CHG BCC

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
PAGE: 4
INSTR #: 3519193 Doc Type: GOV
Recorded: 04/23/2025 at 02:19 PM
Rec. Fee: RECORDING $35.50

RESOLUTION NUMBER 2025 - 137

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING ATWELL, LLC PLANNED DEVELOPMENT (PD) FINAL DETAIL SITE PLAN APPROVAL FOR STARLING AMENITY CENTER, CONSISTING OF AN 11,280± SQUARE FOOT CLUBHOUSE, BAHAMA BAR, POOL, TENNIS COURTS, PICKLE BALL COURTS, BOCCE BALL COURTS, MAIL KIOSK, COMMUNITY GARDEN AND LARGE DOG PARK, ON A 6.80± ACRE SITE, LOCATED AT 14100 BURNT STORE ROAD, PUNTA GORDA, FLORIDA, IN COMMISSION DISTRICT II.

RECITALS

WHEREAS, Atwell, LLC ("Applicant") submitted Application DRC-24-156 requesting Planned Development (PD) Final Detail Site Plan approval for Starling Amenity Center, which consists of an 11,280± square foot clubhouse, Bahama bar, pool, tennis courts, pickle ball courts, bocce ball courts, mail kiosk, community garden and large dog park, on a 6.80± acre site, located at 14100 Burnt Store Road, Punta Gorda, Florida, 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, the Charlotte County Site Plan Review committee reviewed Application DRC-24-156 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

MN

WHEREAS, the Board has reviewed Application DRC-24-156 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-24-156 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 April 22, 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.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 22nd day of April, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

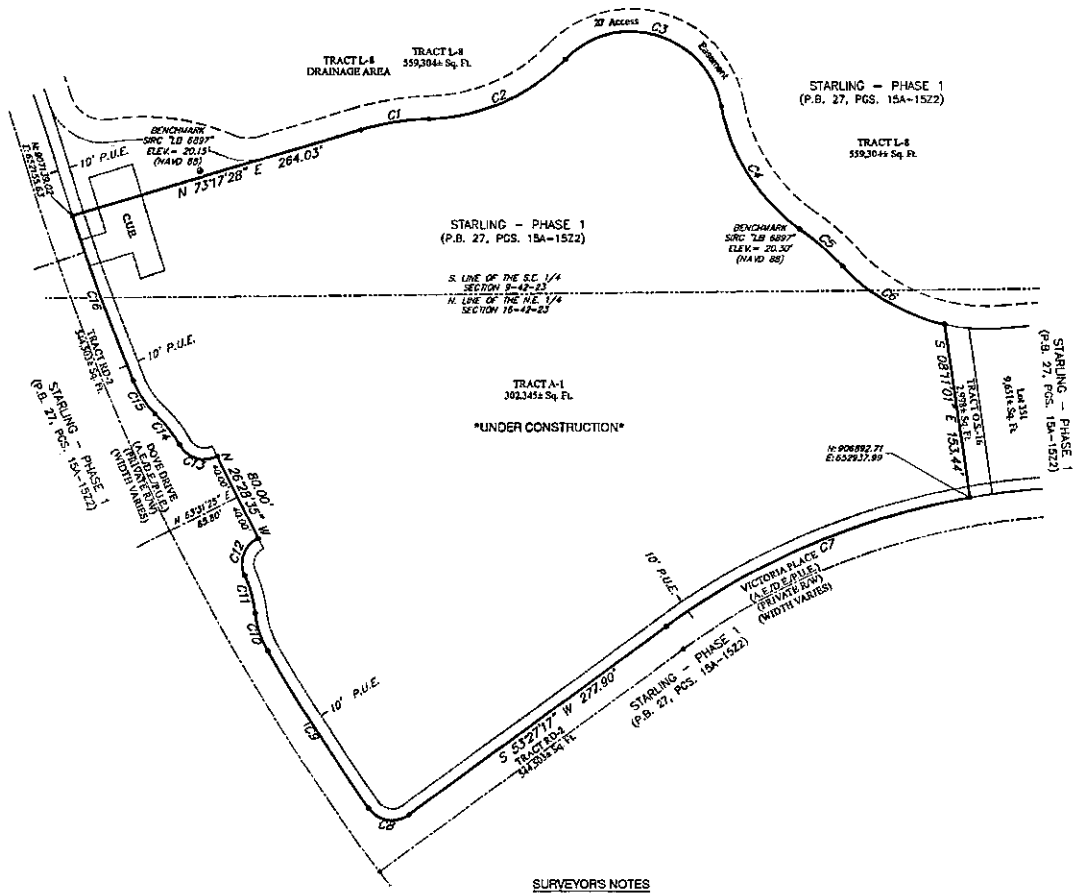
ATTEST:
Roger D. Eaton, Clerk of
Circuit Court and Ex-Officio Clerk
of the Board of County Commissioners

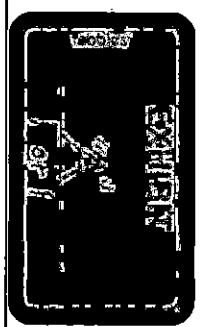
By: _____
Deputy Clerk

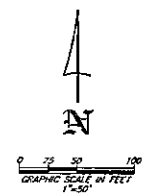
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR2025-0334

KMW







LEGAL DESCRIPTION

BEING ALL OF TRACT A-1, STARLING - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z2 (INCLUSIVE) OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND LYING WITHIN SECTIONS 9 AND 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, SAID CHARLOTTE COUNTY, FLORIDA.

