



DATE: June 10,2025

TO: Honorable Board of County Commissioners

FROM: Maryann Franks, Zoning Supervisor
Professional Qualifications as provided in Exhibit 1.

RE: **DRC-25-066- Final Detail Site Plan, Turnleaf Amenity Center**

Requested Action(s):

Barraco & Associates, Inc. is requesting a Modification to PD (DRC-24-173) for Turnleaf Amenity Center. The project consists of a 5,500 SF recreational building, pool area, four pickleball courts with pavilion, bocce ball court, and a parking lot with associated infrastructure. This project site is 2.52± acres and is located at 13330 Turnleaf Blvd Punta Gorda, FL.

Analysis:

This project site is 2.52± acres and is located at 13330 Turnleaf Blvd Punta Gorda, FL.. The site is designated as Burnt Store Village Residential in the 2030 Future Land Use Map and is currently zoned Planned Development (PD). The proposed Final Detail Site consists of a 5,500 SF recreational building, pool area, four pickleball courts with pavilion, bocce ball court, and a parking lot with associated infrastructure and is consistent with the County's Comprehensive Plan and existing PD conditions.

This Final Detail Site Plan complies with all conditions, as well as being in compliance with the approved concept plan. The site plans are attached as Exhibit 2.

The Final Detail Site Plan has been approved through the Site Plan Review process, this proposal will not create any concurrency issues (Exhibit 4, Approval Letter).

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Final Detail Site Plan, DRC-25-066) is generally consistent with Charlotte County's comprehensive plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines

COMMUNITY DEVELOPMENT DEPARTMENT

18400 Murdock Circle
Port Charlotte, FL 33948
Phone: 941.764.4909 | Fax: 941.764-4180



Qualifications of Maryann Franks

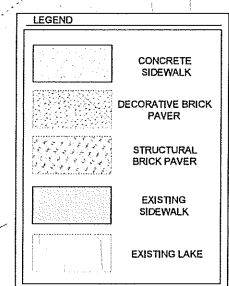
Qualifications of Maryann Franks

Position: Zoning Supervisor

Years with Charlotte County: 25

Position Summary & Experience: I have worked as a Zoning Tech I, Zoning Tech II, Permitting, Licensing & Zoning Supervisor, Zoning Coordinator and Zoning Supervisor for Charlotte County Community Development, Zoning Department for 25 years. My duties include reviewing and making recommendations of compliance with Charlotte County zoning regulations on preliminary and final detail site plans to the Board of County Commissioners. I also coordinate and compile the recommendations and conditions of the reviewing departments and agencies into the final recommendation to the Board of County Commissioners. My duties include supervising the Environmental Specialist, the Zoning Technicians, zoning reviews, host and attend meetings and providing customer service. I assist the Zoning Official and the Planners when needed.

Exhibit 1

[illegible]

PIPE LENGTHS:	
<u>TURNLEAF AMENITY</u>	<u>UPDATED:2025-01-31</u>
<u>WATERMAIN</u>	<u>LENGTH</u>
6" DR-14 PVC	81 L.F.
4" D.I.P. FIRELINE	92 L.F.

LAND USE CALCULATIONS:		UPDATED: 2025-01-31
ITEM:	AREA	PERCENT
<u>ROADWAY</u>		
ROAD & CURB	0.63 AC.	25.00%
SIDEWALK	0.39 AC.	15.48%
BUILDINGS	0.14 AC.	5.55%
<u>OTHER IMPERVIOUS</u>		
COURTS, FITNESS, POOL, ETC	0.63 AC.	25.00%
<u>OPEN SPACE</u>	0.73 AC.	28.97%
AMENITY - TOTAL SITE AREA:	2.52 AC.	100%

PARKING REQUIREMENTS

AMENITY:
PICKLEBALL / BOCCIE BALL COURTS
2 SPACES PER COURT
4 COURTS X 2 = 8 SPACES REQUIRED

AMENITY BUILDING:
INDOOR RECREATIONAL AREA
1 SPACES PER 100 S.F.
3,595 S.F. / 150 S.F. X 1 = 24 SPACES REQUIRED

AMENITY POOL:
540 S.F. PER 250 S.F.
540 S.F. / 250 S.F. X 1 = 22 SPACES REQUIRED

TOTAL PARKING PROVIDED FOR AMENITY = 56 SPACES
SPACES PROVIDED = 57 SPACES

HANDICAP SPACES

TOTAL PARKING SPACES PROVIDED = 57
51-75 = 13 HANDICAP SPACES REQUIRED
HANDICAP SPACE PROVIDED = 4 SPACES

ZONING DATA INFORMATION:	
NAME OF PLAT:	TURNLEAF PHASE 1
NAME OF PLANNED DEVELOPMENT:	TURNLEAF
TYPE OF UNIT:	AMENITY STRUCTURES
NUMBER OF PROPOSED UNITS WITHIN PHASE 1:	1 UNIT

