CHQ
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RESOLUTION
NUMBER 2025 - 052

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING ATWELL, LLC A PLANNED DEVELOPMENT (PD) MODIFICATION TO THE FINAL DETAIL SITE PLAN APPROVAL FOR STARLING PHASE I, CONSISTING OF 407 SINGLE-FAMILY DWELLING UNITS AND ASSOCIATED INFRASTRUCTURE; ON A PROJECT SITE OF 180.94± ACRES OF A 296.63± ACRE BOUNDARY SITE; LOCATED AT 26105 STARLING BOULEVARD, PUNTA GORDA, FLORIDA, WITHIN THE BOUNDARY OF THE BURNT STORE AREA PLAN AREA; IN COMMISSION DISTRICT II.

RECITALS

WHEREAS, Atwell, LLC ("Applicant") submitted Application DRC-24-171 requesting a Planned Development (PD) Modification to the Final Detail Site Plan approval for Starling Phase 1, consisting of 407 single-family dwelling units; on a project site of 180.94± acres of a 296.63± acre site, located at 26105 Starling Boulevard, Punta Gorda, Florida, within the boundary of the Burnt Store Area Plan area ("Property"), in Commission District II, and more particularly described in Exhibit "A" attached hereto; and

WHEREAS, the Property was rezoned to Planned Development (PD) on October 26, 2021, pursuant to Ordinance Number 2021-036, along with its associated PD conditions; and

WHEREAS, on July 11, 2023, the Board of County Commissioners of Charlotte County, Florida ("Board") approved Resolution No. 2023-114 granting PD Final Detail Site Plan for the Property (DRC-22-00193); and

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
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INSTR #: 3499078 Doc Type: GOV
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WHEREAS, Applicant is requesting the PD modification to the Final Detail Site Plan for the Property (via DRC-24-171) to increase the number of single-family dwelling units from 388 to 407 single-family dwelling units; and

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-24-171 for technical compliance with the Code of Laws and Ordinances of Charlotte County, Florida ("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-24-171 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-24-171 is approved with the following conditions which must be met by the Applicant:

   A. As required by Code Section 3-9-45(d)(4)(d), 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 February 25, 2028.

   B. Development standards shall comply with Ordinance Number 2021-036, as may be amended by the Board.

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

PASSED AND DULY ADOPTED this 25th day of February, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, 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
LR2025-0190

RHODES & RHODES SURVEYING

Rhodes and Rhodes Land Surveying
20100 Bonita Grande Drive, STE 107
Bonita Springs, FL 34135
239-405-8166

