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FILED WITH THE DEPARTMENT OF STATE February 24, 2022

ORDINANCE

NUMBER 2022-008

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AMENDING CHAPTER 4-3. MUNICIPAL SERVICE DISTRICTS BY CREATING NEW ARTICLE XIV: CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT (CDD); PROVIDING FOR NEW SECTION 4-3.5-191, AUTHORITY; PROVIDING FOR NEW SECTION 4-3.5-192, DISTRICT NAME; PROVIDING FOR NEW SECTION 4-3.5-193, DISTRICT EXTERNAL BOUNDARIES; PROVIDING FOR NEW SECTION 4-3.5-194, DISTRICT POWERS AND FUNCTIONS; PROVIDING FOR NEW SECTION 4-3.5-195, BOARD OF SUPERVISORS; PROVIDING FOR ADDITIONAL REQUIREMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK: 4833 PAGE 1391 PAGE: 1 OF 60
INSTR # 3064014 Doc Type: GOV
Recorded: 2/25/2022 at 8:59 AM
Rec. Fee: RECORDING \$511.50
Cashier By: THERESAA

RECITALS

WHEREAS, Greenpointe Developers, LLC (the "Petitioner"), having obtained written consent to the establishment of the Coral Creek Community Development District (the "District") by the owners of one-hundred percent (100%) of the real property to be included in the District, has petitioned the Board of County Commissioners (the "Board") of Charlotte County, Florida (the "County"), to adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes; and,

WHEREAS, the Petitioner is a limited liability company/corporation authorized to conduct business in the State of Florida whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256; and,

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the petition at a duly noticed public hearing conducted by the Board on February 22, 2022; and,

MIN

34 WHEREAS, upon consideration of the record established at that hearing, the
35 Board determined that the statements within the Petition are true and correct, that the
36 establishment of the District is not inconsistent with any applicable element or portion of
37 the state comprehensive plan or the County's comprehensive plan, that the land within
38 the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be
39 developable as a functionally interrelated community, that the District is the best
40 alternative available for delivering community development services and facilities to the
41 area that will be served by the District, that the community development services and
42 facilities of the District will not be incompatible with the capacity and uses of existing local
43 and regional community development services and facilities, and that the area that will be
44 served by the District is amenable to separate special-district governance; and,

45 WHEREAS, the establishment of the District shall not act to amend any land
46 development approvals governing the land area to be included within the District; and

47 WHEREAS, the establishment of the District will constitute a timely, efficient,
48 effective, responsive and economic way to deliver community development services in
49 the area described in the Petition; and

50 WHEREAS, the Board has determined that the initial members of the District's
51 Board of Supervisors set forth in Section 5 of this ordinance are residents of the State of
52 Florida and citizens of the United States of America.

53 NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners
54 of Charlotte County, Florida:

55 **Section 1.** Charlotte County Code Chapter 4-3, Article XIV titled "CORAL
56 CREEK COMMUNITY DEVELOPMENT DISTRICT," § 4-3.5-191 is hereby created by

57 adding the underlined language to provide as follows:

58 **Sec. 4-3.5-191. Authority.**

59 This ordinance is adopted in compliance with and pursuant to the
60 Uniform Community Development District Act of 1980 codified in Chapter
61 190, Florida Statutes. Nothing contained herein shall constitute an
62 amendment to any land development approvals for the land area included
63 within the District.

64 **Section 2.** Charlotte County Code Chapter 4-3, Article XIV titled “CORAL
65 CREEK COMMUNITY DEVELOPMENT DISTRICT,” § 4-3.5-192 is hereby created by
66 adding the underlined language to provide as follows:

67 **Sec. 4-3.5-192. District Name.**

68 There is hereby created a community development district situated
69 entirely within a portion of the unincorporated area of Charlotte County,
70 Florida, which shall be known as the “Coral Creek Community Development
71 District,” and which shall be referred to in this ordinance as the “District”.