PROPERTY DEVELOPMENT REGULATIONS											
	MIN LOT AREA (SF)	MIN LOT WIDTH	MIN LOT DEPTH	MIN ROAD SETBACK	MIN SIDE SETBACK	MIN REAR SETBACK	MIN WATER SETBACK	MIN PRESERVE SETBACK	MIN ACCESSORY SETBACK	MAX HEIGHT	MAX LOT COVERAGE
SINGLE FAMILY DETACHED	4,000	40'	100'	120' / 15'	4' 5"	1' 10"	20'	20'	15'	35'	70%
SINGLE FAMILY ATTACHED	3,300	33'	100'	20'	2' 5" / 10'	1' 10"	20'	20'	15'	35'	70%
TOWNHOUSE ¹	1,600	16'	100'	20'	2' 5" / 10'	15'	20'	20'	5'	35'	75%
MULTIFAMILY	10,000	100'	100'	20'	3' / 5" (IF BUILDING SEPARATION)	10'	20'	20'	5'	45' / 3 STORIES	60%
AMENITY STRUCTURES	10,000	100'	100'	15'	5'	5'	20'	20'	5'	45' / 3 STORIES	65%

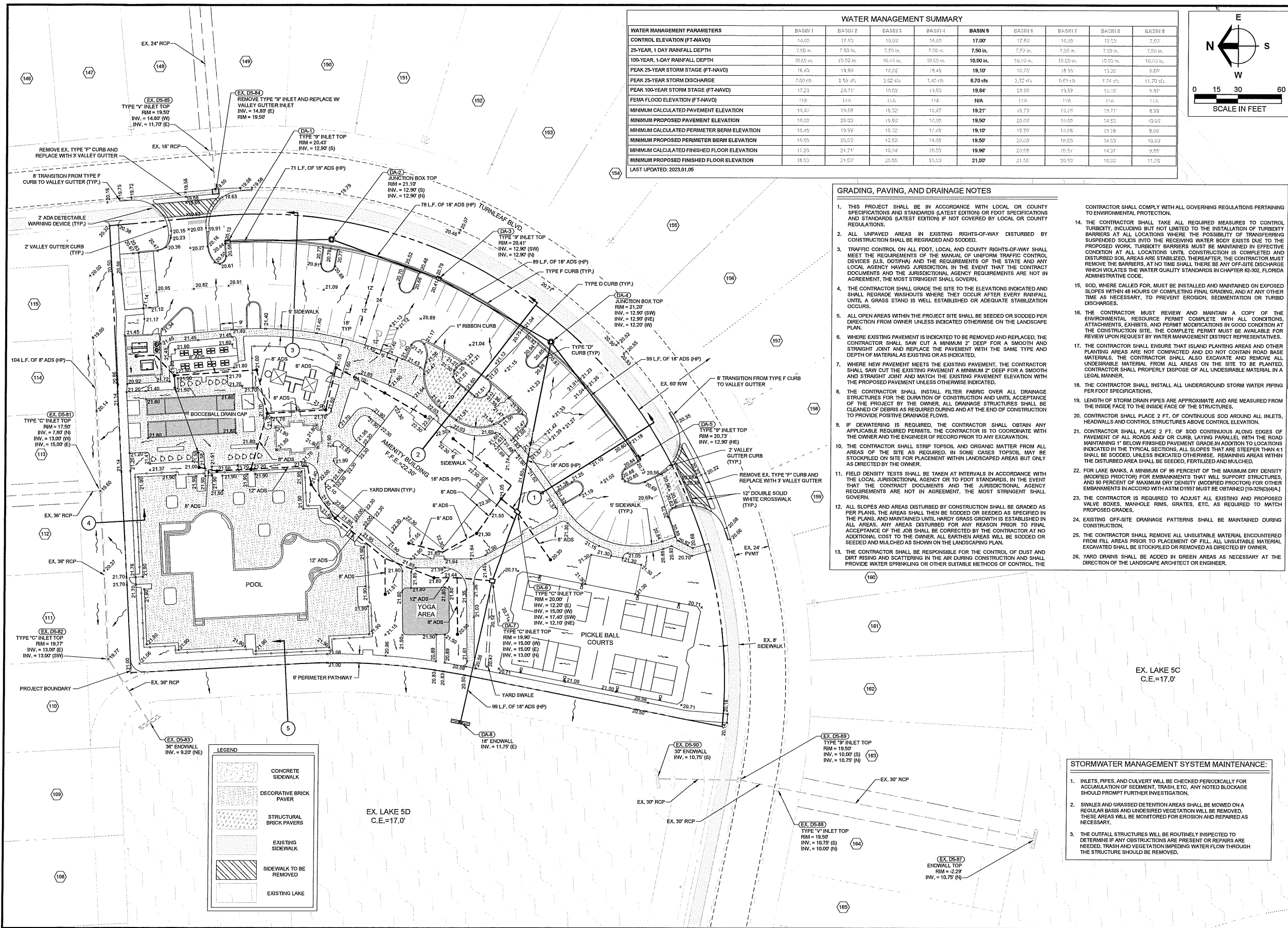
- 1) LESSER SETBACK FOR UNITS WITH SIDE ENTRY GARAGES
- 2) LESSER SETBACK FOR INTERIOR UNITS
- 3) THREE MINIMUM TOWNHOUSE UNITS PER BUILDING
- 4) IF SIDEWALK, AIR CONDITIONERS, MECHANICAL EQUIPMENT, DOOR STOPS, WALLS, OR SIMILAR ITEMS TO BE PLACED WITHIN THE REQUIRED 5' SETBACK, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY ON EACH LOT, THE ENGINEER OF RECORDS MUST CERTIFY THAT THE DRAINAGE FOR EACH LOT IS IN COMPLIANCE WITH THE CITY OF CHICAGO DRAINAGE DETAIL PROVIDED AND APPROVED AT TIME OF FINAL SITEPLAN.
- 5) REAR SETBACK MAY BE REDUCED TO 0' FROM PRINCIPAL AND ACCESSORY STRUCTURES TO LAKE MAINTENANCE EASEMENTS (LME) AND LANDSCAPE BUFFER EASEMENT (LBE), WHICH SHALL BE SEPARATE PLATTED TRACTS OR TRACTS ON THE CONSTRUCTION DRAWINGS/PERMITS.

