DRC-24-188

(BCC Land Use Meeting 4-22-2025)

Barraco & Associates Inc./ Turnleaf Phase 1



DRC-24-188

- Barraco and Associates Inc. is requesting PD Final Detail Site Plan approval for the Turnleaf Phase 1 Amendment. The amendment consists of the reconfiguration of lots within the existing Phase 1 boundary and acreage with a total of 444 lots. The reconfiguration includes the removal of previously approved platted Lot 135 and an addition of 24 lots within the future development portion along Turnleaf Blvd with supporting utility, roadway, and stormwater infrastructure. This brings the total unit count to 444, consisting of 412 single-family and 32 multi-family units. This project site is 123.14± acres and is located at 13250 Burnt Store Road, Punta Gorda, FL.
- Located in Commission District II.

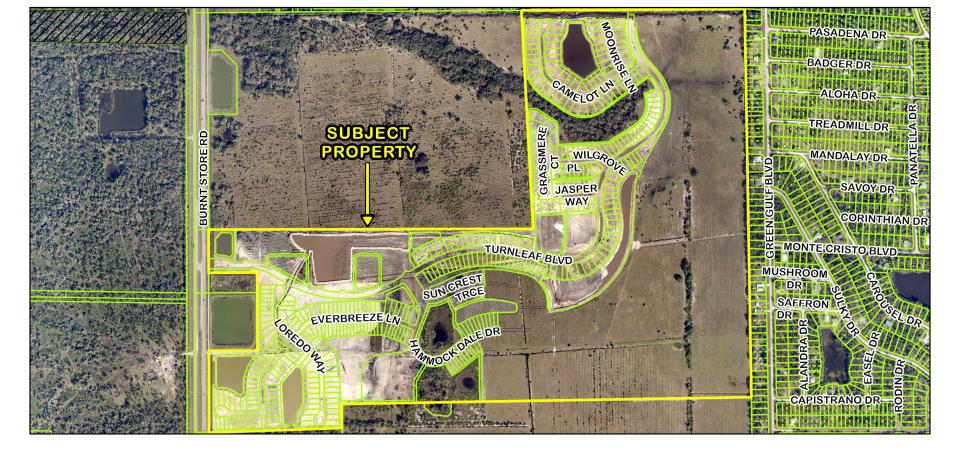




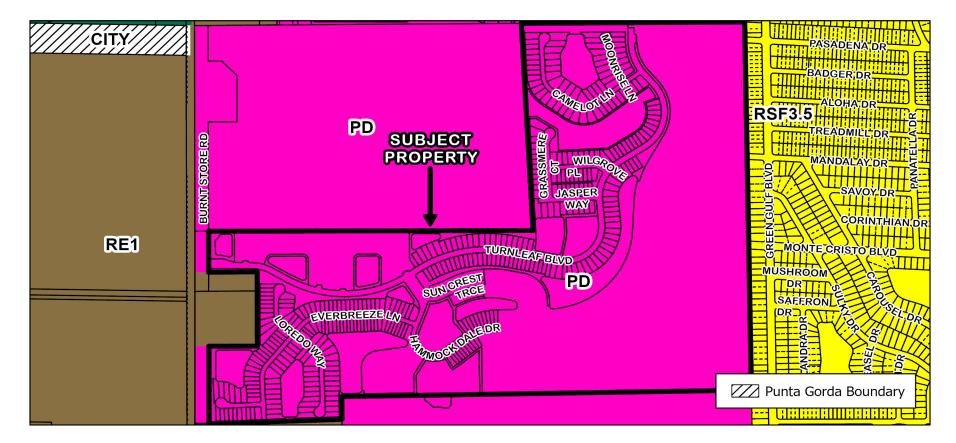
DRC-24-188 2024 Eagle View Image



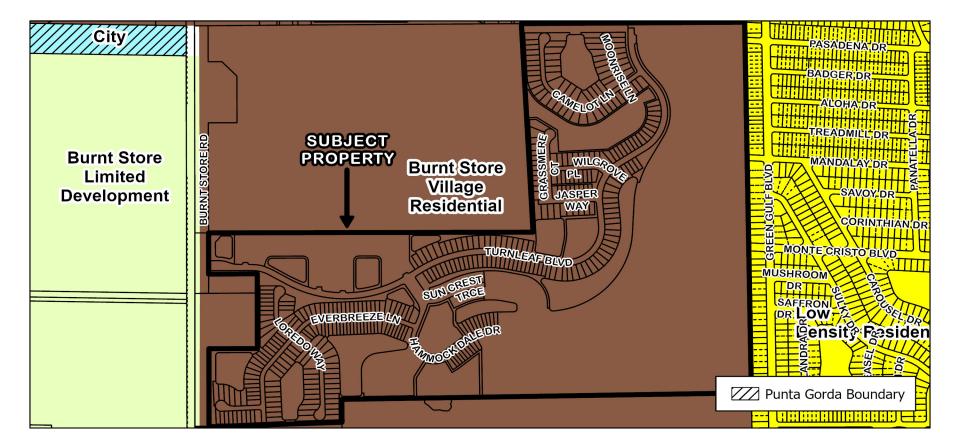
DRC-24-188 Location Map



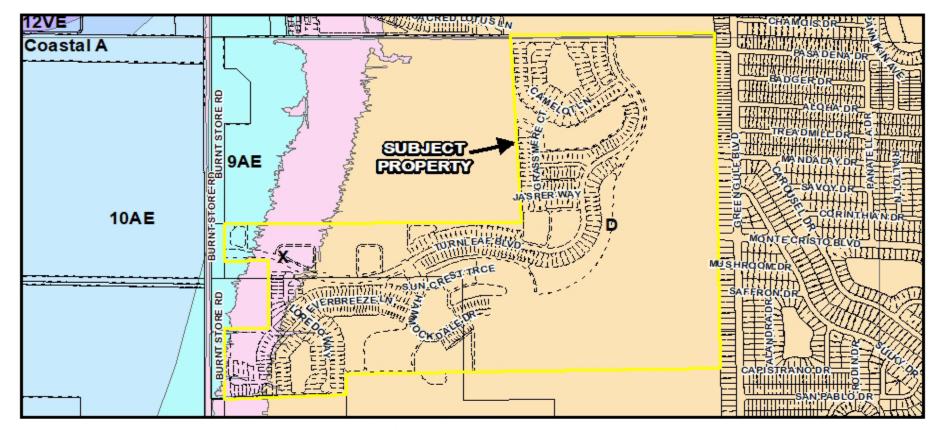
DRC-24-188 Area Image



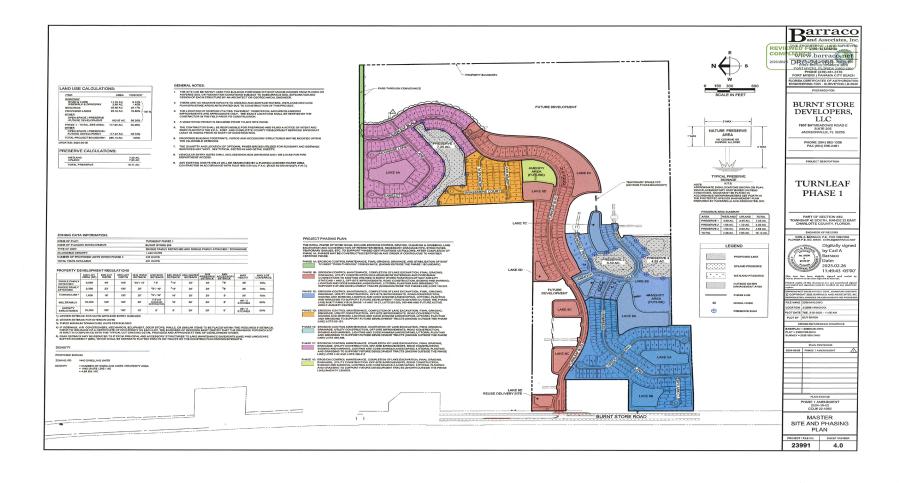
DRC-24-188 Zoning Designations

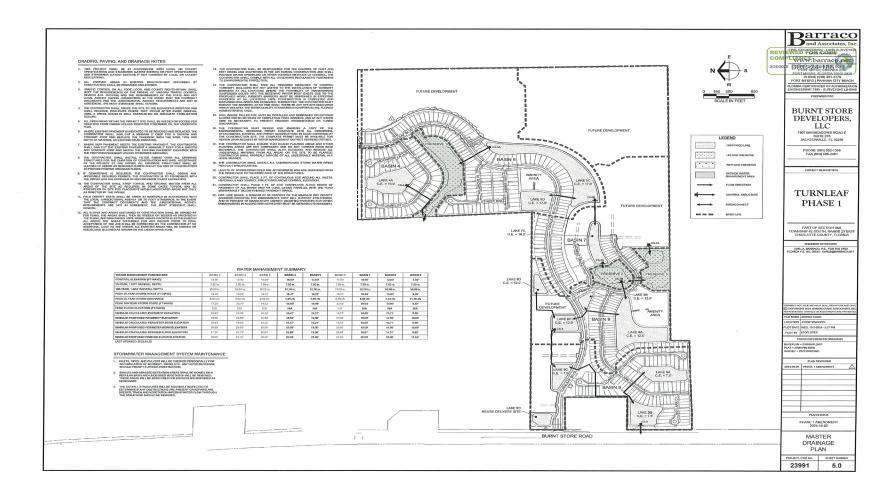


