



Staff Report for: 20LAD-00000-00001

Hearing Date: October 13, 2020

To: Board of County Commissioners

From: Jie Shao, AICP, MCP, Principal Planner (see attached Exhibit 1 for professional qualifications)

Regarding: A request to amend the Victoria Estates Development of Regional Impact (DRI) Development Order (DO)

Part 1 – General Information

Applicant: Neal Communities of SW Florida, Inc., 5800 Lakewood Ranch Boulevard, Sarasota. FL 34240

Agent: Waldrop engineering, P.A. c/o Alexis Crespo, AICP, 28100 Bonita Grande Drive, Suite 305, Bonita Springs, FL 34135

Owner(s): Multiple property owners (Attachment 1: Legal Description for the Victoria Estates DRI)

Request: A privately initiated request to amend the Victoria Estates Development of Regional Impact (DRI) Development Order (DO) to extend the buildout date of this Development Order to August 12, 2035.

Location: **Commission District I:** Subject property within this DRI is in two non-contiguous parcels in the Port Charlotte area. The first consists of 301.44± acres located southeast of Kings Highway, southwest of I-75, north of Rampart Boulevard, and east of Loveland Boulevard, known as Kings Gate. The second consists of 72.5± acres located south of Suncoast Boulevard, north of Old Landfill Road, east of Loveland Boulevard and west of Minneola Avenue, known as Suncoast Lakes.

Land Area: Subject property within this DRI contains 382.94± acres.

Public Notice: Public Notice has been given as required by Charlotte County Code, Section 3-9-10; subsections (d) Published Notice; (e) Mailed Notice (see 1000-foot Buffer Map); and (f) Posted Notice.

Part 2 - Recommendation

Staff Recommendation:

Recommend approval of petition number 20LAD-00000-00001 based on the findings and analysis in the Comprehensive Planning Division staff report dated September 13, 2020.

The Planning and Zoning Board proposed recommendation for September 14, 2020:

*A motion to forward application 20LAD-00000-00001 to the Board of County Commissioners with a recommendation of **Approval / Denial**, based on the findings and analysis in the staff report dated July 26, 2020, Charlotte County's Comprehensive Plan, and the evidence and testimony presented at the public hearing before the Planning and Zoning Board.*

Part 3 - Analysis and Conclusion

Analysis:

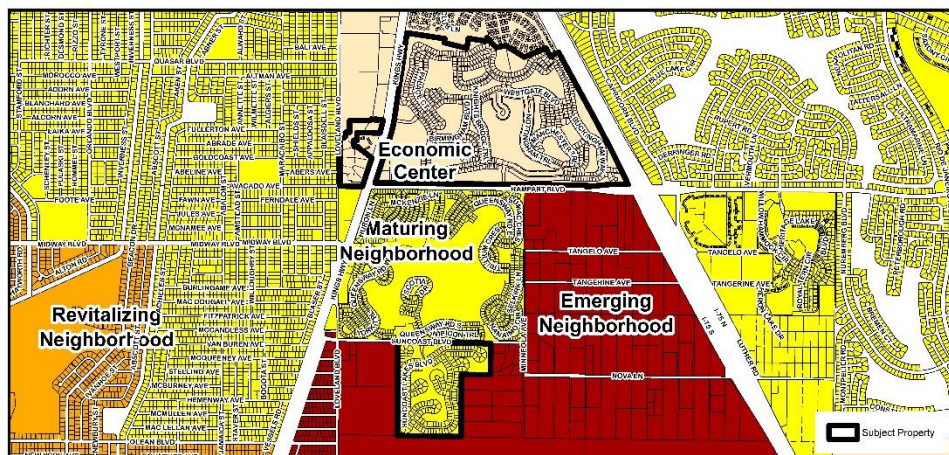
The applicant, Neal Communities of SW Florida, Inc., is requesting an amendment to the Victoria Estates Development of Regional Impact (DRI) Development Order (DO) to extend the buildout date of this DO to August 12, 2035. This DRI contains two non-contiguous parcels in the Port Charlotte area. The first parcel consists of 301.44± acres located southeast of Kings Highway, southwest of I-75, north of Rampart Boulevard, and east of Loveland Boulevard, known as Kings Gate. The second parcel consists of 72.5± acres located south of Suncoast Boulevard, north of Old Landfill Road, east of Loveland Boulevard and west of Minneola Avenue, known as Suncoast Lakes.

History of the Build-out Date of this DRI DO:

This DRI development was originally established via Resolution Number 89-141. The buildout date of this development has been amended a few times via the Notice of Proposed Change process. On April 24, 2012, the Board of County Commissioners (Board) approved Resolution Number 2012-024 to extend the buildout of the Victoria Estates DRI DO to April 5, 2018. The current buildout date of August 12, 2020 was granted by the County pursuant to section 252.363, Florida Statutes and recent Governor's Executive Orders.

Consistency with the County's Comprehensive Plan:

This DRI contains two non-contiguous parcels. The first one is designated as an Economic Center and the second one is designated as part of Maturing Neighborhood on the 2050 Framework Map (FLUM Map #2 2050 Framework) of the County's Comprehensive Plan. Economic Centers are focused locations of regional commercial and employment uses. These areas will be encouraged to change and redevelop over time into economically vibrant, walkable, mixed use centers with unique and identifiable character. The County shall protect the residential subdivisions within Maturing Neighborhoods and shall ensure the long-term viability of these residential areas by regulating adjacent and internal future development and redevelopment to maintain compatibility with these areas. The properties within this DRI are designated as DRI Mixed Use. The DRI contains residential and commercial uses, which not only provides job opportunities and daily-needed services to surrounding residential neighborhoods, but also provides housing opportunities for the region given the proximity to I-75.



20LAD-00000-00001 Framework

The second parcel of this DRI contains a gated community called Suncoast Lakes, which has been built out. The first parcel consists of a golfing community called Kings Gate, and improved commercial as well as vacant commercial lands mainly located to the west side of Kings Highway. This golfing community has been developed in phases and only the last phase is left for development. The buildout date will expire on August 12, 2020. In order to have sufficient time to complete development of this portion of the DRI, the applicant is requesting an amendment to the Victoria Estates Development of Regional Impact (DRI) Development Order (DO) to extend the buildout date of this DO to August 12, 2035.

Conclusion:

This request is not contrary to any goals, objectives, and policies set forth in the County's Comprehensive Plan.

Project Background:

On July 11, 1989, the Board approved the Victoria Estates Development of Regional Impact (DRI) Development Order (DO) via Resolution Number 89-141. That Order provided the framework for the overall development for this DRI.

On June 21, 1994, the Board approved Resolution Number 94-111 to amend the "Proposed Land Use and Phasing Schedule", to amend the effective period of development approval and to delete the fire station site requirement.

On August 13, 2002, the Board approved Resolution Number 2002-109 to extend the effective period of the DO to December 30, 2004, to amend the land use and phasing schedule, to delete Map H1 in its entirety and to replace with Map H-"A" and Map H-"B", to amend the amount of property subject to the DO, and to provide the traffic monitoring on Suncoast Boulevard.

