



MEMORANDUM

Date: 6-10-25

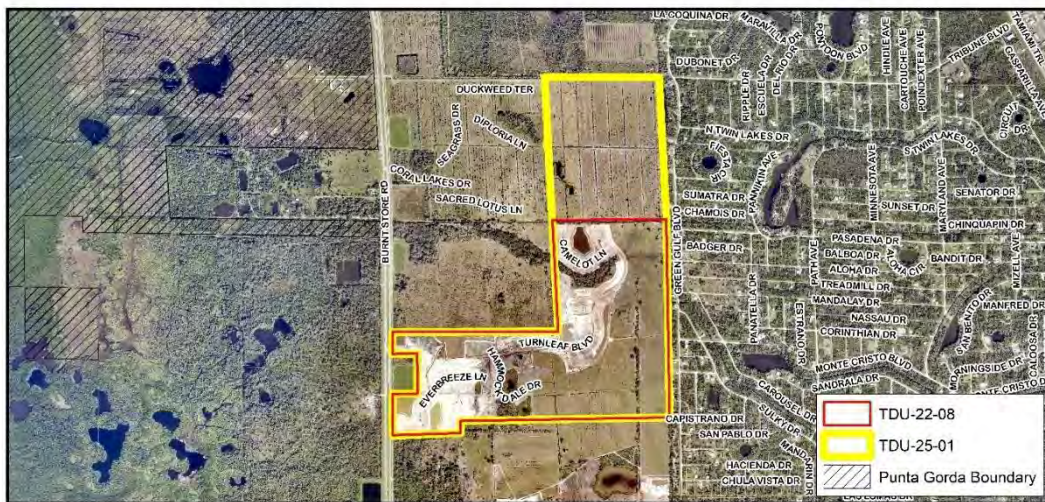
To: Honorable Board of County Commissioners

From: Jie Shao, AICP, MCP, Planner, Principal (see attached Exhibit 1 for professional qualifications)

Subject: Application to Transfer 1,221 Density Units onto Property Located East Side of Burnt Store Road, in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area, TDU-25-01

Purpose of This Petition:

Application TDU-25-01 involves a request by Burnt Store Developers, LLC to transfer 198 density units onto 425.93± acres generally located south of Tribune Boulevard, north of San Pablo Drive, west of Green Gulf Boulevard, and east of Burnt Store Road, in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area, and in Commission District II.



TDU-25-01 Area Image

Analysis:

The subject property has a Future Land Use Map (FLUM) designation of Burnt Store Village Residential and a zoning designation of Planned Development (PD) via Ordinance Number 2024-010 (Attachment 1)

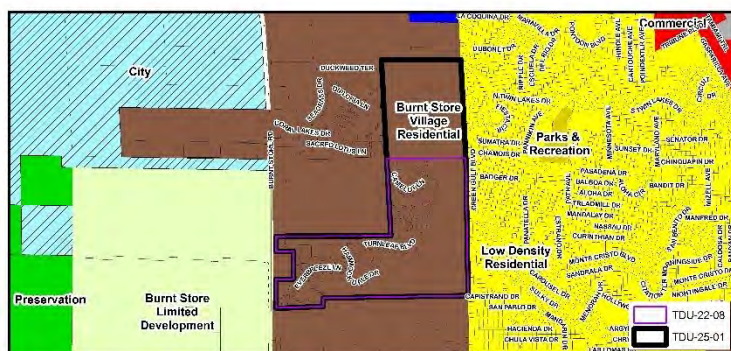
to allow for residential development up to 1,762 dwelling units, including single-family homes, twin villas, townhomes, multi-family and associated development standards.

The subject property contains multiple parcels. The base density for the northern parcel of subject property located at 12390 Burnt Store Road is 13 units. The base density for the remaining properties was 29 units. On September 26, 2022, the Board approved a TDU application via Resolution Number 2022-138 (Attachment 2) to transfer 409 density units on this portion of the subject site; therefore, the base density is 438 units. Now the base density for the entire subject property is 451 units. The transfer of 198 density units on the subject site is required to achieve the proposed residential development up to 1,762 dwelling units.

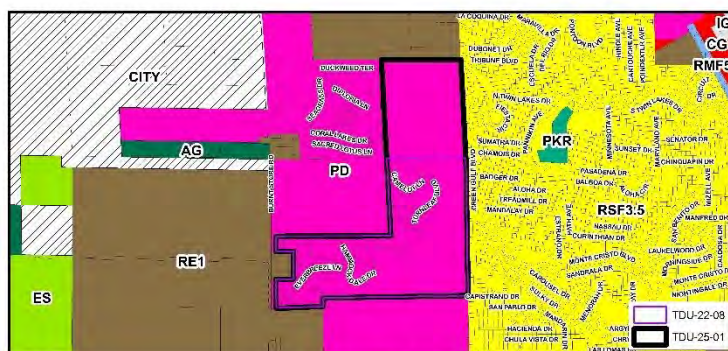
On September 26, 2023, the Board approved Final Detail Site Plan (Application Number DRC-22-00158) via Resolution Number 2023-182 (Attachment 3) for Turnleaf Phase 1. The approved Final Detail Site Plan allows for a residential development up to 438 units, and its supporting utility, roadway and surface water management infrastructure.

On April 22, 2025, the Board approved Final Detail Site Plan (Application Number DRC-24-188) via Resolution Number 2025-139 (Attachment 4) for the Turnleaf Phase 1 Amendment, consisting of the reconfiguration of lots within the existing Phase 1 boundary.

If the Board of County Commissioners (Board) approves this TDU application, this proposed transfer allows for residential development up to 649 dwelling units to be built on the subject property (receiving zone).



TDU-25-01 FLUM Designations



TDU-25-01 Zoning Designations

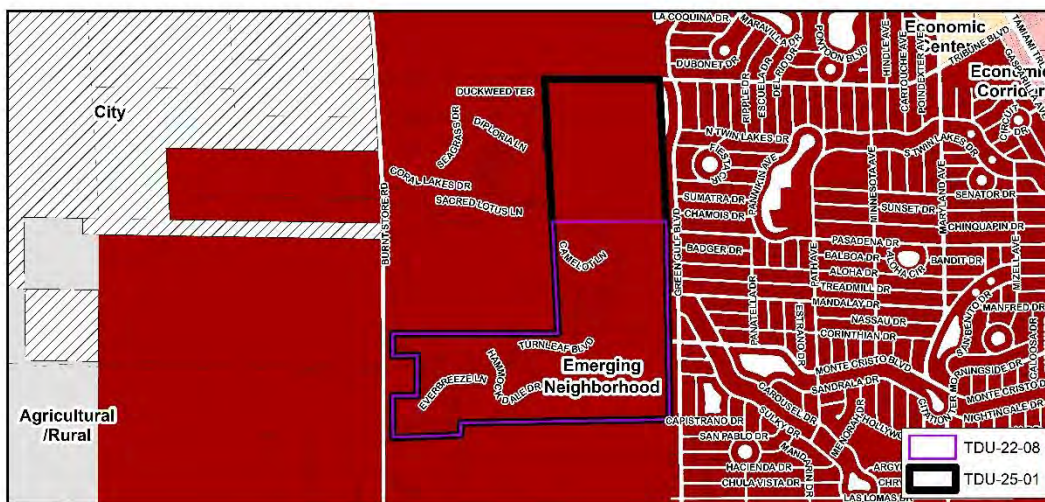
Consistency with the County's Comprehensive Plan and Section 3-9-150 of the Charlotte County Code of Laws and Ordinances:

The intent of the Transfer of Density Units (TDU) program is established in ***Future Land Use (FLU) Policy 1.2.7: Transfer of Density Units (TDU) Program Intent***, which states that, among other items, the intent of the program is to “assist and encourage the removal of old, outdated, platted lots and subdivisions throughout the County” and to “assist and encourage the replacement of an unsustainable and inefficient form of development with compact, higher density, mixed use development that is more sustainable and efficiently utilizes resources.” In this case, the transferred density came from substandard platted lots and the subject property will have higher density development which was approved via Ordinance Number 2024-010 (Attachment 1).

The subject property is designated as an Emerging Neighborhood on ***FLUM Series Map #2: 2050 Framework***. According to the County's Comprehensive Plan, “Emerging” Neighborhoods include large

areas of undeveloped lots or other undeveloped lands in locations that are appropriate for residential and mixed-use development. Emerging Neighborhoods are generally near regional transportation corridors, typically have central water and sewer infrastructure, and are in the path of future urban development. These neighborhoods have the opportunity to create a sense of identity for the community and to introduce planning principles supporting more sustainable neighborhoods prior to further development. The subject property is located on Burnt Store Road, which is one of the County's major thoroughfares in the South County area. The transfer of density to the subject property would allow, and is required, for any development above the base density.

The criteria for a Receiving Zone within the TDU program are established in **FLU Policy 1.2.11: TDU Receiving Zones**, which states that, among other areas, Emerging Neighborhoods qualify as Receiving Zones. As detailed above, the subject site is located within an Emerging Neighborhood.



TDU-25-01 Framework

Section 3-9-150(e)(1) of the TDU Code establishes the criteria for becoming a Receiving Zone and states that "to qualify as an RZ, the proposed RZ must comply with all of the following criteria." These include being located within the Urban Service Area and being designated one of several Framework designations, including Emerging Neighborhood.

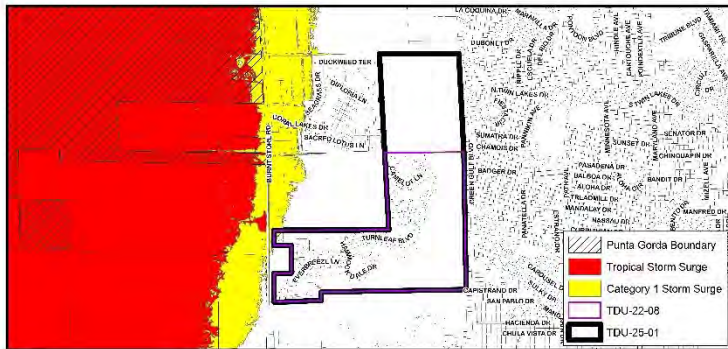
The subject property is located within the Urban Service Area, and within an Emerging Neighborhood.

Section 3-9-150(g)(4) of the TDU Code states that "for a plan amendment with a PD rezoning or a PD rezoning, an applicant may submit the TDU application subsequent to the adoption of the PD rezoning. The TDU must be approved by the board of county commissioners, and the density transferred to the RZ, prior to submittal by the applicant for preliminary plat approval, or, if platting will not be requested, prior to submittal for any permits to develop. A project which proposes to phase development in over time may submit individual TDU applications to transfer density equivalent to that necessary for development of that phase." This TDU application was submitted concurrently with one Certificate of Transferrable Density Credit which will come from the following certificates:

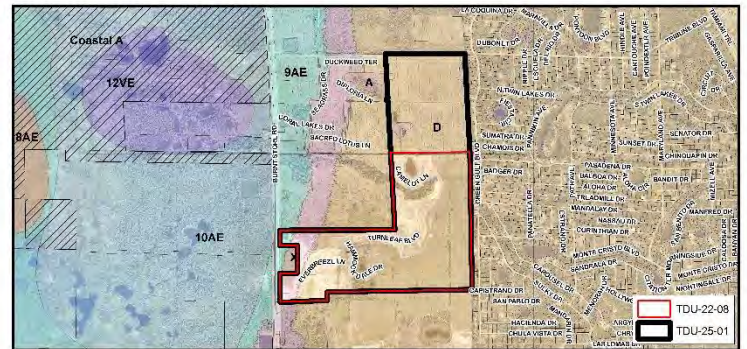
- Certificate No. CSZ-001.4A.1 represents 450 units, and the certificate holder is Burnt Store Developers, LLC.

The requested 198 density units from the above-mentioned certificate must be transferred onto the subject property which is located outside of the Coastal High Hazard area. A new certificate to Burnt Store Developers, LLC, containing 252 units, will be issued after the Board approves this TDU application.

The majority of the subject property is located outside of the Coastal High Hazard Area with Flood Zones 10AE, A and D. The requested 198 density units from the above-mentioned certificates must be transferred onto the subject property which is located outside of the Coastal High Hazard area.



TDU-25-01 Coastal High Hazard Area



TDU-25-01 Flood Zones (Subject Property - 10AE, A & D Zones)

Conclusion:

It is staff's professional opinion that the application is consistent with the intent and requirements of the County's TDU Program as established in the County's Comprehensive Plan, and with all requirements of this program established within the County Code, Section 3-9-150.