- | GENERAL NOTES: | |
|----------------|---|
| 1. | THE SITE CAN BE SAFELY USED FOR BUILDING PURPOSES WITHOUT UNUSUAL DANGER FROM FLOODS OR ADVERSE SOIL OR FOUNDATION CONDITIONS SUBJECT TO SUBSURFACE SOIL EXPLORATION AND DESIGN OF EACH STRUCTURE BY AN ARCHITECT OR GEOTECHNICAL ENGINEER. |
| 2. | THERE ARE NO NEGATIVE IMPACTS TO GROUND AND SURFACE WATERS, WETLANDS OR FLOOD PLAINS/VERINE AREAS ANTICIPATED DUE TO CONSTRUCTION OF THIS PROJECT. |
| 3. | THE LOCATION OF EXISTING UTILITIES, PAVEMENT, VEGETATION, AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION. |
| 4. | THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND FILING A NOTICE OF INTENT AND SWP3 PLAN WITH THE E.P.A., FDEP AND CHARLOTTE COUNTY DEVELOPMENT SERVICES DIVISION AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. |
| 5. | PROPOSED BUILDING FOOTPRINTS, PATIOS AND ACCESSORY STRUCTURES MAY BE MODIFIED WITHIN THE ALLOWABLE SETBACKS. |
| 6. | THE QUANTITY AND LOCATION OF OPTIONAL PAVER BRICKS UTILIZED FOR ROADWAY AND SIDEWALK SURFACES MAY VARY. SEE TYPICAL SECTIONS AND DETAIL SHEETS. |

- ## GENERAL IRRIGATION NOTES:
1. IRRIGATION MAINS SIZED AND DESIGNED BY OTHERS.
 2. IRRIGATION SHALL UTILIZE A CENTRALIZED IRRIGATION SYSTEM THAT DRAWS SOURCE WATER FROM PROPOSED LAKE. THE CENTRALIZED IRRIGATION SYSTEM MUST COMPLY WITH CHARLOTTE COUNTY ORDINANCE NO. 34, AS AMENDED, (CHARLOTTE COUNTY WATER CONSERVATION ORDINANCE).
 3. ALL COMPONENTS OF THE IRRIGATION WATER SYSTEM SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) INTERNATIONAL STANDARD #1, ALL COMPONENTS INSTALLATION AND TESTING OF THE IRRIGATION WATER SYSTEM SHALL BE ACCORDANCE WITH ALL AWWA APPLICABLE STANDARDS AND SHALL MEET ALL MINIMUM AND MAXIMUM MANUFACTURER'S STANDARDS.
- ## ADDITIONAL COUNTY NOTES
1. IT SHALL BE THE DEVELOPERS' RESPONSIBILITY TO PROTECT ALL COUNTY OWNED AND MAINTAINED FACILITIES. ANNUAL COST ASSOCIATED WITH ALTERATIONS, RELOCATION OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE EITHER OWNER, DEVELOPER AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC AND/OR ROADWAY LIGHTING CABLE(S) OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED OR REQUIRED TO BE REPLACED, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT AND DESIGN PRIOR TO ANY WORK COMMENCING.