LEGAL DESCRIPTION

STARLING PHASE 1

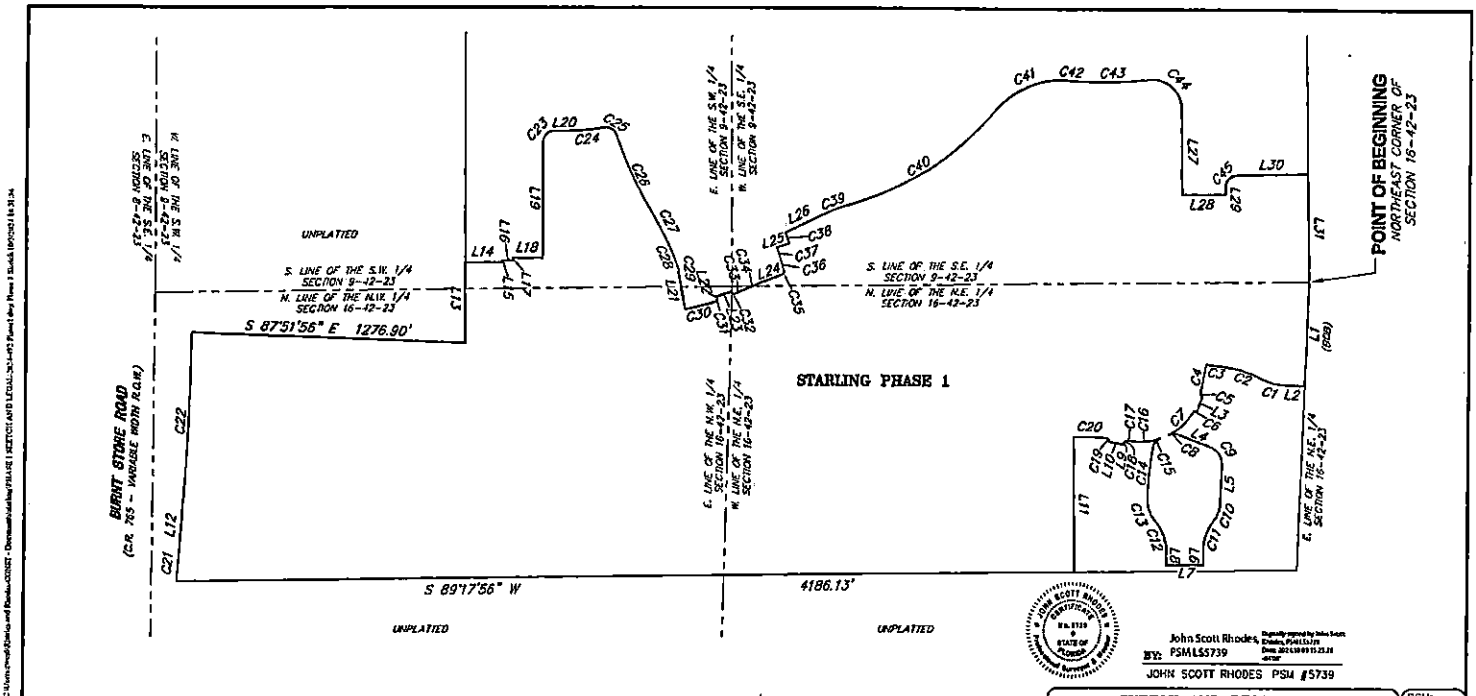
A tract or parcel of land lying in Sections 9 and 16, Township 42 South, Range 23 East, Charlotte County, Florida, said tract or parcel of land being more particularly described as follows:

BEGINNING at the northeast corner of Section 16, Township 42 South, Range 23 East, Charlotte County, Florida; thence South 02°03'29" West, a distance of 476.65 feet; thence North 87°56'30" West, a distance of 100.00 feet to a point of curvature; thence westerly, 97.16 feet along the arc of a circular curve, concave northerly, having a radius of 210.50 feet, through a central angle of 26°26'42" and being subtended by a chord which bears North 74°43'09" West, a distance of 96.30 feet to a point of reverse curvature; thence westerly, 173.39 feet along the arc of a circular curve, concave southerly, having a radius of 500.00 feet, through a central angle of 19°52'10" and being subtended by a chord which bears North 71°25'53" West, a distance of 172.52 feet to a point of compound curvature; thence westerly, 102.47 feet along the arc of a circular curve, concave southerly, having a radius of 3,824.50 feet, through a central angle of 01°32'06" and being subtended by a chord which bears North 82°08'01" West, a distance of 102.47 feet to a point of reverse curvature; thence southerly, 130.16 feet along the arc of a circular curve, concave westerly, having a radius of 1,535.00 feet, through a central angle of 04°51'30" and being subtended by a chord which bears South 10°19'44" West, a distance of 130.12 feet to a point of reverse curvature; thence southeasterly, 21.13 feet along the arc of a circular curve, concave northeasterly, having a radius of 14.54 feet, through a central angle of 83°15'51" and being subtended by a chord which bears South 28°12'11" East, a distance of 19.32 feet; thence South 21°28'47" West, a distance of 70.22 feet to a point on a non-tangential curve; thence westerly, 21.05 feet along the arc of a circular curve, concave southerly, having a radius of 15.00 feet, through a central angle of 80°24'21" and being subtended by a chord which bears South 71°18'51" West, a distance of 19.36 feet to a point of reverse curvature; thence southwesterly, 154.22 feet along the arc of a circular curve, concave northwesterly, having a radius of 285.00 feet, through a central angle of 31°00'14" and being subtended by a chord which bears South 46°36'47" West, a distance of 152.34 feet to a point of compound curvature; thence easterly, 43.11 feet along the arc of a circular curve, concave southerly, having a radius of 50.00 feet, through a central angle of 49°24'08" and being subtended by a chord which bears North 86°48'58" East, a distance of 41.79 feet; thence South 68°28'58" East, a distance of 165.58 feet to a point of curvature; thence southeasterly, 100.96 feet along the arc of a circular curve, concave southwesterly, having a radius of 82.00 feet, through a central angle of 70°32'28" and being subtended by a chord which bears South 33°12'44" East, a distance of 94.70 feet; thence South 02°03'30" West, a distance of 169.50 feet to a point of curvature; thence southerly, 96.10 feet along the arc of a circular curve, concave westerly, having a radius of 150.00 feet, through a central angle of 36°42'26" and being subtended by a chord which bears South 20°24'43" West, a distance of 94.46 feet to a point of reverse curvature; thence southerly, 140.18 feet along the arc of a circular curve, concave easterly, having a radius of 203.00 feet, through a central angle of 39°33'57" and being subtended by a chord which bears South 18°58'57" West, a distance of 137.41 feet; thence South 00°48'02" East, a distance of 70.00 feet; thence South 89°11'58" West, a distance of 171.04 feet; thence North 00°48'02" West, a distance of 70.00 feet to a point of curvature; thence northerly, 143.68 feet along the arc of a circular curve, concave westerly, having a radius of 203.00 feet, through a central angle of 40°33'09" and being subtended by a chord which bears North 21°04'36" West, a distance of 140.70 feet to a point of reverse curvature; thence northerly, 109.04 feet along the arc of a circular curve, concave easterly, having a radius of 150.00 feet, through a central angle of 41°39'07" and being subtended by a chord which bears North 20°31'37" West, a distance of 106.66 feet to a point of compound curvature; thence northerly, 243.67 feet along the arc of a circular curve, concave easterly, having a radius of 1,307.00 feet, through a central angle of 10°40'54" and being subtended by a chord which bears North 05°38'23" East, a distance of 243.31 feet to a point of compound curvature; thence northeasterly, 52.04 feet along the arc of a circular curve, concave southeasterly, having a radius