Attachment 1
Ordinance Number 2024-010

ORDINANCE
NUMBER 2024 - 010

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) TO PD, IN ORDER TO HAVE A RESIDENTIAL DEVELOPMENT UP TO 1,762 DWELLING UNITS (A REDUCTION OF 341 DWELLING UNITS); ADOPTING THE GENERAL PD CONCEPT PLAN, REQUIRING A TRANSFER OF 1,311 DENSITY UNITS TO REACH THE MAXIMUM OF 1,762 DWELLING UNITS; FOR PROPERTY, INCLUDING THREE PARCELS, LOCATED AT 12390, 13250 AND 13280 BURNT STORE ROAD, WITHIN THE BOUNDARY OF THE BURNT STORE AREA PLAN AND IN THE PUNTA GORDA AREA, CONTAINING 425.93 ACRES MORE OR LESS; CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT II; PETITION PD-23-00007; APPLICANT, BURNT STORE DEVELOPERS, LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, April 23, 2024, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-23-00007, submitted by applicant, Burnt Store Developers, LLC ("Applicant"), which requested a rezoning from Planned Development (PD) to PD, and adopting the General PD Concept Plan, and requiring a transfer of 1,311 density units, in order to allow for residential development of single-family homes, twin villas, townhomes, and multi-family up to 1,762 units, and its associated residential amenities, and associated infrastructure, for property including three parcels, located at 12390, 13250 and 13280 Burnt Store Road, containing 425.93 acres more or less, within the Burnt Store Area Plan and in the Punta Gorda area, Commission District II, and more particularly described in Exhibit "A" which is attached hereto ("Property"); and

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF
CIRCUIT COURT

PAGE: 21

INSTR #: 3397763 Doc Type: GOV
Recorded: 04/25/2024 at 03:50 PM
Rec. Fee: RECORDING \$180.00

WHEREAS, the Applicant seeks to rezone the Property from Planned Development (PD) to PD in order to allow for residential development of up to 1,762 dwelling units on the subject property; and

WHEREAS, Petition PD-23-00007 was heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis provided by County Staff and the evidence presented to the P&Z Board, the P&Z Board recommended approval on March 11, 2024; and

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board finds that approval of Petition PD-23-00007 is consistent with the County's Comprehensive Plan and meets the requirements for the granting of a rezone; and

WHEREAS, the Board finds that approval of Petition PD-23-00007 to rezone the subject property from Planned Development (PD) to PD to be in the best interests of the County.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Charlotte County, Florida:

SECTION 1. The following petition, made by applicant, Burnt Store Developers, LLC ("Applicant"), for an amendment to the Charlotte County Zoning Atlas is hereby approved subject to the General PD Concept Plan and conditions contained in the attached Exhibit "B":

Petition PD-23-00007 requesting a rezoning from Planned Development (PD) to PD and adopting the General PD Concept Plan, requiring a transfer of 1,311 density units, in order to allow for residential

development of single-family homes, twin villas, townhomes, and multi-family up to 1,762 units, for property located at 12390, 13250, and 13280 Burnt Store Road, within the boundary of the Burnt Store Area Plan and in the Punta Gorda area, containing 425.93 acres more or less; Charlotte County, Florida, Commission District II, and more particularly described in Exhibit "A" which is attached hereto.

SECTION 2. That the zoning for this property shall run with the

property and shall apply to any subsequent owners, heirs and assigns.

SECTION 3. This Ordinance's effective date shall be upon filing in

the Office of the Secretary of State, State of Florida.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 23rd day of April, 2024.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: William G. Thax
William G. Thax, Chairman

ATTEST:

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

By: Kimberly Wells
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

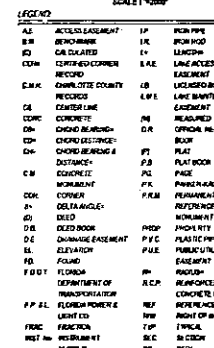
By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR2023-0991

KEY MAP SHEET

This map shows a portion of Township 42 South, Range 23 East, divided into several sections:

- SHEET 2 SE 1/4**: SECTION 4 TOWNSHIP 42 SOUTH, RANGE 23 EAST. Area = 425.82 AC.
- SHEET 3 NE 1/4**: SECTION 4 TOWNSHIP 42 SOUTH, RANGE 23 EAST. Area = 425.82 AC.
- SHEET 4 NE 1/4**: SECTION 4 TOWNSHIP 42 SOUTH, RANGE 23 EAST. Area = 425.82 AC.
- SHEET 5 NW 1/4**: SECTION 9 TOWNSHIP 42 SOUTH, RANGE 23 EAST. Area = 425.82 AC.
- SHEET 6 SW 1/4**: SECTION 9 TOWNSHIP 42 SOUTH, RANGE 23 EAST. Area = 425.82 AC.

The map also shows various roads, including Store County Road 160, Burnt Creek Road, and Store County Road 161. It includes numerous bearings and distances, such as N89°57'27"E 2161.45', S86°55'07"W 70.20', and S89°02'28"W 228.70'. A point of beginning is indicated at the intersection of Section 4 and Section 9.

[illegible][illegible][illegible]

THEY SURVIVE FOR THE BENEFIT OF

I HEREBY CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECTION AND SUPERVISION AND IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 12 AND PART 802 A.C. PURSUANT TO CHAPTER 478.02, FLORIDA STATUTES.

SCOTT A. WALKER FOR THE FURS - LB-4349
FACETS SIGNATURE SURVEYOR AND MASTER
RECORD EXCHANGED NO 3949

DATE SIGNED

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PASSED ON
BY THE NATIONAL FUR ASSOCIATION OF AMERICA

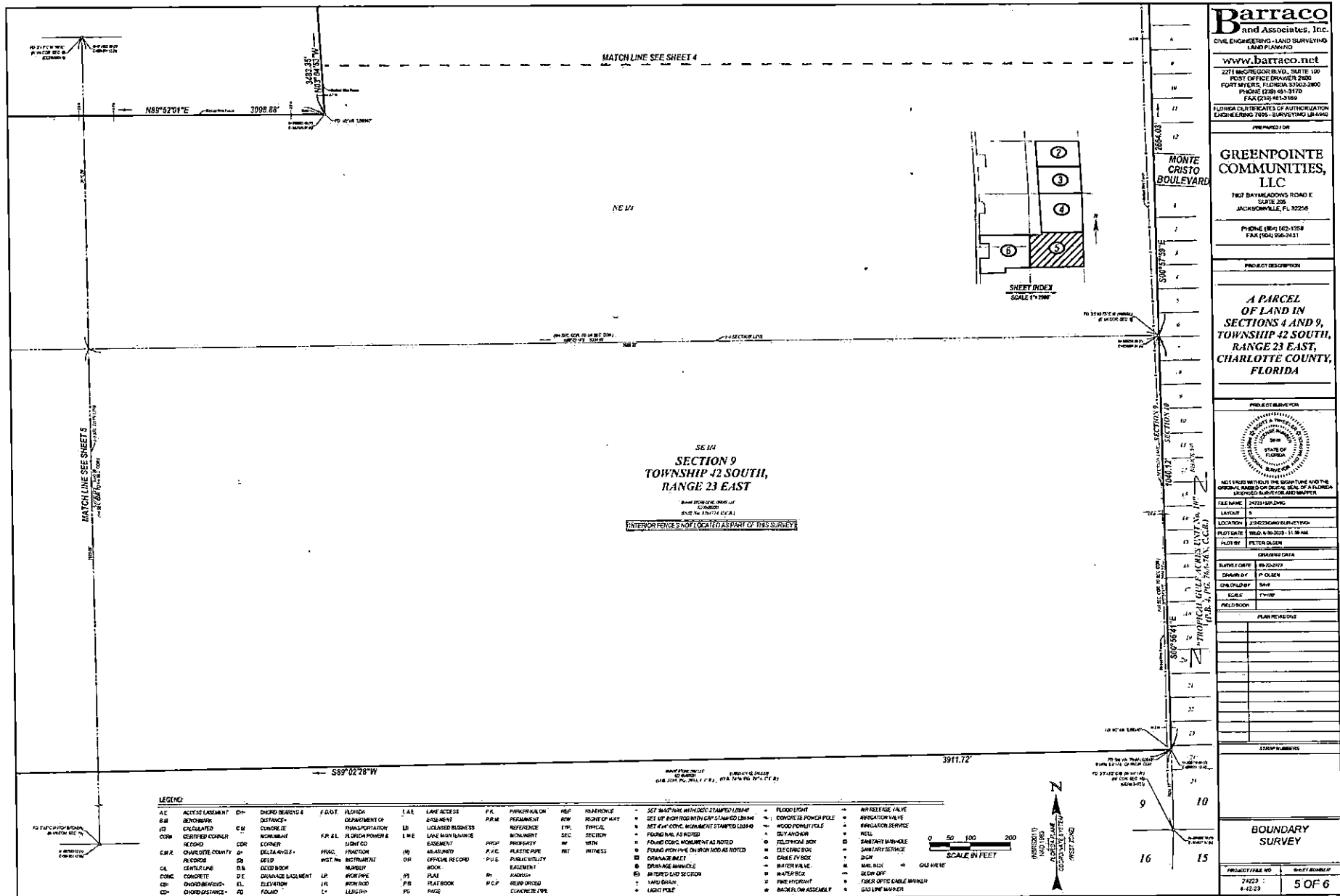
PRODUCT DESCRIPTION

**A PARCEL
OF LAND IN
SECTIONS 4 AND 9,
TOWNSHIP 42 SOUTH,
RANGE 23 EAST,
CHARLOTTE COUNTY,
FLORIDA**

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EXHIBIT "f"
Total: 6 Pages
**BOUNDARY
SURVEY**

PLU RECEIPT NO	SHEET NUMBER
24723 4-42-23	1 OF 6



Barraco
and Associates, Inc.

Dand Associates, Inc.
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 McCREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2620
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 481-3170
FAX (239) 481-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7605-SURVEYING LB-6942

PAGE TWO

**GREENPOINTE
COMMUNITIES,
LLC**

7107 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (847) 562-1358
FAX (847) 956-2431

PROJECT DESCRIPTION	PROJECT NUMBER	PROJECT DATE	PROJECT STATUS
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**A PARCEL
OF LAND IN
SECTIONS 4 AND 9,
TOWNSHIP 42 SOUTH,
RANGE 23 EAST,
CHARLOTTE COUNTY,
FLORIDA**

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RUBBER OR DEGREE SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPING

FILE NAME	247231507.DWG
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LAYOUT	5
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LOCATION	J-2 C230WING SURVEY 1992
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PLUT DATE	WELD 4-30-2023 - 5:13 AM
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PL0187	PETER DASEN
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DRAWING DATA	
NO. OF SHEETS	03-30-2013

Country of Birth	Poland
Place of Birth	Warsaw

DATE OF ORDER	DATE
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SCALE	1000
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1. *Journal of Management Studies*, 1990, 27, 1, 1-14.

BOUNDARY

SURVEY

PROJECT FILE NO	Doc# NUMBER
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24223 :	5 OF 6
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4-42-23	5070
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PD Conditions for Application PD-23-00007

This proposed development shall be in compliance with all applicable requirements as set forth in Charlotte County's Code of Laws and Ordinances. In addition, the following shall apply:

- a. Development on the subject property shall occur as generally illustrated on the General PD Concept Plan submitted by the applicant, prepared by Barraco and Associates, Inc., dated February 29, 2024 (Attachment 1: Master Concept Plan – Turnleaf Planned Development), except such modifications as may be required to meet the conditions of the PD zoning district. The open space area shall be no less than 85.19± acres (The PD Concept Plan includes 14.82± acres of wetlands and associated uplands, 64.24± acres of lake area, 8.519± acres of which may be counted toward open space). In addition, the PD Concept Plan Site Plan Review (Petition No. DRC-23-00186) comments/conditions according to the letter dated February 21, 2024, and signed by Shaun Cullinan, Charlotte County Planning and Zoning Official, are required to be met as applicable. Such General PD Concept Plan shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD).
- b. The base density for the subject property is 451 units. The proposal is to develop a total of 1,762 dwelling units. Any residential development above 451 units shall require transferred density units. The transfer of density units must be approved by the Board of County Commissioners subject to the County's Land Development Regulations 3-9-150: Transfer of Density Units, as may be amended, prior to Final Detail Site Plan or Preliminary Plat approval, whichever occurs first.
- c. Permitted uses and accessory uses.
 - i. Single-family homes attached or detached.
 - ii. Townhomes.
 - iii. Multi-family.
 - iv. Amenities such as clubhouse, community pool, tennis court or other similar non-commercial recreational uses and structures.
 - v. Community garden.
 - vi. Park, public or not-for-profit.
 - vii. Accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in this district, including, but not limited to:
 - 1) Accessory structures, including, but not limited to, garages, carports and sheds.
 - 2) Detached accessory structures greater than 250 square feet but no greater than 400 square feet in area, must be DBPR approved or otherwise meet the Florida Building Code. All roofs must be pitched and include overhangs and eaves which meet current building codes. Rounded corners are prohibited. These structures are allowed with metal siding in the same color as the primary structure.
 - 3) Fences or walls.



