Babcock Overlay Zoning District Pattern Book #19

Lagoon Park

February 6, 2024

As approved by the Board of County Commissioners, the Babcock Ranch Pattern Book is a flexible and innovative planning tool that outlines some of the possible parameters for the implementation of development approvals for Babcock Ranch ("Project").

Pursuant to the Babcock Overlay Zoning District ("BOZD"), Section 3-9-51.(a)(E), "Pattern Books may be submitted to define development parameters and design standards applicable within a defined site, area or subdistrict to establish some or all of the governing design parameters and standards, which may constitute waivers of submittal requirements and deviations, including but not limited to: setbacks, building heights, building orientation, parking, loading, landscaping, lighting, signage, density, intensity, lot sizes, coverages, and standards for roadway design and rights-of-way. Approval of Pattern Books shall be issued by the Zoning Official or designee (Zoning Official) upon finding that standards, waivers, and deviations are consistent with public health, safety and welfare."

Lagoon Park, as described in Exhibit "A", contains a manmade body of water that will be open to the public for recreational purposes. Any structures in the manmade body of water shall be allowed to extend further seaward up to twenty-five percent (25%) of the open water span or twenty-five feet (25') from the mean high water line or sea wall at the point of installation, whichever is greater. The structures shown on Exhibit "B" are approved.

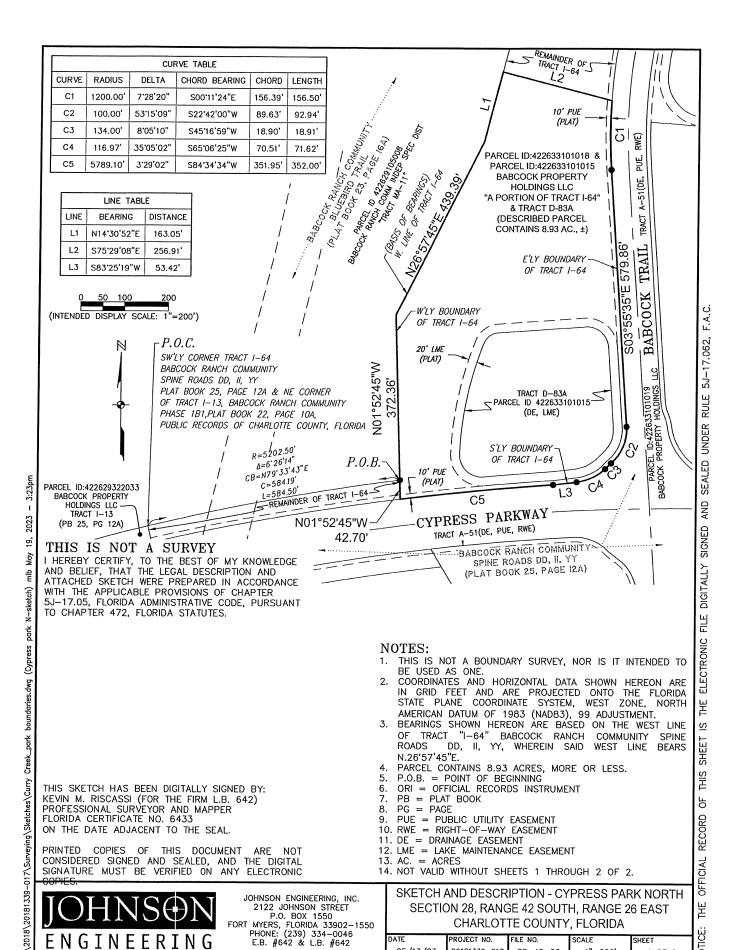
Approved this day of February, 2024.

Zoning Official

Exhibit "A"

Legal Description for Lagoon Park

2/6/24



05/13/23

20181339-017

28-42-26

ta 2/6/24

1 OF 2

SHEET

DESCRIPTION

A PARCEL OF LAND
LYING IN A PORTION OF TRACT I-64 AND
ALL OF TRACT D-83A
BABCOCK RANCH COMMUNITY SPINE ROADS DD, II, YY
SECTION 28, TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN A PORTION OF TRACT I-64 AND ALL OF TRACT D-83A, BABCOCK RANCH COMMUNITY SPINE ROADS DD, II, YY, AS RECORDED IN PLAT BOOK 25, PAGE 12A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF THE AFOREMENTIONED TRACT I-64 AND THE NORTHEAST CORNER OF TRACT I—13, BABCOCK RANCH COMMUNITY PHASE 1B1, AS RECORDED IN PLAT BOOK 22, PAGE 10A, OF THE AFOREMENTIONED PUBLIC RECORDS AND THE BEGINNING OF A CURVE TO THE RIGHT, THENCE ALONG THE BOUNDARY OF SAID TRACT AND SAID CURVE TO THE RIGHT HAVING A RADIUS OF 5,202.50 FEET, (CENTRAL ANGLE OF 06'26'14"), (CHORD BEARING OF NOTE OF 13'143"E), (CHORD LENGTH OF 18'141), (CHORD BEARING OF N.79'33'43"E.), (CHORD LENGTH OF 584.19 FEET), AN ARC LENGTH OF 584.50 FEET TO THE POINT OF BEGINNING

