



DATE: March 16, 2025

TO: Honorable Board of County Commissioners

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

RE: **DRC-24-173- Final Detail Site Plan, Turnleaf Amenity Center**

Requested Action(s):

Barraco and Associates Inc. is requesting a PD Modification for Turnleaf Amenity Center. The project consists of a 4,000 sq ft. recreational building, pool area, pickleball courts, fitness areas, and a parking lot, supporting infrastructure, including utilities, drainage, and roadways within the Turnleaf Phase 1. This project site is 2.52± acres and is located at 13330 Turnleaf Boulevard Punta Gorda, FL.

Analysis:

This project site is 2.52± acres and is located at 13330 Turnleaf Boulevard Punta Gorda, FL. The site is designated 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 4,000 sq ft. recreational building, pool area, pickleball courts, fitness areas, and a parking lot, supporting infrastructure, including utilities, drainage, and roadways within the Turnleaf Phase 1 and is consistent with the County's Comprehensive Plan and existing PD conditions.

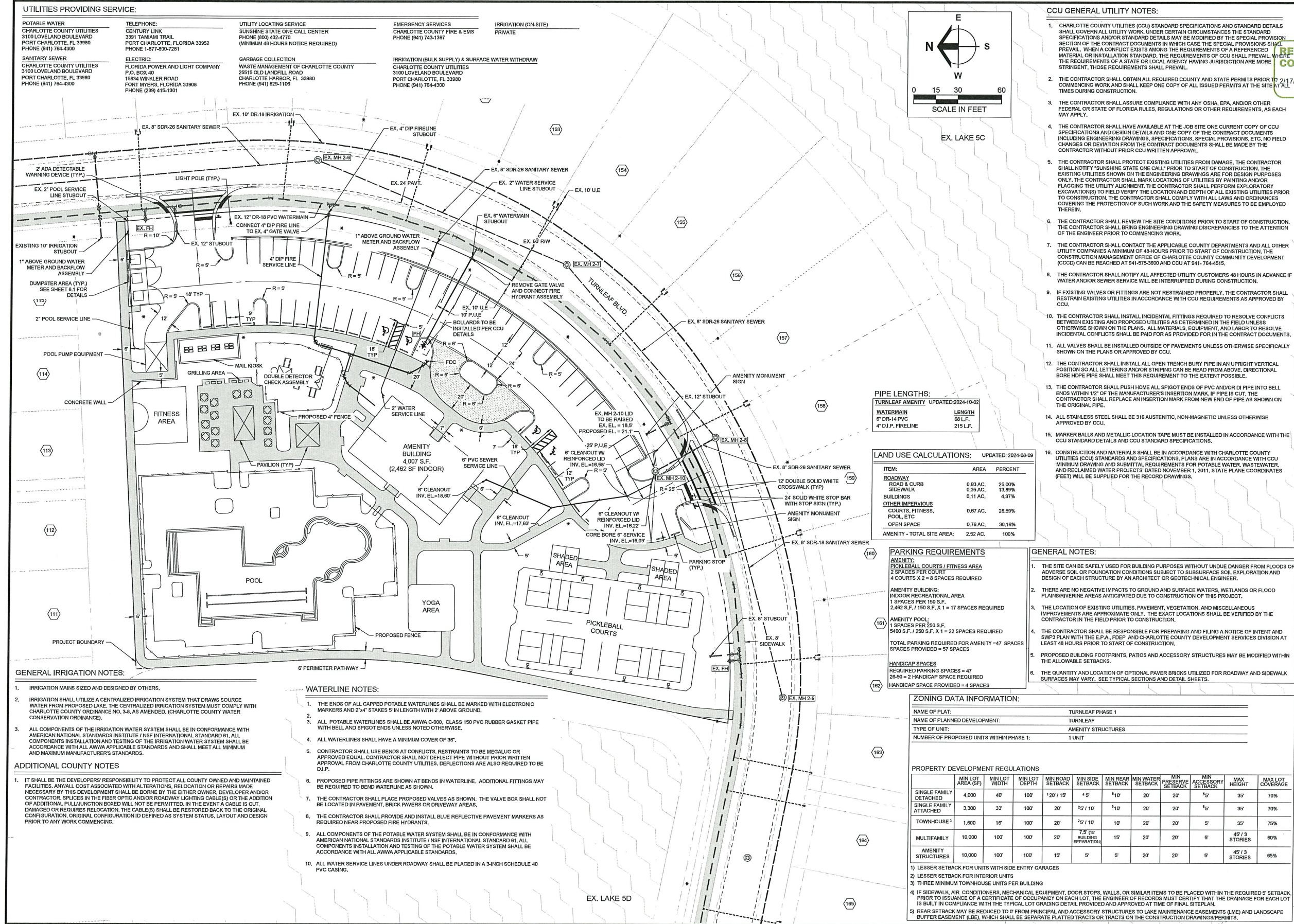
This Final Detail Site Plan complies with all conditions, as well as being in compliance with the approved concept plan. The site plans are attached as Exhibit 2.