- 4) Swimming pools, tennis court or other similar non-commercial recreational uses and structures.
- d. No development shall occur prior to Final Detail Site Plan approval of any or all phases, which will be scheduled on the Board of County Commissioners land use consent agenda.
- e. A development timeline and phasing plan for the entire PD shall be submitted as part of the application for Final Detail Site Plan approval. If approved, a monitoring report shall be submitted annually from the day of Final Detail Site Plan approval until buildout, identifying the development activities which occurred during the past year and summarizing the status of the PD buildout in the current and previous year (as applicable).
- f. The maximum building height for single-family homes and townhomes is 35 feet from the base flood elevation. The maximum building height for multi-family structures and amenity structures is 45 feet from the base flood elevation. The project must comply with all development standards listed on the PD Concept Plan.
- g. All roadways within the development shall be constructed to Charlotte County standards. Following Final Detail Site Plan approval, all private roadways shall be required to be maintained in perpetuity by the developer, a homeowners' association, a Community Development District, or similar entity.
- h. The applicant/property owner shall provide a pedestrian/sidewalk system with a minimum width of five feet throughout the development, which shall be identified in the Final Detail Site Plan. A pedestrian/sidewalk system with a minimum width of eight feet shall be placed along one side of the Spine Road as shown on the proposed General PD Concept Plan (Attachment 1) and along the northern property line within the 50-foot right-of-way reservation as also shown on the proposed PD Concept Plan (Attachment 1), and such sidewalk system shall connect to the existing sidewalk system on Burnt Store Road. The developer shall coordinate with the County's Public Works Department to ensure that the proposed 8-foot sidewalk is completed no later than at the time of the 50% completion of the residential development.
- i. There shall be two main entrances. One shall be located on Burnt Store Road and the second shall be located on or about the north property boundary, as well as at least one emergency access point along the eastern boundary of the site. These entrances are shown on the proposed General PD Concept Plan (Attachment 1). The exact locations for these access points will be fully described and included in the Final Detail Site Plan. With respect to the site related improvements and other items, County Transportation staff reserve the right to make additional comments at the time of Final Detail Site Plan review and these comments shall be fully described and included in the Final Detail Site Plan.
- j. As part of the applicant's development agreement addressing condition k. below, the applicant shall address concurrency per Article XIV, Concurrency Management. The applicant shall meet Transportation Concurrency and account for the project's traffic and the traffic of any previously approved developments which have reserved level of

service (LOS) capacity in the applicable roadway LOS analysis. If the analysis shows that the LOS falls below the adopted minimum standard, a proportionate share analysis and a Proportionate Fair Share Agreement may be required to satisfy Transportation Concurrency.

- k. Before the project can receive any residential Certificates of Occupancy, the conditions relating to a traffic signal on Burnt Store Road at the main residential entrance to the Turnleaf development shall be memorialized in a developer's agreement acceptable to the County.
- l. The development must use potable water and sanitary sewer utilities. The potable water and sanitary sewer lines must be connected to the site before any certificates of occupancy may be issued. The developer may extend reclaimed water utility lines, if available at the time of construction.
- m. The 25-foot PD setback is required as shown on the PD Concept Plan. Entrances, landscaping and buffers may be located within the 25-foot PD setback.
- n. The site shall be developed with a unified landscaping theme. Landscaping and Buffers:
 - i. At a minimum, a type "B" buffer shall be required along the property boundary abutting properties zoned RE-1 and RSF-3.5, which are designated for single-family homes.
 - ii. At a minimum, a type "B" buffer shall be required for portion of the property which is designated for multi-family development.
 - iii. At a minimum, a type "C" buffer is required for all amenities and recreational areas.
 - iv. At a minimum, a type "A" buffer is required along the remaining property boundary.
 - v. All other landscaping and buffers shall follow Section 3-9-100, Buffers, Landscaping, and Tree Requirements.
- o. The final design of the amenity area shall be determined at Final Detail Site Plan review.
- p. The Habitat management plan (Attachment 2: Native Habitat Management Plan) shall be implemented to make sure that the onsite wetland identified as "Preserve" on the PD Concept Plan shall be restored and preserved in perpetuity. At a minimum, a 25-foot buffer is required along all wetlands.
- q. If outdoor lighting is included in the proposed amenity area, it must be shielded or directed in such a way that the light does not shine beyond the boundaries of the subject property.
- r. The proposed three amenity areas, containing a total of 8.37 acres, may contain a clubhouse, with a swimming pool, a tennis court, or similar uses, and a parking area. If a clubhouse is constructed, it shall be built to the highest wind-bearing loads required by Charlotte County and will be made available for use as a post-storm hurricane

refuge to the proposed neighborhood following a natural disaster. It is understood that the clubhouse will not be able to accommodate all residents of the community.

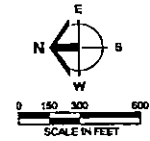
s. School Concurrency:

- i. If the Site must meet school concurrency under a valid interlocal agreement, prior to Final Detail Site Plan or Final Plat approval for any residential development for any Phases, the Developer or applicant/property owner must obtain a School Concurrency Availability Determination Letter (SCADL) from Charlotte County Public Schools (CCPS) indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement with CCPS.
 - ii. If an agreement is required, the terms of both agreements shall be incorporated into the Planned Development Final Detail Site Plan but shall not constitute a major modification.
- t. Per the submitted "Phase I Cultural Resource Assessment of the Burnt Store 425 Parcel, Charlotte County, Florida" report, prepared by Archaeological and Historical Conservancy, Inc. and dated November 2022. The site (8CH666) needs to be preserved as shown on the PD Concept Plan (Attachment 1). If the site contains archaeological resources which need to be protected or buffered, a modification to the proposed General PD Concept Plan is required at the Final Detail Site Plan stage. If the modification does not change the density, intensity, open space requirements, or the proposed PD conditions, it will be considered a minor modification; otherwise, a major modification to the proposed General PD Concept Plan is required. All ground disturbing activities in the area of an archaeological site shall be monitored by a professional archaeologist. In the event that uncovers human remains, then the provisions of Florida State Statute 872.05, the Unmarked Human Remains Act, may apply.

Attachment 1
Master Concept Plan –
Turnleaf Planned Development

LAND USE: SINGLE-FAMILY RESIDENTIAL
ZONING: RSF-3.5
FLU: LOW DENSITY RESIDENTIAL

EAU HURSTLY AC(1.51)



50' WIDE RIGHT OF WAY RESERVATION FOR FUTURE ROAD EXTENSION

LAND USE: VACANT
ZONING: RE-1 & RSF-6
FLU: BURNT STORE VILLAGE RESIDENTIAL & LOW DENSITY RESIDENTIAL

LEGEND	
	STORMWATER MANAGEMENT
	WETLANDS / PRESERVE
	RESIDENTIAL
	FULL ACCESS POINT
	AMENITIES / RECREATIONAL
	RIGHT-OF-WAY
	POTENTIAL EMERGENCY ACCESS

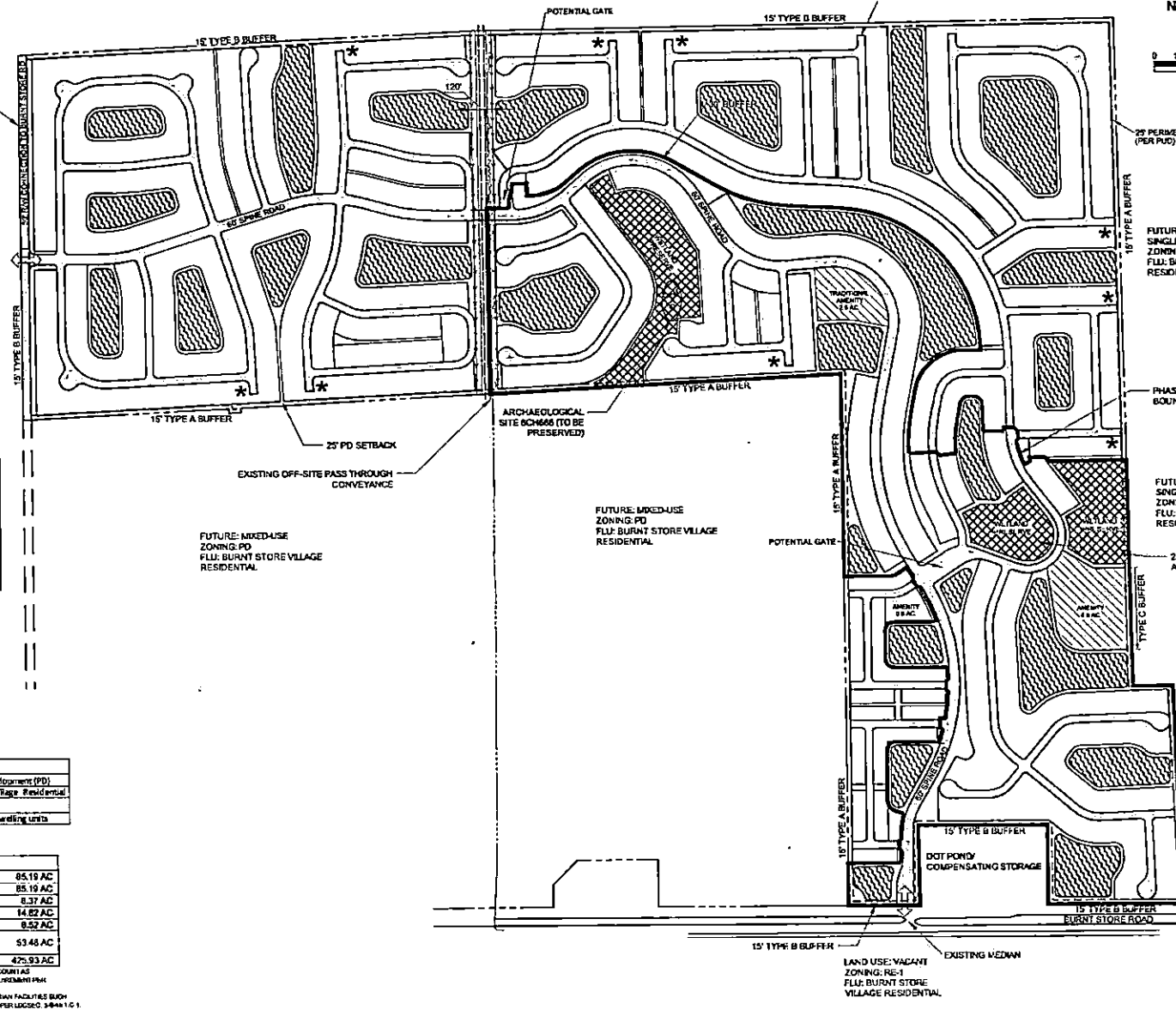
NOTE: A MINIMUM OF ONE ADDITIONAL EMERGENCY ACCESS POINT SHOWN ON PLANS TO BE CONSTRUCTED.

LAND USE SUMMARY	
RESIDENTIAL TRACTS	225.53 AC
RIGHT OF WAY	61.18 AC
AMENITY TRACTS	8.37 AC
STORMWATER	64.24 AC
PRESERVE	14.82 AC
OTHER OPEN SPACE	51.75 AC
TOTAL	425.93 AC

Site Data Table	
Zoning Designation:	Planned Development (PD)
Future Land Use Designation:	Burnt Store Village - Residential
Total Site Area:	±425.93 acres
Proposed Density:	4.14 du/acre
	Total: 1,762 dwelling units

OPEN SPACE TABLE	
OPEN SPACE REQUIRED (20%)	85.19 AC
OPEN SPACE PROVIDED (20%)	85.19 AC
AMENITY TRACTS ⁽¹⁾	8.37 AC
PRESERVE	14.82 AC
STORMWATER ⁽¹⁾	64.24 AC
BUFFERS/PO SETBACK/OTHER OPEN SPACE	53.48 AC
TOTAL	425.93 AC

(1) COMMONLY APPLIED MINIMUM WATER QUALITY BAY COUNT AS UP TO TEN (10) PERCENT OF THE TOTAL OPEN SPACE REQUIREMENT PER USE SEE: 84BAY(1.1)
(2) WITHIN AREAS IN THE AMENITY AREAS AND PEDESTRIAN FACILITIES SUCH AS SIDEWALKS AND TRAILS CONTRIBUTE TO OPEN SPACE PER LDC 84BAY(1.1.1)



Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 MAGLOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2900
PHONE (239) 481-3170
FAX (239) 481-3155
FLORIDA CERTIFICATE OF ARCHITECTURE
ENGINEERING 7885 - SURVEYING LB-6540

BURNT STORE DEVELOPERS, LLC
7807 BAYMEADOWS ROAD E
SUITE 200
JACKSONVILLE, FL 32256

PHONE (904) 562-1298
FAX (904) 565-3451

PROJECT DESCRIPTION

TURNLEAF PLANNED DEVELOPMENT

PART OF SECTION 4B
TOWNSHIP 42 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.
SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND/OR REGULATORY CONSTRAINTS AND/OR OPPORTUNITIES.