- ### WATERLINE NOTES:
1. THE ENDS OF ALL CAPPED POTABLE WATERLINES SHALL BE MARKED WITH ELECTRONIC MARKERS AND 2"x4" STAKES 5' IN LENGTH WITH 2' ABOVE GROUND.
 2. ALL POTABLE WATERLINES SHALL BE AWWA C900, CLASS 150 PVC RUBBER GASKET PIPE WITH BELL AND SPIGOT ENDS UNLESS NOTED OTHERWISE.
 3. ALL WATERLINES SHALL HAVE A MINIMUM COVER OF 36".
 4. CONTRACTOR SHALL USE BENDS AT CONFLICTS, RESTRAINTS TO BE MEGALUG OR APPROVED EQUAL. CONTRACTOR SHALL NOT DEFLECT PIPE WITHOUT PRIOR WRITTEN APPROVAL FROM CHARLOTTE COUNTY UTILITIES. DEFLECTIONS ARE ALSO REQUIRED TO BE D.I.F.
 5. PROPOSED PIPE FITTINGS ARE SHOWN AT BENDS IN WATERLINE. ADDITIONAL FITTINGS MAY BE REQUIRED TO BEND WATERLINE AS SHOWN.
 6. THE CONTRACTOR SHALL PLACE PROPOSED VALVES AS SHOWN. THE VALVE BOX SHALL NOT BE LOCATED IN PAVEMENT, BRICK PAVERS OR DRIVEWAY AREAS.
 7. THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE REFLECTIVE PAVEMENT MARKERS AS REQUIRED NEAR PROPOSED FIRE HYDRANTS.
 8. ALL COMPONENTS OF THE POTABLE WATER SYSTEM SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NSF INTERNATIONAL STANDARD 61. ALL COMPONENTS INSTALLATION AND TESTING OF THE POTABLE WATER SYSTEM SHALL BE ACCORDANCE WITH ALL AWWA APPLICABLE STANDARDS.
 9. ALL WATER SERVICE LINES UNDER ROADWAY SHALL BE PLACED IN A 34-INCH SCHEDULE 40 PVC CASING.

MASTER SITE LAYOUT,
SIGNING,
AND UTILITY PLAN



WATER MANAGEMENT SUMMARY									
WATER MANAGEMENT PARAMETERS	BASIN 1	BASIN 2	BASIN 3	BASIN 4	BASIN 5	BASIN 6	BASIN 7	BASIN 8	BASIN 9
CONTROL ELEVATION (FT-NAVD)	14.00	17.50	19.00	16.00	17.00	17.50	16.50	15.00	7.50
25-YEAR, 1-DAY RAINFALL DEPTH	7.50 in.	7.50 in.	7.50 in.	7.50 in.	7.50 in.	7.50 in.	7.50 in.	7.50 in.	7.50 in.
100-YEAR, 1-DAY RAINFALL DEPTH	10.00 in.	10.00 in.	10.00 in.	10.00 in.	10.00 in.	10.00 in.	10.00 in.	10.00 in.	10.00 in.
PEAK 25-YEAR STORM STAGE (FT-NAVD)	16.45	19.59	18.92	16.45	19.10	19.75	18.99	17.29	9.99
PEAK 100-YEAR STORM STAGE (FT-NAVD)	17.23	20.71	19.02	17.23	19.84	20.55	19.59	18.50	9.97
FEMA FLOOD ELEVATION (FT-NAVD)	19.8	19.8	19.8	19.8	N/A	19.8	19.8	19.8	19.8
MINIMUM CALCULATED PAVEMENT ELEVATION	19.45	19.59	18.92	16.45	19.21	19.73	18.99	17.71	8.99
MINIMUM PROPOSED PAVEMENT ELEVATION	19.50	20.00	19.92	16.50	19.50	20.00	19.00	18.50	19.00
MINIMUM CALCULATED PERIMETER BERM ELEVATION	19.45	19.59	18.92	16.45	19.10	19.75	18.99	17.29	9.99
MINIMUM PROPOSED PERIMETER BERM ELEVATION	19.50	20.00	19.92	16.50	19.50	20.00	19.00	18.50	19.00
MINIMUM CALCULATED FINISHED FLOOR ELEVATION	17.20	21.71	19.04	16.50	19.99	20.53	19.51	18.21	9.99
MINIMUM PROPOSED FINISHED FLOOR ELEVATION	18.00	21.00	20.00	20.00	21.00	21.50	20.50	19.00	11.00
LAST UPDATED: 2023.01.05									

