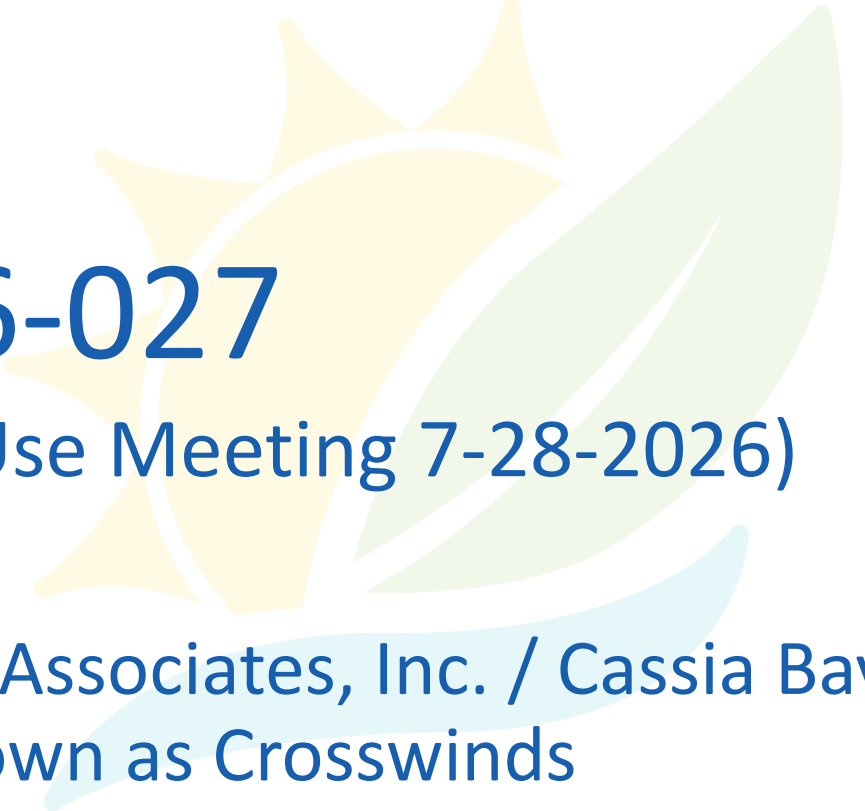




DRC-26-027

(BCC Land Use Meeting 7-28-2026)