CONTAINING 302,345 SQUARE FEET, MORE OR LESS.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	230.00'	15°03'13"	60.43'	60.26'	N 80°49'04" E
C2	170.00'	44°33'59"	132.23'	128.92'	N 64°01'41" E
C3	80.00'	125°47'46"	175.64'	142.43'	S 73°39'28" E
C4	170.00'	44°09'21"	131.01'	127.79'	S 32°30'18" E
C5	230.00'	12°10'21"	48.86'	48.77'	S 66°28'48" E
C6	170.00'	35°04'38"	104.07'	102.45'	S 53°56'51" E
C7	825.00'	26°51'43"	280.39'	278.89'	S 66°43'03" W
C8	25.00'	91°28'09"	39.91'	35.81'	N 80°48'38" W
C9	1975.00'	4°45'21"	163.94'	163.89'	N 32°41'53" W
C10	85.00'	23°43'51"	35.21'	34.95'	N 18°27'17" W
C11	110.00'	17°55'10"	34.40'	34.26'	N 15°35'56" W
C12	25.00'	89°01'56"	38.47'	34.72'	N 19°30'27" E
C13	25.00'	89°01'56"	38.47'	34.72'	N 70°27'33" W
C14	110.00'	17°55'10"	34.40'	34.26'	N 37°24'14" W
C15	85.00'	23°43'51"	35.21'	34.95'	N 34°29'53" W
C16	1925.00'	4°28'23"	134.15'	134.13'	N 20°23'46" W

SURVEYORS NOTES

1. BEARINGS ARE BASED ON THE BOUNDARY OF STARLING – PHASE 1, PLAT BOOK 27, PAGES 15A THROUGH 15Z2, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AS BEING SOUTH 53°27'17" EAST AND RELATED TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM 90 IN 2011 ADJUSTMENT.
2. ELEVATIONS ARE BASED ON NAVD, 1988 UNLESS NOTED.
3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
4. THIS SURVEY BASED ON TITLE OPINION BY MARK F. GRANT, PAINTER GREENSPOON MARDER LLP, DATED MARCH 20, 2024.
5. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR EXISTENCE OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL USING A DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. IF ELECTRONICALLY SIGNED AND SEALED, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
9. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
10. PROPERTY SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BY RESOURCE CONSERVATION PROPERTIES, INC., RECORDED IN OFFICIAL RECORDS BOOK 2965, PAGE 513, AS AMENDED BY CERTIFICATE OF AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4835, PAGE 932, BOTH OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
11. PROPERTY SUBJECT TO GRANT OF EASEMENT TO COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC, RECORDED AS INSTRUMENT NUMBER 3424845.
12. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND ZONING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

ABBREVIATIONS

PSM	= PROFESSIONAL SURVEYOR AND MAPPER
P.B.	= PLAT BOOK
PGS.	= PAGES
P.U.E.	= PUBLIC UTILITY EASEMENT
C.U.E.	= COUNTY UTILITY EASEMENT
A.E.	= ACCESS EASEMENT
D.E.	= DRAINAGE EASEMENT
NAVD	= NORTH AMERICAN VERTICAL DATUM
ELEV.	= ELEVATION
SQ. FT.	= SQUARE FEET
SIRC ●	= SET 5/8 IRON ROD AND CAP LB 6897 (UNLESS OTHERWISE NOTED)

FLOOD ZONE:
ZONE D

PANEL NO.:
LEGEND ONLY

MAP REVISION DATE
DECEMBER 15, 2022

CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.052-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

John Scott Rhodes, [illegible]
Date: 2025.01.07 [illegible]
BY: PSM LS5739
JOHN SCOTT RHODES, PSM #5739

JOHN SCOTT RHODES CERTIFICATE No. 5739 STATE OF FLORIDA Professional Surveyor & Mapper

BOUNDARY SURVEY

CERTIFIED TO:
TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION

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

Bar	QTY
1382	28

date: AUGUST 1, 2024
scale: 1" = 50'
code name: 2024-401BNDY

28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34135
(239) 405-8165 (239) 405-8163 FAX

design:
drawn: RWG
checked: JSR
acad #: 2024-401
view: Plot
project#: 2024-28
sheet #: 1 of 1
file #: 2024-401

JANUARY 2, 2025 – REVISED PER COUNTY COMMENTS