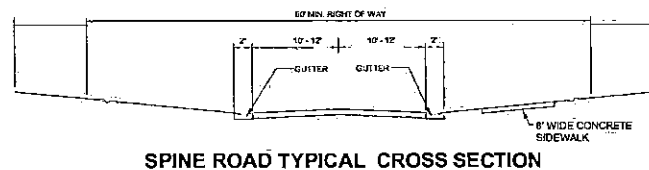
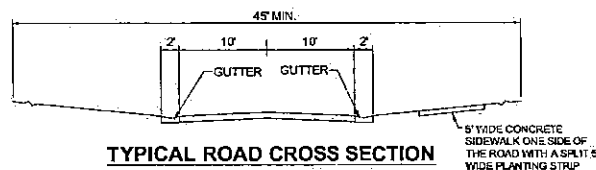
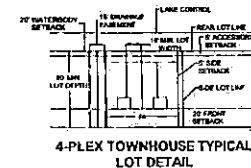
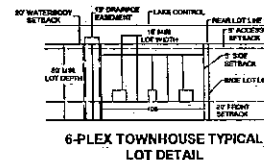
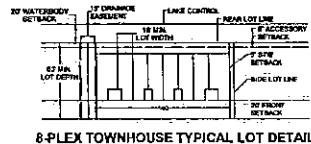
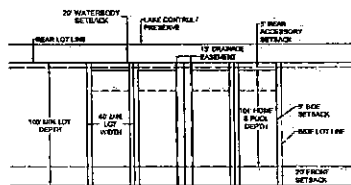
PREPARED BY: BARRACO AND ASSOCIATES, INC.
DATE: 11/29/2013
PROJECT NO.: 1308-218-COMBINED DWG
LOCATION: JACKSONVILLE, FLORIDA
PLAT DATE: 11/29/2013
PLAT BY: ALYSSA FORTNA
CHECKED BY: MICHAEL DRAPPELA
BASE PLAN: 1308-218-COMBINED DWG

PLAN REVISIONS
11/29/2013 REVISION FOR COMMENTS
2/25/2014 ADD ARCHAEOLOGICAL SITE

PLAN STATUS

MASTER CONCEPT PLAN

PROJECT FILE NO. 1308-218
SHEET NUMBER 23991



TURNLEAF PLANNED DEVELOPMENT DEVELOPMENT STANDARDS											
Dwelling Type	Min. Lot Size	Min. Lot Width	Min. Lot Depth	Min. Front Setback ¹	Side Setback	Rear Setback (Frontal)	Rear Setback Accessory Setback	Max. Height	Max. Lot Coverage	Waterbody	PD Setback
Single-Family Detached	4,000 SF	40'	100'	20'	5'	10'	5'	35'	70%	20'	25'
Single-Family Semi-Detached	3,000 SF	30'	100'	20'	5'/0'	10'	5'	35'	70%	20'	25'
Townhouse	1,280 SF	16'	80'	20'	5'/0'	10'	5'	35'	75%	20'	25'
Multi-Family Building	10,000 SF	75'	100'	20'	7.5' (15' building separation)	15'	5'	45/3 stories	60%	20'	25'
Recreation Building/ Clubhouse	10,000 SF	100'	100'	15'	5'	5'	5'	45/3 stories	85%	20'	25'

(1) Dwelling units with side loaded garages shall have a minimum front yard setback of 15'. Secondary front yards on corner lots shall have a minimum front setback of 10'.

**BURNT STORE
DEVELOPERS,
LLC**

7807 BAYMEADOWS ROAD E
SUITE 208
JACKSONVILLE, FL 32256

PHONE (904) 582-1358
FAX (904) 998-2481

PROJECT DESCRIPTION

TURNLEAF
PLANNED
DEVELOPMENT

PART OF SECTION 43,
TOWNSHIP 42 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND/OR REGULATORY CONSTRAINTS AND/OR OPPORTUNITIES.

PRINTING NOT FOR DISTRIBUTION. FORMS AND/OR
COPYRIGHT 2024, BARRAGOS AND ASSOCIATES, INC.
REPRODUCTION OF ANY PARTS OR THE WHOLE IS PROHIBITED.
NAME: JACOB FERNANDEZ
LOCATION: JACOB FERNANDEZ
PLOT DATE: THU 2-28-2024 - 11:57 AM
PLOT BY: ALESSIA FONTANA

CROSS-REFERENCED DRAWING

FLANDEY, S. K. A.

11-28-2023	REVISOR PUBLIC COMMENTS
2-23-2024	ADD ARCHAEOLOGICAL

2-22-2004	ADD ARCHAEOLDG&CAL 56
-----------	-----------------------

TRANSLATION

MASTER
CONCEPT
PLAN

PROJECT / FILE NO	SHEET NUMBER
23991	3

Attachment 2

Native Habitat Management Plan

This native habitat management plan applies to a portion of the subject property located at 13250 and 13280 Burnt Store Road.

**BURNT STORE 295
CHARLOTTE COUNTY APPLICATION NO. PD-21-00009
NATIVE HABITAT MANAGEMENT PLAN**

August 2021

INTRODUCTION

The following Native Habitat Management Plan has been prepared to address the long-term management of the proposed on-site wetlands and their upland preservation areas for the proposed development known as Burnt Store 295 (Project). Preservation areas are identified on the adopted PD Concept Plan, prepared by Barraco and Associates, Inc., as approved by Charlotte County Board of County Commissioners.

The Project is located in Section 9, Township 42 South, Range 23 East, Charlotte County. The Project area is 295± acres and is comprised primarily of undeveloped pasture and forested land.

NATIVE HABITAT PRESERVATION AREA MANAGEMENT PLAN

An aggressive maintenance plan shall be implemented to ensure that the preserve areas remain relatively free (i.e., less than 5 percent aerial coverage) of exotic and nuisance vegetative species, and maintain a minimum 80 percent aerial coverage of desirable native vegetative species ("Success Criteria"). The maintenance plan will consist of an initial exotic/nuisance vegetation treatment and removal event, with scheduled maintenance events to ensure that regrowth of exotic and nuisance vegetation is limited. All maintenance activities shall be conducted via a combination of hand removal and in-place treatment in conjunction with spray application of approved herbicides which can be used to selectively treat undesirable vegetation. No herbicide treatment of desirable native species is permitted. Additionally, native vegetation may have to be planted in order to meet the desired aerial coverage criteria of at least 80 percent.

Exotic plant species will include all Category I invasive exotics as listed by the Florida Exotic Pest Plant Council (EPPC). Hand removal will include the felling of exotics trees, hand removal, and herbicide treatment of the stumps; or hand pulling. Herbicide treatment will be with a U.S. Environmental Protection Agency approved herbicide that includes a visual trace dye. If physical removal will cause more damage to the native vegetation within the preserve, exotic vegetation within the interior of the preserve will be treated in place.

Prohibited Activities

Filling, dumping, construction of buildings, roads, billboards or other advertising, excavating, alteration, trimming, or removal of native vegetation within the preservation area will be prohibited except for restoration activities consistent with natural areas conservation management, the removal of dead trees and shrubs or leaning trees that could cause property damage, and activities conducted in accordance with a prescribed burn plan developed with the Florida Forest Service.

Measures to Protect Wildlife and Integrity of the Native Habitat

Entrance to the preservation area will be limited to the property owner(s), developer(s), and their guests for purposes of maintenance activities or passive recreational uses not inconsistent with retention of land or water areas in their existing, natural vegetative, hydrologic, scenic, open or wooded condition. Contractors hired to perform maintenance activities must have all required licensing, per Florida Pesticide Law (Florida Statutes (F.S.), 487). Public access to the preservation area will not be permitted. In the case of any entrance to the preservation area, care shall be taken to protect wildlife and the integrity of the habitat in accordance with local, state, and federal guidelines. Habitat for wildlife, as well as overall increase in the ecological value of the preservation areas, will be ensured through implementation of the maintenance plan.

Monitoring Plan

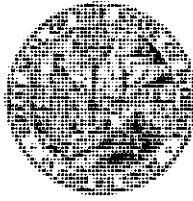
To ensure that the preservation areas meet the success criteria described above, the initial exotic removal/restoration event shall occur within 45 days of issuance of a building permit for the subject property, and the first monitoring event shall be conducted within 45 days following the initial exotic removal/restoration event. The County may grant extensions of no more than 90 days to accommodate unforeseen circumstances, such as drought, frost, or freeze. Subsequent monitoring events will be conducted annually for a period of no less than three years. If, at the end of three years, the preserve areas have met or exceeded the success criteria described above, monitoring requirements for the preserve areas shall be suspended. However, additional monitoring may be required if the success criteria of native or invasive/nuisance plant coverage has not been achieved.

If assessment of the preserve areas demonstrates that the success criteria have been achieved, the responsible party shall provide written certification by an Environmental Scientist, Biologist, registered Engineer, or Landscape Architect that the maintenance efforts have met applicable success criteria. If certification of success is not submitted or is not approved by the County, then annual monitoring shall continue until the criteria has been met and deemed successful. The monitoring program and any corrective actions to maintain the preserve areas shall be at the sole expense of the property owner(s) or developer.

The results of these monitoring events will be compiled in monitoring reports which will include:

- Qualitative overview of vegetative species present, including native species percent coverage
- Percent coverage by exotic/nuisance vegetation
- Wildlife observations
- Permanent fixed-point photograph stations
- Discussion of ongoing maintenance activities
- Identification of insufficiencies and recommendations for future remediation

Such monitoring reports must be provided to the County within 45 days of the monitoring inspection event, unless an extension by the County is granted.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 25, 2024

Roger D. Eaton
Clerk of the Circuit Court
County Comptroller
Charlotte County
18500 Murdock Circle, Room 416
Port Charlotte, Florida 33948

Dear Roger Eaton,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2024-010, which was filed in this office on April 24, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh



Ticket# 3925335-1
BCC 04.23.24 Meeting
5 x 12.
Submitted by: Kimberly Sargent
AD ID# 3923798
Publish: 04/08/24
163352 3923798

**PUBLISHER'S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA COUNTY
OF CHARLOTTE:**

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

04/08/24

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 8th day of
April, 2024

(Signature of Notary Public)



Personally known X OR Produced Identification

Attachment 2
Resolution Number 2022-138

CHG
BCC

RESOLUTION
NUMBER 2022 - 138

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR A TRANSFER OF 409 DENSITY UNITS TO A RECEIVING ZONE LOCATED AT 13250 and 13280 BURNT STORE ROAD, IN THE PUNTA GORDA AREA, WITHIN THE BOUNDARY OF THE BURNT STORE AREA PLAN AREA, AND IN COMMISSION DISTRICT II; CONTAINING 295.13 ACRES MORE OR LESS; IN ACCORDANCE WITH PART III, LAND DEVELOPMENT AND GROWTH MANAGEMENT, CHAPTER 3-9, ZONING, ARTICLE V, ENVIRONMENTAL REQUIREMENTS AND OTHER REQUIREMENTS, SECTION 3-9-150, TRANSFER OF DENSITY UNITS (TDU), OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA; PETITION TDU-22-08; APPLICANT, BURNT STORE DEVELOPERS, LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Part III, Land Development and Growth Management, Chapter 3-9, Zoning, Article V, Environmental Requirements and Other Requirements, Section 3-9-150, Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida (hereinafter "TDU Code"), establishes processes and requirements for approval of petitions for transfers of density units in connection with petitions for rezonings and for amendments to the County's Comprehensive Plan, the approval of which would increase density on parcels of property; and

WHEREAS, on October 26, 2021, the Board of County Commissioners of Charlotte County, Florida ("Board") approved Petition PD-21-00009, via Ordinance Number 2021-035, submitted by Coral Creek Burnt Store LLC, amending the Charlotte County

Zoning Atlas from Residential Estate 1 (RE-1) to Planned Development (PD), increasing the density from 29 units to 1,440 units, on 295.13 acres more or less of property located at 13250 and 13280 Burnt Store Road, in the Punta Gorda area, and within the Burnt Store Area Plan area, Charlotte County, Florida, and more particularly described in Exhibit "A" which is attached hereto and provided herein ("Property"); and

WHEREAS, Burnt Store Developers, LLC ("Applicant") has now submitted a petition for a transfer of density units via Petition TDU-22-08 ("TDU Petition") in connection with the above-stated rezoning, for approval by the Board, requesting a transfer of 409 units of density to the Property in accordance with the County's Comprehensive Plan and the provisions of the TDU Code; and

WHEREAS, the proposed transfer of 409 density units, together with the existing base density, will allow the development of a residential community of up to 438 dwelling units on the Property; and

WHEREAS, the Certificate of Transferrable Density Credits for the density being transferred under Petition TDU-22-08 is attached hereto as Exhibit "B"; and

WHEREAS, the Applicant has submitted all of the information and documentation required for the approval of the TDU Petition pursuant to the TDU Code.