72 **Section 3.** Charlotte County Code Chapter 4-3, Article XIV titled “CORAL
73 CREEK COMMUNITY DEVELOPMENT DISTRICT,” § 4-3.5-193 is hereby created by
74 adding the underlined language to provide as follows:

75 **Sec. 4-3.5-193. District External Boundaries.**

76 The external boundaries of the District are described in **Appendix A**
77 attached hereto, said boundaries encompassing 425.82 acres, more or
78 less.

79 **Section 4.** Charlotte County Code Chapter 4-3, Article XIV titled “CORAL CREEK
80 COMMUNITY DEVELOPMENT DISTRICT,” § 4-3.5-194 is hereby created by adding the
81 underlined language to provide as follows:

82 **Sec. 4-3.5-194. District Powers and Functions.**

83 The powers and functions of the District are described in Chapter 190,
84 Florida Statutes. Consent is hereby given to the District’s Board of
85 Supervisors to finance, fund, plan, establish, acquire, construct,
86 reconstruct, enlarge or extend, equip, operate, and maintain systems and
87 facilities for parks and facilities for indoor and outdoor recreational, cultural,
88 and educational uses, and for security, all as authorized and described by
89 Sections 190.012(2)(a) and (2)(d), Florida Statutes (2020).

90 **Section 5.** Charlotte County Code Chapter 4-3, Article XIV titled “CORAL CREEK
91 COMMUNITY DEVELOPMENT DISTRICT,” § 4-3.5-195 is hereby created by adding the
92 underlined language to provide as follows:

93 **Sec. 4-3.5-195. Board of Supervisors.**

94 The five persons designated to serve as initial members of the
95 District’s Board of Supervisors are as follows:

96 Name: Garrison Burr
97 Address: 7807 Baymeadows Road East, Suite 205
98 Jacksonville, Florida 32256

99
100 Name: Robert Nelson
101 Address: 7807 Baymeadows Road East, Suite 205
102 Jacksonville, Florida 32256

103
104 Name: Jim McGowan
105 Address: 7807 Baymeadows Road East, Suite 205
106 Jacksonville, Florida 32256

107

108 Name: Blake Weatherly
109 Address: 7807 Baymeadows Road East, Suite 205
110 Jacksonville, Florida 32256

111
112 Name: Ellen Johnson
113 Address: 7807 Baymeadows Road East, Suite 205
114 Jacksonville, Florida 32256

115
116 **Section 6.** Bond Validation. All bonds issued by the District pursuant to the powers
117 granted by this ordinance shall be validated pursuant to Chapter 75, Florida Statutes.

118 **Section 7.** Bond Default. No bond debt or other obligation of the District, nor any
119 default thereon, shall constitute a debt or obligation of Charlotte County, except upon the
120 express approval and agreement of its Board of County Commissioners.

121 **Section 8.** County Rates, Fees and Charges. Notwithstanding any power granted
122 to the District pursuant to this Ordinance, neither the District nor any real or personal
123 property or revenue in the District shall by reason of the District's creation and existence
124 be exempted from any requirement for the payment of any and all rates, fees, charges,
125 permitting fees, impact fees, connection charges or fees, or similar County rates, fees or
126 charges, and special taxing district assessments existing at the time of adoption of this
127 Ordinance or by subsequent action of the Board.

128 **Section 9.** Eminent Domain Power Limited. Notwithstanding any power granted to
129 the District pursuant to this Ordinance, the District may exercise the power of eminent
130 domain outside the District's existing boundaries only with the prior, specific and express
131 approval of the Board.

132 **Section 10.** Notwithstanding any provision to the contrary contained in the Petition,
133 no Proposed Facilities and Services may be funded, transferred to, owned or maintained
134 by the County without prior written approval from the Board.

135 **Section 11.** Codification. It is the intention of the Board, and it is hereby ordained
136 that the provisions of this Ordinance shall become and be made a part of the Code and
137 Laws and Ordinances of Charlotte County, Florida (“Code”), and the sections of this
138 Ordinance may be renumbered to accomplish such intention. In the event this Ordinance
139 conflicts with any provisions of the Code, the provisions of this Ordinance shall control to
140 the extent of any such conflict.

