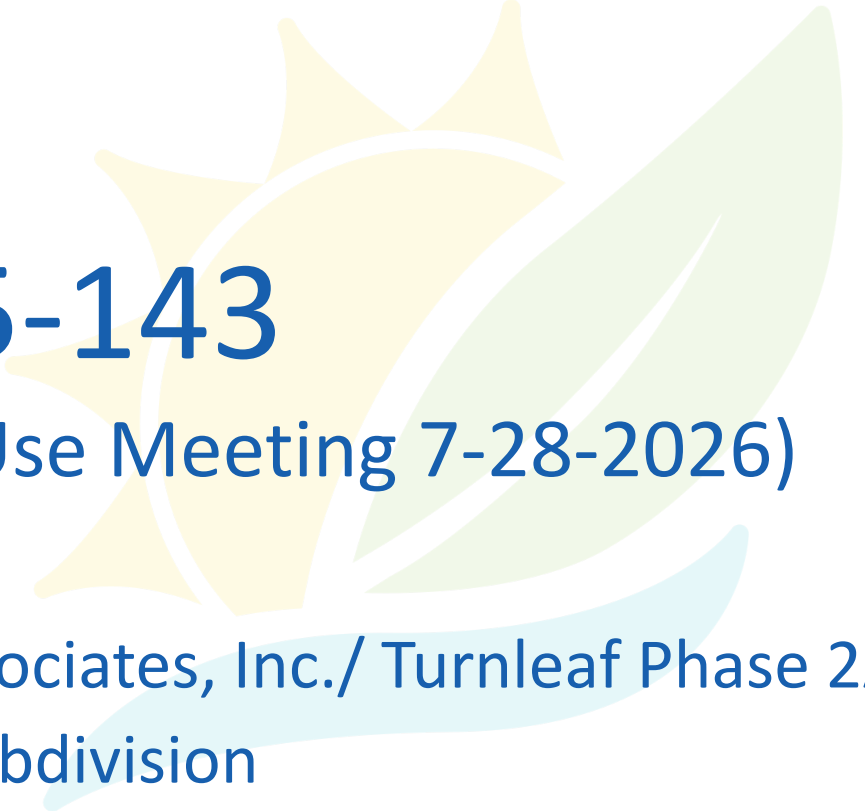




DRC-25-143

(BCC Land Use Meeting 7-28-2026)