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

1. The TDU Petition submitted by applicant, Burnt Store Developers, LLC ("Applicant"), requesting the transfer of 409 units of density to the property located at 13250 and 13280 Burnt Store Road, in the Punta Gorda area, and within the Burnt Store Area

Plan area, Charlotte County, Florida, described in Exhibit "A", attached hereto and incorporated herein by reference, is hereby approved.

2. The effective date of this Resolution shall be the date this Resolution is recorded.

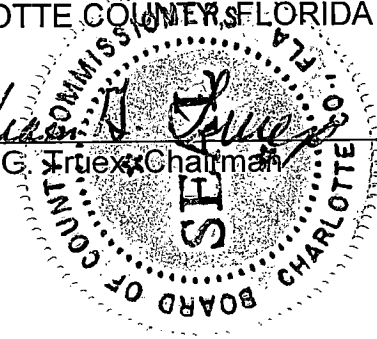
[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 11th day of October, 2022.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____

William G. True, Chairman



ATTEST:

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

By: _____

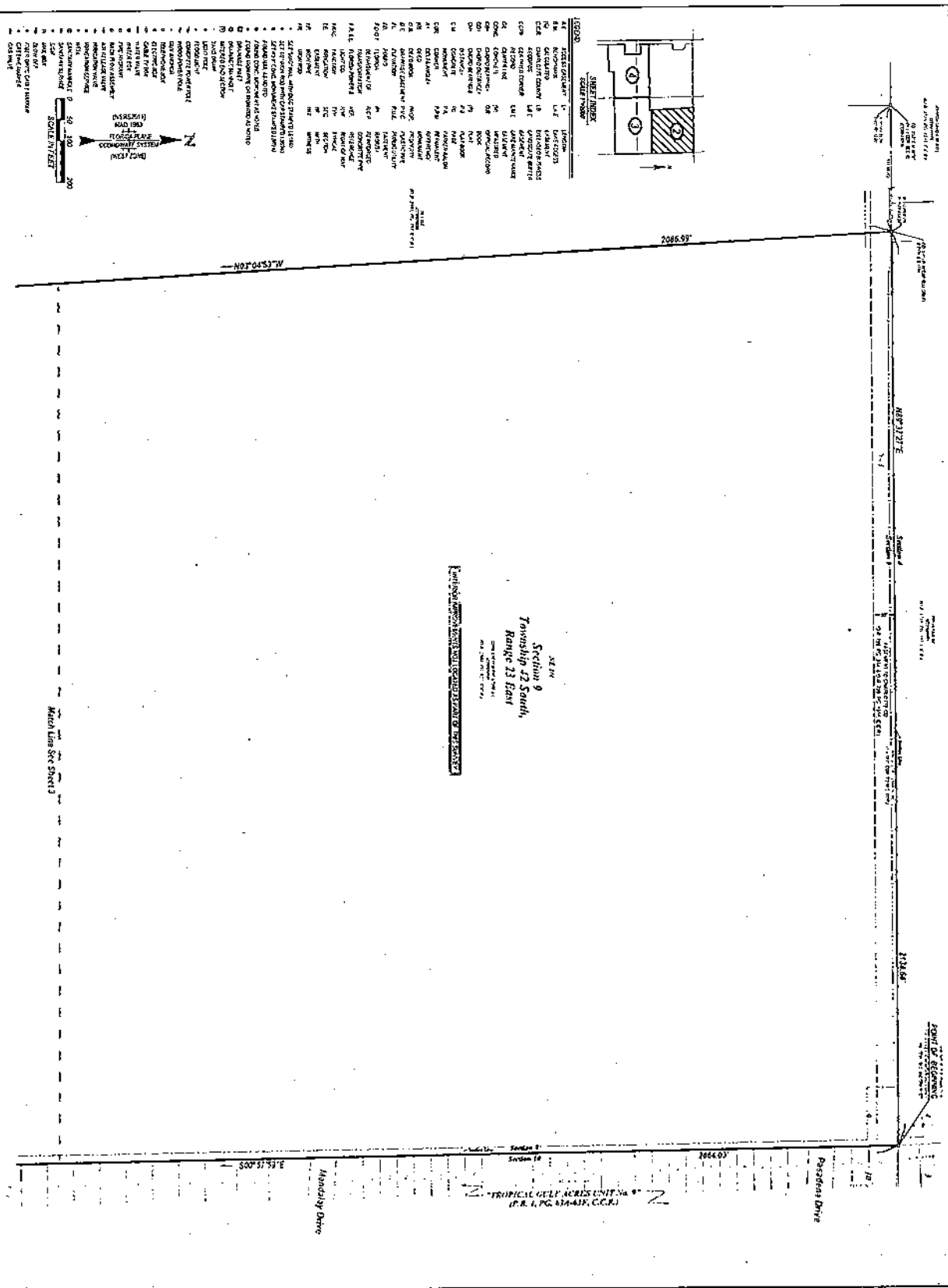
Deputy Clerk

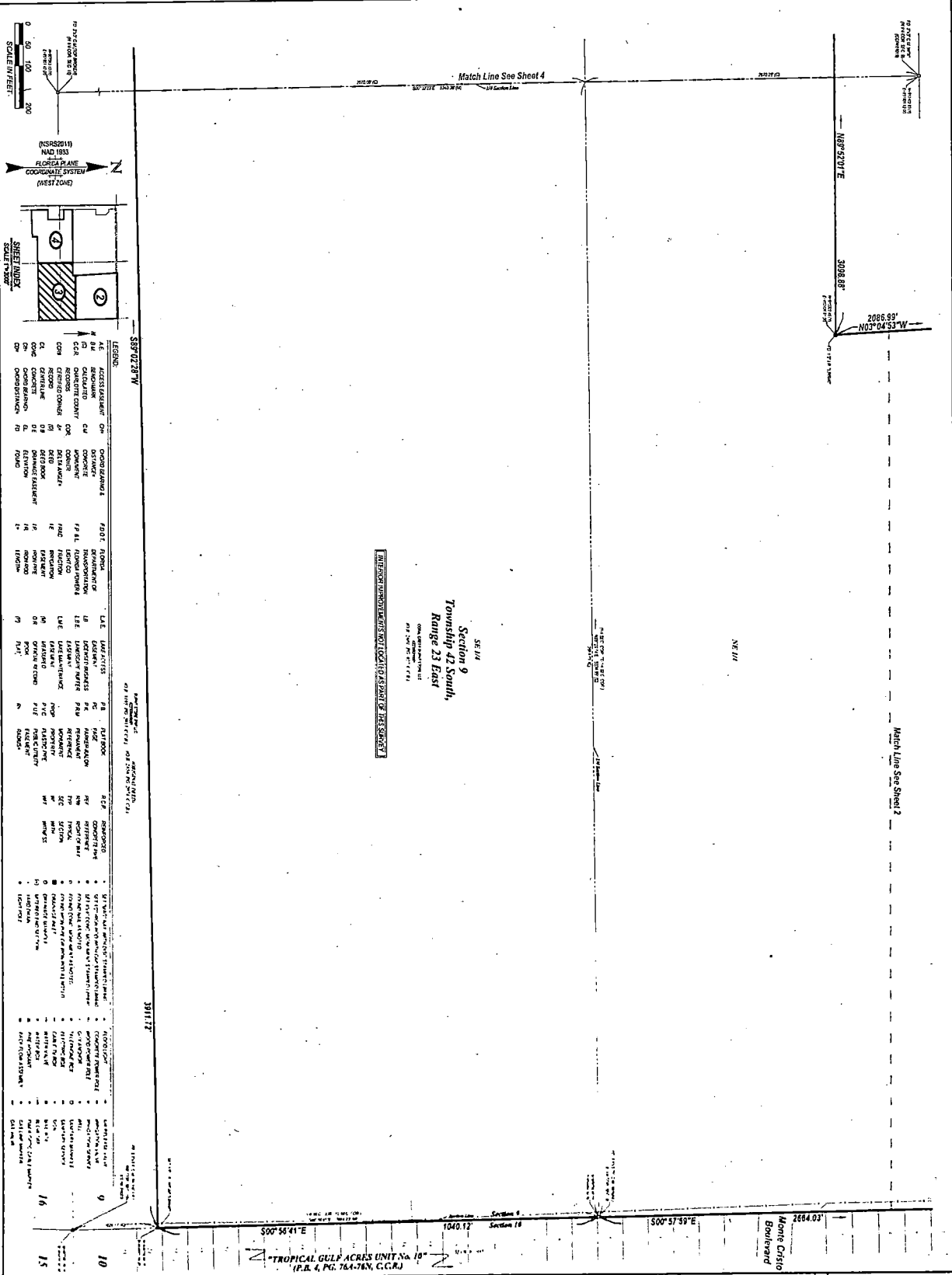
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____

Janette S. Knowlton, County Attorney

LR2022-0667

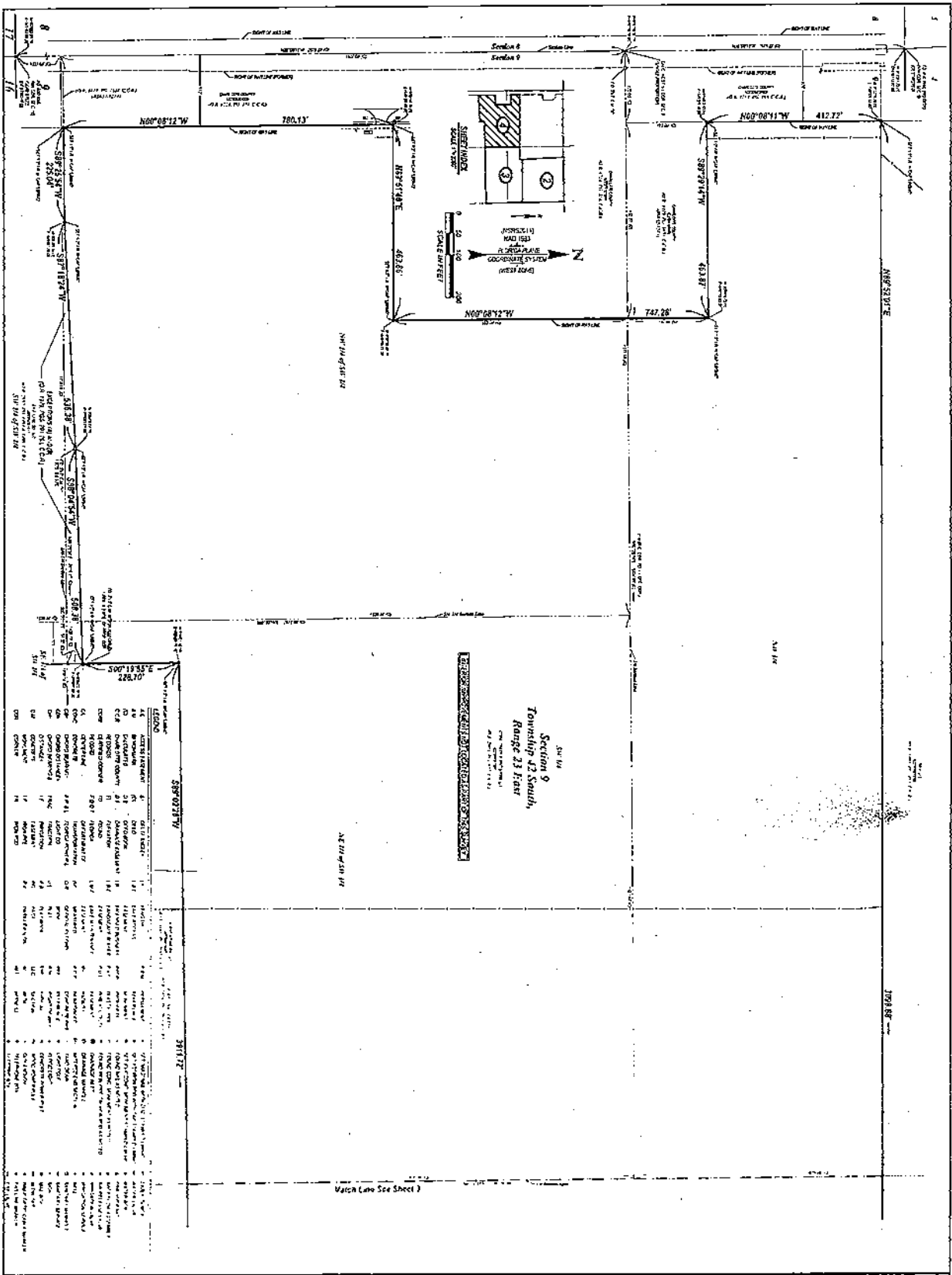
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Barraco
and Associates, Inc.
CONSULTING ENGINEERS AND SURVEYORS
2200 SOUTH FLORISSANT AVE
SUITE 200
FORT WORTH, TEXAS 76104
TEL: 817.335.1111
FAX: 817.335.1112
WWW.BARRACO.NET

