

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. 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

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

Janet

DATE ISSUED: _____

A. WHOLEN FOR THE FIRM - LD-8842

PERSONAL, SURVEYOR AND MAPPER

A CERTIFICATE NO 8848

DID WITHOUT THE SIGNATURE AND THE ORIGINAL, RAISED OR
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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[illegible]

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"STARLING - PHASE 1"
(P.B. 27, PG. 15A THRU 15Z, C.C.R.)

•	GAS LINE
•	GAS VALVE