of 50.00 feet, through a central angle of 59°38'16" and being subtended by a chord which bears North 40°47'58" East, a distance of 49.73 feet to a point of compound curvature; thence westerly, 140.98 feet along the arc of a circular curve, concave northerly, having a radius of 285.00 feet, through a central angle of 28°20'31" and being subtended by a chord which bears South 84°47'22" West, a distance of 139.55 feet to a point of reverse curvature; thence westerly, 9.30 feet along the arc of a circular curve, concave southerly, having a radius of 1,465.00 feet, through a central angle of 00°21'50" and being subtended by a chord which bears North 81°13'18" West, a distance of 9.30 feet to a point of compound curvature; thence southwesterly, 23.12 feet along the arc of a circular curve, concave southeasterly, having a radius of 15.00 feet, through a central angle of 88°19'12" and being subtended by a chord which bears South 54°26'11" West, a distance of 20.90 feet; thence South 10°24'18" West, a distance of 6.40 feet; thence North 79°43'25" West, a distance of 70.00 feet to a point on a non-tangential curve; thence northerly, 25.04 feet along the arc of a circular curve, concave southwesterly, having a radius of 15.00 feet, through a central angle of 95°38'27" and being subtended by a chord which bears North 37°32'38" West, a distance of 22.23 feet to a point of compound curvature; thence westerly, 155.53 feet along the arc of a circular curve, concave southerly, having a radius of 1,465.00 feet, through a central angle of 06°04'58" and being subtended by a chord which bears North 88°24'21" West, a distance of 155.46 feet; thence South 00°48'02" East, a distance of 620.11 feet; thence South 89°17'56" West, a distance of 4,186.13 feet to a point on a non-tangential curve; thence northerly, 157.66 feet along the arc of a circular curve, concave easterly, having a radius of 11,910.00 feet, through a central angle of 00°45'30" and being subtended by a chord which bears North 04°00'23" East, a distance of 157.66 feet; thence North 04°23'08" East, a distance of 200.00 feet to a point of curvature; thence northerly, 784.81 feet along the arc of a circular curve, concave westerly, having a radius of 12,090.00 feet, through a central angle of 03°43'09" and being subtended by a chord which bears North 02°31'34" East, a distance of 784.67 feet; thence South 87°51'56" East, a distance of 1,276.90 feet; thence North 00°20'16" West, a distance of 365.44 feet; thence North 89°39'00" East, a distance of 173.01 feet; thence North 00°20'45" West, a distance of 8.38 feet; thence North 89°39'15" East, a distance of 50.00 feet; thence North 00°20'45" West, a distance of 10.00 feet; thence North 89°39'15" East, a distance of 143.00 feet; thence North 00°20'45" West, a distance of 531.08 feet to a point of curvature; thence northeasterly, 78.54 feet along the arc of a circular curve, concave southeasterly, having a radius of 50.00 feet, through a central angle of 90°00'00" and being subtended by a chord which bears North 44°39'15" East, a distance of 70.71 feet; thence North 89°39'15" East, a distance of 57.25 feet to a point of curvature; thence easterly, 178.72 feet along the arc of a circular curve, concave northerly, having a radius of 1,035.00 feet, through a central angle of 09°53'38" and being subtended by a chord which bears North 84°42'26" East, a distance of 178.50 feet to a point of reverse curvature; thence southeasterly, 71.09 feet along the arc of a circular curve, concave southwesterly, having a radius of 50.00 feet, through a central angle of 81°27'37" and being subtended by a chord which bears South 59°30'35" East, a distance of 65.25 feet to a point of reverse curvature; thence southeasterly, 400.61 feet along the arc of a circular curve, concave northeasterly, having a radius of 1,796.00 feet, through a central angle of 12°46'48" and being subtended by a chord which bears South 25°10'10" East, a distance of 399.78 feet to a point of reverse curvature; thence southeasterly, 135.77 feet along the arc of a circular curve, concave southwesterly, having a radius of 1,504.00 feet, through a central angle of 05°10'21" and being subtended by a chord which bears South 28°58'24" East, a distance of 135.73 feet to a point of compound curvature; thence southeasterly, 136.16 feet along the arc of a circular curve, concave southwesterly, having a radius of 1,541.05 feet, through a central angle of 05°03'44" and being subtended by a chord which bears South 23°47'35" East, a distance of 136.11 feet to a point of compound curvature; thence southerly, 25.20 feet along the arc of a circular curve, concave westerly, having a radius of 50.00 feet, through a central angle of 28°52'22" and being subtended by a chord which bears South 06°20'17" East, a distance of 24.93 feet; thence South 11°14'30" East, a distance of 168.82 feet to a point on a non-tangential curve; thence easterly, 138.80 feet along the arc of a circular curve, concave northerly, having a radius of 965.00 feet, through a central angle of 08°14'27" and being subtended by a chord which bears North 75°35'09" East, a distance of 138.68 feet to a point of compound curvature; thence northeasterly, 23.50 feet along the arc of a circular curve, concave northwesterly, having a radius of 15.00 feet, through a central angle of 89°44'42" and being subtended by a chord which bears North 26°35'34" East, a distance