Barraco & Associates, Inc./ Turnleaf Phase 2A
Residential Subdivision



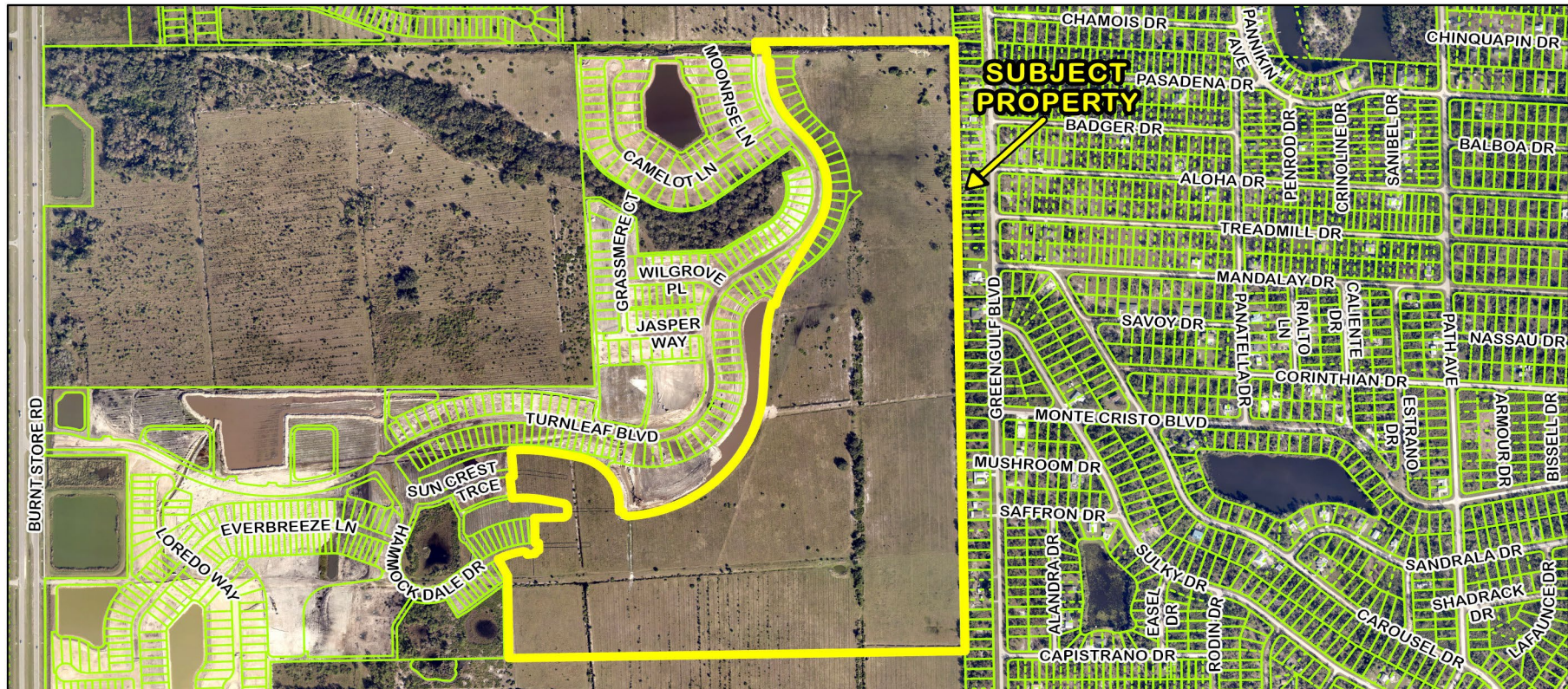
CHARLOTTE COUNTY
FLORIDA

DRC-25-143

- Barraco and Associates, Inc. is requesting PD Final Detail Site Plan approval for Turnleaf Phase 2A, a residential subdivision. The proposed project consists of 204 single-family lots and 13 tracts with associated infrastructure. This project site is 117.27± acres and is located at 13203 Turnleaf Blvd., Punta Gorda, Florida.
- Located in Commission District II.