On May 27, 2003, the Board approved Resolution Number 2003-083 to change the existing 366 mobile home residential units to 205 conventional site built residential units on a portion of the development, to delete Map H-"B" in its entirety and to replace by Map H "B-1", to establish access for Parcel B on Suncoast Boulevard and to provide for improvements to Suncoast Boulevard with a turn lane into the development proposed for Parcel B, to increase the recreation area on Parcel B, and to redistribute a portion of previously designated recreation area.

On November 23, 2004, the Board approved Resolution Number 2004-243 to amend the "Proposed Land Use and Phasing Schedule", to delete Map H "B-1" in its entirety and to replace by Map H "B-1-1", delete Map H-"A" in its entirety and to replace with Map H "A-1", and to extend the completion date for the DRI to May 31, 2007.

On February 14, 2006, the Board approved Resolution Number 2006-025 to revise Map H "A-1", Tract A Master Land Use Plan, and Map H"B-1-1", Tract B Master Land Use Plan, to updated "Land Use and Phasing Schedule", to provide monitoring report requirements and deadlines, to provide the Rampart Boulevard improvement plan, and to extend the effective period of DO.

On August 18, 2009, the Board approved Resolution Number 2009-238 to require the extension of Rampart Boulevard from Kings Highway to Loveland Boulevard by the developer, to add 17.18± acres to the DRI, to apply existing commercial/office development rights to the 17.18± acres, to revise Map H "A-1", Tract A Master Land Use Plan, and to extend the buildout date by three years to May 31, 2013.

On April 24, 2012, the Board approved Resolution Number 2012-024 to extend the buildout of the Victoria Estates DRI DO to April 5, 2018.

Part 4: Research and Findings

1. **2050 Framework Map Designation:....Economic Center and Maturing Neighborhood** (FLUM Map #2 - 2050 Framework)
2. **2030 Service Area Delineation:.....within the Urban Service Area**
3. **Existing Land Use on the Site: Subject property consists of a golfing community called Kings Gate, a gated community called Suncoast Lakes, some improved commercial and the rest of the site is vacant.** (see attached Site Image.)
4. **Existing Future Land Use and Zoning Designations:**
(see attached Future Land Use Map and Zoning Map.)

FLUM:	Development Standards:
Development of Regional Impact Mixed Use (DRI)	The DRI category is used for lands where development is proposed that, because of the character, magnitude, or location, has a substantial effect upon the health, safety, and welfare of citizens within Charlotte County and at least one additional surrounding county or municipality. Lands designated as such meet the threshold requirements identified within Chapter 380.06, Florida Statutes and must undergo intergovernmental review as specified in that chapter as a Development of Regional Impact (DRI). All developments within a DRI Mixed Use district must be constructed in accordance with a final development order (DO or MDO) approved by the Board of County Commissioners. The mix of land uses and allowed densities and intensities within an approved DRI MDO, or DO if no MDO is approved, shall be adopted into Appendix VI: Developments of Regional Impact. Active DRIs are depicted on FLUM Series Map #25.
Zoning:	Development Standards:
Planned Development (PD) (The site contains multi-phases of site plan approval, which include unique development standards for different parcels.)	<p><u>Minimum lot and yard requirements.</u> There are no minimum lot and yard requirements for this district, provided no structure shall be located closer to the peripheral property line of the PD than twenty-five (25) feet or as required by section 3-9-88, "Waterfront property," as the same may be amended, whichever is greater. If the PD abuts water, the minimum setback shall be twenty (20) feet. However, minimum lot and yard requirements other than those contained in this section and section 3-9-88 may also be established through the final site plan approval process.</p> <p><u>Maximum height of structures.</u> There is no maximum height for structures in this district, except as required by section 3-9-888, "Waterfront property," as the same may be amended. Maximum height limits other than those contained in section 3-9-98 may also be established through the PD review process.</p> <p><u>Open space.</u> A minimum of twenty (20) percent of the entire PD parcel or phase shall be open space, which may include vegetated areas unencumbered by an impervious surface.</p> <p><u>Utilities.</u> Potable water supply, sewage treatment and water management systems, utility lines and easements shall be designed in accordance with requirements of the county subdivision regulations except as modified in subsection (c) (1)e of this section, "Relation to utilities, public facilities and services."</p>

	<p><u>Internal circulation.</u> Streets to be dedicated to the public shall be designed and constructed in accordance with the subdivision regulations or other appropriate design standards. All streets shall be designed to provide safe, efficient and convenient access to land uses within the development and to roadways adjacent to the development. In addition to vehicular thoroughfares, functional pedestrian and bicycle-path systems are required in accordance with the master plan.</p>
Commercial General (CG)	<p>The purpose and intent of this district is to allow general commercial activity.</p> <ul style="list-style-type: none"> • Minimum lot area is 12,000 square feet. • Minimum width is 100 feet. • Setbacks: <ul style="list-style-type: none"> ○ Front: 15 feet ○ Side (interior): 0 feet ○ Side (street): 10 feet ○ Rear (interior or street): 10 feet ○ Abutting water: 20 feet • Lot coverage of all buildings: 55% • Height: 60 feet

Table 1

5. Proposed Future Land Use and Zoning Designations:

(see attached Future Land Use Map and Zoning Map.)

FLUM:	Development Standards:
No Change Development of Regional Impact Mixed Use (DRI)	<p>The DRI category is used for lands where development is proposed that, because of the character, magnitude, or location, has a substantial effect upon the health, safety, and welfare of citizens within Charlotte County and at least one additional surrounding county or municipality. Lands designated as such meet the threshold requirements identified within Chapter 380.06, Florida Statutes and must undergo intergovernmental review as specified in that chapter as a Development of Regional Impact (DRI). All developments within a DRI Mixed Use district must be constructed in accordance with a final development order (DO or MDO) approved by the Board of County Commissioners. The mix of land uses and allowed densities and intensities within an approved DRI MDO, or DO if no MDO is approved, shall be adopted into Appendix VI: Developments of Regional Impact. Active DRIs are depicted on FLUM Series Map #25.</p>
Zoning:	Development Standards:
No Change Planned Development (PD) (The site contains	<p><u>Minimum lot and yard requirements.</u> There are no minimum lot and yard requirements for this district, provided no structure shall be located closer to the peripheral property line of the PD than twenty-five (25) feet or as required by section 3-9-88, "Waterfront property," as the same may be amended, whichever is greater. If the PD abuts water, the minimum setback shall be twenty (20) feet. However, minimum lot and yard requirements other than those contained in this section and section 3-9-88 may also be established through the final site plan approval process.</p>