of 21.17 feet; thence North 18°12'29" West, a distance of 5.94 feet; thence North 71°51'50" East, a distance of 70.00 feet to a point on a non-tangential curve; thence southeasterly, 25.25 feet along the arc of a circular curve, concave northeasterly, having a radius of 15.00 feet, through a central angle of 96°26'34" and being subtended by a chord which bears South 66°21'27" East, a distance of 22.37 feet to a point of compound curvature; thence northeasterly, 24.45 feet along the arc of a circular curve, concave northwesterly, having a radius of 965.00 feet, through a central angle of 01°27'06" and being subtended by a chord which bears North 64°41'43" East, a distance of 24.45 feet to a point of reverse curvature; thence northeasterly, 124.56 feet along the arc of a circular curve, concave southeasterly, having a radius of 1,035.00 feet, through a central angle of 06°53'44" and being subtended by a chord which bears North 67°25'02" East, a distance of 124.49 feet; thence North 70°51'54" East, a distance of 84.27 feet to a point of curvature; thence northeasterly, 23.20 feet along the arc of a circular curve, concave northwesterly, having a radius of 15.00 feet, through a central angle of 88°36'09" and being subtended by a chord which bears North 26°33'49" East, a distance of 20.95 feet to a point of reverse curvature; thence northerly, 36.53 feet along the arc of a circular curve, concave easterly, having a radius of 2,035.00 feet, through a central angle of 01°01'43" and being subtended by a chord which bears North 17°13'23" West, a distance of 36.53 feet to a point of reverse curvature; thence northerly, 73.54 feet along the arc of a circular curve, concave westerly, having a radius of 1,965.00 feet, through a central angle of 02°08'39" and being subtended by a chord which bears North 17°46'51" West, a distance of 73.53 feet; thence North 71°08'49" East, a distance of 60.00 feet to a point on a non-tangential curve; thence northerly, 53.71 feet along the arc of a circular curve, concave westerly, having a radius of 2,025.00 feet, through a central angle of 01°31'11" and being subtended by a chord which bears North 19°36'46" West, a distance of 53.71 feet; thence North 64°52'06" East, a distance of 178.93 feet to a point of curvature; thence easterly, 137.36 feet along the arc of a circular curve, concave southerly, having a radius of 832.00 feet, through a central angle of 09°27'33" and being subtended by a chord which bears North 69°35'53" East, a distance of 137.20 feet to a point of reverse curvature; thence northeasterly, 831.34 feet along the arc of a circular curve, concave northwesterly, having a radius of 1,393.00 feet, through a central angle of 34°11'39" and being subtended by a chord which bears North 57°13'50" East, a distance of 819.06 feet to a point of reverse curvature; thence northeasterly, 362.59 feet along the arc of a circular curve, concave southeasterly, having a radius of 382.00 feet, through a central angle of 54°23'02" and being subtended by a chord which bears North 67°19'31" East, a distance of 349.13 feet to a point of reverse curvature; thence easterly, 35.59 feet along the arc of a circular curve, concave northerly, having a radius of 2,168.00 feet, through a central angle of 00°56'26" and being subtended by a chord which bears South 85°57'11" East, a distance of 35.59 feet to a point of compound curvature; thence easterly, 360.87 feet along the arc of a circular curve, concave northerly, having a radius of 2,168.00 feet, through a central angle of 09°32'13" and being subtended by a chord which bears North 88°48'29" East, a distance of 360.45 feet to a point of reverse curvature; thence southeasterly, 219.45 feet along the arc of a circular curve, concave southwesterly, having a radius of 132.00 feet, through a central angle of 95°15'17" and being subtended by a chord which bears South 48°19'59" East, a distance of 195.04 feet; thence South 00°42'20" East, a distance of 399.25 feet; thence North 89°17'40" East, a distance of 203.00 feet; thence North 00°42'20" West, a distance of 37.73 feet to a point of curvature; thence northeasterly, 78.33 feet along the arc of a circular curve, concave southeasterly, having a radius of 50.00 feet, through a central angle of 89°45'40" and being subtended by a chord which bears North 44°10'29" East, a distance of 70.56 feet; thence North 89°03'19" East, a distance of 331.15 feet; thence South 00°56'41" East, a distance of 491.20 feet to the POINT OF BEGINNING.