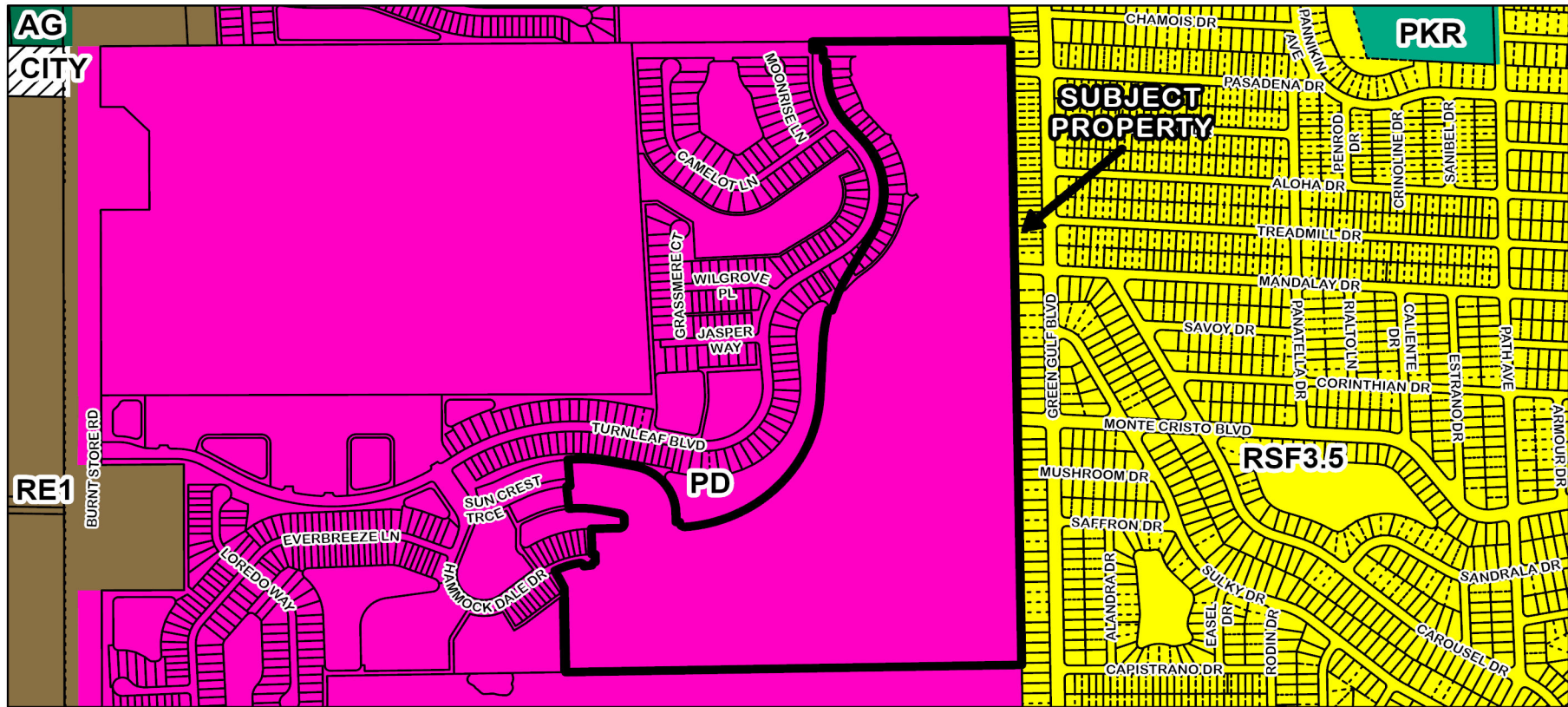
DRC-25-143 Location Map



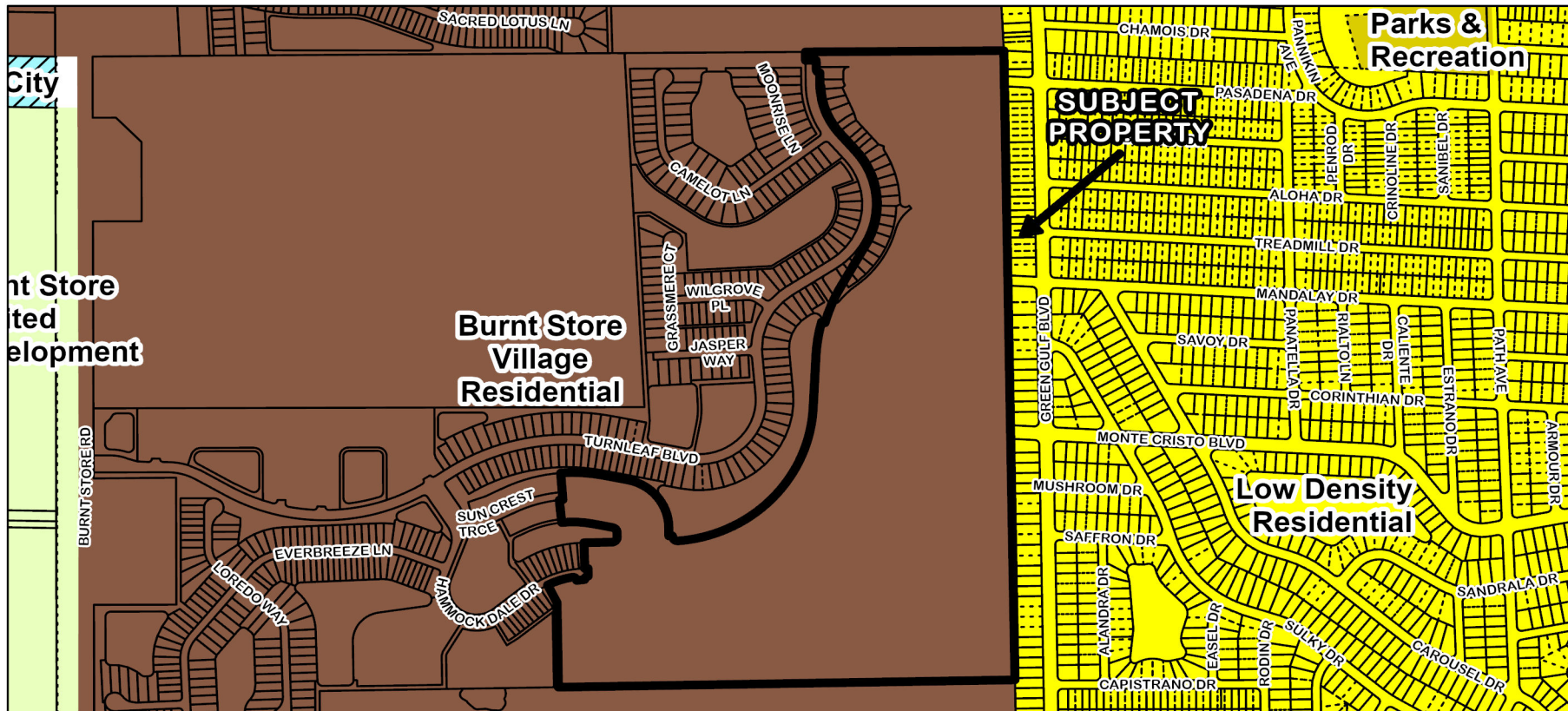
DRC-25-143 Aerial Location Map



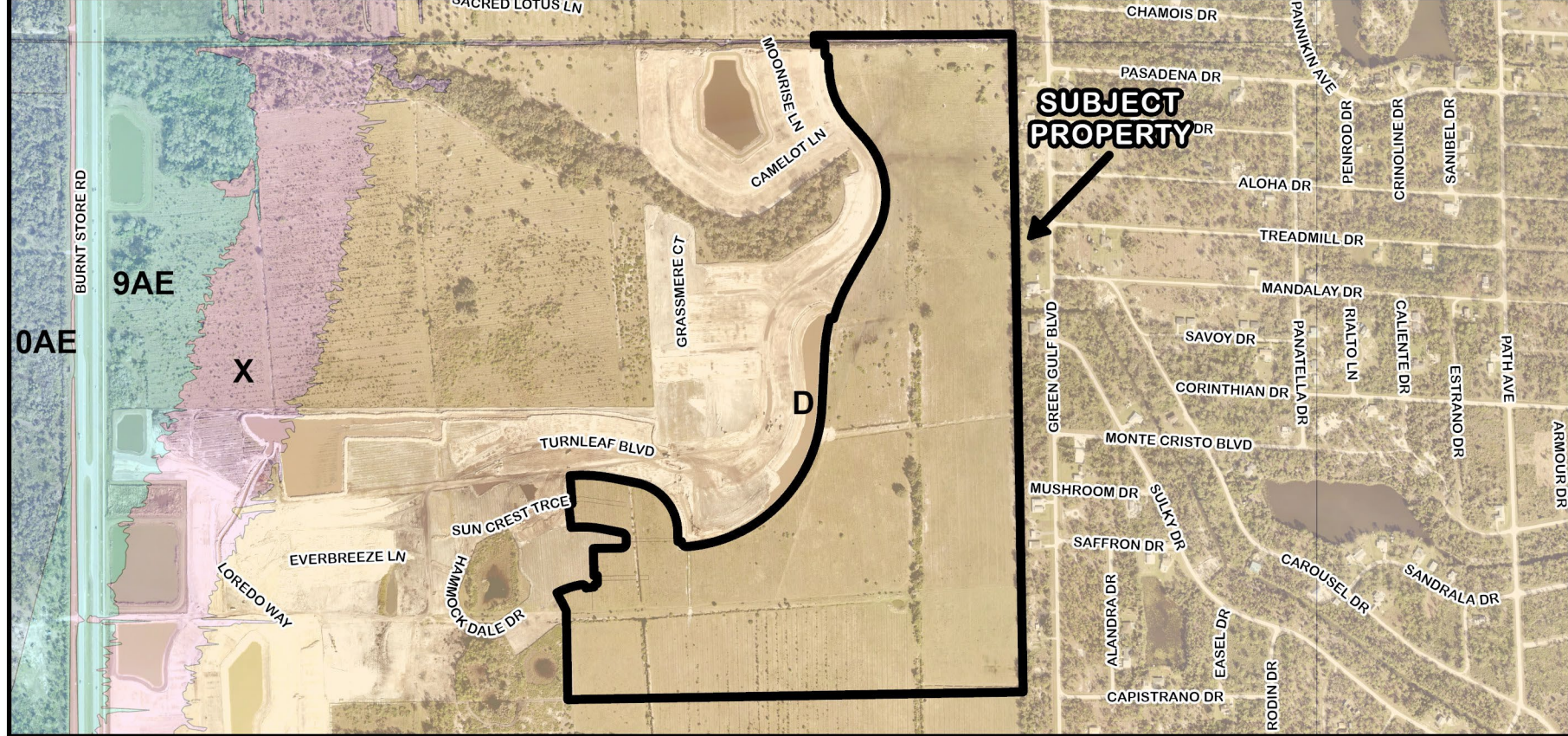
DRC-25-143 2024 Eagle View Image



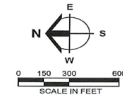
DRC-25-143 Zoning Designations



DRC-25-143 FLUM Designations



DRC-25-143 Flood Zones (Subject Property - D Zone)



2. FINISH FLOOR ELEVATION LABELED AT MINIMUM FINISH FLOOR ELEVATION. FINISH FLOOR ELEVATIONS VARY FROM MINIMUM ELEVATION AND ABOVE PER TYPICAL LOT GRADING DETAILS. SEE SHEET 22.1.
