



# CHARLOTTE COUNTY

## Community Development

DATE: April 13, 2026

TO: Honorable Board of County Commissioners

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

RE: **DRC-26-015 Final Detail Site Plan, Turnleaf Phase I Bridge Crossing**

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**Requested Action(s):**

Barraco and Associates Inc. is requesting a modification to PD Final Detail Site Plan (DRC-22-00158) approval for Turnleaf Bridge Crossing. The project consists of modification to include a wooden bridge and associated utility crossing to provide access and extend utilities to future phases of the community. The project site is 1.22± acres and is located at 13051 Turnleaf Blvd., Punta Gorda, FL.

**Analysis**

This project site is 1.22± acres and is located at 13051 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 modification to include a wooden bridge and associated utility crossing to provide access and extend utilities to future phases of the community 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-26-015) 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



# CHARLOTTE COUNTY

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## Community Development

### 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





PREPARED FOR

**BURNT STORE DEVELOPERS, LLC**

7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256

PHONE (904) 562-1358  
FAX (904) 995-2481

PROJECT DESCRIPTION

**TURNLEAF PHASE 1  
(BRIDGE PLANS)**

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

ENGINEER OF RECORD

CARLA BARRACO, P.E. FOR THE FIRM  
FLORIDA P.E. NO. 38536 - CARLA@BARRACO.NET

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FILE NAME: 23991BD10.DWG

LOCATION: J:\23991\W\WG\BRIDGE.DWG

PLOT DATE: MON, 3-16-2026 - 4:28 PM

PLOT BY: SCOTT DALEY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

1-22-2026 CCU COMMENTS

3-13-2026 COUNTY COMMENTS

PLAN STATUS

TURNLEAF PHASE 1 (BRIDGE PLANS)

APPROVAL SUBMITTAL PLANS

FINAL SITE PLAN

**MASTER SITE LAYOUT,  
DRAINAGE AND  
UTILITY PLAN**

PROJECT / FILE NO.

23991

SHEET NUMBER

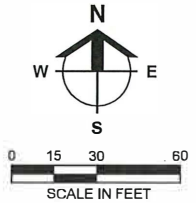
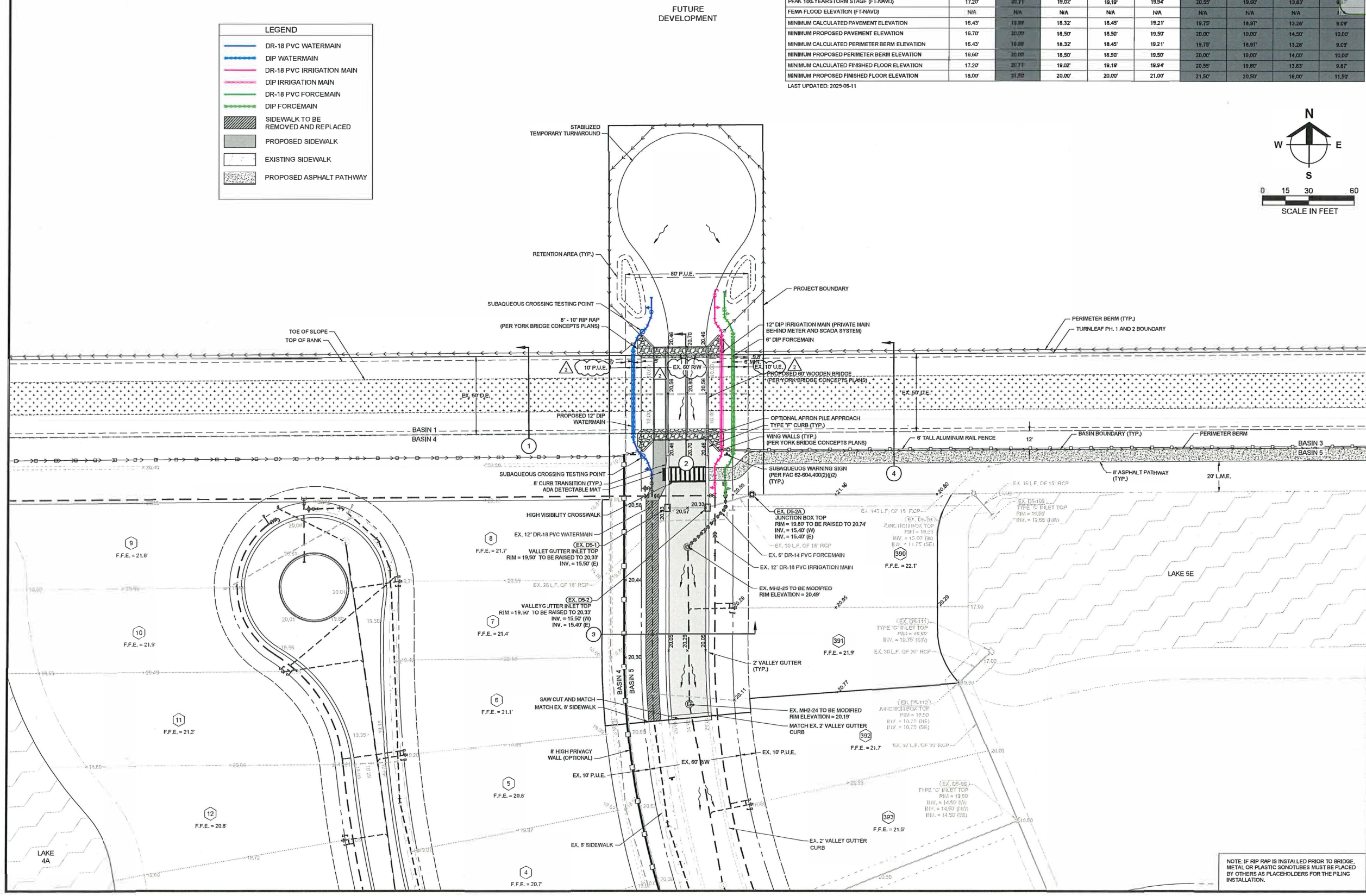
4.0