141 **Section 12.** Severability. If any subsection, sentence, clause, phrase, or portion of
142 this Ordinance is for any reason held invalid or unconstitutional by any court of competent
143 jurisdiction, such portion shall be deemed a separate, distinct, and independent provision
144 and such holding shall not affect the validity of the remainder of this Ordinance.

145 **Section 13.** Effective Date. This ordinance shall take effect upon adoption by the
146 Board.

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PASSED AND DULY ADOPTED this 22nd day of February, 2022.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: William G. Truex
William G. Truex, Chairman



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

By: Dawn Smoleski
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR 2021-0968

Appendix A [Petition]

PETITION TO ESTABLISH
CORAL CREEK
COMMUNITY
DEVELOPMENT DISTRICT

Submitted by:

Jennifer Kilinski
Florida Bar No. 69367
jennifer@kelawgroup.com
KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314
(850) 508-2335 (telephone)

Revised January 5, 2022

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA**

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Greenpointe Developers, LLC ("Petitioner"), hereby petitions the Charlotte County Board of County Commissioners pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a community development district ("District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within unincorporated Charlotte County, Florida, and covers approximately **425.82** acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located southwest of U.S. 41 and east of Burnt Store Road. The metes and bounds description of the external boundary of the proposed District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. Landowner Consents. Petitioner has obtained written consent to establish the proposed District from the owners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, Florida Statutes. Consents to the establishment of a community development district from Bryan Paul Inc. and Resource Conservation Properties, Inc., Title Authorized Member of Coral Creek Burnt Store LLC, are attached at **Exhibit 3**. The folio numbers are as follows: 422304400001, 422309200001, 422309301001.

4. Deeds of Landowners within the Proposed District. Copies of the warranty deeds for the lands to be included within the proposed District are provided in **Exhibit 4**.

5. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Garrison Burr
Address: 7807 Baymeadows Road East, Ste. 205
Jacksonville, Florida 32256

Name: Robert Nelson
Address: 7807 Baymeadows Rd East, Ste. 205
Jacksonville, FL 32256

Name: Jim McGowan
Address: 7807 Baymeadows Road East, Ste. 205
Jacksonville, Florida 32256

Name: Blake Weatherly
Address: 7807 Baymeadows Road East, Ste. 205
Jacksonville, Florida 32256

Name: Ellen Johnson
Address: 7807 Baymeadows Road East, Ste. 205
Jacksonville, Florida 32256

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

6. Name. The proposed name of the District is the Coral Creek Community Development District.

7. Major Water and Wastewater Facilities. There are currently no major trunk water mains and sewer interceptors and outfalls within the boundaries of the proposed District. **Exhibit 5** shows the boundaries of the District and notes the lack of major trunk water mains and sewer interceptors and outfalls.

8. District Facilities and Services. **Exhibit 6** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install, as well as the estimated costs of construction. At present, these improvements are estimated to be made, acquired, constructed and installed over an estimated seven (7)-year period from 2022 – 2029. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Existing and Future Land Uses. The existing use of the lands within the proposed District is Vacant/Agricultural. The future general distribution, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element are shown in **Exhibit 7**. These proposed land uses are consistent with the Charlotte County Comprehensive Plan.

10. Statement of Estimated Regulatory Costs. **Exhibit 8** is the statement of estimated regulatory costs (“SERC”) prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

11. Authorized Agents. The Petitioner is authorized to do business in the State of Florida. The Petitioner has designated **Jennifer Kilinski of KE Law Group, PLLC**, as its authorized agent. See **Exhibit 9** - Authorization of Agent. Copies of all correspondence and official notices should be sent to:

Jennifer Kilinski
Florida Bar No. 69367
jennifer@kelawgroup.com
KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314
(850) 508-2335 (telephone)

12. This petition to establish the Coral Creek Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the Charlotte County Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the proposed District will prevent the general body of taxpayers in Charlotte County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed District. The proposed District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the County Commission of Charlotte County, Florida to:

- a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;
- b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;
- c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and, (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, each as authorized and described by Section 190.012(2), Florida Statutes; and
- d. grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED as revised, this 5th day of January, 2022