GRADING, PAVING, AND DRAINAGE NOTES

- THIS PROJECT SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FOOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SOODED.
- TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RESURFACE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED OR SOODED PER DIRECTION FROM OWNER UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEARED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE ENGINEER OF RECORD PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SOODED OR SEEDED AS SPECIFIED IN THE PLANS, AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SOODED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE

CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

- THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
- SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
- THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED. CONTRACTOR SHALL PROPERLY DISPOSE OF ALL UNDESIRABLE MATERIAL IN A LEGAL MANNER.
- THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER FOOT SPECIFICATIONS.
- LENGTH OF STORM DRAIN PIPES ARE APPROXIMATE AND ARE MEASURED FROM THE INSIDE FACE TO THE INSIDE FACE OF THE STRUCTURES.
- CONTRACTOR SHALL PLACE 2 FT. OF CONTINUOUS SOD AROUND ALL INLETS, HEADWALLS AND CONTROL STRUCTURES ABOVE CONTROL ELEVATION.
- CONTRACTOR SHALL PLACE 2 FT. OF SOD CONTINUOUS ALONG EDGES OF PAVEMENT OF ALL ROADS AND/OR CURB, LAYING PARALLEL WITH THE ROAD MAINTAINING 1' BELOW FINISHED GRADE IN ADDITION TO LOCATIONS INDICATED IN THE TYPICAL SECTIONS. ALL SLOPES THAT ARE STEEPER THAN 4:1 SHALL BE SOODED, UNLESS INDICATED OTHERWISE. REMAINING AREAS WITHIN THE DISTURBED AREA SHALL BE SEEDED, FERTILIZED AND MULCHED.
- FOR LAKE BANKS, A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR) FOR EMBANKMENTS THAT WILL SUPPORT STRUCTURES AND 90 PERCENT OF MAXIMUM DRY DENSITY (MODIFIED PROCTOR) FOR OTHER EMBANKMENTS IN ACCORD WITH ASTM D1557 MUST BE OBTAINED [10-329(D)(4)(a)].
- THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH PROPOSED GRADES.
- EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL ENCOUNTERED FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL UNSUITABLE MATERIAL EXCAVATED SHALL BE STOCKPILED OR REMOVED AS DIRECTED BY OWNER.
- YARD DRAINS SHALL BE ADDED IN GREEN AREAS AS NECESSARY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR ENGINEER.

STORMWATER MANAGEMENT SYSTEM MAINTENANCE:

- INLETS, PIPES, AND CULVERT WILL BE CHECKED PERIODICALLY FOR ACCUMULATION OF SEDIMENT, TRASH, ETC. ANY NOTED BLOCKAGE SHOULD PROMPT FURTHER INVESTIGATION.
- SWALES AND GRASSED DETENTION AREAS SHALL BE MOWED ON A REGULAR BASIS AND UNDESIRABLE VEGETATION WILL BE REMOVED. THESE AREAS WILL BE MONITORED FOR EROSION AND REPAIRED AS NECESSARY.
- THE OUTFALL STRUCTURES WILL BE ROUTINELY INSPECTED TO DETERMINE IF ANY OBSTRUCTIONS ARE PRESENT OR REPAIRS ARE NEEDED. TRASH AND VEGETATION IMPEDING WATER FLOW THROUGH THE STRUCTURE SHOULD BE REMOVED.

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7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
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PROJECT DESCRIPTION

**TURNLEAF
AMENITY**

PART OF SECTION 48.9,
TOWNSHIP 42 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 38538 - CARLB@BARRACO.NET

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FILE NAME: 23991AM1.DWG

LOCATION: J:\23991\DWG\AMENITY\

PLOT DATE: FRI, 4-18-2025, 9:03 AM

PLOT BY: DILLONRISNER

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

10-17-2024 CCU COMMENTS

PLAN STATUS

APPROVAL SUBMITTAL PLANS

**MASTER DRAINAGE,
DETAIL, PAVING AND
GRADING PLAN**

PROJECT / FILE NO.

24287

SHEET NUMBER

5.0

**CHARLOTTE COUNTY, FLORIDA LAND DEVELOPMENT CODE
TURN-FLAT AGENCY CENTER**

SITE DEVELOPMENT DATA

BUILDINGS	4,358 SF.	10 AC	3.97%
ROADWAY	37,443 SF.	83 AC	25.00%
POOL / PAVEMENT / SIDEWALK, COURTS	46,173 SF.	1.06 AC	42.86%
OPEN SPACE	31,799 SF.	7.3 AC	28.81%
TOTAL SITE	108,771 SF.	2.52 AC	100.00%

Per Sec. 3-8-102.3 - TREE REQUIREMENT
Subdiv. Tree Points for Development Type

TYPE: OUTDOOR RECREATIONAL - 1STREE /2,000 SF.