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-24-173) 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



UTILITIES PROVIDING SERVICE:

POTABLE WATER
CHARLOTTE COUNTY UTILITIES
3100 LOVELAND BOULEVARD
PORT CHARLOTTE, FL 33980
PHONE (941) 764-4300

SANITARY SEWER
CHARLOTTE COUNTY UTILITIES
3100 LOVELAND BOULEVARD
PORT CHARLOTTE, FL 33980
PHONE (941) 764-4300

TELEPHONE:
CENTURY LINK
3391 TAMiami TRAIL
PORT CHARLOTTE, FL 33982
PHONE 1-877-800-7281

ELECTRIC:
FLORIDA POWER AND LIGHT COMPANY
P.O. BOX 40
15834 WINKLER ROAD
FORT MYERS, FL 33908
PHONE (239) 415-1301

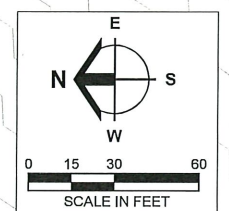
UTILITY LOCATING SERVICE
SUNSHINE STATE ONE CALL CENTER
PHONE (800) 432-4770
(MINIMUM 48 HOURS NOTICE REQUIRED)

GARBAGE COLLECTION
WASTE MANAGEMENT OF CHARLOTTE COUNTY
25515 OLD LANDFILL ROAD
CHARLOTTE HARBOR, FL 33980
PHONE (941) 523-1105

EMERGENCY SERVICES
CHARLOTTE COUNTY FIRE & EMS
PHONE (941) 743-1357

IRRIGATION (ON-SITE)
PRIVATE

IRRIGATION (BULK SUPPLY) & SURFACE WATER WITHDRAWAL
CHARLOTTE COUNTY UTILITIES
3100 LOVELAND BOULEVARD
PORT CHARLOTTE, FL 33980
PHONE (941) 764-4300