Barraco and Associates, Inc. / Cassia Bay
formerly known as Crosswinds



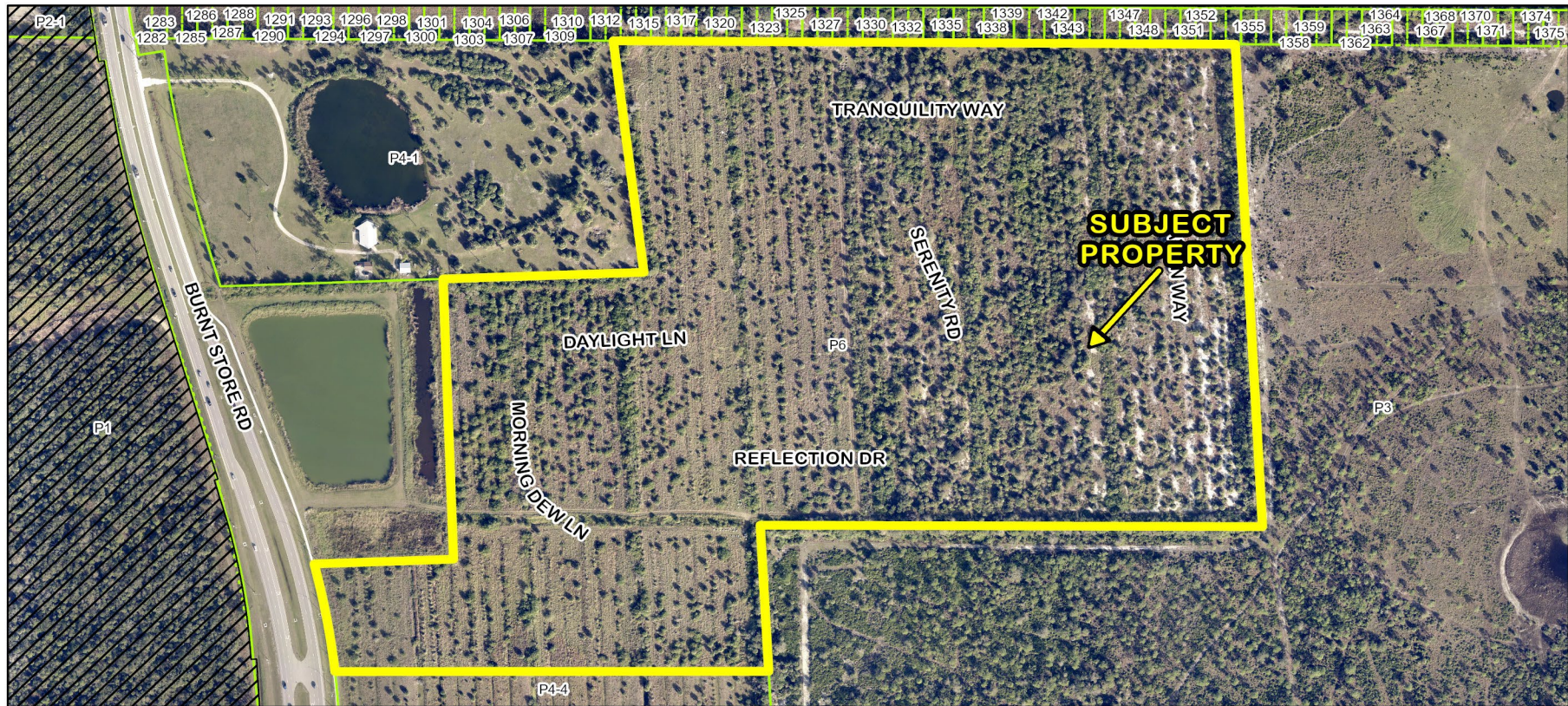
CHARLOTTE COUNTY
FLORIDA

DRC-26-027

- Barraco and Associates, Inc. is requesting modification of the PD Final Detail Site Plan (DRC-25-142) approval for Cassia Bay, formerly known as Crosswinds and Simple Life. The proposed project consists of incorporating 96 lots within the Coastal High Hazard area and 4 lots within the non-Coastal High Hazard area for a total of 100 single-family lots. This project site is 68.43± acres and is located at 12150 Burnt Store Road, Punta Gorda, FL.
- Located in Commission District II.