TOTAL DEVELOPMENT AREA =	108,771 SF.	86 POINTS REQUIRED
	108,771 / 2,000 =	
	TREE POINTS - TREES	81 POINTS PROVIDED
	PALM POINTS (EQR ALLOWED)	13.8 POINTS PROVIDED
	58 X 20% + 13.5 POINTS ALLOWED *	64.6 POINTS PROVIDED

Per Sec. 3-8-102.4 - BUFFER, LANDSCAPING, AND TREE REQUIREMENTS.

BUFFER ADJAC:

NORTH BUFFER: NA

SOUTH BUFFER: NA

EAST BUFFER: NA

WEST BUFFER: NA

**NOTE: PER EMAIL FROM JIE SHAH, ASH, MCP, PLANNER PRINCIPAL @ CHARLOTTE COUNTY DEVELOPMENT DEPARTMENT,
 "FACILITY IS EXEMPT FROM THE REQUIRED ZONING BUFFER"**

Per Sec. 3-8-102.5(a)

VEHICULAR USE AREAS

**ALL NEW PARKING SHALL HAVE TERMINAL ISLAND WITH A MINIMUM OF ONE (1) TREE AND FULLY
 PLANTED WITH SHRUBS AND GROUNDCOVERS**

PROVIDED

NUMBER OF PARKING LOT ISLANDS = 12 /

12 TREES REQUIRED

12 TREES PROVIDED

100% NATIVE

Per Sec. 3-8-108 / EXHIBIT I: TREE SPECIES MIX

REQUIRED SPECIES MIX	REQUIRED	PROVIDE	MINIMUM NUMBER OF SPECIES
REQUIRED TREES	50	54	5 REQUIRED - 9 PROVIDED

4. Maintenance.

(1) Plantings, fences, walls, berms and irrigation systems required by this section must be maintained in good repair. **§ 100.00(5)** and buffer areas may be kept free of weeds, litter and debris.

(2) Damage to any of the **§ 100.00(5)** or structures required by this section shall be replanted or replaced, as applicable, within ninety (90) days or one (1) growing season, whichever is sooner. Damage to a required fence or wall by a natural disaster shall be repaired within one hundred eighty (180) days.

(3) It is unlawful to violate any of the provisions of this section.

(4) The department may enforce compliance with this section as provided by law and may perform reasonable inspections to insure continued compliance.

(5) **§ 100.00(5)** and buffer may be served by an automatic irrigation system designed to eliminate the application of water to impervious areas and reduce impacts to existing native vegetation. All required **§ 100.00(5)** and buffers shall be irrigated during the establishment period. The applicant may use a temporary irrigation system or hand watering if the applicant can demonstrate that such an approach will provide adequate water for plant survival. All alternative plans of irrigation must be approved by the zoning official or higher designee.

(6) Tree pruning shall be conducted according to the most recent edition of the National Arborist Association Standards.

(7) Tree pruning shall be conducted according to the most recent edition of the National Arborist Association Standards.

(8) **Florida-friendly** **§ 100.00(5)**.

(9) Florida-friendly **§ 100.00(5)** is based on participating principles and has as its purpose reducing water consumption while enhancing both the beauty and hardiness of Florida landscapes. By proper design choices, a Florida-friendly **§ 100.00(5)** requires less irrigation and makes better use of the water that is available. While there is no single Florida-friendly **§ 100.00(5)**, all Florida-friendly **§ 100.00(5)** share a set of design principles. Proposed **§ 100.00(5)** plans shall be considered based on the following "Florida-friendly" principles.

(10) Design principles.

a. Design with awareness of all conditions. Plants should be chosen that are suited to existing site conditions ("the right plant, in the right place"). Soil amendments or other features can be added to create favorable conditions for plants that would not ordinarily thrive on the site. Native plants have a proven track record of thriving under native conditions with little or no supplemental water. The selection of drought-tolerant plants will ensure a drought-tolerant **§ 100.00(5)** even if severe water restrictions are imposed.

b. Group plants according to their water requirements. Physically concentrating high water usage plants, medium water usage plants, and low water usage plants in separate areas will allow the design of high, medium, and low water usage zones that provide the plants with this necessary amount of water, while minimizing waste.