multi-phases of site plan approval, which include unique development standards for different parcels.)	<p><u>Maximum height of structures.</u> There is no maximum height for structures in this district, except as required by section 3-9-88, "Waterfront property," as the same may be amended. Maximum height limits other than those contained in section 3-9-88 may also be established through the PD review process.</p> <p><u>Open space.</u> A minimum of twenty (20) percent of the entire PD parcel or phase shall be open space, which may include vegetated areas unencumbered by an impervious surface.</p> <p><u>Utilities.</u> Potable water supply, sewage treatment and water management systems, utility lines and easements shall be designed in accordance with requirements of the county subdivision regulations except as modified in subsection (c) (1)e of this section, "Relation to utilities, public facilities and services."</p> <p><u>Internal circulation.</u> Streets to be dedicated to the public shall be designed and constructed in accordance with the subdivision regulations or other appropriate design standards. All streets shall be designed to provide safe, efficient and convenient access to land uses within the development and to roadways adjacent to the development. In addition to vehicular thoroughfares, functional pedestrian and bicycle-path systems are required in accordance with the master plan.</p>
No Change Commercial General (CG)	<p>The purpose and intent of this district is to allow general commercial activity.</p> <ul style="list-style-type: none"> • Minimum lot area is 12,000 square feet. • Minimum width is 100 feet. • Setbacks: <ul style="list-style-type: none"> ○ Front: 15 feet ○ Side (interior): 0 feet ○ Side (street): 10 feet ○ Rear (interior or street): 10 feet ○ Abutting water: 20 feet • Lot coverage of all buildings: 55% • Height: 60 feet

Table 2

6. Surrounding Land Uses and their Future Land Use and Zoning Designations:

Direction:	Existing Land Use:	FLUM Designation:	Zoning District Designation:
North	Mobile homes - Port Charlotte Village Mobile homes – Maple Leaf Estates Vacant lands designated for residential development – Sandhill DRI	Low Density Residential (LDR) DRI Mixed Use (DRI)	Manufactured Home Park (MHP) Planned Development (PD)
East	I-75 Single-family homes	High Density Residential (HDR) Low Density Residential (LDR) Rural Estate Residential (RER)	Planned Development (PD) Residential Estate (RE-1)

	Vacant lands designated for residential development		
South	Charlotte County East Port Water Plant	Public Lands and Facilities (PL)	Residential Estate (RE-1)
West	Vacant lands designated for residential and commercial uses Improved commercial Loveland Boulevard Single-family homes Vacant lands owned by Charlotte County School Board Vacant lands designated for commercial uses	DRI Mixed Use (DRI) Low Intensity Industrial (LII) Low Density Residential (LDR) Commercial (COM)	Planned Development (PD) Industrial General (IG) Residential Single-family-3.5 (RSF-3.5) Manufactured Home Park (MHP) Office, Medical and Institutional (OMI) Commercial general (CG)

Table 3

**Attachment 1:
Legal Description for
the Victoria Estates DRI**

EXHIBIT 2

EXHIBIT 1-A

Tract "A"

Part of Sections 7 and 8, Township 40 South, Range 23 East, Charlotte County, Florida described as follows:

Commence at a pipe filled with concrete found at the Southwest corner of the Southwest quarter of said Section 7; thence South $89^{\circ} 35' 32''$ East along the Southerly line of the Southwest quarter of said Section 7 a distance of 702.29 feet to the Easterly right-of-way line of Kings Highway (100 feet wide); thence North $17^{\circ} 56' 42''$ East along said Easterly right-of-way line a distance of 52.43 feet to a line which is 50 feet Northerly of and parallel with the Southerly line of said Section 7 for the Point of Beginning; thence South $89^{\circ} 35' 32''$ East along said parallel line a distance of 1947.16 feet; thence South $89^{\circ} 35' 59''$ East continuing along said parallel line a distance of 2664.35 feet to the Westerly line of premises described in Parcel 125 by Order of Taking dated July 21, 1976 recorded in Official Records Book 536 on Pages 185 and 186 of the Public Records of Charlotte County, Florida (the following 7 calls are along the lines of said premises described in Parcel 125); thence North $84^{\circ} 02' 15''$ East a distance of 437.05 feet; thence North $84^{\circ} 02' 27''$ East a distance of 50.28 feet; thence North $89^{\circ} 55' 37''$ East a distance of 403.85 feet; thence North $25^{\circ} 41' 58''$ West a distance of 218.25 feet to the PC of a curve to the left having a central angle of $03^{\circ} 14' 55''$ and a radius of 22,800.31 feet; thence Northwesterly along the arc a distance of 1292.75 feet; thence North $28^{\circ} 56' 52''$ West a distance of 3012.44 feet; thence North $30^{\circ} 05' 37''$ West a distance of 430.33 feet to its intersection with a line 901.25 feet Southerly of (as measured at right angles) and parallel with the Northerly line of said Section 7; thence North $89^{\circ} 56' 32''$ West along said parallel line a distance of 2224.70 feet to a point in the Easterly line of premises conveyed by Order of Taking dated July 21, 1976 and recorded in Official Records Book 536 on Page 186 of the aforementioned Public Records said point being a point on a curve of which the radius point lies South $67^{\circ} 00' 51''$ East a radial distance of 1467.89 feet (the following 2 calls are along the Easterly line of said premises conveyed by Order of Taking in Official Records Book 536, Page 186); thence Southwesterly along the arc through a central angle of $14^{\circ} 36' 35''$ a distance of 374.29 feet; thence South $11^{\circ} 13' 44''$ West a distance of 200.92 feet to the aforementioned Easterly right-of-way line of Kings Highway (the following 3 calls are along said Easterly right-of-way line); thence South $08^{\circ} 22' 34''$ West a distance of 2405.79 feet to the PC of a curve to the right having a central angle of $09^{\circ} 34' 08''$ and a radius of 2914.79 feet; thence Southwesterly along the arc a distance of 486.80 feet; thence South $17^{\circ} 56' 42''$ West a distance of 1013.58 feet to the Point of Beginning.

There is excluded from the above described parcel, the following described land:

Part of Section 7, Township 40 South, Range 23 East, Charlotte County, Florida described as follows:

Commence at a pipe filled with concrete found at the Southwest corner of the Southwest quarter of said Section 7; thence South $89^{\circ} 35' 32''$ East along the Southerly line of the Southwest quarter of said Section 7 a distance of 702.29 feet to the Easterly right-of-way line of Kings Highway (100 feet wide); thence North $17^{\circ} 56' 42''$ East along said Easterly right-of-way line a distance of 52.43 feet to a line which is 50 feet Northerly of and parallel with the Southerly line of said Section 7; thence South $89^{\circ} 35' 32''$ East along said parallel line a distance of 1947.16 feet;