- CCU GENERAL UTILITY NOTES:**
- CHARLOTTE COUNTY UTILITIES (CCU) STANDARD SPECIFICATIONS AND STANDARD DETAILS SHALL GOVERN ALL UTILITY WORK. UNDER CERTAIN CIRCUMSTANCES THE STANDARD SPECIFICATIONS AND STANDARD DETAILS MAY BE MODIFIED BY THE SPECIAL PROVISIONS SECTION OF THE CONTRACT DOCUMENTS IN WHICH CASE THE SPECIAL PROVISIONS SHALL PREVAIL. WHEN A CONFLICT EXISTS AMONG THE REQUIREMENTS OF A REFERENCED MATERIAL OR INSTALLATION STANDARD, THE REQUIREMENTS OF CCU SHALL PREVAIL. WHERE THE REQUIREMENTS OF A STATE OR LOCAL AGENCY HAVING JURISDICTION ARE MORE STRINGENT, THOSE REQUIREMENTS SHALL PREVAIL.
 - THE CONTRACTOR SHALL OBTAIN ALL REQUIRED COUNTY AND STATE PERMITS PRIOR TO 2/17/2025 COMMENCING WORK AND SHALL KEEP ONE COPY OF ALL ISSUED PERMITS AT THE SITE AT ALL TIMES DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL ASSURE COMPLIANCE WITH ANY OSHA, EPA, AND/OR OTHER FEDERAL OR STATE OF FLORIDA RULES, REGULATIONS OR OTHER REQUIREMENTS, AS EACH MAY APPLY.
 - THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE ONE CURRENT COPY OF CCU SPECIFICATIONS AND DESIGN DETAILS AND ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING ENGINEERING DRAWINGS, SPECIFICATIONS, SPECIAL PROVISIONS, ETC. NO FIELD CHANGES OR DEVIATION FROM THE CONTRACT DOCUMENTS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR CCU WRITTEN APPROVAL.
 - THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE. THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE CALL" PRIOR TO START OF CONSTRUCTION. THE EXISTING UTILITIES SHOWN ON THE ENGINEERING DRAWINGS ARE FOR DESIGN PURPOSES ONLY. THE CONTRACTOR SHALL MARK LOCATIONS OF UTILITIES BY PAINTING AND/OR FLAGGING THE UTILITY ALIGNMENT. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATION(S) TO FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS AND ORDINANCES COVERING THE PROTECTION OF SUCH WORK AND THE SAFETY MEASURES TO BE EMPLOYED THEREIN.
 - THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BRING ENGINEERING DRAWING DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK.
 - THE CONTRACTOR SHALL CONTACT THE APPLICABLE COUNTY DEPARTMENTS AND ALL OTHER UTILITY COMPANIES A MINIMUM OF 48-HOURS PRIOR TO START OF CONSTRUCTION. THE CONSTRUCTION MANAGEMENT OFFICE OF CHARLOTTE COUNTY COMMUNITY DEVELOPMENT (CCCD) CAN BE REACHED AT 941-575-3600 AND CCU AT 941-764-4515.
 - THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY CUSTOMERS 48 HOURS IN ADVANCE IF WATER AND/OR SEWER SERVICE WILL BE INTERRUPTED DURING CONSTRUCTION.
 - IF EXISTING VALVES OR FITTINGS ARE NOT RESTRAINED PROPERLY, THE CONTRACTOR SHALL RESTRAIN EXISTING UTILITIES IN ACCORDANCE WITH CCU REQUIREMENTS AS APPROVED BY CCU.
 - THE CONTRACTOR SHALL INSTALL INCIDENTAL FITTINGS REQUIRED TO RESOLVE CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES AS DETERMINED IN THE FIELD UNLESS OTHERWISE SHOWN ON THE PLANS. ALL MATERIALS, EQUIPMENT, AND LABOR TO RESOLVE INCIDENTAL CONFLICTS SHALL BE PAID FOR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS.
 - ALL VALVES SHALL BE INSTALLED OUTSIDE OF PAVEMENTS UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE PLANS OR APPROVED BY CCU.
 - THE CONTRACTOR SHALL INSTALL ALL OPEN TRENCH BURY PIPE IN AN UPRIGHT VERTICAL POSITION SO ALL LETTERING AND/OR STRIPING CAN BE READ FROM ABOVE. DIRECTIONAL BORE HOPE PIPE SHALL MEET THIS REQUIREMENT TO THE EXTENT POSSIBLE.
 - THE CONTRACTOR SHALL PUSH HOME ALL SPIGOT ENDS OF PVC AND/OR DI PIPE INTO BELL ENDS WITHIN 1/2" OF THE MANUFACTURER'S INSERTION MARK. IF PIPE IS CUT, THE CONTRACTOR SHALL REPLACE AN INSERTION MARK FROM NEW END OF PIPE AS SHOWN ON THE ORIGINAL PIPE.
 - ALL STAINLESS STEEL SHALL BE 316 AUSTENITIC, NON-MAGNETIC UNLESS OTHERWISE APPROVED BY CCU.
 - MARKER BALLS AND METALLIC LOCATION TAPE MUST BE INSTALLED IN ACCORDANCE WITH THE CCU STANDARD DETAILS AND CCU STANDARD SPECIFICATIONS.
 - CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING AND SUBMITTAL REQUIREMENTS FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER PROJECTS DATED NOVEMBER 1, 2011. STATE PLANE COORDINATES (FEET) WILL BE SUPPLIED FOR THE RECORD DRAWINGS.

PIPE LENGTHS:
TURNLEAF AMENITY UPDATED: 2024-10-02

ITEM:	LENGTH
WATERMAIN	68 L.F.
8" DR-14 PVC	215 L.F.
4" D.I.P. FIRELINE	

LAND USE CALCULATIONS: UPDATED: 2024-08-09

ITEM:	AREA	PERCENT
ROADWAY		
ROAD & CURB	0.63 AC.	25.00%
SIDEWALK	0.11 AC.	4.37%
BUILDINGS		
OTHER IMPERVIOUS	0.67 AC.	26.59%
COURTS, FITNESS, POOL, ETC.		
OPEN SPACE	0.76 AC.	30.16%
AMENITY - TOTAL SITE AREA:	2.52 AC.	100%

