CHG
BCC

RESOLUTION
NUMBER 2023 - 240

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING BANKS ENGINEERING PLANNED DEVELOPMENT (PD) FINAL DETAIL SITE PLAN APPROVAL FOR CORAL LAKES, PHASE I, CONSISTING OF 496 SINGLE-FAMILY UNITS, AN AMENITY AREA AND ASSOCIATED INFRASTRUCTURE, ON 173.38± ACRES OF A 306.51± ACRE PARCEL BOUNDARY, AND LOCATED AT 13000 BURNT STORE ROAD, AND A PORTION OF 13250 BURNT STORE ROAD, IN THE PUNTA GORDA AREA, FLORIDA.

RECITALS

WHEREAS, Banks Engineering ("Applicant") submitted Application DRC-23-00184 requesting Planned Development (PD) Final Detail Site Plan approval for Coral Lakes, Phase I, which consists of 496 single-family units, an amenity area and associated infrastructure on 173.38± acres of a 306.51± acre parcel boundary, located at 1300 Burnt Store Road, and a portion of 13250 Burnt Store Road, in the Punta Gorda area, in Section 09, Township 42, Range 23, Commission District II, Charlotte County, Florida ("Property"), and more particularly described in Exhibit "A" which is attached hereto and provided herein; and

WHEREAS, the Property was originally rezoned to Planned Development (PD) via Ordinance Number 2007-037 in 2007; and

WHEREAS, the original PD Concept Plan, which was adopted by the Board of County Commissioners of Charlotte County, Florida ("Board") via Ordinance Number 2007-037, expired in May of 2008; and

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
PAGE: 6
INSTR #: 3348433 Doc Type: GOV
Recorded: 12/13/2023 at 12:00 PM
Rec. Fee: RECORDING $52.50

MIN

WHEREAS, on July 27, 2021, the Board adopted Ordinance Number 2021-031 to: (1) extend the Coral Creek PD Concept Plan for 10 years; and (2) approve or authorize the Zoning Official to approve a Minor Modification to the Coral Creek PD Concept Plan caused by the taking of a portion of the Property for the Burnt Store Road Widening project; and

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-23-00184 for technical compliance with the Code and finds it to be generally consistent with Charlotte County's Comprehensive Plan, the Code, and other applicable guidelines; and

WHEREAS, the Board has reviewed Application DRC-23-00184 and the findings of the Site Plan Review committee.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida ("Board"):

1. Application DRC-23-00184 is approved with the following conditions:
   A. As required by Section 3-9-45(d)(4)(d), Code of Laws and Ordinances of Charlotte County, Florida ("Code"), the projected schedule for the development approved by this Resolution from commencement to buildout shall be as follows:
      i. Commencement shall begin after approval by the Board.
      ii. Buildout shall be substantially completed prior to December 12, 2026.
   B. Development standards shall comply with Ordinance Number 2021-031, as may be amended by the Board.

C. Prior to any Final Plat being scheduled for a Board public hearing, the County and Applicant shall agree to the terms of a Developer's Agreement describing the following:

1. The design and installation of the project warranted a traffic signal. The design and construction of the signal shall be at the Applicant's own expense.

2. A proportionate fair share shall apply if directed by the Board.

2. The effective date of this Resolution shall be the date this Resolution is recorded.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 12th day of December, 2023.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

Christopher G. Constance, Vice Chairman

By: _____
FOR: William G. Truex, Chairman

ATTEST:
Roger D. Eaton, Clerk of
Circuit Court and Ex-Officio Clerk
of the Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR2023-1070

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTIONS 04 AND 09, T-42-S, R-23-E,
CHARLOTTE COUNTY, FLORIDA.