EXHIBIT

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2

Thence South 89° 35' 32" East along said parallel line a distance of 1947.16 feet; thence South 89° 35' 59" East continuing along said parallel line a distance of 2664.35 feet to the Westerly line of premises described in Parcel 125 by Order of Taking dated July 21, 1976 recorded in Official Records Book 536 on Pages 185 and 186 of the Public Records of Charlotte County, Florida (the following 8 calls are along the lines of said premises described in Parcel 125); thence North 84° 02' 15" East a distance of 437.05 feet; thence North 84° 02' 27" East a distance of 50.28 feet; thence North 89° 55' 37" East a distance of 403.85 feet; thence North 25° 41' 58" West a distance of 218.25 feet to the PC of a curve to the left having a central angle of 03° 14' 55" and a radius of 22,800.31 feet; thence Northwesterly along the arc a distance of 1292.75 feet; thence North 28° 56' 52" West a distance of 1691.13 feet to the Point of Beginning; thence continuing North 28° 56' 52" West a distance of 1321.31 feet; thence North 30° 05' 37" West a distance of 430.33 feet to its intersection with a line 901.25 feet Southerly of (as measured at right angles) and parallel with the Northerly line of said Section 7; thence North 89° 56' 32" West along said parallel line a distance of 2224.70 feet to a point in the Easterly line of premises conveyed by Order of Taking dated July 21, 1976 and recorded in Official Records Book 536 on Page 186 of the aforementioned Public Records, said point being a point on a curve of which the radius point lies South 67° 00' 51" East a radial distance of 1467.89 feet (the following 2 calls are along the Easterly line of said premises conveyed by Order of Taking in Official Records Book 536, Page 186); thence Southwesterly along the arc through a central angle of 14° 36' 35" a distance of 374.29 feet; thence South 11° 13' 44" West a distance of 200.92 feet to the aforementioned Easterly right-of-way line of Kings Highway; thence South 08° 22' 34" West along said Easterly right-of-way line a distance of 574.74 feet; thence South 81° 37' 22" East a distance of 869.97 feet; thence South 38° 21' 58" West a distance of 82.84 feet; thence South 75° 54' 43" East a distance of 502.48 feet; thence North 08° 21' 46" East a distance of 214.95 feet; thence South 81° 37' 21" East a distance of 381.54 feet; thence North 17° 51' 01" East a distance of 77.69 feet; thence South 42° 40' 19" East a distance of 285.03 feet; thence North 78° 30' 10" East a distance of 211.31 feet; thence South 58° 36' 15" East a distance of 468.58 feet; thence North 67° 07' 58" East a distance of 574.39 feet; thence South 27° 54' 45" East a distance of 200.03 feet; thence North 62° 05' 14" East a distance of 126.82 feet to the Point of Beginning.

There is excluded from the above described parcel, the following described land:

A tract of land lying in Section 7, Township 40 South, Range 23 East, Charlotte County, Florida described as follows:

Commence at a pipe filled with concrete found at the Southwest corner of the Southwest quarter of said Section 7; thence South 89° 35' 32" East along the Southerly line of the Southwest quarter of said Section 7 a distance of 702.29 feet to the Easterly right-of-way line of Kings Highway (100 feet wide); thence North 17° 56' 42" East along said Easterly right-of-way line a distance of 52.43 feet to a line which is 50 feet Northerly of and parallel with the Southerly line of said Section 7; thence South 89° 35' 32" East along said parallel line a distance of 1947.16 feet; thence South 89° 35' 59" East continuing along said parallel line a distance of 2664.35 feet to the Westerly line of premises described in Parcel 125 by Order of Taking dated July 21, 1976 recorded in Official Records Book 536 on Pages 185 and 186 of the Public Records of Charlotte County, Florida.

(The following 8 calls are along the lines of said premises described in Parcel 125);
 thence North 84° 03' 15" East a distance of 437.05 feet; thence North 84° 02' 27" East
 a distance of 50.28 feet; thence North 89° 55' 37" East a distance of 403.85 feet;
 thence North 25° 41' 58" West a distance of 218.25 feet to the PC of a curve to the
 left having a central angle of 03° 14' 55" and a radius of 22,800.31 feet; thence
 Northwesterly along the arc of a distance of 1292.75 feet; thence North 28° 56' 52"
 West a distance of 1691.13 feet to a SWN concrete monument; thence South 62° 05' 14"
 West a distance of 126.82 feet to a SWN capped iron rod for the Point of Beginning;
 thence North 27° 54' 45" West a distance of 200.03 feet to a SWN capped iron rod; thence
 South 67° 07' 58" West a distance of 73.23 feet to a SWN concrete monument; thence
 South 28° 56' 52" East a distance of 206.51 feet to a SWN concrete monument; thence
 North 62° 05' 14" East a distance of 69.21 feet to the Point of Beginning.

Together with:

THAT CERTAIN PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 23 EAST, BEING
 DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 23 EAST; THENCE
 S 89°20'10" E, ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 35.00 FEET TO THE POINT OF
 BEGINNING;

THENCE CONTINUE S 89°20'10" E, ALONG SAID SOUTH LINE, A DISTANCE OF 482.57 FEET TO THE
 WESTERLY RIGHT-OF-WAY LINE OF KINGS HIGHWAY; THENCE N 18°16'41" E, ALONG SAID WESTERLY
 RIGHT-OF-WAY LINE, A DISTANCE OF 645.79 FEET; THENCE N 53°28'53" W, ALONG SAID RIGHT-OF-WAY
 LINE, A DISTANCE OF 356.03 FEET; THENCE N 21°18'14" W, A DISTANCE OF 26.58 FEET; THENCE N
 89°20'10" W, A DISTANCE OF 69.75 FEET; THENCE N 47°04'08" W, A DISTANCE OF 26.21 FEET; THENCE N
 00°37'29" E, A DISTANCE OF 119.38 FEET; THENCE S 89°22'31" E, A DISTANCE OF 65.00 FEET; THENCE N
 00°37'29" E, A DISTANCE OF 161.86 FEET; THENCE S 89°18'10" E, A DISTANCE OF 489.36 FEET TO A POINT
 ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS POINT LIES N 73°51'18" W, A
 DISTANCE OF 3091.90 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A
 CENTRAL ANGLE OF 05°04'49" A DISTANCE OF 274.16 FEET TO A POINT OF NON-TANGENCY; THENCE N
 79°23'08" W, A DISTANCE OF 54.37 FEET; THENCE S 83°49'54" W, A DISTANCE OF 69.10 FEET; THENCE N
 79°48'37" W, A DISTANCE OF 129.54 FEET; THENCE S 41°38'29" W, A DISTANCE OF 39.22 FEET; THENCE N
 89°18'10" W, A DISTANCE OF 434.36 FEET; THENCE S 00°41'50" W, A DISTANCE OF 259.98 FEET; THENCE N
 89°18'10" W, A DISTANCE OF 83.59 FEET; THENCE S 00°39'50" W, A DISTANCE OF 74.48 FEET; THENCE S
 45°25'54" W, A DISTANCE OF 63.90 FEET; THENCE N 89°48'02" W, A DISTANCE OF 75.47 FEET TO THE
 INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF LOVELAND BOULEVARD; THENCE S 00°11'58" W,
 ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1027.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 748,523 SQUARE FEET (17.18 ACRES).