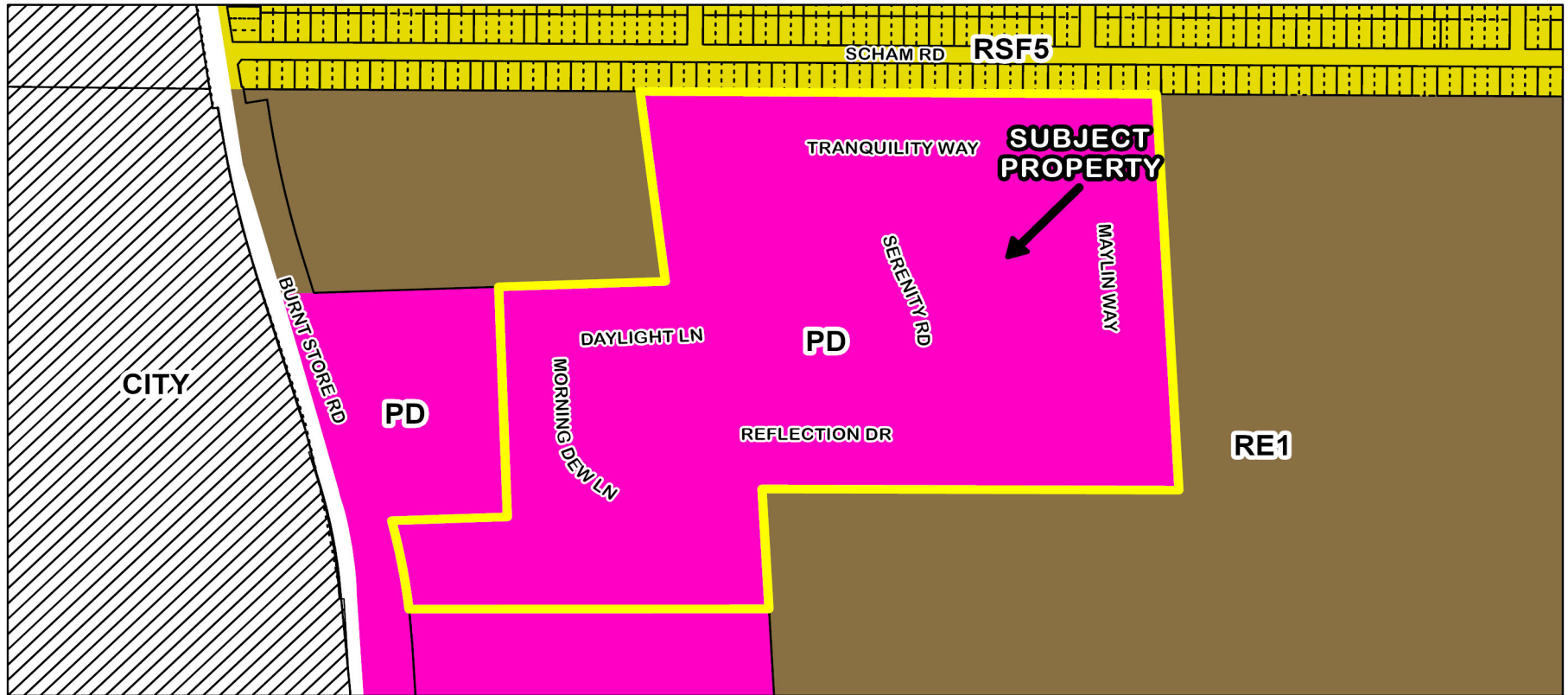
DRC-26-027 Location Map



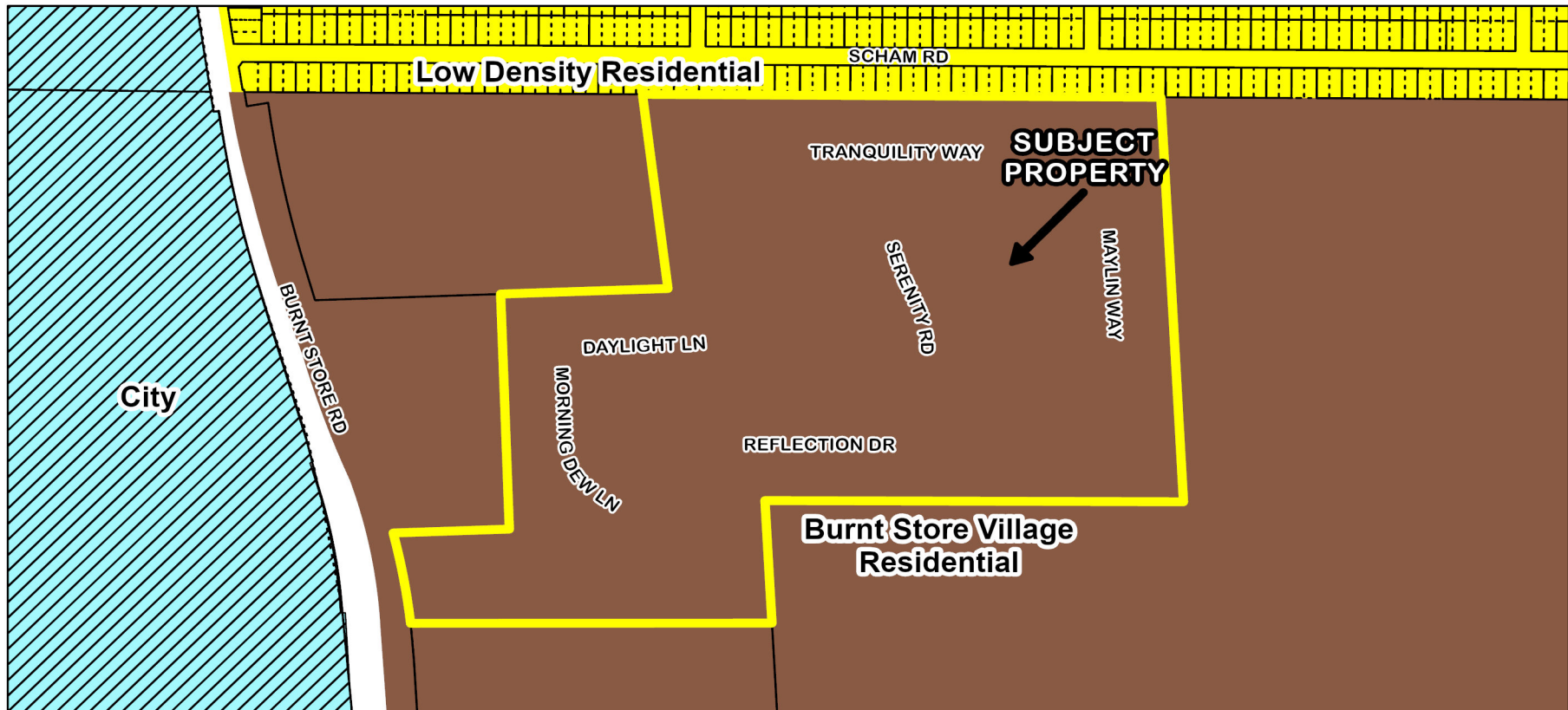
DRC-26-027 Site Image



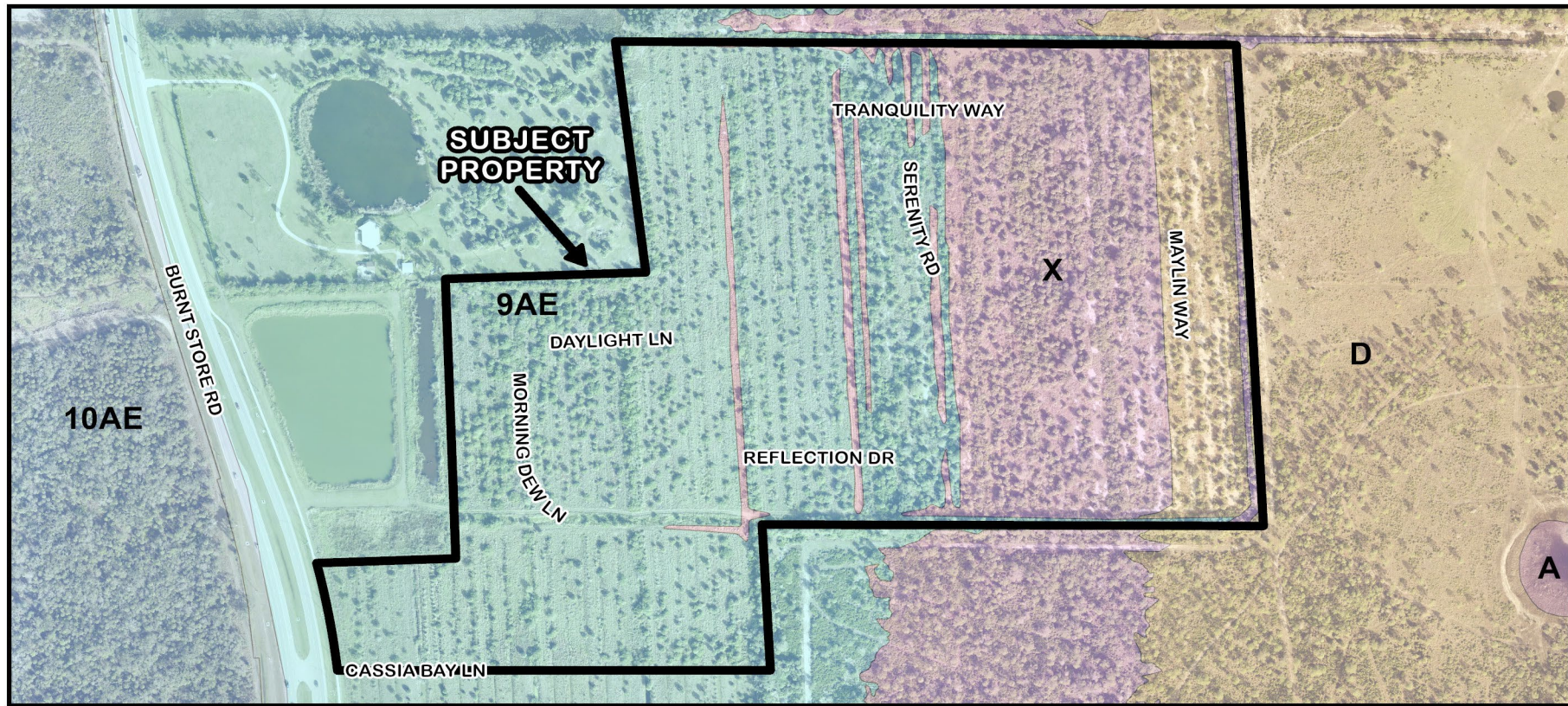
DRC-26-027 2026 Eagle View Image



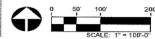
DRC-26-027 Zoning Designations



DRC-26-027 Future Land Use Designations



DRC-26-027 Flood Zones (Subject Property - 9AE, X and D Zones)



SYMBOL LEGEND	
CALIPER	POINTS
	3 PTS.
	1.5 PTS.
	3 PT.
	1.5 PT.
	1.5 PT.
	0.5 PTS.

NOTE:
ALL TREES PLANTED MUST BE PLANTED IN A MANNER
WHICH MAINTAINS THE 10' MINIMUM BUFFER
ALONG THE PROPERTY BOUNDARY.