c. Take steps to retain moisture in the soil. Use of organic mulches, such as pine straw, and inorganic mulches, such as crushed rock will promote the absorption of water by the soil as well as enhance water retention. Shade provided by established canopy trees reduces evaporation and allows a moist local environment. Avoid watering in the heat of the day to minimize evaporation. Aerial frost drying sand soils with organics such as peat to enhance water retention. Careful application of irrigation with properly sized, adjusted, and timed irrigation devices will minimize water loss through evaporation, runoff, and excessive saturation.

d. Minimize the high maintenance costs of the **§ 100.00(5)**. Devoting less area to turf grass, using it as an accent rather than the main emphasis of the **§ 100.00(5)**, will reduce water use, maintenance costs, pesticide costs and fertilizer costs. Low maintenance trees and shrubs cost less in long term maintenance and resources as well as offering possibilities of more attractive designs.

e. Florida-friendly design principles should be employed in all **§ 100.00(5)** plans.

(11) **Completion bond.**

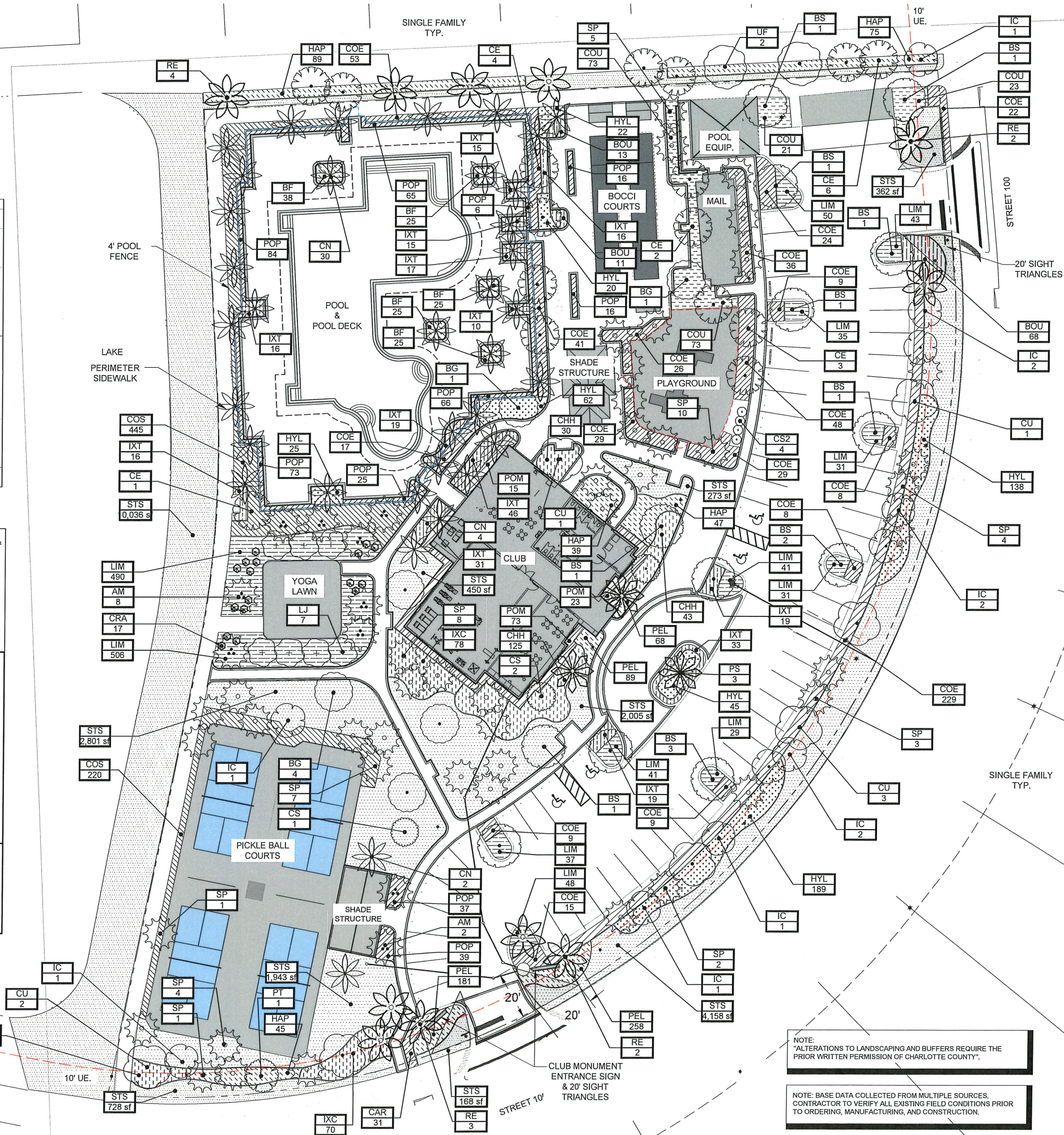
(a) A certificate of occupancy (C.O.) or release from the completion of the fulfillment of the requirements of this section may be obtained prior to the completion of the required perimeter **§ 100.00(5)** or **§ 100.00(5)** buffer upon the posting of a cash bond in full of the county.