PARKING REQUIREMENTS

AMENITY:
PICKLEBALL COURTS / FITNESS AREA
2 SPACES PER COURT
4 COURTS X 2 = 8 SPACES REQUIRED

AMENITY BUILDING:
INDOOR RECREATIONAL AREA
1 SPACES PER 150 S.F.
2,462 S.F. / 150 S.F. X 1 = 17 SPACES REQUIRED

AMENITY POOL:
1 SPACES PER 250 S.F.
5400 S.F. / 250 S.F. X 1 = 22 SPACES REQUIRED

TOTAL PARKING REQUIRED FOR AMENITY = 47 SPACES
SPACES PROVIDED = 57 SPACES

HANDICAP SPACES
REQUIRED PARKING SPACES = 47
28-50 = 2 HANDICAP SPACE REQUIRED
HANDICAP SPACE PROVIDED = 4 SPACES

- GENERAL NOTES:**
- THE SITE CAN BE SAFELY USED FOR BUILDING PURPOSES WITHOUT UNDOE 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.
 - THERE ARE NO NEGATIVE IMPACTS TO GROUND AND SURFACE WATERS, WETLANDS OR FLOOD PLAINS/RIVERINE AREAS ANTICIPATED DUE TO CONSTRUCTION OF THIS PROJECT.
 - 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.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND FILING A NOTICE OF INTENT AND SWPS PLAN WITH THE PLANNING AND COMMUNITY DEVELOPMENT SERVICES DIVISION AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION.
 - PROPOSED BUILDING FOOTPRINTS, PATIOS AND ACCESSORY STRUCTURES MAY BE MODIFIED WITHIN THE ALLOWABLE SETBACKS.
 - THE QUANTITY AND LOCATION OF OPTIONAL PAVEMENT BRICKS UTILIZED FOR ROADWAY AND SIDEWALK SURFACES MAY VARY. SEE TYPICAL SECTIONS AND DETAIL SHEETS.

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 (SQ)	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'	5' 10'	20'	20'	5'	35'	70%
SINGLE FAMILY ATTACHED	3,300	33'	100'	20'	25' / 10'	5' 10'	20'	20'	5'	35'	70%
TOWNHOUSE ¹	1,600	16'	100'	20'	25' / 10'	5' 10'	20'	20'	5'	35'	75%
MULTIFAMILY	10,000	100'	100'	20'	7.5' (IF BUILDING SEPARATION)	15'	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 BUILT IN COMPLIANCE WITH THE TYPICAL LOT GRADING DETAIL PROVIDED AND APPROVED AT TIME OF FINAL SITE PLAN.

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.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
REVIEWED PLANS FOR COMPLIANCE
www.barraco.net

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THU, 11-14-2024 - 12:59 PM
LEOFLORES

