

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. PLANNED DEVELOPMENT (PD) FINAL DETAIL SITE PLAN APPROVAL FOR TURNLEAF PHASE 2A, CONSISTING OF 204 RESIDENTIAL SINGLE-FAMILY LOTS AND 13 TRACTS WITH ASSOCIATED INFRASTRUCTURE ON A 117.27± ACRE SITE, AND IS LOCATED AT 13203 TURNLEAF BOULEVARD, PUNTA GORDA, FLORIDA, IN COMMISSION DISTRICT II.

RECITALS

WHEREAS, Barraco and Associates, Inc. ("Applicant") submitted Application DRC-25-143 requesting Planned Development (PD) Final Detail Site Plan approval for Turnleaf Phase 2A, consisting of 204 residential single-family lots and 13 tracts with associated infrastructure on a 117.27± acre site, and is located at 13203 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-25-143 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 of County Commissioners of Charlotte County, Florida ("Board") has reviewed Application DRC-25-143 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-25-143 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 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 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
LR2026-0660 KMD



THIS SURVEY WAS MADE IN ACCORDANCE WITH THE
LATEST EDITION OF THE FLORIDA SURVEYING AND MAPPING
ACT, CHAPTER 349, F.S.

DATE OF SURVEY: 11/11/2009
LOCATION: 12000 WOODBRIDGE DRIVE
LATITUDE: 26° 52' 10.00" N
LONGITUDE: 80° 05' 10.00" W
ELEVATION: 10.00' ASL

PROJECT DATA
SURVEY DATE: 11/11/2009
PROJECT NO.: 11/11/2009
CHECKED BY: MJP
DATE: 11/11/2009

PROPERTY OF: MJP
DATE: 11/11/2009

DATE: 11/11/2009

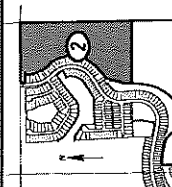
DATE: 11/11/2009

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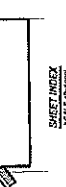
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SHEET INDEX
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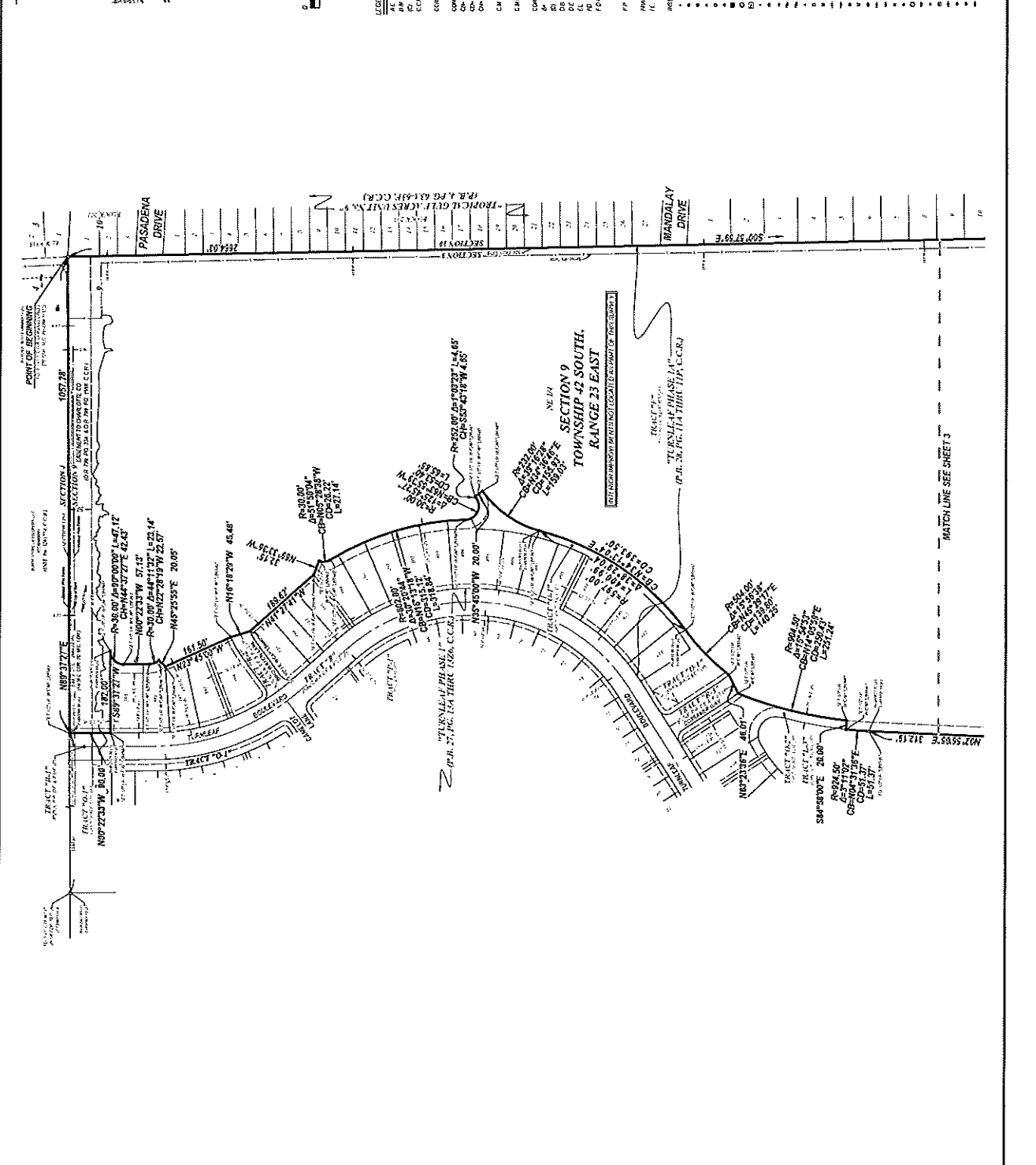
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TURNLEAF PHASE 1A

SECTION 9
TOWNSHIP 42 SOUTH,
RANGE 23 EAST

SECTION 10

MONTE CRISTO BOULEVARD

GREENPOINT COMMUNITIES, LLC

Barraco and Associates, Inc.

COURSE INFORMATION

POINT	BEARING	DISTANCE
1	R-077°58'47" S 0°00'00" E	148.06'
2	CH-077°58'47" S 0°00'00" E	147.47'
3	R-20°00'00" S 88°13'31" E	54.32'
4	CH-55°06'47" E 30.25'	
5	R-20°00'00" S 89°00'00" E	51.42'
6	CH-164°02'23" E 24.25'	
7	R-077°58'47" S 0°00'00" E	148.06'
8	CH-55°06'47" E 30.25'	
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