| 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'    | 16.00'    | 16.00'    | 17.00'    | 17.50'    | 16.50'    | 12.00'    | 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)          | 16.43'    | 19.99'    | 18.32'    | 18.45'    | 19.21'    | 19.75'    | 18.97'    | 13.28'    | 9.00'     |
| PEAK 25-YEAR STORM DISCHARGE                | 8.00 cfs  | 3.52 cfs  | 2.02 cfs  | 1.42 cfs  | 5.23 cfs  | 2.67 cfs  | 9.78 cfs  | 7.75 cfs  | 11.72 cfs |
| PEAK 100-YEAR STORM STAGE (FT-NAVD)         | 17.20'    | 20.71'    | 19.02'    | 19.19'    | 19.94'    | 20.55'    | 19.60'    | 13.83'    | 9.57'     |
| FEMA FLOOD ELEVATION (FT-NAVD)              | N/A       | N/A       | N/A       | N/A       | N/A       | N/A       | N/A       | N/A       | N/A       |
| MINIMUM CALCULATED PAVEMENT ELEVATION       | 16.43'    | 19.99'    | 18.32'    | 18.45'    | 19.21'    | 19.75'    | 18.97'    | 13.28'    | 9.00'     |
| MINIMUM PROPOSED PAVEMENT ELEVATION         | 16.70'    | 20.00'    | 18.50'    | 18.50'    | 19.50'    | 20.00'    | 19.00'    | 14.50'    | 10.00'    |
| MINIMUM CALCULATED PERIMETER BERM ELEVATION | 16.43'    | 19.99'    | 18.32'    | 18.45'    | 19.21'    | 19.75'    | 18.97'    | 13.28'    | 9.00'     |
| MINIMUM PROPOSED PERIMETER BERM ELEVATION   | 16.60'    | 20.00'    | 18.50'    | 18.50'    | 19.50'    | 20.00'    | 19.00'    | 14.00'    | 10.00'    |
| MINIMUM CALCULATED FINISHED FLOOR ELEVATION | 17.20'    | 20.71'    | 19.02'    | 19.19'    | 19.94'    | 20.55'    | 19.60'    | 13.83'    | 9.87'     |
| MINIMUM PROPOSED FINISHED FLOOR ELEVATION   | 18.00'    | 21.50'    | 20.00'    | 20.00'    | 21.00'    | 21.50'    | 20.50'    | 16.00'    | 11.50'    |

LAST UPDATED: 2025-06-11

| LEGEND |                                     |
|--------|-------------------------------------|
|        | DR-18 PVC WATERMAIN                 |
|        | DIP WATERMAIN                       |
|        | DR-18 PVC IRRIGATION MAIN           |
|        | DIP IRRIGATION MAIN                 |
|        | DR-18 PVC FORCEMAIN                 |
|        | DIP FORCEMAIN                       |
|        | SIDEWALK TO BE REMOVED AND REPLACED |
|        | PROPOSED SIDEWALK                   |
|        | EXISTING SIDEWALK                   |
|        | PROPOSED ASPHALT PATHWAY            |

FUTURE DEVELOPMENT



NOTE: IF RIP RAP IS INSTALLED PRIOR TO BRIDGE, METAL OR PLASTIC SONOTUBES MUST BE PLACED BY OTHERS AS PLACEHOLDERS FOR THE PILING INSTALLATION.