DESCRIPTION

A Tract of land lying in Section 18, Township 40 South, Range 23 East, Charlotte County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Section 18, said point also being on the Easterly right-of-way line of Loveland Boulevard, as shown on the plat of PORT CHARLOTTE SUBDIVISION SECTION TWENTY, as recorded in Plat Book 5, Pages 10-A through 10-F, of the Public Records of Charlotte County, Florida; thence South 89°02'42" East (assumed bearing basis), along the Southerly line of said Section 18, a distance of 1,287.83 feet to the POINT OF BEGINNING;

Thence North 00°09'35" East, a distance of 1,998.01 feet to the Southerly right-of-way line of Suncoast Boulevard, as recorded in Official Records Book 754, Pages 2177 through 2179, of the Public Records of Charlotte County, Florida; thence South 89°09'34" East, along said Southerly right-of-way line, a distance of 1,370.27 feet to the Northwesterly corner of COUNTRY CHARM ESTATES, a subdivision according to the plat thereof, as recorded in Plat Book 16, Page 24, of the Public Records of Charlotte County, Florida; thence South 89°19'31" East, continuing along the Southerly right-of-way line of said Suncoast Boulevard and along the Northerly line of said COUNTRY CHARM ESTATES, a distance of 629.32 feet to the Northeasterly corner of Lot 4, of said COUNTRY CHARM ESTATES; thence South 00°04'29" West, leaving said Southerly right-of-way line and along the Easterly lines of Lot 4, Lot 3 and an extension of Lot 3, all of said COUNTRY CHARM ESTATES, a distance of 667.55 feet to a point on the Southerly line of Lot 8, COUNTRY CHARM ESTATES, said point also being on the Southerly line of said COUNTRY CHARM ESTATES; thence North 89°17'02" West, along said Southerly line, a distance of 622.83 feet to the Southwesterly corner of said Lot 8, said point also being on the Easterly line of the Southwest 1/4 of said Section 18; thence South 00°07'04" West, along said Easterly line, a distance of 1,333.64 feet to the Southeast corner of the Southwest 1/4 of said Section 18; thence North 89°02'42" West, along the Southerly line of said Section 18, a distance of 1,371.77 feet to the POINT OF BEGINNING.

Containing 72.5153 Acres, more or less.

Said lands being subject to all restrictions, reservations and easements of record.

FOR NEWS ASSOCIATES & WAYNE M. RUBEN % BENDERSON DEVELOPMENT, INC. 6441 COOPER CREEK BOULEVARD UNIVERSITY PARK, FLORIDA 34201 Telephone No. (941) 338-8303 Fax No. (941) 338-1838		Map H-B ATTACHMENT VI-B SUNCOAST LAKES PORT CHARLOTTE, FLORIDA		CHARLOTTE ENGINEERING & SURVEYING, INC. ONE, SEVENTH LANE, PORT CHARLOTTE & SPAIN AVENUE CORNER LEO BENDERSON-LEONARDI ARCHITECT-ENGINEER INTERIOR	
Date: 02/20/07 Drawn by: T. J. HODGINS Checked by: J. HODGINS Project #: 11800	1700 S. Adams Ave. Port Charlotte, Florida 33954 Telephone No. (941) 338-8303 Fax No. (941) 338-8303 E-mail: info@charlotteeng.com	Tampa Office 110 S. Howard Blvd., Suite 200 Tampa, FL 33606 Telephone No. (813) 288-8303 Fax No. (813) 288-8303	Orlando Office 4120 E. Van Dyke Road, Suite 100 Orlando, FL 32835 Telephone No. (407) 338-8303 Fax No. (407) 338-8303	02/20/07 02/20/07 02/20/07 02/20/07	02/20/07 02/20/07 02/20/07 02/20/07



Qualifications of Jie Shao

Position: Principal Planner

Years with Charlotte County: 16

Position Summary & Experience: I have worked as a Planner for Charlotte County Community Development Department for over 16 years. My duties include reviewing and making recommendations on plan amendments, zoning map changes and text amendments to the County's Comprehensive Plan as well as the Land Development Regulations to the Planning and Zoning Board and the Board of County Commissioners.

Education:

- September 1997 to December 2001
University of Cincinnati; Cincinnati, Ohio; Obtained a M.S. degree in Community Planning
- September 1986 to July 1990
Chongqing University China; Obtained a B.S. degree in Architecture

Professional Associations and Certifications:

- AICP, American Association of Certified Planners since 2017
- American Planning Association (APA), Member since 2004

Related Past Experience:

- Planner, Architectural Graphics Designer, University Instructor in Architecture, Suzhou Planning Bureau/Institute of Urban Construction & Environmental Protection (1990-1994)