PHOENIX BAY
SERVICES
3600 GULF Fwy
SUITE 200
FORT WORTH, TEXAS 76104
TEL: 817.335.1111
FAX: 817.335.1112
WWW.PHOENIXBAYSERVICES.COM

3 OF 4



Baraco
and Associates, Inc.
Surveyors
2700 West 10th Avenue, Suite 100
Miami, Florida 33135
Phone: (305) 555-1234
Fax: (305) 555-5678
www.baraco.net

PHOENIX BAY
A PARCEL OF LAND
IN
SECTION 9,
TOWNSHIP 42 SOUTH,
RANGE 23 EAST,
CRIMMIE COUNTY,
FLORIDA

ROUNDRY
SURVEY
4 OF 4

Surveyed by: [Signature]
Date: [Date]
Scale: 1" = 200'

CERTIFICATE OF TRANSFERABLE DENSITY CREDITS

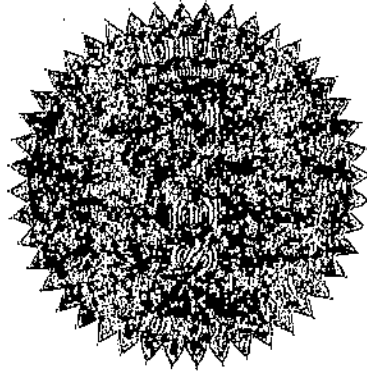
CHARLOTTE COUNTY, FLORIDA

Certificate No. CSZ-038.1B.1B
TRANSFER OF DENSITY FROM
CERTIFICATE No. CSZ-038.1B

This certificate is the property of
Burnt Store Developers, LLC

This Certificate was created on March 28, 2022

The Certificate Holder Acquired 500 Units of Density from Pamela J. Roebuck, Esq., POA



Certification Application No.
Adopted Resolution No.
Date of County Approval
No. of Units of Density Approved
No. of Units of Density retained on Sending Zone
Form of Covenant

CSZ-08-10-01
2008-156
December 16, 2008
1,534
12
Conservation Easement

Jie Shao

Jie Shao, AICP, MCP, Planner, Principal
Comprehensive Planning Division
Community Development Department



Attachment 3
Resolution Number 2023-182

CHG
BCC

RESOLUTION
NUMBER 2023 - 182

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING BARRACO AND ASSOCIATES, INC. PD FINAL DETAIL SITE PLAN APPROVAL FOR DRC-22-00158 FOR TURNLEAF PHASE I, CONSISTING OF SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, AND MULTI-FAMILY UNITS, WITH A TOTAL OF 483 UNITS, AS WELL AS SUPPORTING UTILITY, ROADWAY, AND SURFACE WATER MANAGEMENT INFRASTRUCTURE, A TOTAL OF 295.1 ACRES MORE OR LESS, AND LOCATED AT 13250 AND 13280 BURNT STORE ROAD, PUNTA GORDA, FLORIDA.

RECITALS

WHEREAS, Barraco and Associates, Inc. ("Applicant") submitted Application DRC-22-00158 requesting PD Final Detail Site Plan approval for Turnleaf Phase I, which consists of Single-family detached, Single-family attached, and Multi-family units, with a total of 483 units, as well as supporting utility, roadway, and surface water management infrastructure, a total of 295.1 acres more or less, located at 13250 and 13280 Burnt Store Road, in the Punta Gorda area, in Section 09, Township 42, Range 23, Commission District II, Charlotte County, Florida ("Property"), and more particularly described in Exhibit "A" which is attached hereto and provided herein; and

WHEREAS, the Property was rezoned to Planned Development (PD) on October 26, 2021, pursuant to Ordinance Number 2021-035; and

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-22-00158 and recommended approval with conditions; and

WHEREAS, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Application DRC-22-00158 and the recommendation 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-22-00185 is approved with the following conditions:
 - A. As required by Section 3-9-45(d)(4)(d), Code of Laws and Ordinances of Charlotte County, Florida ("Code"), 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 September 26, 2026.
 - B. Development standards shall comply with Ordinance Number 2021-035, as may be amended by the Board.
2. The effective date of this Resolution shall be the date this Resolution is recorded.

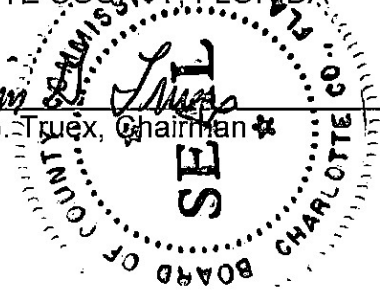
[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 26th day of September, 2023.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____

William G. Truex, Chairman *



ATTEST:

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

By: _____

Deputy Clerk

Roger D. Eaton

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____

Janette S. Knowlton, County Attorney

LR2023-0858

Janette S. Knowlton

DESCRIPTION

Parcel in
Section 9, Township 42 South, Range 23 East
Charlotte County, Florida

A tract or parcel of land lying in Section 9, Township 42 South, Range 23 East, Charlotte County, Florida, said tract or parcel of land being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 9 run $S00^{\circ}57'59''E$ along the East line of the Northeast Quarter (NE 1/4) of said Section 9 for 2,664.03 feet to the East Quarter corner of said Section 9; thence run $S00^{\circ}56'41''E$ along the East line of the Southeast Quarter (SE 1/4) of said Section 9 for 1,040.12 feet to an intersection with the Northerly line of lands described in a deed recorded in Official Records Book 2856, at Page 2074, Charlotte County Records; thence run along the Northerly and Westerly line of said lands the following two (2) courses: $S89^{\circ}02'28''W$ for 3,911.72 feet and $S00^{\circ}19'55''E$ for 228.70 feet to the Northeast corner of Parcel Exception (B), as described in a deed recorded in Official Records Book 1979, at Pages 291 through 293, Charlotte County Records; thence run along the Northerly line of said Parcel Exception (B) the following three (3) courses: $S88^{\circ}04'54''W$ for 508.38 feet; $S87^{\circ}18'24''W$ for 536.38 feet and $S89^{\circ}25'54''W$ for 225.04 feet to an intersection with the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4258, at Page 354, Charlotte County Records; thence run along said Easterly right of way line the following two (2) courses: $N00^{\circ}08'12''W$ for 780.13 feet and $N89^{\circ}51'48''E$ for 463.86 feet; thence run $N00^{\circ}08'12''W$ still along said Easterly right of way line and continuing along the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4419, at Page 1670, Charlotte County Records for 747.28 feet to the Northeast corner of said right of way; thence run $S89^{\circ}29'14''W$ along the Northerly right of way line of said lands for 463.87 feet to an intersection with the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4258, at Page 468, Charlotte County Records; thence run $N00^{\circ}08'12''W$ along said Easterly right of way line for 412.72 feet to an intersection with the Southerly line of lands described in a deed recorded in Official Records Book 3891, at Page 191, Charlotte County Records; thence run along the Southerly and Easterly line of said lands the following two (2) courses: $N89^{\circ}52'01''E$ for 3,098.88 feet and run $N03^{\circ}04'53''W$ for 2,086.99 feet to an intersection with the North line of the Northeast Quarter (NE 1/4) of said Section 9; thence run $N89^{\circ}37'27''E$ along said North line for 2,134.64 feet to the POINT OF BEGINNING. Containing 295.13 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on East line of the of the Southeast Quarter (SE 1/4) of Section 9 to bear $S00^{\circ}56'41''E$.

Digitally signed
by Scott A.

Wheeler, PSM

Date: 2022.06.23

'15:54:10 -04'00

Scott A. Wheeler (For The Firm)

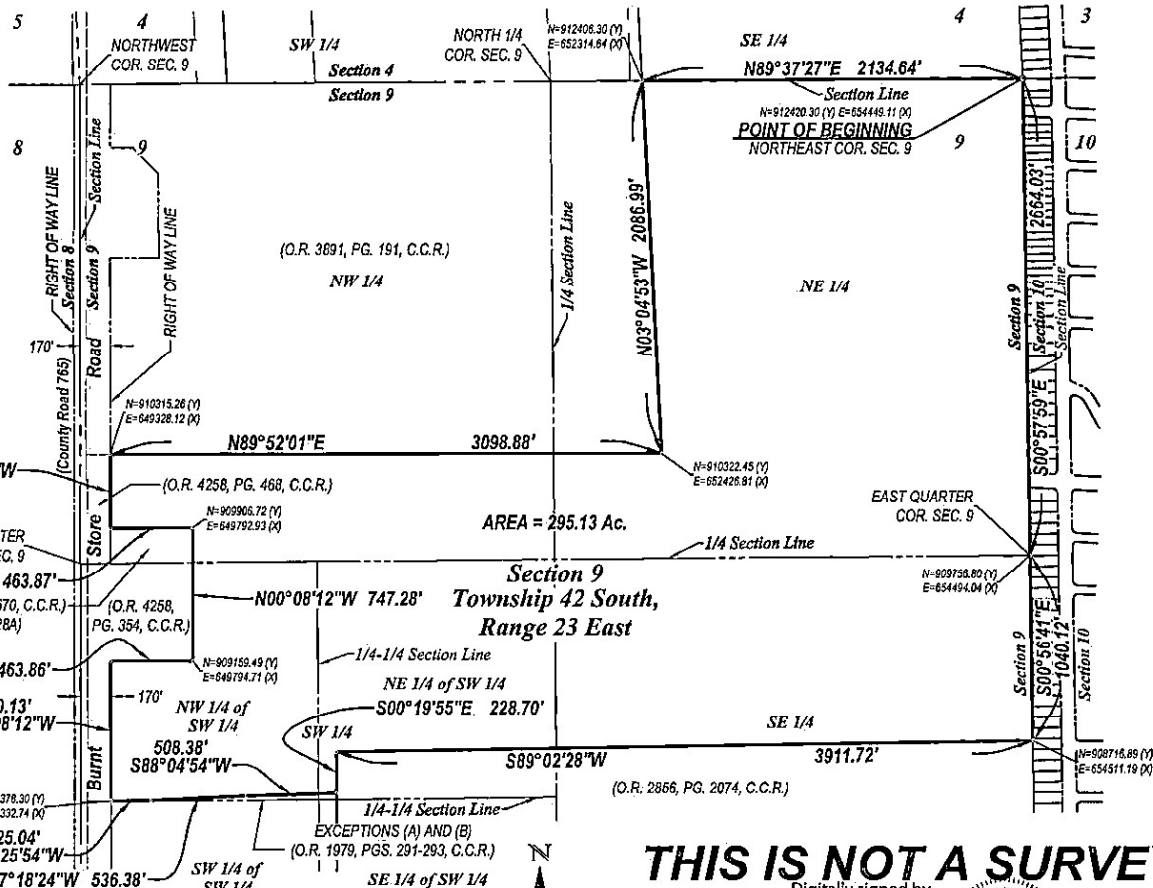
Professional Surveyor and Mapper

Florida Certificate No. 5949

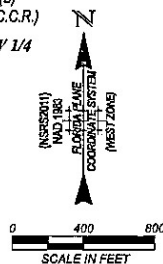


L:\23941 - Burnt Store 295 (N Parcel) REZ\Surveying\Descriptions\Survey\23941S01.doc





- NOTES:
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999412 TO OBTAIN GRID DISTANCES.
 - O.R. - DENOTES OFFICIAL RECORD BOOK, CHARLOTTE COUNTY PUBLIC RECORDS.
 - PG. - DENOTES PAGE.
 - COORDINATES AND BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON EAST LINE OF THE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9 TO BEAR S00°56'41"E.
 - DESCRIPTION IS ATTACHED.