CROSS REFERENCED DRAWINGS

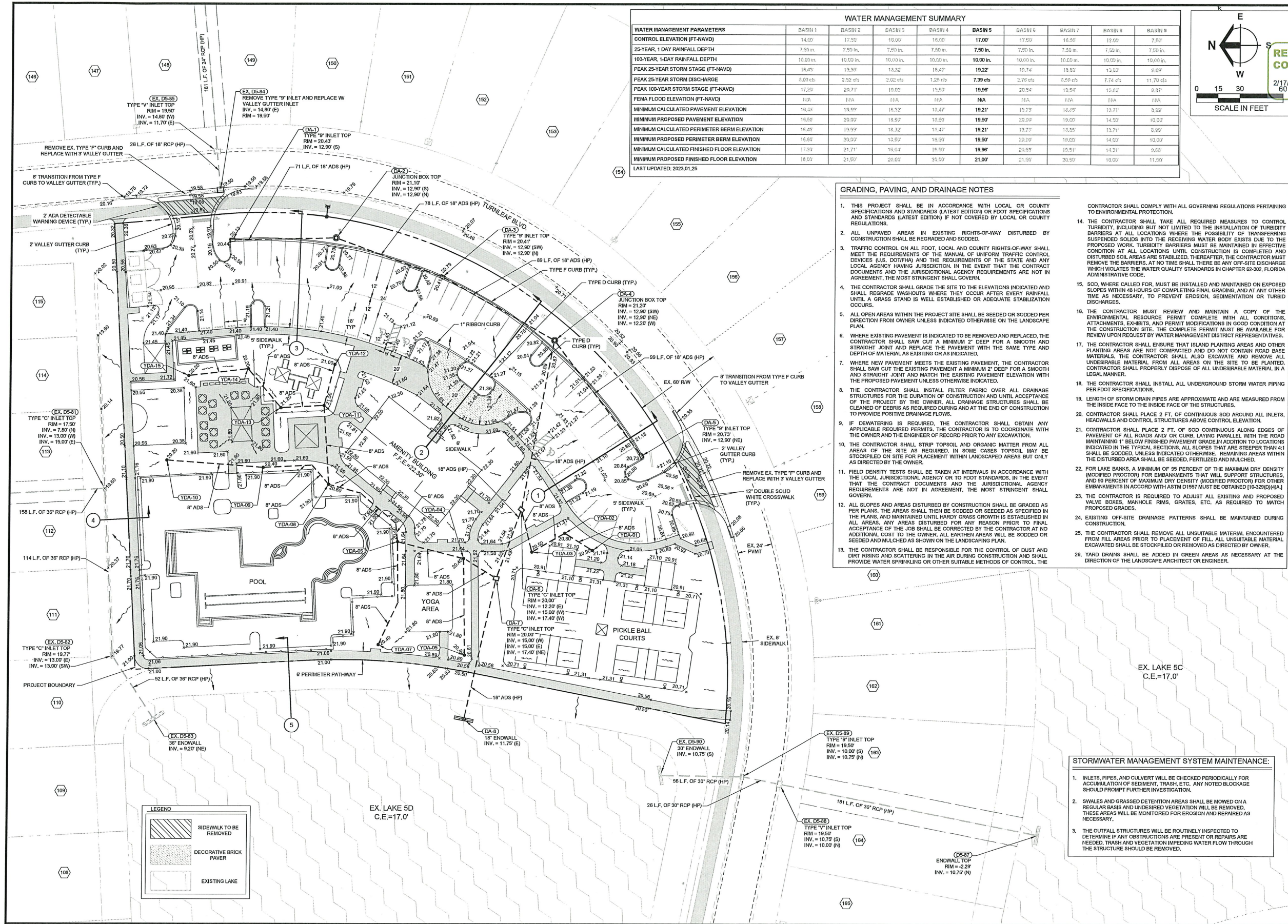
PLAN REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS

MASTER SITE LAYOUT, SIGNING, AND UTILITY PLAN

PROJECT / FILE NO. **24287** SHEET NUMBER **4.0**



Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
REVIEWED PLAN
COMPLETED
www.barraco.net

2/17/2025
PROJECT: 23991AM11.DWG
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**BURNT STORE
DEVELOPERS,
LLC**

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 998-2481

PROJECT DESCRIPTION

**TURNLEAF
AMENITY**

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

ENGINEER OF RECORD
CARLA A. BARRACO, P.E. FOR THE FIRM
FLORIDA P.E. NO. 38538 - CARLB@BARRACO.NET

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FILE NAME: 23991AM11.DWG
LOCATION: J:\23991\DWG\AMENITY\1
PLOT DATE: THU, 11-14-2024 - 1:00 PM
PLOT BY: LEOLFLORES

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS

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

PROJECT / FILE NO. **24287**
SHEET NUMBER **5.0**



February 20, 2025

Barraco and Associates, Inc.
Attn: Scott Daley
2271 McGregor Blvd
Ft Myers, FL. 33901

Re: DRC-24-173 Turnleaf Amenity– PD Modification
December 26, 2024, Site Plan Review agenda

County staff has reviewed the PD Modification for Turnleaf Amenity. The project consists of a 4,000 sq ft. recreational building, pool area, pickleball courts, fitness areas, and a parking lot. Supporting infrastructure, including utilities, drainage, and roadways within the Turnleaf Phase 1, Site is 2.52± acres and is located at 13330 Turnleaf Boulevard, Punta Gorda, Fl.

It is the decision of the Zoning Official to forward DRC-24-173 to the Board of County Commissioners with a recommendation of approval. The comments are as follows:

1. Reviewed site plan. All structures are subject to further review at time of building permitting.
2. 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)
3. 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).

4. 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.
5. Fire hydrant required to within 300' of each building, additional fire hydrants may be required.
6. 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.
7. FDC shall be a 5" Storz connection with a height of 30" above finish grade and at a 30-degree angle.
8. Roadways shall be at least 20' wide of clear space for fire department access.
9. Gates/access arms shall be installed with an EVAC System for emergency operation use.
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:
Design Compliance Standards | Charlotte County, FL (charlottecountyfl.gov)
<https://www.charlottecountyfl.gov/core/fileparse.php/529/urlt/plan-review-new-service-application.pdf>

The decision to approve or deny this PD Final Detail Site Plan application will be made by the Board of County Commissioners on the April 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