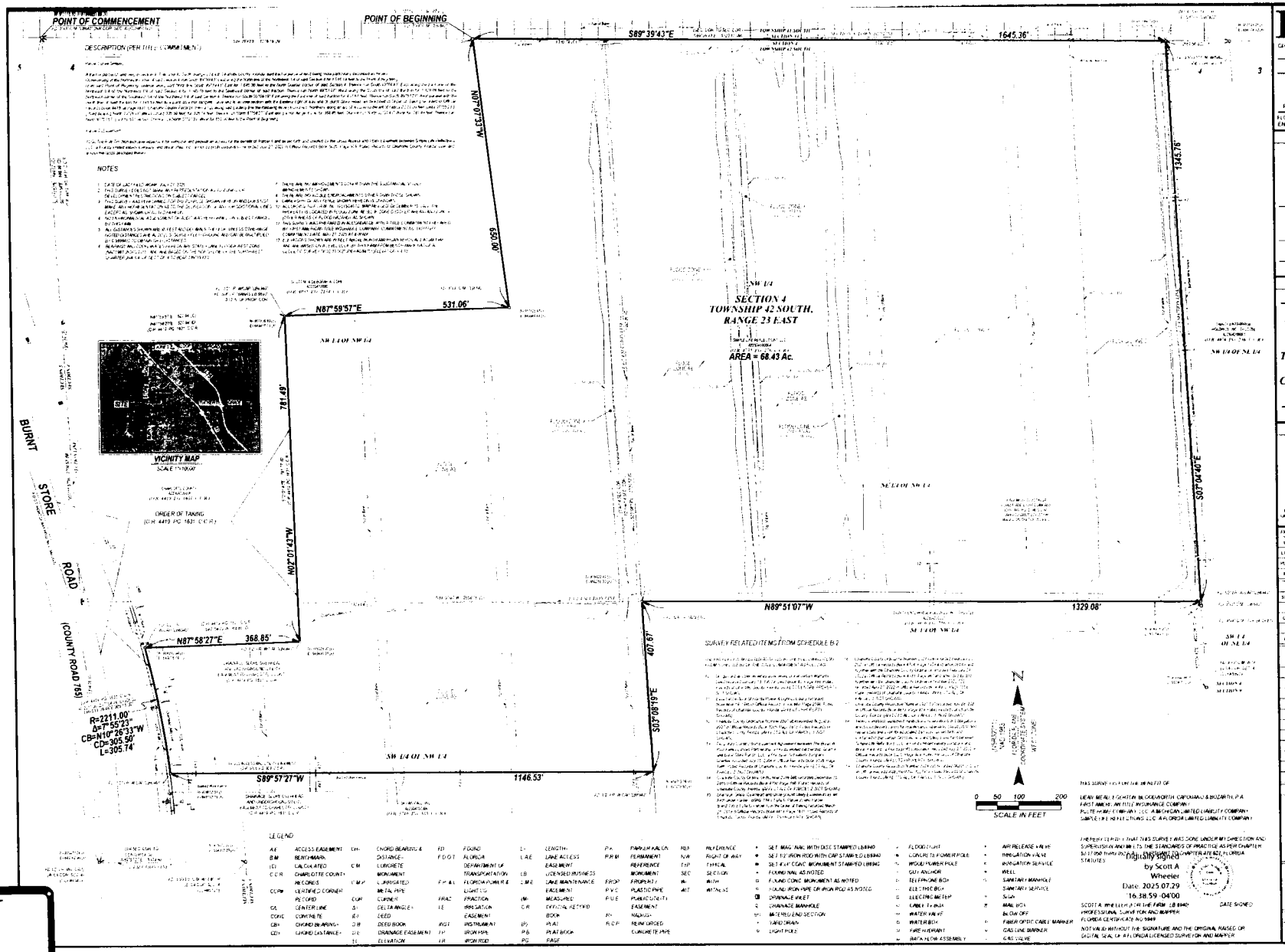

EXHIBIT
"A"
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