THIS IS NOT A SURVEY

Digitally signed by
Scott A. Wheeler,
PSM

Date: 2022.06.23
15:54:27 -04'00

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

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

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MONTGOMERY BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3180

FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 1998 - SURVEYING 18-4545

PREPARED FOR:

PHOENIX BAY
VENTURES*

3900 COCONUT ROAD
SUITE 203
BOHITA SPRINGS, FL 34138

PHONE (239) 386-1122
FAX (239) 386-2872

WWW.PHOENIXBAYVENTURES.COM

PROJECT DESCRIPTION:

A PARCEL OF LAND
IN
SECTION 9,
TOWNSHIP 42 SOUTH,
RANGE 23 EAST,
CHARLOTTE COUNTY,
FLORIDA

PROJECT SURVEYOR:

SCOTT A. WHEELER
STATE OF FLORIDA
LICENSED SURVEYOR AND MAPPER

FILE NAME: 0201201.DWG
LAYOUT: 1
LOCATION: 0201201.DWG
PLOT DATE: MON 02/01/2021 1:23:40
PLOT BY: PETER OLSON

DRAWING DATE:
SURVEY DATE: 06/20/2021
DRAWN BY: T. OLSON
CHECKED BY: SAW
SCALE: 1"=400'

FIELD BOOK:
PLAN REFERENCE:
0201-001: CONNECT C.R. 463 TO 4738

STAMP MESSAGES:

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT/FILE NO.:
2021
9-49-23

SHEET NUMBER:
2 OF 2

Attachment 4
Resolution Number 2025-139

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.

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

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

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"):

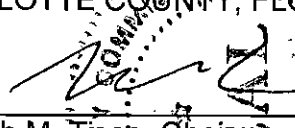
1. Application DRC-24-188 is approved with the following conditions which must be met by the Applicant:

- 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 

[illegible]

I HEREBY CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECTION AND
 SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AND PRECISION
 LISTED IN THE F.S. PURSUANT TO CHAPTER 473, F.S. AND THE
 FLORIDA CERTIFICATE ACT.
 Digitally signed by
 Scott A. Wheeler
 Date: 2024.10.31
 16:59:18 -0400

SCOTT A. WHEELER FOR THE FIRM: L&L-4444
 PROFESSIONAL SURVEYOR AND LICENSED
 FLORIDA CERTIFICATE HOLDER

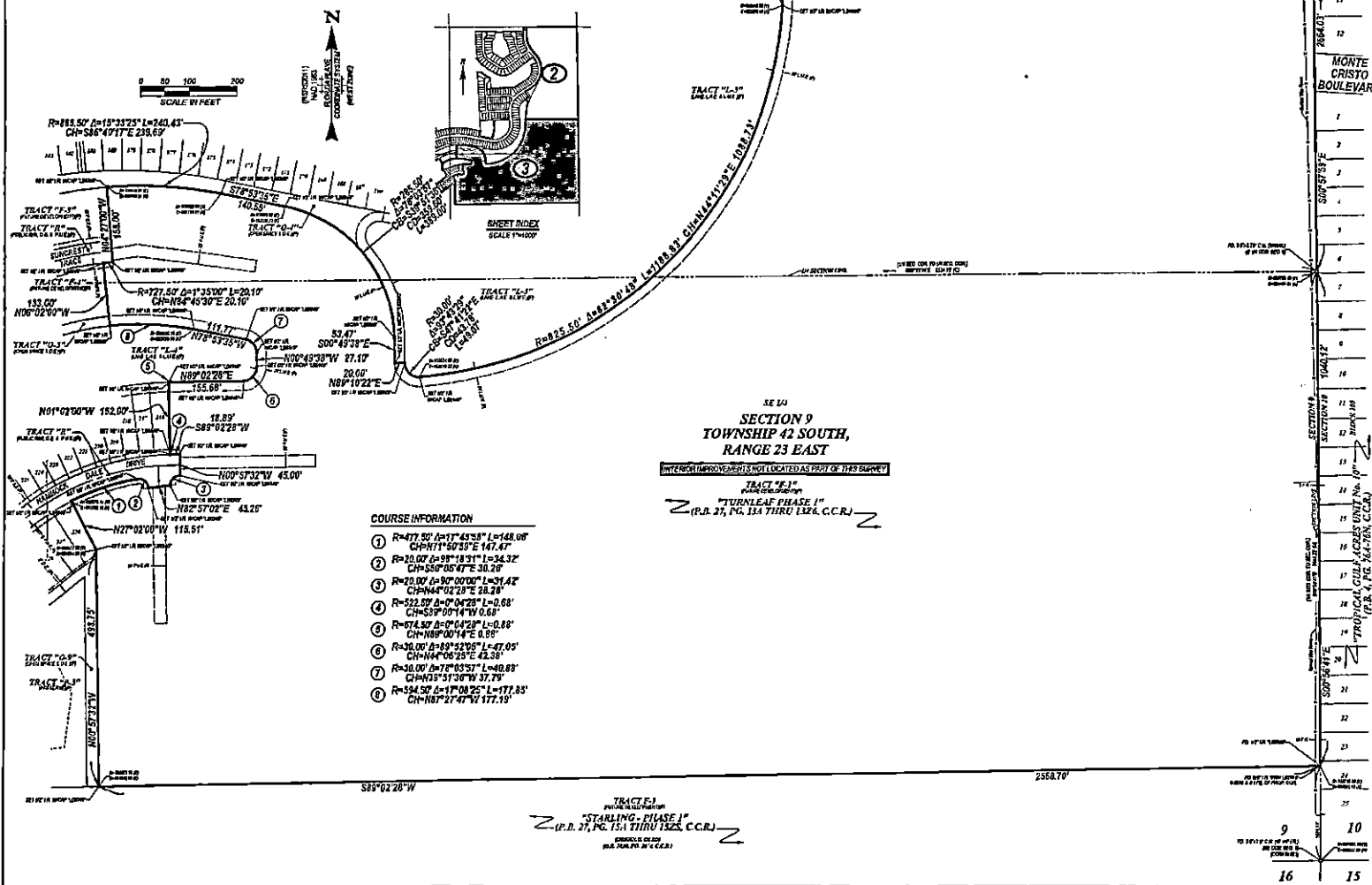
NOT VALID UNTIL YOU SIGN THE DECLARATION AND THE OFFICIAL SUPPORT OF
 DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND SUPPORT

X3891/24305 8-42-23	1 OF 3
------------------------	--------



PROJECT FILE NO.	PROJECT NUMBER
2708124305	2052

LEGEND									
AL	ACCESS EASEMENT	AL	DELTA TRIANGLE	CL	LENGTH	PROP.	PROPERTY	CH	CHUTE
BL	BENCHMARK	CL	DEED	LA	LINE ACCESS	P.L.C.	PLASTIC PIPE	CH	CHUTE
CD	CALCULATED	CL	DEED BOOK	LA	LINE ACCESS	P.L.C.	PLASTIC PIPE	CH	CHUTE
CDL	CHARLOTTE COUNTY	CL	DEED	LA	LINE ACCESS	P.L.C.	PLASTIC PIPE	CH	CHUTE
CDL	CHARLOTTE COUNTY	CL	DEED	LA	LINE ACCESS	P.L.C.	PLASTIC PIPE	CH	CHUTE
CDL	CHARLOTTE COUNTY	CL	DEED	LA	LINE ACCESS	P.L.C.	PLASTIC PIPE	CH	CHUTE
CDL	CHARLOTTE COUNTY	CL	DEED	LA	LINE ACCESS	P.L.C.	PLASTIC PIPE	CH	CHUTE
CDL	CHARLOTTE COUNTY	CL	DEED	LA	LINE ACCESS	P.L.C.	PLASTIC PIPE	CH	CHUTE
CDL	CHARLOTTE COUNTY	CL	DEED	LA	LINE ACCESS	P.L.C.	PLASTIC PIPE	CH	CHUTE
CDL	CHARLOTTE COUNTY	CL	DEED	LA	LINE ACCESS	P.L.C.	PLASTIC PIPE	CH	CHUTE



Barraco
and Associates, Inc.
CIVIL ENGINEERING, LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 WILSON BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2000
PHONE (813) 851-3175
FAX (813) 851-3176

PROJECT NO. 239124303
DATE 04-20-03

GREENPOINTE COMMUNITIES, LLC
7801 GAYMEADOWS ROAD E
SUITE 200
JACKSONVILLE, FL 32218

PHONE 904 824-1118
FAX 904 824-1111

PROJECT DESCRIPTION
A TRACT OR PARCEL OF LAND
LYING IN THE PLAT OF
TURNLEAF PHASE 1
PLAT BOOK 27,
PAGE 11A THROUGH 132A
CHARLOTTE COUNTY RECORDS
A SUBDIVISION
LYING IN SECTION 9,
TOWNSHIP 42 SOUTH,
RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

PROJECT SURVEYOR
[Seal of Professional Engineer, State of Florida, No. 11111]

NOT USED WITHOUT THE BOUNDARY LINE AND THE
ORIGINAL SURVEY RECORD, REAL OR A PLAT
LOCATED Lying TO THE LAND SURVEY

FILE NAME	239124303
LOCATION	TURNLEAF PHASE 1
DATE	04-20-03
BY	SAW
REVISION	1-000
FIELD BOOK	239124303

BOUNDARY SURVEY

PROJECT FILE NO. 239124303
DATE 04-20-03

SHEET NUMBER 3 OF 3



Qualifications of Jie Shao

Position: Principal Planner

Years with Charlotte County: 20

Position Summary & Experience: I have worked as a Planner for Charlotte County Community Development Department for over 20 years. My duties include reviewing and making recommendations on plan amendments, zoning map changes and text amendments to the County's Comprehensive Plan as well as the Land Development Regulations to the Planning and Zoning Board and the Board of County Commissioners.

Education:

- September 1997 to December 2001
University of Cincinnati; Cincinnati, Ohio; Obtained a M.S. degree in Community Planning
- September 1986 to July 1990
Chongqing University China; Obtained a B.S. degree in Architecture

Professional Associations and Certifications:

- AICP, American Association of Certified Planners since 2017
- American Planning Association (APA), Member since 2004

Related Past Experience:

- Planner, Architectural Graphics Designer, University Instructor in Architecture, Suzhou Planning Bureau/Institute of Urban Construction & Environmental Protection (1990-1994)

Exhibit 1

CHARLOTTE COUNTY

Location Map for TDU-25-01



4, 9/42/23 South County



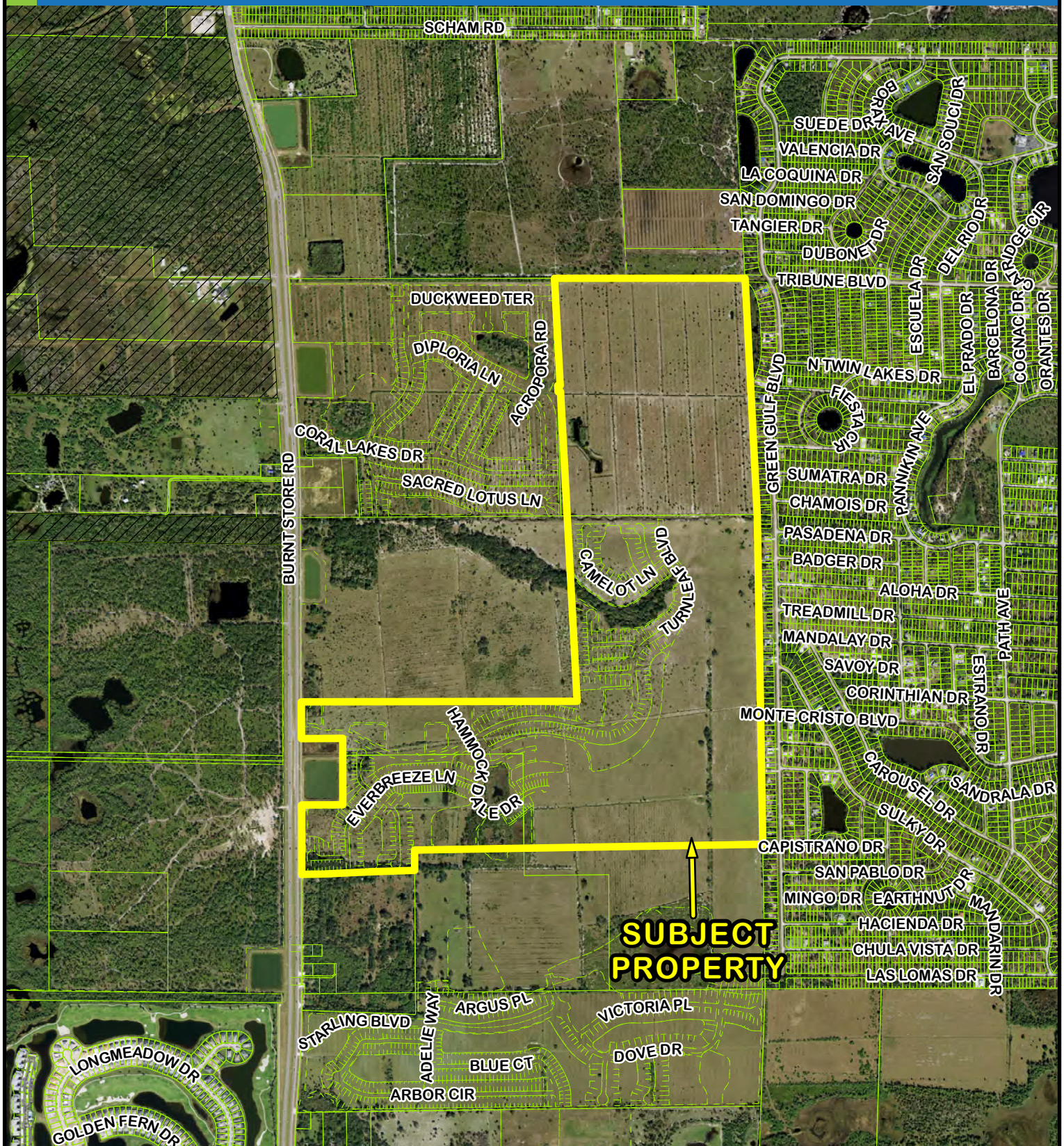
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CHARLOTTE COUNTY