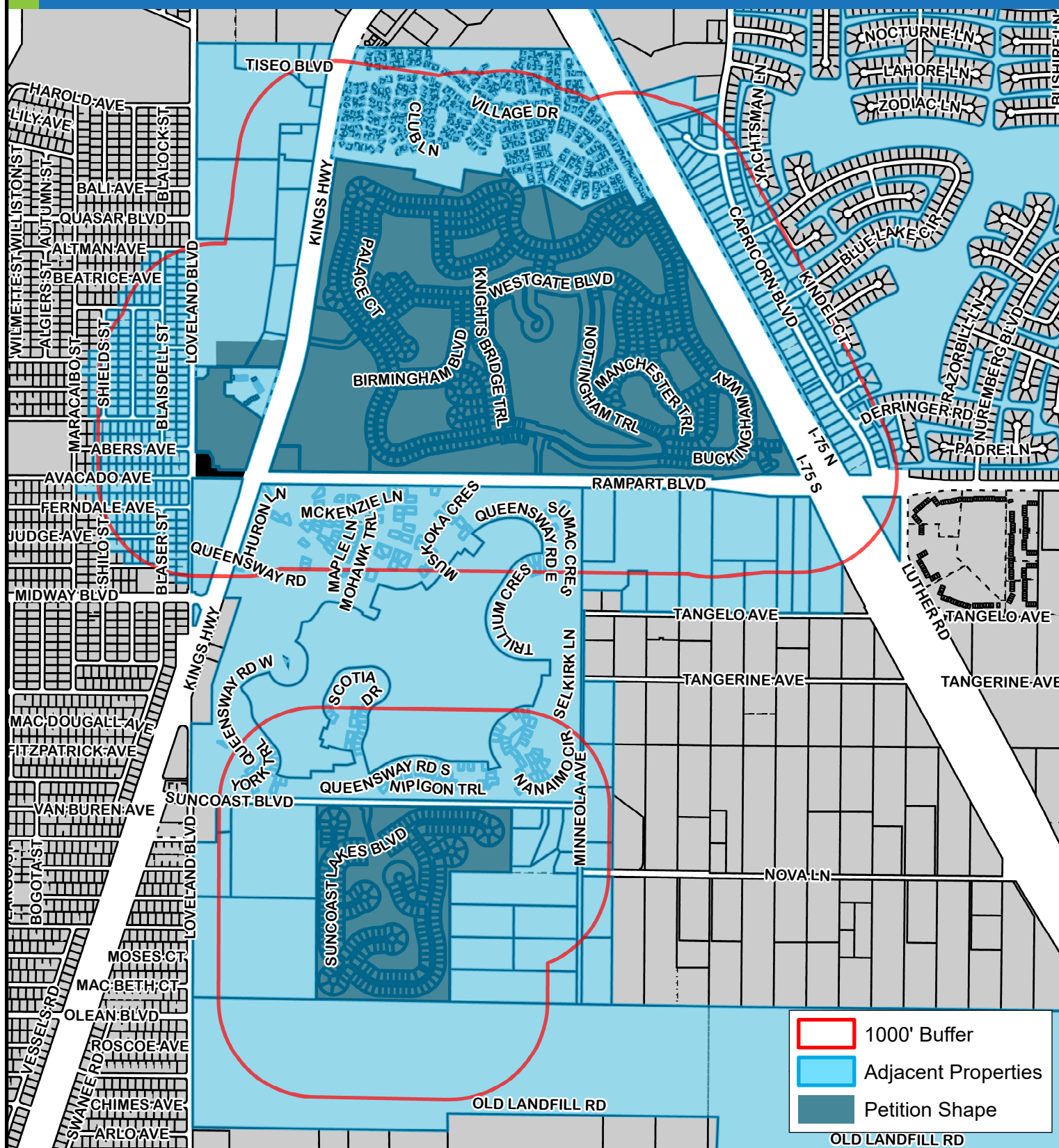
Exhibit 1

CHARLOTTE COUNTY

1000' buffer of 20LAD-00000-00001



CHARLOTTE COUNTY
Community Development



07, 08, 18/40/23 Mid-County



(NOT TO SCALE)

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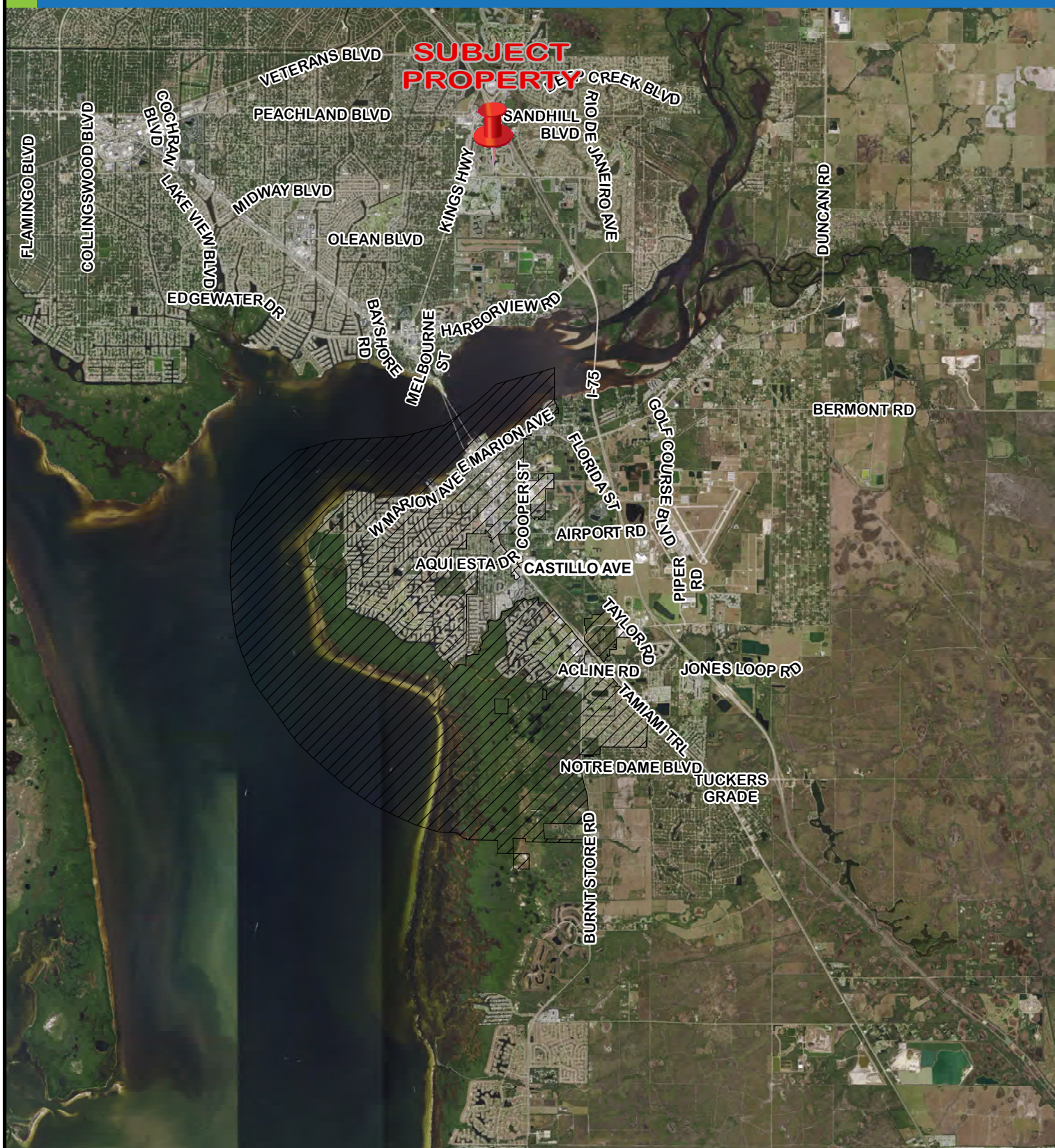
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CHARLOTTE COUNTY