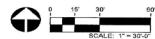
PERIMETER BUFFER 'C' 15 FT. WIDTH TYPE A - 775' LF	
Required Canopy Trees	27,100 LF
Required Understory Trees	17,100 LF
Required Shrubs	107,100 LF

PERIMETER BUFFER 'B' 15 FT. WIDTH TYPE A - 584' LF	
Required Canopy Trees	27,100 LF
Required Understory Trees	17,100 LF
Required Shrubs	107,100 LF

PERIMETER BUFFER 'A' 15 FT. WIDTH TYPE A - 228' LF	
Required Canopy Trees	27,100 LF
Required Understory Trees	17,100 LF
Required Shrubs	107,100 LF

INTERIOR PARKING LOT LANDSCAPE	
Trees	17,100 LF
Shrubs	17,100 LF
Groundcovers	107,100 LF

PERIMETER BUFFER 'K' 15 FT. WIDTH TYPE C - 288' LF	
Required Canopy Trees	27,100 LF
Required Understory Trees	17,100 LF
Required Shrubs	107,100 LF



RVI
RIVERSIDE VISION, INC.
200 N. UNIVERSITY, SUITE 100
FORT WORTH, TEXAS 76102
817.335.1111
www.rviinc.com

Sunshine
Call RVI to view and/or obtain a copy of the full
landscape plan. The plan is subject to the
landscaping contract and is not a contract.
Contract documents are available upon request.