Area Image for TDU-25-01



04, 09/42/23 South County



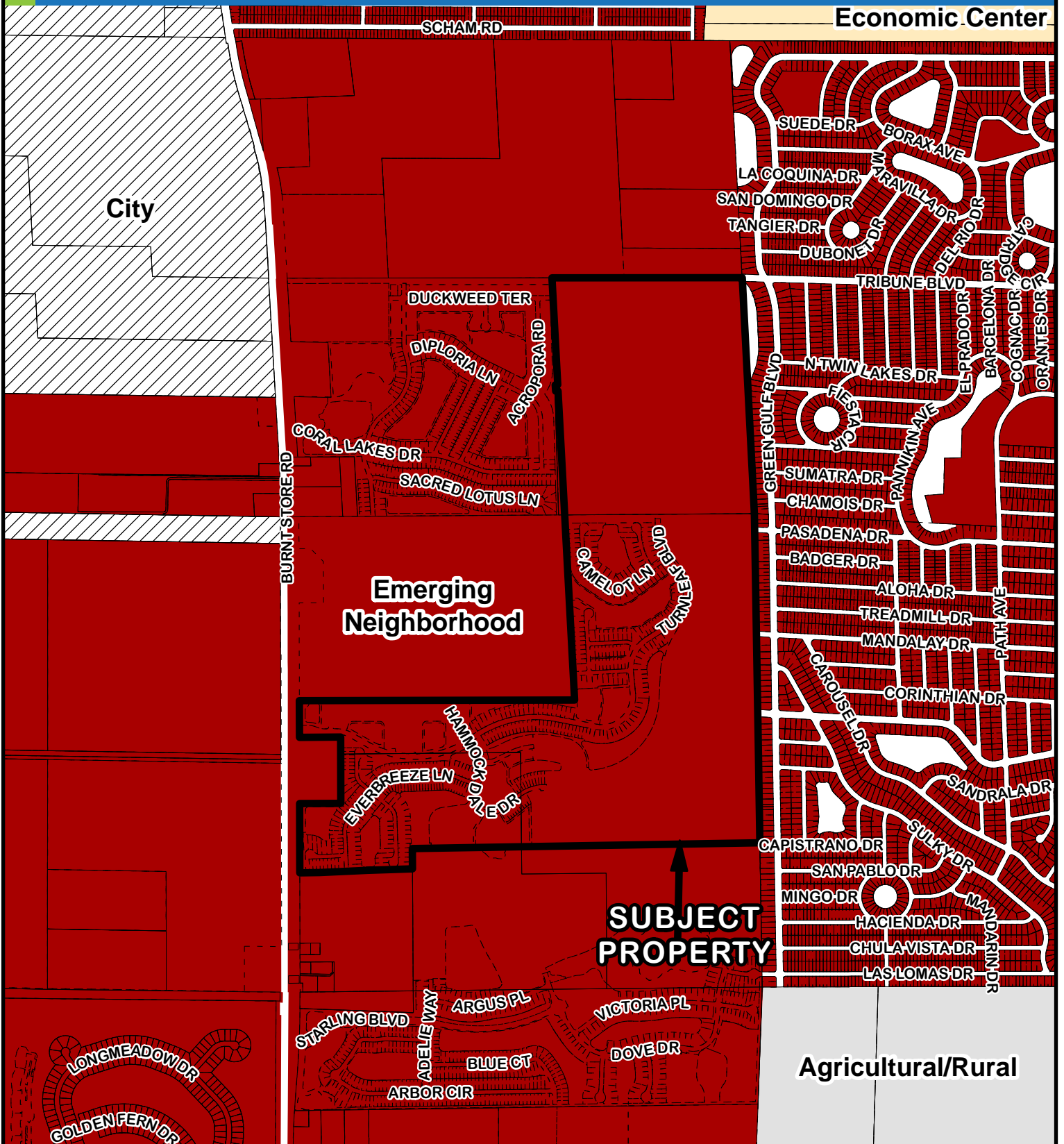
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CHARLOTTE COUNTY

Framework for TDU-25-01



04, 09/42/23 South County



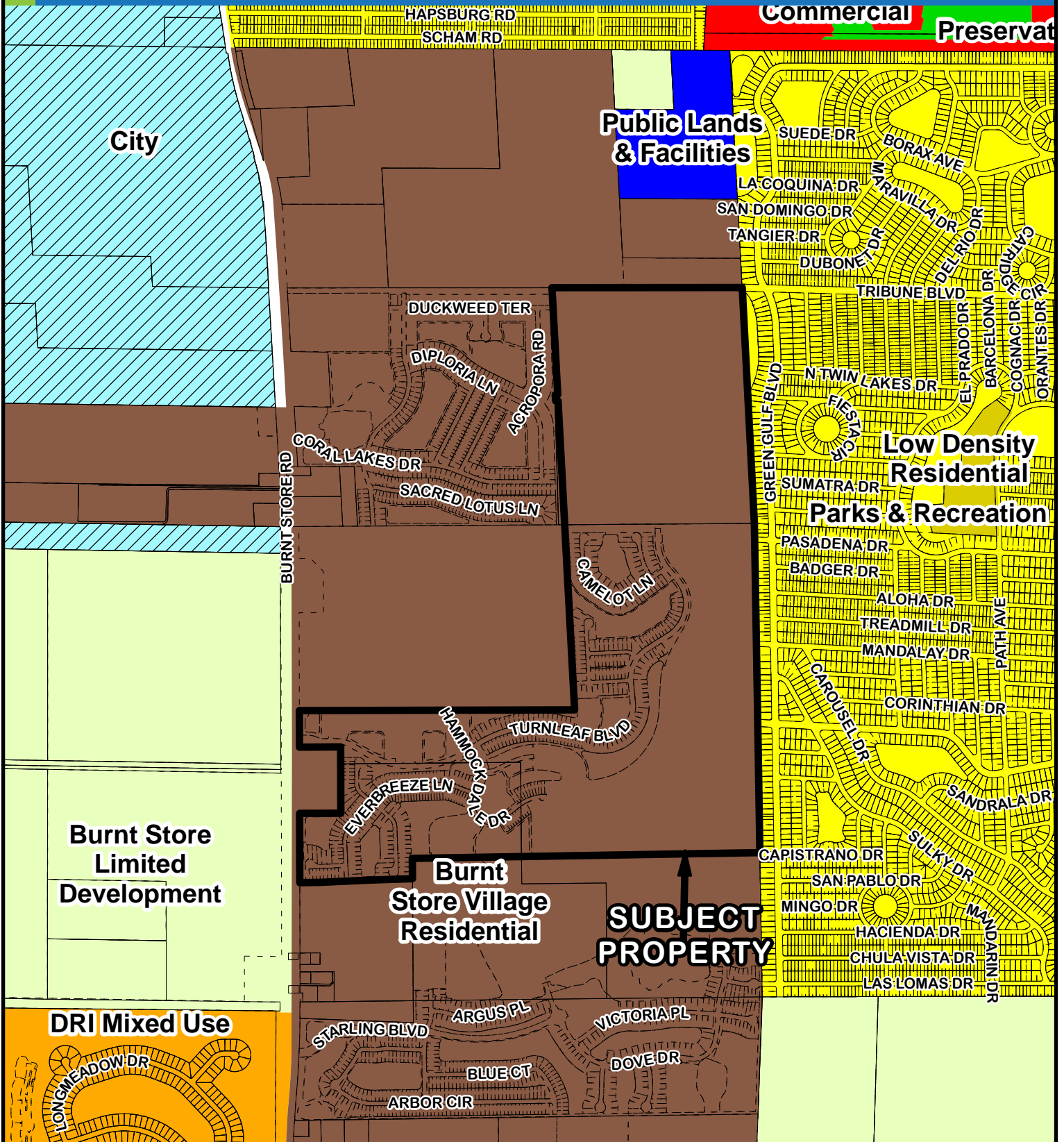
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CHARLOTTE COUNTY

FLUM Designations for TDU-25-01



04, 09/42/23 South County



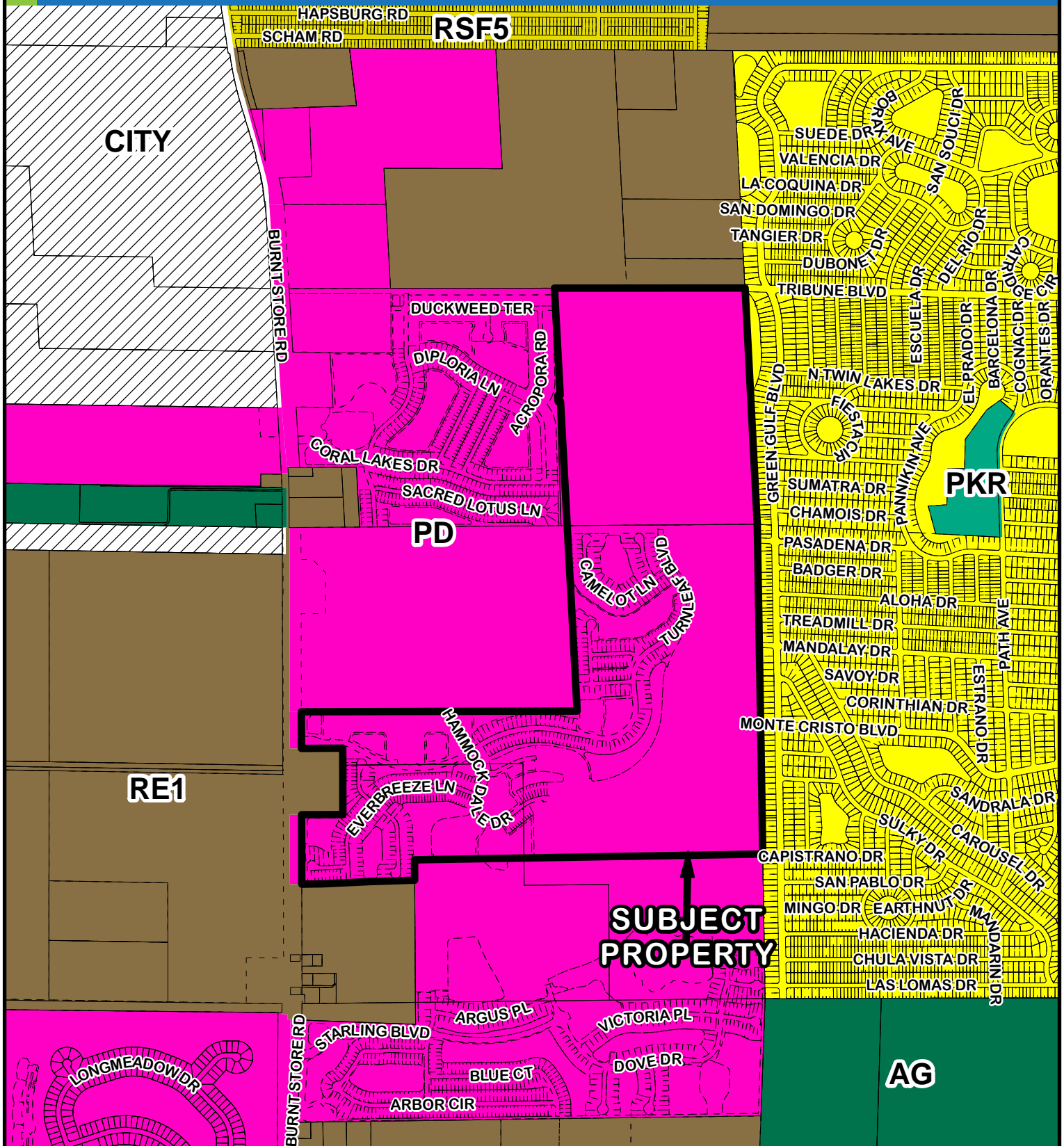
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CHARLOTTE COUNTY

Zoning Designations for TDU-25-01



04, 09/42/23 South County



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