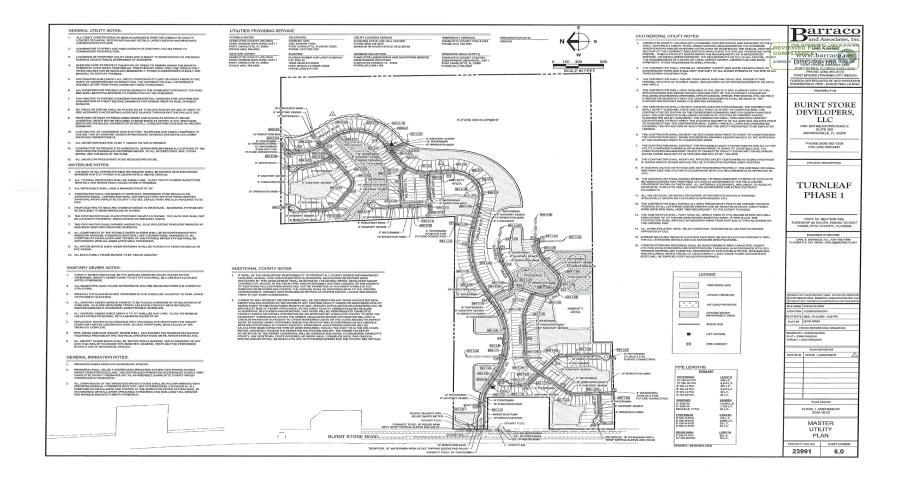
DRC-24-188 FLUM Designations

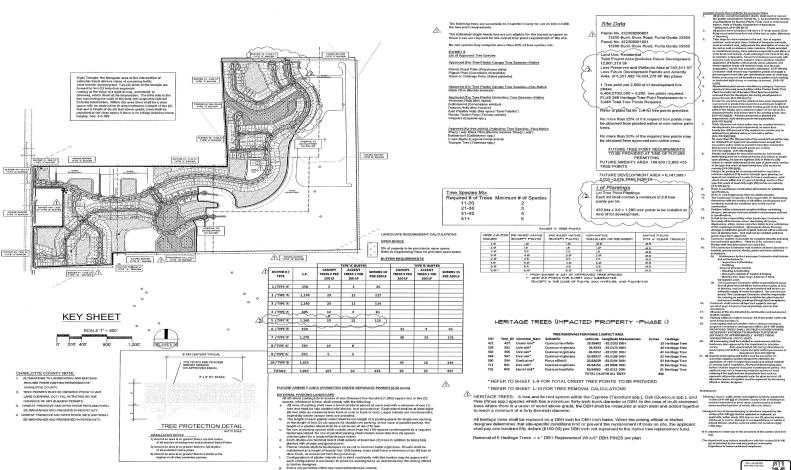


DRC-24-188 Flood Zones











LANDSCAPE ARCHITECTS
AND PLANNERS

Fort Myers, Florida 33901 PHONE: (239) 337-5525 FAX (239) 337-1194 4161 Tienianii Trail Buibling 5, Unit 501 Port Charlone, Florida 33952 PHONE: @41) 235-2217 FAX: (239) 337-4404 LA. LICENSE: LC COOOO63

> TURNLEAF PHASE 1

CHARLOTTE CO., FL

Tel: 239-461-3170 Fax: 239-461-3169

CONSTITUTANTO

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA RLA NO. 849 DATE: STATE OF PLORIDA

CNER

LENAME TURNLEAF LS

DWASE 1 SITE DEDMIT

AUG. 3, 2023, RAI RESPONSE

SEPT, 12, 2024 24 LOT ADDITION

PREPARED FOR Barraco and Associates Inc. 2271 McGregor Boulevard Fort Myers, FL 33901

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Validorance by the Landscape Contractor shall include ut not be limited to:
Impections & Menitoring
Fertilizing
Innert & Disease Control

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All ereas of the site disturbed by construction and not planted

shall be seeded,
Planting within for buffers must be 1/2 of the buffer width with
roces being less than 5'.
Landscaping shall not interfere with or obstruct existing or Landscaping shall not identifier with or obstanct existing or proposed overhand or underground utilizes, 154-100 (e)(e) PROPOSED TREES SHALL SE FIELD LOCATED WHILE PROPOSED TREES SHALL SE FIELD LOCATED WHILE DESTANCE OF APPROXIMATELY 10 FEET FROM LINDERGROUND LYTLLTY LINES.

All Indicaping shall be installed in conference with the

All incincipacies plant to invalidate in conferences with the incincipace data researed by the injuried or size plant incincipace data researed by the injuried or size plant incincipace data power of the product of the injuried or inj

Darmage to any of the landsceping or structures required by this section [2-9-100 (gg) shall be replanted or replaced, as applicable, within relating (CG) days or one (1) general season, whichever is second, Darmage to a required fearon or wall by a natural disease shall be replaced within cost busided objidy

It is untereful to violate any of the provisions of this section (3.0.100

The department may enforce compliance with this section (3-5-100 (g) as provided by law and may perform reasonable impositions to inspections to inspections.

LANDSCAPE CALCULATIONS