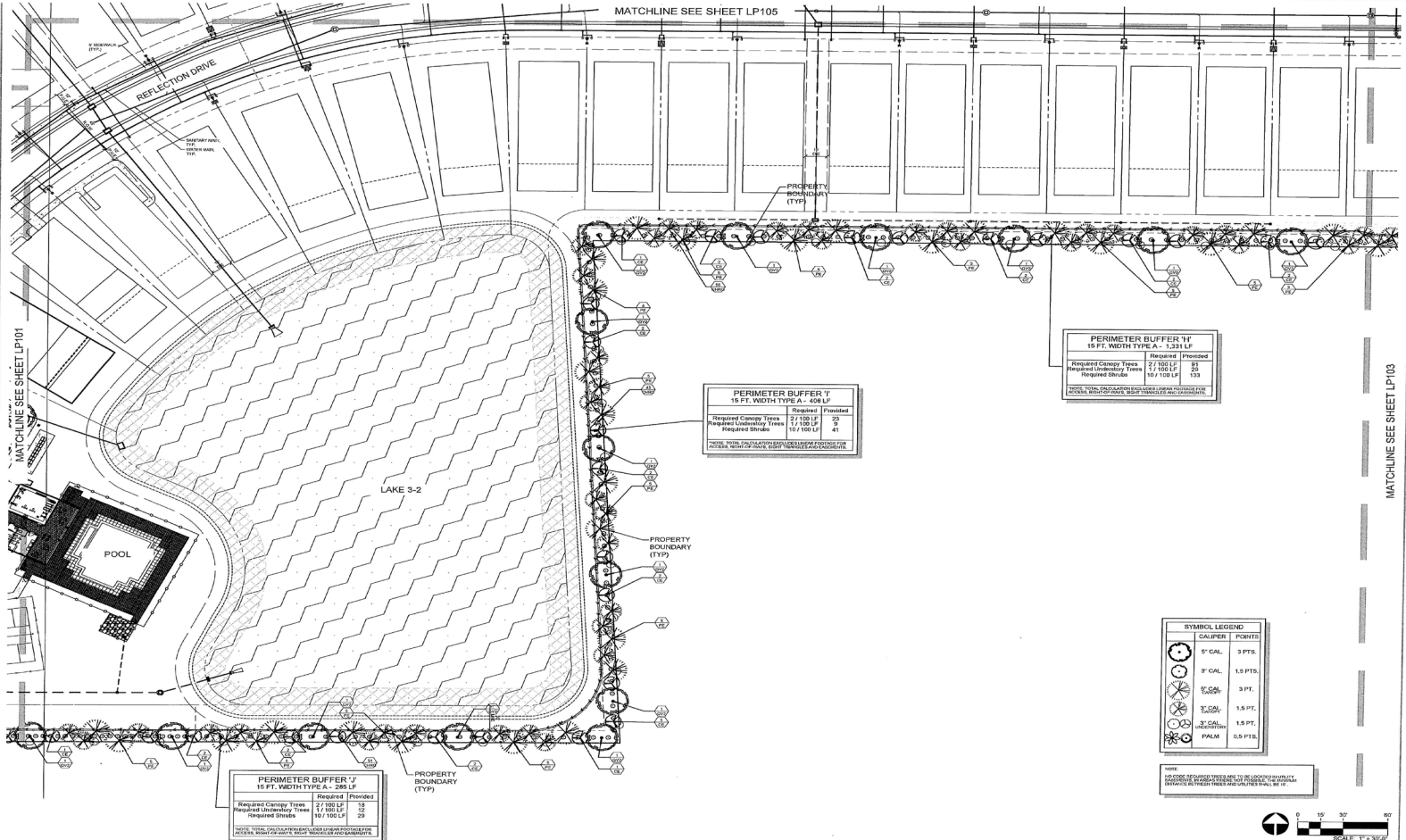
CASSIA BAY
CODE MINIMUM LANDSCAPE PLANS
CHARLOTTE COUNTY, FLORIDA

PROJECT NO.: 2006483
DATE: 1/18/2025
DRAWN: JLV
REVIEWED: JLV

LANDSCAPE
PLAN

LP101

02 - FIRST RESUBMITTAL



PROJECT NO :	25008463
DATE :	11/18/202
DRAWN	HY
REVIEWED	LW

REVISIONS
 CHANGES - REVIEW PER COUNTY COMMISSION

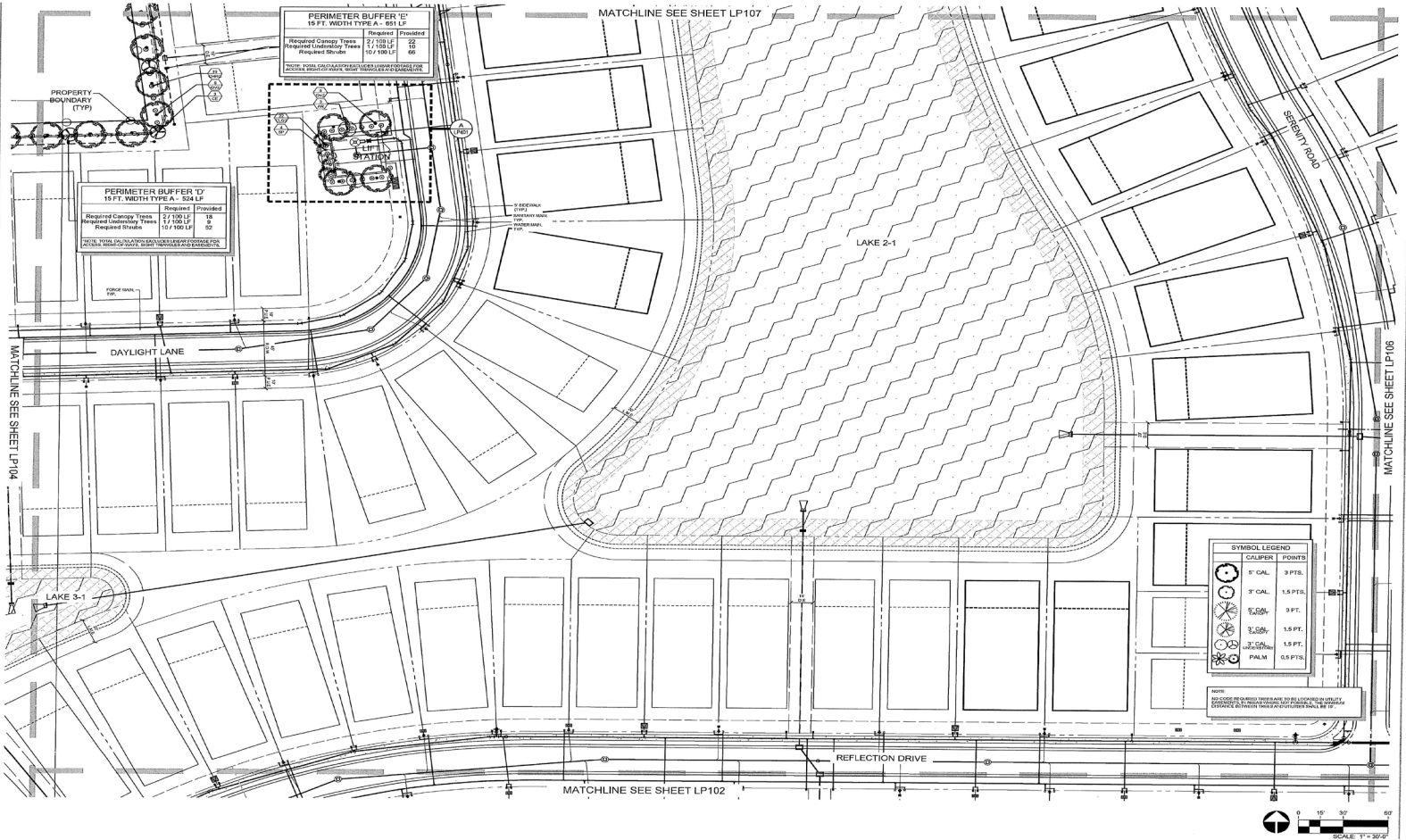
● 2013 年 12 月 1 日起, 凡在境内销售货物或提供应税劳务、服务的企业, 凡符合规定条件的, 均可向主管税务机关申请成为增值税一般纳税人。