3. FOR ALL MINIMUM GRADE ELEVATIONS PER BASIN NOT NOTED ON TYPICAL SECTIONS, SEE THE BELOW WATER MANAGEMENT SUMMARY.

[illegible]

LAST UPDATED: 2025.07.24

CIVIL ENGINEERING - LAND SURVEYING
REVIEWED FOR CODE COMPLIANCE
www.barraco.net
 5/12/2025 **DR-25-143** SITE 100
 POST OFFICE DRAWER 2555
 FORT MYERS, FLORIDA 33905-9905

PHONE (239) 451-3170
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940
PREPARED FOR

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

TURNLEAF
PHASE 2

PART OF SECTION 4&9,
TOWNSHIP 42 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

CARLA A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 28504 - CARLB@BARRACO.NET

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
 © COPYRIGHT 2025, BARRACO AND ASSOCIATES, INC.
 REPRODUCED, CHANGED OR ASSIGNED ARE PROHIBITED
 FILE NAME: 23091018.DWG

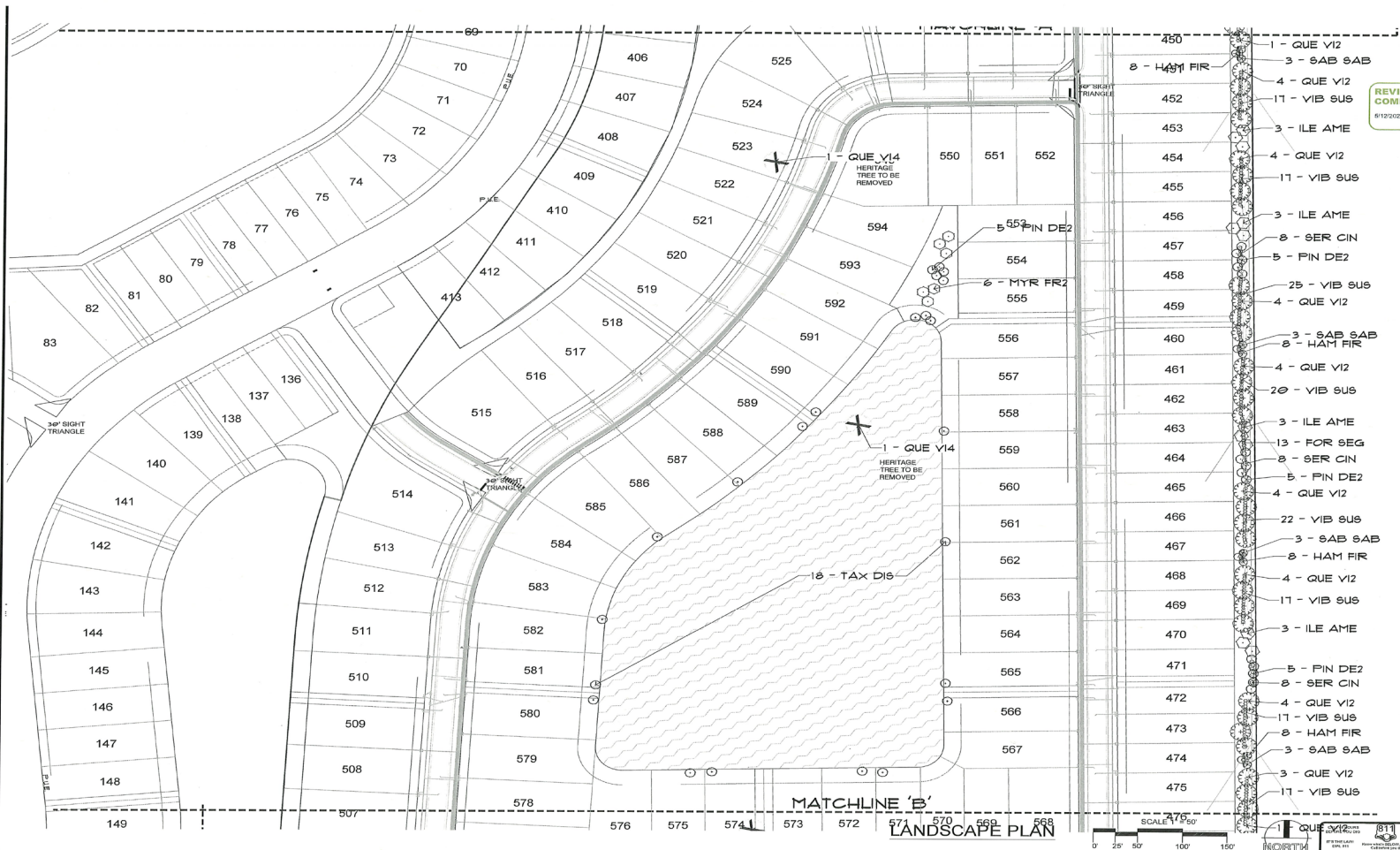
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PLOT DATE	TUE, 10-26-2023 - 11:27 AM