(b) The bond shall be equal to one hundred ten (110) percent of the value of the required **§ 100.00(5)** and buffers which remains to be completed.

(c) The bond will be forfeited to the county if the remaining required **§ 100.00(5)** is not completed within ninety (90) days of the issuance of the C.O. or release.

(d) The department director, upon consideration of site-specific or other extraordinary circumstances, extend the period of time for completion of the **§ 100.00(5)** for not more than an additional one hundred eighty (180) days.

(e) Those property owners who have chosen to postpone the installation of their required **§ 100.00(5)** and/or buffering to the rainy season in accordance with **§ 100.00(5)** shall be exempt from this section of the Code.



NOTE: BASE DATA COLLECTED FROM MULTIPLE SOURCES.
CONTRACTOR TO VERIFY ALL EXISTING FIELD CONDITIONS PRIOR
TO ORDERING, MANUFACTURING, AND CONSTRUCTION.

LP1



June 2, 2025

Barraco & Associates, Inc.
Attn: Scott Daley
2271 McGregor Blvd. Suite 100
Fort Myers, FL. 33902

Re: DRC-25-066 Turnleaf Amenity – PD Final Detail Site Plan
May 15, 2025, Site Plan Review agenda

County staff has reviewed the PD Final Detail Plan for Turnleaf Amenity. The project consists of one 5,500 SF recreational building, pool area, four pickleball courts with pavilion, bocce ball court, a parking lot, supporting infrastructure, including utilities, drainage, and roadways. This project site is 2.52± acres and is located at 13330 Turnleaf Blvd., Punta Gorda, FL.

It is the decision of the Zoning Official to approve DRC-25-066. The comments are as follows:

1. SWP-25-00031 approved on 3/31/25.
2. Reviewed site plan. All structures are subject to further review at time of building permits.
3. Please apply for the permit for each structure under "100 Various Locations". A new address will be created for each structure during the addressing review.
4. Fire hydrant required to within 300' of each building, additional fire hydrants may be required.
5. If the building(s) is required to have a fire sprinkler system, then the FDC (Fire Dept. Connection) shall be within 100' of the fire hydrant.
6. FDC shall be a 5" Storz connection with a height of 30" above finish grade and at a 30-degree angle.
7. Roadways shall be at least 20' wide of clear space for fire department access.
8. Gates/access arms shall be installed with an EVAC System for emergency operation use.
9. Plans are approved by CCU.

10. All utilities construction must be performed in accordance with the Utilities Department approved and signed plans and in accordance with any conditions specified in the Utility Department plans approval letter.
11. CCU Final Plans Approval Letter is required prior to the issuance of any construction permits.
12. A Utility Agreement must be executed, and all applicable utility connection fees paid PRIOR to construction of utilities.
13. Contact Sandra Weaver at Sandra.Weaver@charlottecountyfl.gov for further information on these items.
14. Use CCU Application for Plans Review and Utility Agreement and Minimum Technical & Drawing Standards found at these links:
<https://www.charlottecountyfl.gov/core/fileparse.php/529/urlt/plan-review-new-service-application.pdf>
Design Compliance Standards | Charlotte County, FL (charlottecountyfl.gov)
15. Landscaping, buffers, and tree requirements must be consistent with the conditions established in the PD rezoning and meet all applicable regulations of Section 3-9-100: Buffers, Landscaping, and Tree Requirements (informational comment).
16. Prior to or at the time of building permit application, provide a completed Tree Permit Application as appropriate for this site, along with a tree inventory of location, types, sizes of trees overlaid on a site plan of the building, parking, and other site amenities. Identify the trees proposed to be removed and preserved. All trees to be preserved or removed must be in accordance with Section 3-9-100: Buffers, Landscaping, and Tree Requirements, of the County Code. Tree permits must be obtained prior to any land clearing/ fill activity or the issuance of any building permits (informational comment).
17. The landscape plan has been approved for this project. A copy of the approved landscape plan, with the digital approval stamps, must be uploaded/included with any/all permits for the site.

The decision to approve or deny this PD Final Detail Site Plan application will be made by the Board of County Commissioners on the July 22, 2025, Land Use Consent Agenda. It is recommended, but not required to have a representative present at the meeting. No permits will be issued until final approval of the Board of County Commissioners.

Shaun Cullinan

Shaun Cullinan
Planning and Zoning Official