Location Map for 20LAD-00000-00001



CHARLOTTE COUNTY
Community Development



07, 08, 18/40/23 Mid-County



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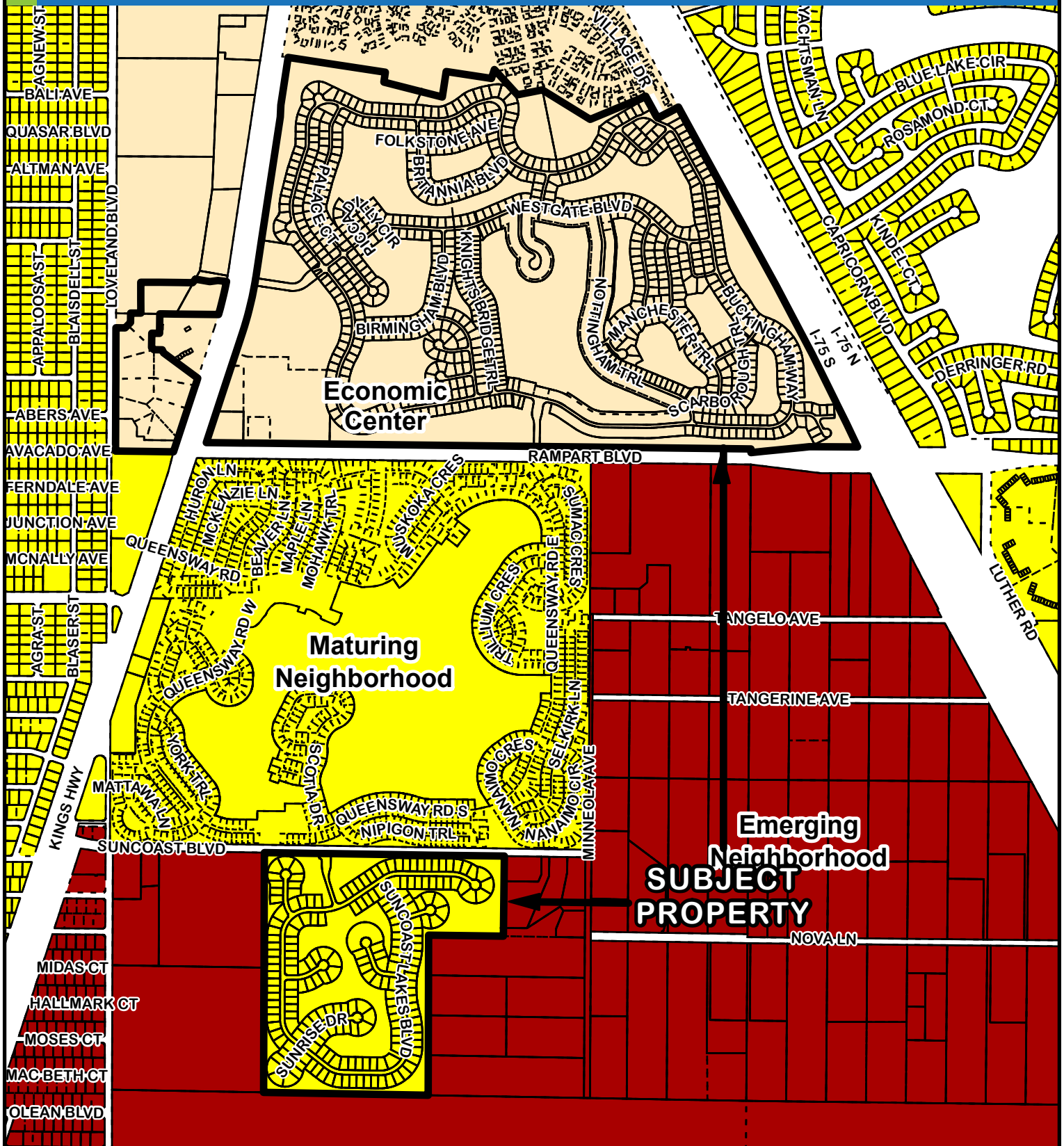
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CHARLOTTE COUNTY

Framework for 20LAD-00000-00001



07, 08, 18/40/23 Mid-County



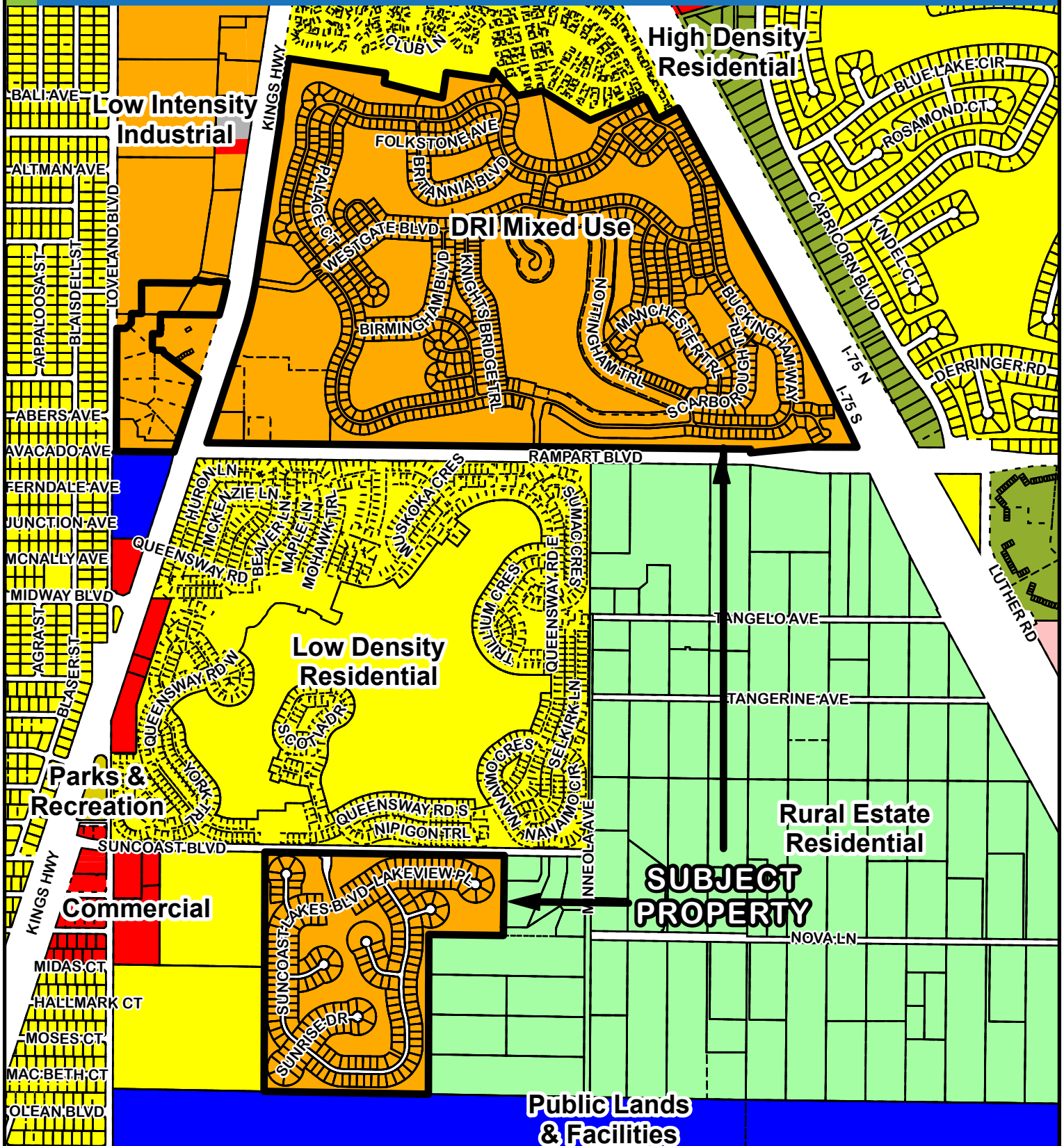
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CHARLOTTE COUNTY