LANDSCAPE
PLAN

LP104

02 FIRST RESUBMITTAL





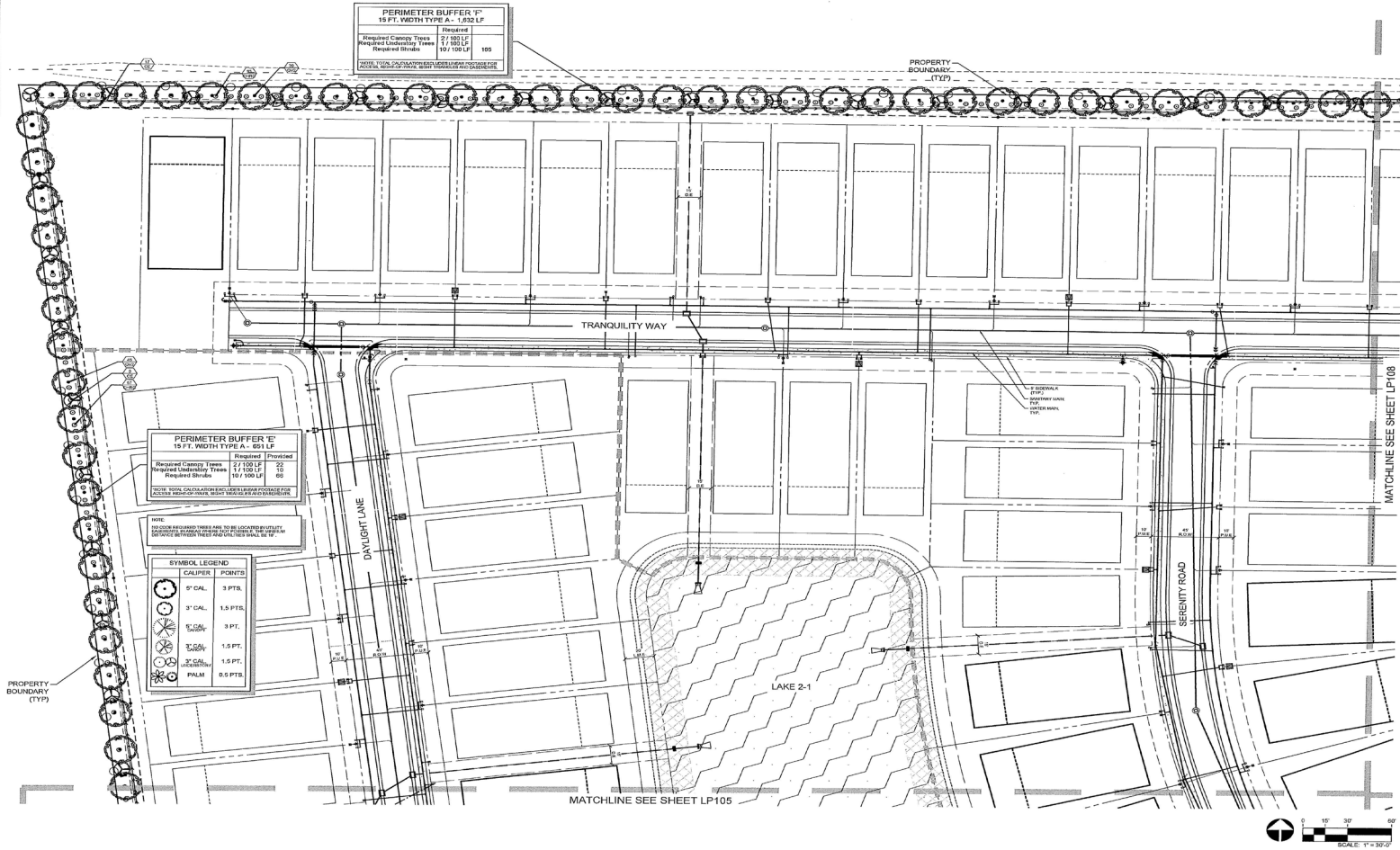
CASSIA BAY
 CODE MINIMUM LANDSCAPE PLANS
 CHARLOTTE COUNTY, FLORIDA

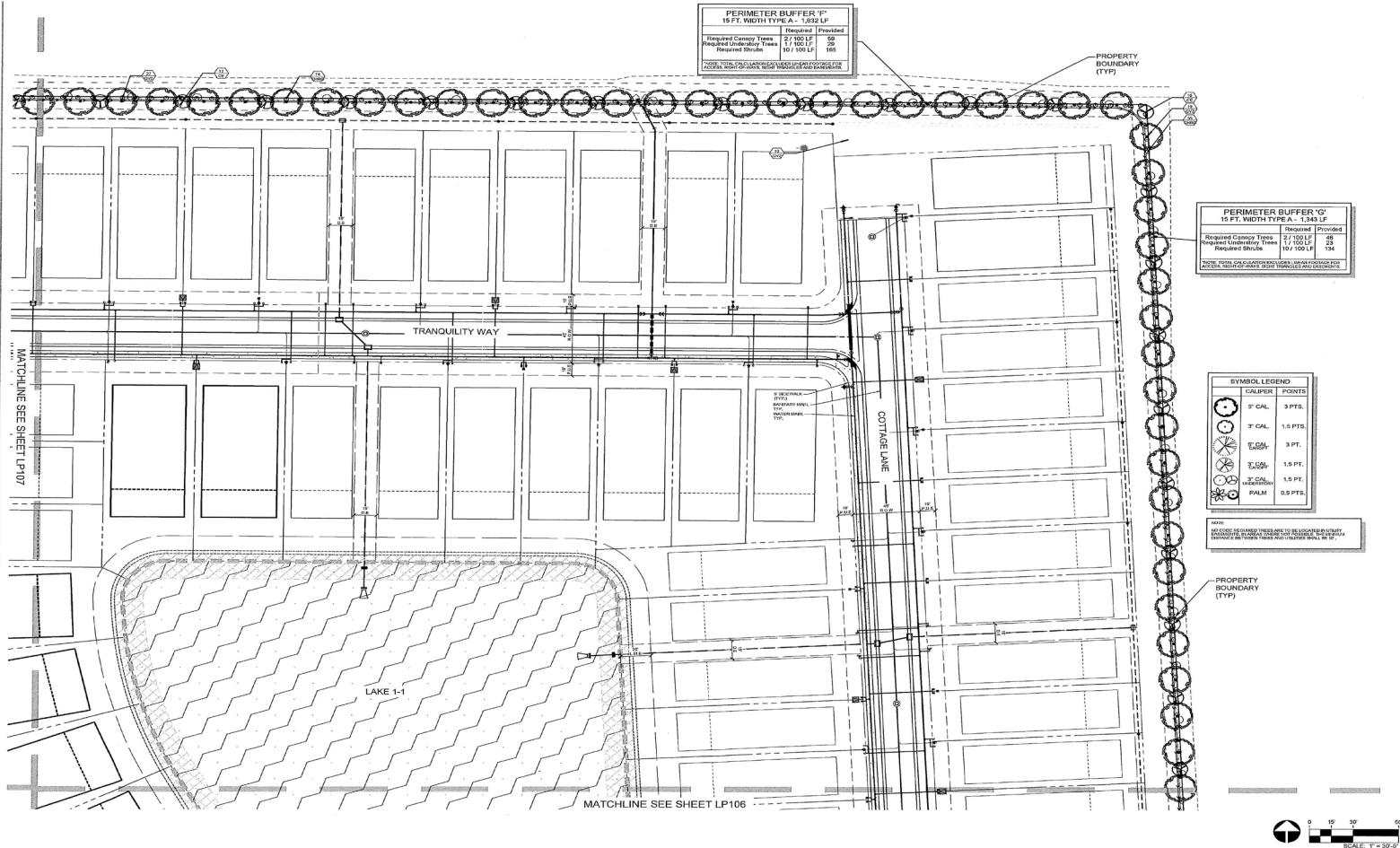
PROJECT NO.: 20000493
 DATE: 11/18/2020
 DRAWN BY: RVI
 CHECKED BY: L.W.
 REVISIONS:
 1. REVISION: NO. FOR CREDIT CARD ONLY

LANDSCAPE PLAN

LP107

02_FIRST RESUBMITTAL





RVI
2415 Broward County Circle
Suite 200
Fort Lauderdale, Florida 33311
Tel: 754.462.7777
www.rviinc.com

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Call RVI or your local distributor for more information on our products and services. We are the experts in landscape design and construction. Let us help you create the perfect outdoor space for your property.

CASSIA BAY
CODE MINIMUM LANDSCAPE PLANS
CHARLOTTE COUNTY, FLORIDA

PROJECT NO.: 25008413
DATE: 11/18/2023
DRAWN: HW
REVIEWED: LW

REVISIONS
1. REVISED FOR PER COUNTY COMMENTS

LANDSCAPE PLAN

LP108

12 FIRST RESUBMITTAL

