

R E S O L U T I O N
NUMBER 2025 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING ATWELL ENGINEERING A PLANNED DEVELOPMENT (PD) FINAL DETAIL SITE PLAN APPROVAL FOR STARLING PHASE 2, CONSISTING OF 131 SINGLE-FAMILY LOTS WITH ASSOCIATED INFRASTRUCTURE; ON A PROJECT SITE OF 21.37± ACRES OF A 47.96± ACRE PARCEL; LOCATED AT 14100 BURNT STORE ROAD, 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-24-224 requesting a Planned Development (PD) Final Detail Site Plan approval for Starling Phase 2, consisting of 131 single-family lots with associated infrastructure; on a project site of 21.37± acres of a 47.96± acre site, located at 14100 Burnt Store Road, 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, the Charlotte County Site Plan Review committee reviewed Application DRC-24-224 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-24-224 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-24-224 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 June 10, 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 10th day of June, 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
LR2025-0504

kmw