CROSS REFERENCED DRAWINGS	
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APPROVAL SUBMITTAL PLANS

PROJECT / FILE NO.	SHEET NUMBER
23991	8.0

12



MATCHLINE 'B'
LANDSCAPE PLAN



DAVID M. JONES, JR.
AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
AND PLANNERS

2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (889) 337-4325
FAX: (889) 337-4494

L.A. LICENSE: LC 0000083

PROJECT INFORMATION:

**TURNLEAF
PHASE 2A**

CHARLOTTE CO., FL

PREPARED FOR:

Burrell Stone Development, LLC
7807 Baymeadows Road E.,
Suite 205
Jacksonville, FL 32256
C/O Mr. Jeff Wasko, Inc.
Burrell and Associates, Inc.
Tel: 239-461-3170

CONSULTANT:

DESIGN PROFESSIONAL:

DAVID M. JONES, JR.
L.A. LICENSE: LC 0000083
STATE OF FLORIDA

PROJECT NO.	220031
PROJECT NAME	TURNLEAF PHASE 2A
DESIGNER	DAVID M. JONES, JR.
DATE	03/11/2009
DESIGNED BY	DAVID M. JONES, JR.
CHECKED BY	DAVID M. JONES, JR.

PHASE 2A SITE PERMIT

ISSUED DATE: MARCH 11, 2009

REVISED: MAY 7, 2009 (UPDATED CIVIL)

SHEET TITLE:

**LANDSCAPE
PLAN**

SHEET NUMBER:

L-3

- 1 - QUE V12
- 3 - SAB SAB
- 4 - QUE V12
- 17 - VIB SUS
- 3 - ILE AME
- 4 - QUE V12
- 17 - VIB SUS
- 3 - ILE AME
- 8 - SER CIN
- 5 - PIN DE2
- 25 - VIB SUS
- 4 - QUE V12
- 3 - SAB SAB
- 8 - HAM FIR
- 4 - QUE V12
- 20 - VIB SUS
- 3 - ILE AME
- 13 - FOR SEG
- 8 - SER CIN
- 5 - PIN DE2
- 4 - QUE V12
- 22 - VIB SUS
- 3 - SAB SAB
- 8 - HAM FIR
- 4 - QUE V12
- 17 - VIB SUS
- 3 - ILE AME
- 5 - PIN DE2
- 8 - SER CIN
- 17 - VIB SUS
- 8 - HAM FIR
- 3 - SAB SAB
- 3 - QUE V12
- 17 - VIB SUS