Containing 180.943 acres, more or less.



NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST ¼ OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING SOUTH 02°03'29" WEST, AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT.

2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

ABBREVIATIONS

B.O.B.	= BASIS OF BEARING
P.S.M.	= PROFESSIONAL SURVEYOR & MAPPER
LB #	= LICENSED BUSINESS NUMBER
C#	= CURVE NUMBER
L#	= LINE NUMBER

0 250 500
GRAPHIC SCALE IN FEET
1" = 500'

NOT A SURVEY

John Scott Rhodes, Digitally signed by John Scott Rhodes, PSM LS 5739
BY: PSM LS5739
JOHN SCOTT RHODES PSM #5739

SKETCH AND DESCRIPTION

STARLING PHASE 1
BOUNDARY SKETCH

RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34135
(239) 405-8166 (239) 405-8163 FAX

date:	OCTOBER 3, 2024
scale:	1" = 500'
cadd file:	2024-492PHASE 1.DWG

PSM:	JSR
drawn:	RWC
checked:	JSR
view:	SKETCH
project:	2024-492
sheet #:	4 of 5

ALTA/NSPS Land Title Survey
14100 Burnt Store Road
of a Portion of Section 9 & 14, Township
42 South, Range 23 East, Charlotte County,
Florida.

ARDURRA

Donald D. Stouten
Digitally signed by Donald D. Stouten
Date: 2024.09.16