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 04 AND 09, TOWNSHIP 42 SOUTH, RANGE 23 EAST, BEING ALL OF THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 5012, PAGE 730, CHARLOTTE COUNTY PUBLIC RECORDS TOGETHER WITH A PORTION OF THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 5012, PAGE 1626, CHARLOTTE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 04; THENCE N.89°57'21"E. ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION FOR 187.85 FEET (FOR A BASIS OF BEARINGS) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BURNT STORE ROAD PER BSR2-133-FEE AQUISITION, AS RECORDED IN OFFICIAL RECORDS BOOK 4419, PAGE 1578, CHARLOTTE COUNTY PUBLIC RECORDS; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N.89°57'21"E. ALONG SAID NORTH LINE FOR 2980.67 FEET TO THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #3261774; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING 5 COURSES: S.01°36'53"E. FOR 1204.83 FEET; THENCE S.88°23'07"W. FOR 27.20 FEET; THENCE S.01°36'53"E. FOR 70.00 FEET; THENCE N.88°23'07"E. FOR 27.20 FEET; THENCE S.01°36'53"E. FOR 1394.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 04; THENCE N.89°37'14"E. ALONG SAID SOUTH LINE FOR 67.87 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5012, PAGE 1626, CHARLOTTE COUNTY PUBLIC RECORDS; THENCE S.03°05'00"E. ALONG THE EASTERLY LINE OF SAID LANDS FOR 485.96 FEET; THENCE S.89°20'43"W. FOR 47.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1129.14 FEET, A DELTA ANGLE OF 34°04'29", A CHORD BEARING OF N.72°51'06"W., AND A CHORD DISTANCE OF 661.67 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 671.52 FEET; THENCE N.55°48'51"W. FOR 189.82 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.86 FEET, A DELTA ANGLE OF 30°30'01", A CHORD BEARING OF N.71°03'51"W., AND A CHORD DISTANCE OF 121.45 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 122.89 FEET; THENCE S.89°21'45"W. FOR 72.02 FEET; THENCE N.02°23'51"W. FOR 24.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 446.43 FEET, A DELTA ANGLE OF 42°40'09", A CHORD BEARING OF N.69°49'36"W., AND A CHORD DISTANCE OF 324.83 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 332.46 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 04; THENCE S.89°37'12"W. ALONG SAID SOUTH LINE FOR 1029.67 FEET TO A POINT ON THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3297, PAGE 1126, CHARLOTTE COUNTY PUBLIC RECORDS; THENCE N.03°12'44"W. FOR 671.94 FEET TO NORTHEAST CORNER OF SAID LANDS; THENCE N.89°58'51"W. ALONG THE NORTHERLY LINE OF SAID LANDS AND PARCEL BSR2-132, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4419, PAGE 1519, CHARLOTTE COUNTY PUBLIC RECORDS FOR 635.27 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BURNT STORE ROAD PER SAID BSR2-133-FEE AQUISITION; SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE EASTERLY, SOUTHERLY AND NORTHERLY RIGHT-OF-WAY LINES OF SAID BURNT STORE ROAD THE FOLLOWING 6 COURSES: SAID CURVE HAVING A RADIUS OF 10090.00 FEET, A DELTA ANGLE OF 00°21'24", A CHORD BEARING OF N.03°11'18"W., AND A CHORD DISTANCE OF 62.81 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 62.81 FEET; THENCE N.03°22'00"W. FOR 618.82 FEET; THENCE S.88°42'23"E. FOR 416.38 FEET; THENCE N.03°22'00"W. FOR 621.06 FEET; THENCE N.89°11'40"W. FOR 416.10 FEET; THENCE N.03°22'00"W. FOR 713.71 FEET TO THE POINT OF BEGINNING.

CONTAINS 7,552,432.80 SQUARE FEET OR 173.38 ACRES, MORE OR LESS.

BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690

NOVEMBER 9, 2023

STEVEN R. SONBERG * LICENSE NUMBER 6656 * STATE OF FLORIDA * PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by STEVEN SONBERG
Date: 2023.11.09 09:42:52 -05'00'

