

R E S O L U T I O N
NUMBER 2025 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING BARRACO AND ASSOCIATES, INC. A PLANNED DEVELOPMENT (PD) MODIFICATION TO THE FINAL DETAIL SITE PLAN APPROVAL FOR TURNLEAF AMENITY CENTER (DRC-24-173), CONSISTING OF A 5,500 SQUARE FOOT RECREATIONAL BUILDING, POOL AREA, FOUR PICKLEBALL COURTS WITH PAVILION, BOCCE BALL COURT, AND A PARKING LOT WITH ASSOCIATED INFRASTRUCTURE, ON A 2.52± ACRE SITE, LOCATED AT 13330 TURNLEAF BOULEVARD, PUNTA GORDA, FLORIDA, IN COMMISSION DISTRICT II.

RECITALS

WHEREAS, Barraco and Associates, Inc. ("Applicant") submitted Application DRC-25-066 requesting a Planned Development (PD) Modification to the Final Detail Site Plan Approval for Turnleaf Amenity Center (DRC-24-173), consisting of a 5,500 square foot recreational building, pool area, four pickleball courts with pavilion, bocce ball court, and a parking lot with associated infrastructure 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-25-066 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-25-066 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-25-066 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 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 July, 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
LR2025-0614

Knowlton

EXHIBIT

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