

R E S O L U T I O N  
NUMBER 2026 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING BARRACO AND ASSOCIATES, INC. APPROVAL OF A MODIFICATION TO PLANNED DEVELOPMENT (PD) FINAL DETAIL SITE PLAN (DRC-22-00158) FOR TURNLEAF PHASE I BRIDGE CROSSING, CONSISTING OF INCLUSION OF A WOODEN BRIDGE AND ASSOCIATED UTILITY CROSSING TO PROVIDE ACCESS AND EXTEND UTILITIES TO FUTURE PHASES OF THE COMMUNITY, ON 1.22± ACRES, LOCATED AT 13051 TURNLEAF BOULEVARD, PUNTA GORDA, FLORIDA, IN COMMISSION DISTRICT II.

RECITALS

WHEREAS, Barraco and Associates, Inc. ("Applicant") submitted Application DRC-26-015 requesting approval of a modification to Planned Development (PD) Final Detail Site Plan (DRC-22-00158) for Turnleaf Phase I Bridge Crossing, consisting of inclusion of a wooden bridge and associated utility crossing to provide access and extend utilities to future phases of the community, on 1.22± acres, located at 13051 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-26-015 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-26-015 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-26-015 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 May 26, 2029.

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 26th day of May, 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  
LR2026-0391

KWD