**DMJA**

DAVID M. JONES, JR.  
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS  
AND PLANNERS

2221 McGregor Blvd.  
Fort Myers, Florida 33901  
PHONE: (239) 337-5525  
FAX (239) 337-1494

L.A. LICENSE: LC000063

PROJECT INFORMATION:

**TURNLEAF  
PHASE 2A**

CHARLOTTE CO., FL

PREPARED FOR:

Burnt Store Developers, LLC  
7807 Baymeadows Road E.,  
Suite 205  
Jacksonville, FL 32256  
C/O Mr. Jeff Wasko, PE  
Barraco and Associates, Inc.  
Tel: 239-461-3170

CONSULTANT:

Blank space for consultant information.

DESIGN PROFESSIONAL:  
Digitally signed by  
Gregory J. DiSerio  
DN: cn=Gregory J.  
DiSerio, o=DMJA, ou=DMJA,  
c=US, email=GD@dmja.com,  
serial=105516, date=2025.11.26,  
105516.0500

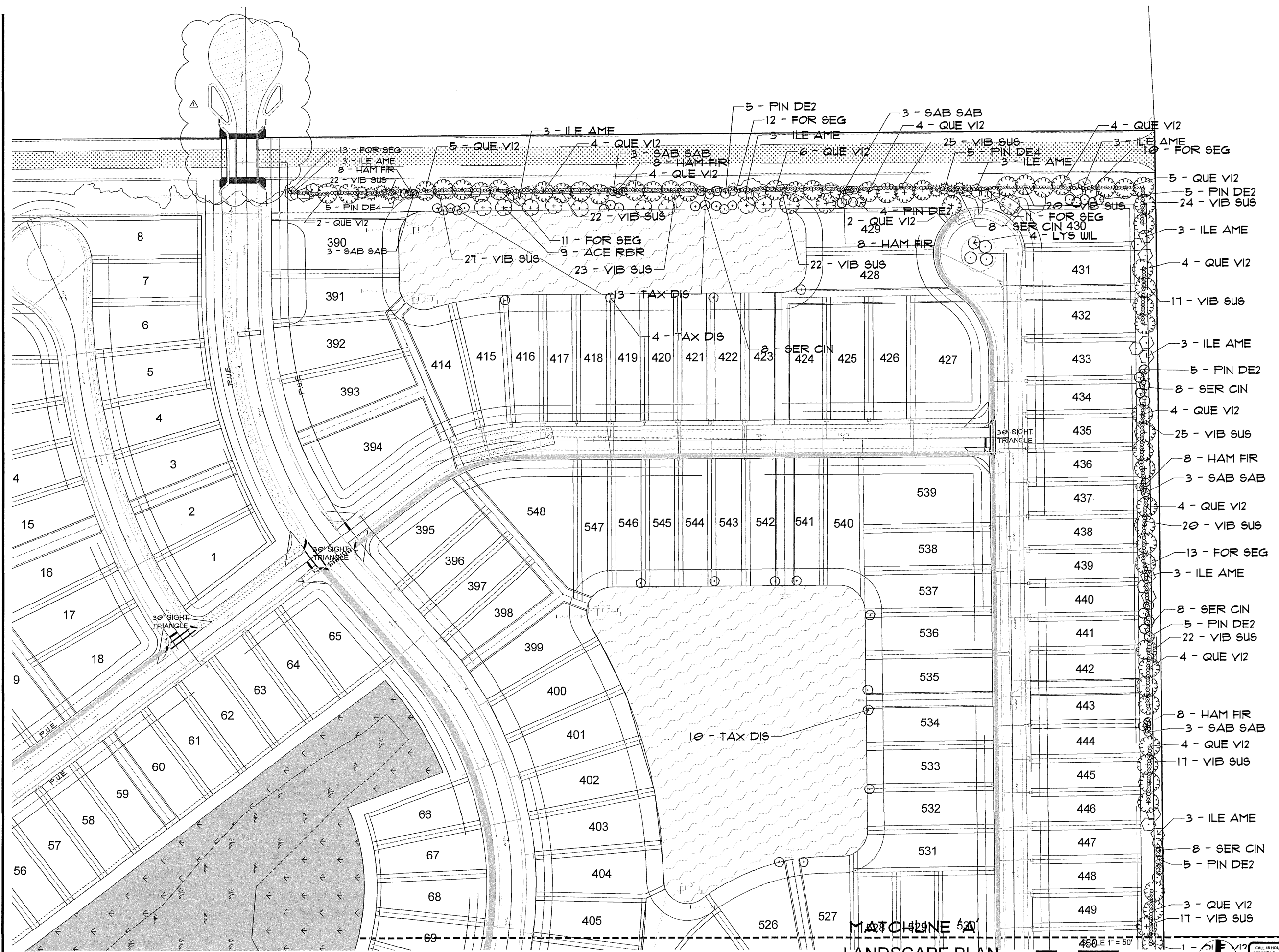
GREGORY J. DISERIO, RLA  
RLA NO. 840 DATE:  
STATE OF FLORIDA

PROJECT NO. 225031  
PROJECT MGR. GREG DISERIO  
FILE NAME: TURNLEAF PH. 2 LS  
DESIGNER: GJD  
CAD TECH: GJD  
CHECKED BY: GJD  
ISSUED FOR:  
PHASE 2A SITE PERMIT

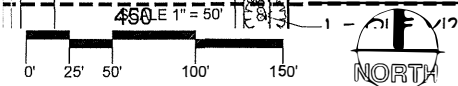
ISSUED DATE: MARCH 11, 2025  
REVISIONS:  
MAY 7, 2025 UPDATED CIVIL  
NOV. 26, 2025 BRIDGE CROSSING

SHEET TITLE:  
**LANDSCAPE  
PLAN**

SHEET NUMBER:  
**L-2**



MATCHLINE 52A  
LANDSCAPE PLAN



CALL 48 HOURS BEFORE YOU DIG  
811  
IT'S THE LAW! CALL 811  
Know what's BELOW. Call before you dig.





April 2, 2026

Barraco and Associates, Inc.  
Attn: Alyssa Wlosinski  
2271 McGregor Blvd.  
Fort Myers, FL. 33901

**Re: DRC-26-015 Turnleaf Phase 1 - Bridge Crossing– PD Modification  
March 5, 2026, Site Plan Review agenda**

County staff has reviewed the PD Modification for Turnleaf Phase 1 - Bridge Crossing. The project site is 1.22± acres and is located at 13051 Turnleaf Blvd. Punta Gorda, FL.

**It is the decision of the Zoning Official to forward DRC-26-015 to the Board of County Commissioners with a recommendation of approval. The comments are as follows:**

1. Site plan for infrastructure (location of bridge). All structures are subject to further review at time of Building permitting.