FLUM Designations for 20LAD-00000-00001



07, 08, 18/40/23 Mid-County



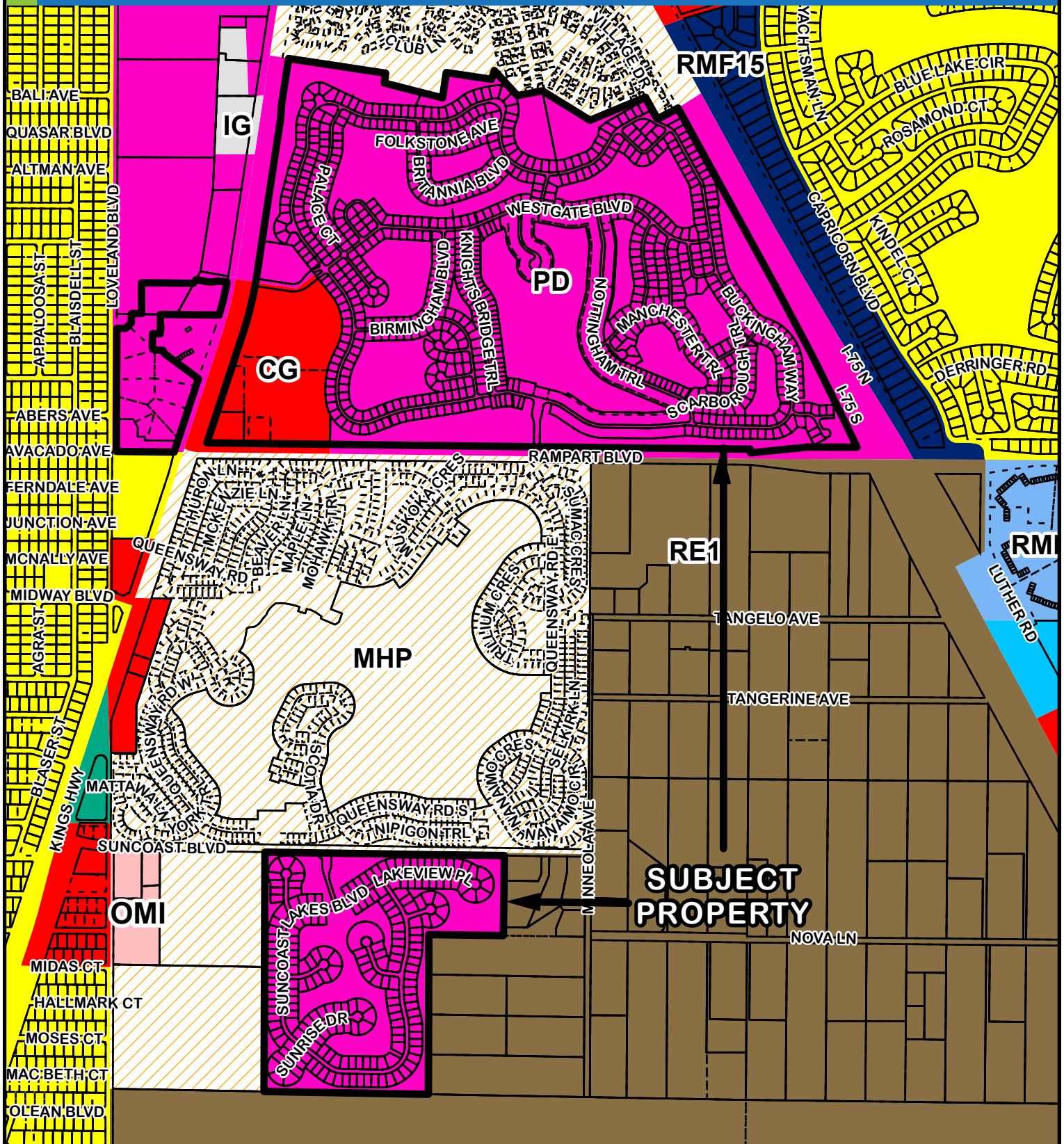
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CHARLOTTE COUNTY

Zoning Designations for 20LAD-00000-00001



07, 08, 18/40/23 Mid-County



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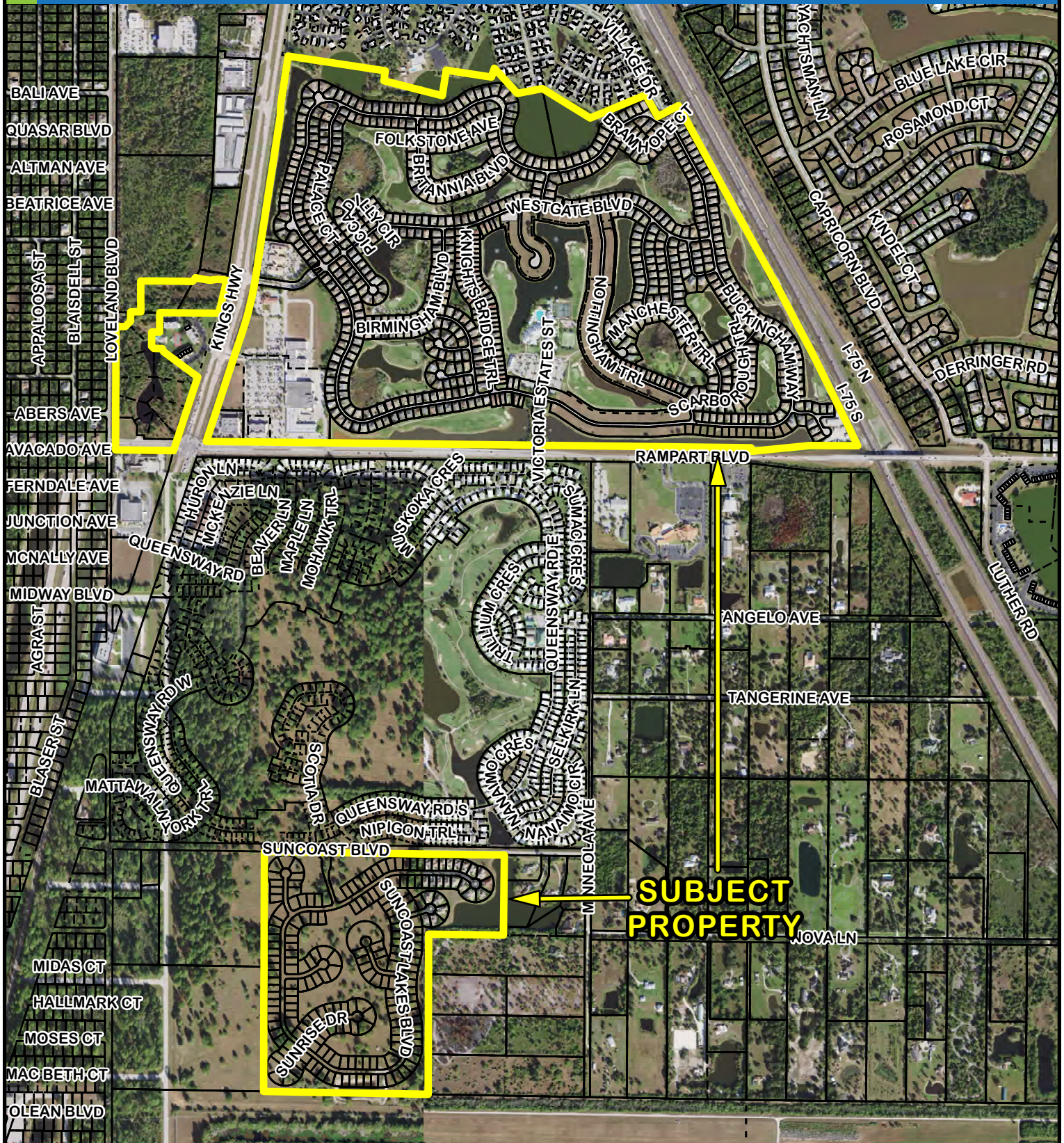
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CHARLOTTE COUNTY

Area Image for 20LAD-00000-00001



CHARLOTTE COUNTY
Community Development



07, 08, 18/40/23 Mid-County



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