STEVEN R. SONBERG, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 6656

EXHIBIT
EXHIBIT "A"
Total: 2 Pages

SERVING THE STATE OF FLORIDA

4161 Tamiami Trail – Building 5, Unit 501, Port Charlotte, FL 33952
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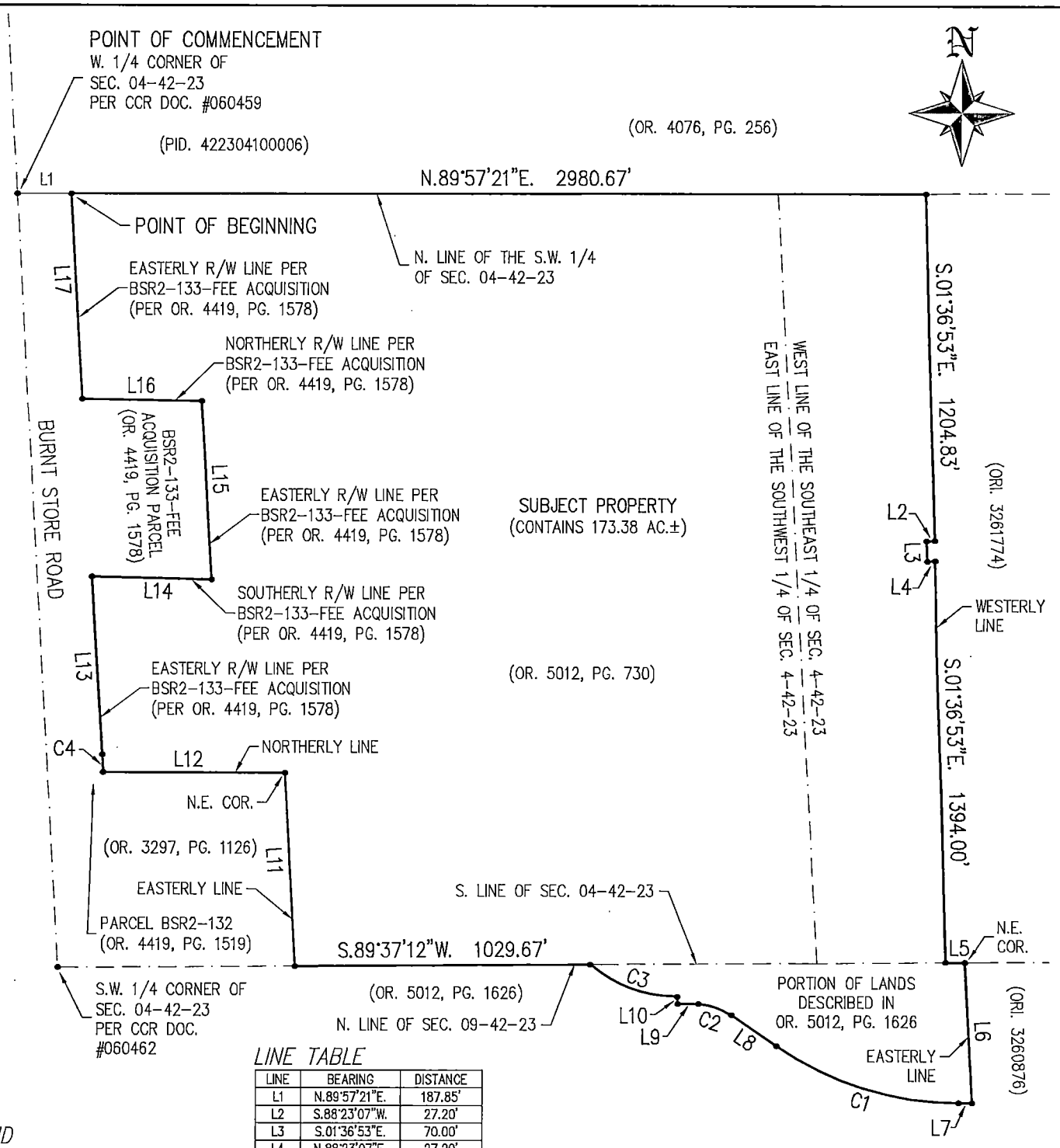

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.89°57'21"E.	187.85'
L2	S.88°23'07"W.	27.20'
L3	S.01°36'53"E.	70.00'
L4	N.88°23'07"E.	27.20'
L5	N.89°37'14"E.	67.87'
L6	S.03°05'00"E.	485.96'
L7	S.89°20'43"W.	47.20'
L8	N.55°48'51"W.	189.82'
L9	S.89°21'45"W.	72.02'
L10	N.02°23'51"W.	24.81'
L11	N.03°12'44"W.	671.94'
L12	N.89°58'51"W.	635.27'
L13	N.03°22'00"W.	618.82'
L14	S.88°42'23"E.	416.38'
L15	N.03°22'00"W.	621.06'
L16	N.89°11'40"W.	416.10'
L17	N.03°22'00"W.	713.71'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1129.14'	671.52'	661.67'	N.72°51'06"W.	34°04'29"
C2	230.86'	122.89'	121.45'	N.71°03'51"W.	30°30'01"
C3	446.43'	332.46'	324.83'	N.69°49'36"W.	42°40'09"
C4	10090.00'	62.81'	62.81'	N.03°11'18"W.	0°21'24"

LEGEND

PG.	PAGE
R/W	RIGHT OF WAY
TWP.	TOWNSHIP
RGE.	RANGE
SEC.	SECTION
O.R.	OFFICIAL RECORD
ORI.	OFFICIAL RECORDS INSTRUMENT
AC.	ACRES
CCR	CERTIFIED CORNER RECORD
DOC.	DOCUMENT
PID.	PARCEL IDENTIFICATION
C1	LINE 1 OF CURVE TABLE
L1	LINE 1 OF LINE TABLE

THIS IS NOT A BOUNDARY SURVEY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

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SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

SKETCH TO ACCOMPANY DESCRIPTION

PHASE I LIMITS

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
11/09/23	4570C	SK-OVERALL	JS	SS	1"=500'	2OF2	4&9-42-23