2. SWP-26-00002 approved on 1/08/26.
3. Roadways shall be at least 20' wide of clear space for fire department access.
4. Shall meet the requirements of our largest apparatus. Design is as follows: Length 45'10", wheelbase 8'4", weight 68,000, arrival angle 12 degrees and departure angle 9 degrees
5. The limits of work for the proposed bridge span Phases 1 and 2. Prior to or at the time of building permit application, provide a completed Tree Permit Application including the limits of work for the bridge. 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.

6. There were 82 potentially occupied gopher tortoise burrows identified in the September 2023 Protected Species Survey for phase 2. Within 90 days prior to land clearing / Tree Permit Application, applicant shall conduct a species survey focusing on locating potential gopher tortoise burrows within the limits of bridge work. Please provide a Protected Species Survey documenting that there are no gopher tortoise burrows or a Burrow Excavation Completion / FWC After-Action Report stating the tortoise(s) have been relocated out of harms-way for Tree Removal Approval.
7. Proposed modification has no impacts to approved landscaping. Any additional changes will require additional review.
8. After review of revised plans, an occupation of easement will be required for the items that cross over and into the 50' Drainage easement recorded in Book 799, page 344 and Book 799, Page 1556 (wooden bridge, PVC pipes and riprap) in addition to the proposed walkway that encroaches in the 10' P.U.E

**The decision to approve or deny this PD Final Detail Site Plan application will be made by the Board of County Commissioners on the May 26, 2026, Year 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