FROM SAID POINT OF BEGINNING, THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT I-64 FOR THE FOLLOWING THREE (3) COURSES:

- 1. N.01'52'45"W., A DISTANCE OF 372.36 FEET
- 2. N.26'57'45"E., A DISTANCE OF 439.39 FEET;
- 3. N.14'30'52"E., A DISTANCE OF 163.05 FEET;

THENCE S.75'29'08"E. DEPARTING SAID WESTERLY BOUNDARY, A DISTANCE OF 256.91 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF SAID TRACT I-64 AND THE POINT OF A NON TANGENT CURVE TO THE LEFT;

THENCE ALONG THE BOUNDARY OF SAID TRACT FOR THE FOLLOWING SEVEN (7) COURSES:

- 1. ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,200.00 FEET, (CENTRAL ANGLE OF 07'28'20"), (CHORD BEARING OF S.00'11'24"E.), (CHORD LENGTH OF 156.39 FEET), AN ARC LENGTH OF 156.50 FEET;
- S.03'55'35"E., A DISTANCE OF 579.86 FEET TO A POINT OF CURVATURE TO THE RIGHT; ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, (CENTRAL ANGLE OF 53'15'09"), (CHORD BEARING OF S.22'42'00"W.), (CHORD LENGTH OF 89.63 FEET), AN ARC LENGTH OF 92.94 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT;
- ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 134.00 FEET, (A CENTRAL ANGLE OF 08'05'10"), (CHORD BEARING OF S.45'16'59"W.), (CHORD LENGTH OF 18.90 FEET), AN ARC LENGTH OF 18.91 FEET TO THE POINT OF A NON TANGENT CURVE TO THE RIGHT;
- 5. ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 116.97 FEET, (CENTRAL ANGLE OF 35'05'02"), (CHORD BEARING OF S.65'06'25"W.), (CHORD LENGTH OF 70.51 FEET), AN ARC LENGTH OF 71.62 FEET;
- S.83'25'19"W., A DISTANCE OF 53.42 FEET TO THE POINT OF A NON TANGENT CURVE TO THE LEFT;
- 7. ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 5,789.10 FEET, (CENTRAL ANGLE OF 03'29'02"), (CHORD BEARING OF S.84'34'34"W.), (CHORD LENGTH OF 351.95 FEET), AN ARC LENGTH OF 352.00 FEET;

THENCE N.01'52'45"W., DEPARTING SAID SOUTHERLY BOUNDARY, A DISTANCE OF 42.70 FEET TO THE POINT OF BEGINNING

DESCRIBED PARCEL CONTAINS 8.93 ACRES, MORE OR LESS.

BEARINGS DESCRIBED HEREON ARE IN GRID FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 99 ADJUSTMENT AND BASED ON THE WEST LINE OF TRACT "I-64" BABCOCK RANCH COMMUNITY SPINE ROADS DD, II, YY, WHEREIN SAID WEST LINE BEARS N.26'57'45"E.

*THIS IS NOT A SURVEY.

*NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

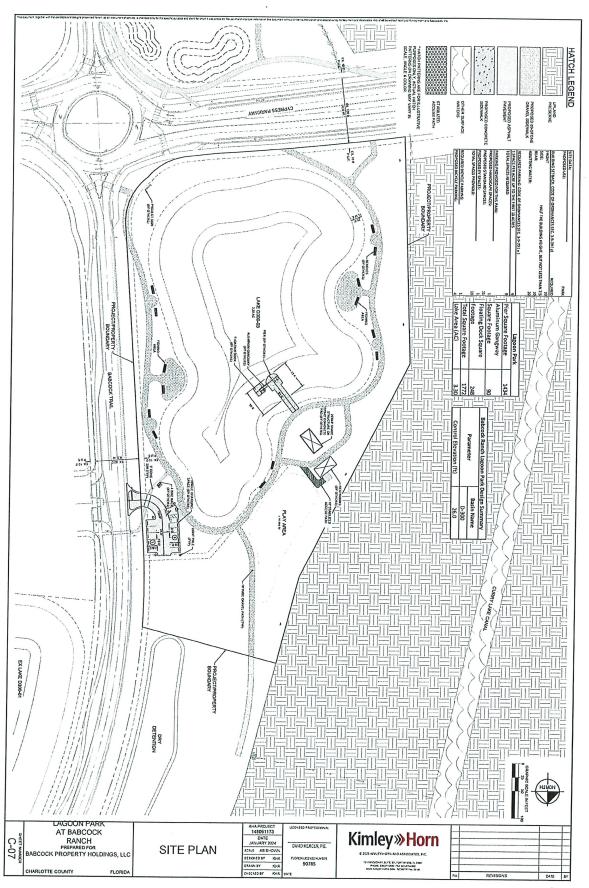


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PHONE: (239) 334–0046
E.B. #642 & L.B. #642 SKETCH AND DESCRIPTION - CYPRESS PARK NORTH SECTION 28, RANGE 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA

ROJECT NO. ILE NO. 05/13/23 20181339-017 28-42-26

Exhibit "B" Site Plan for Lagoon Park

216/24



Sci 2/6/24