KE LAW GROUP, PLLC

/s/ Jennifer Kilinski

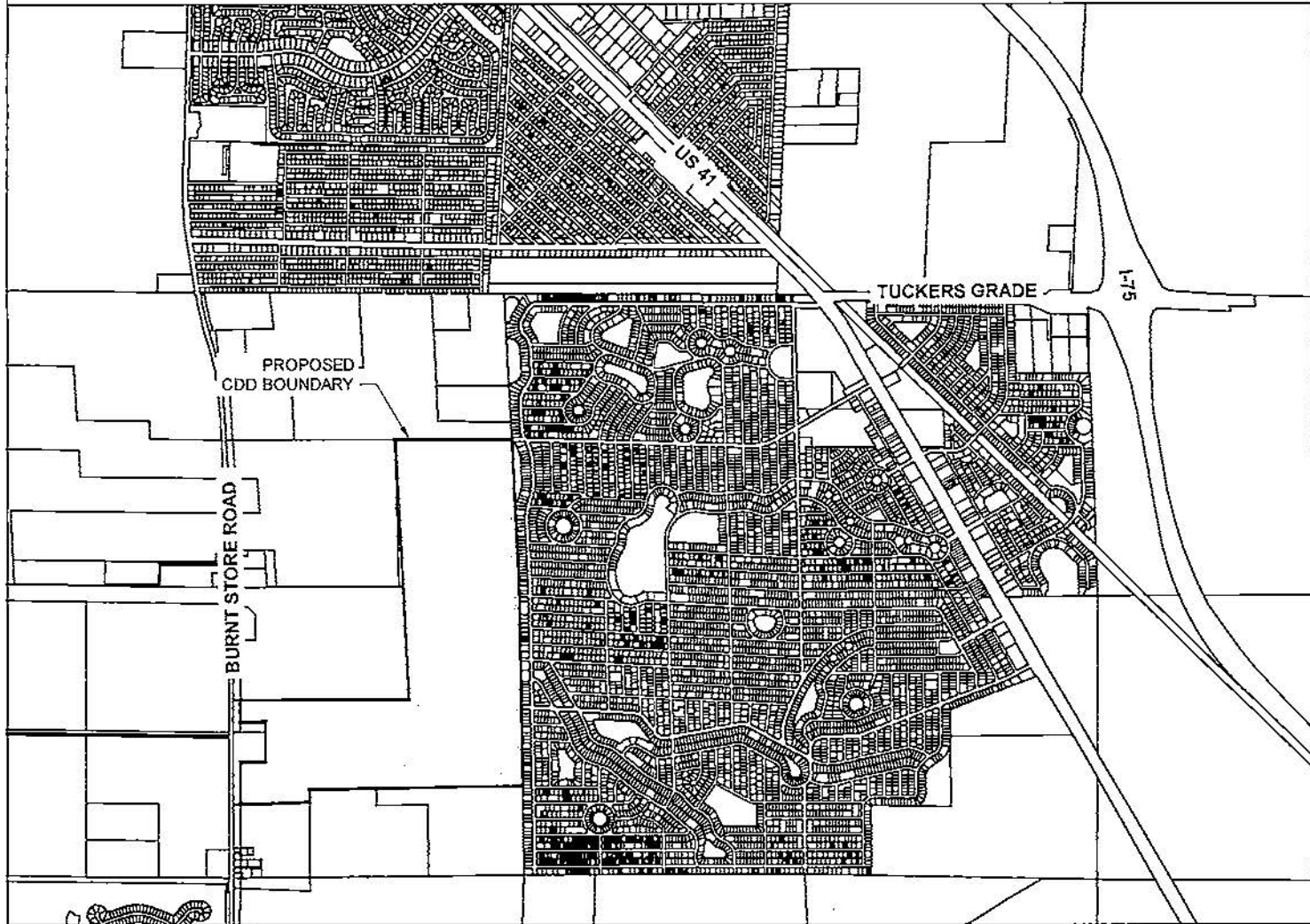
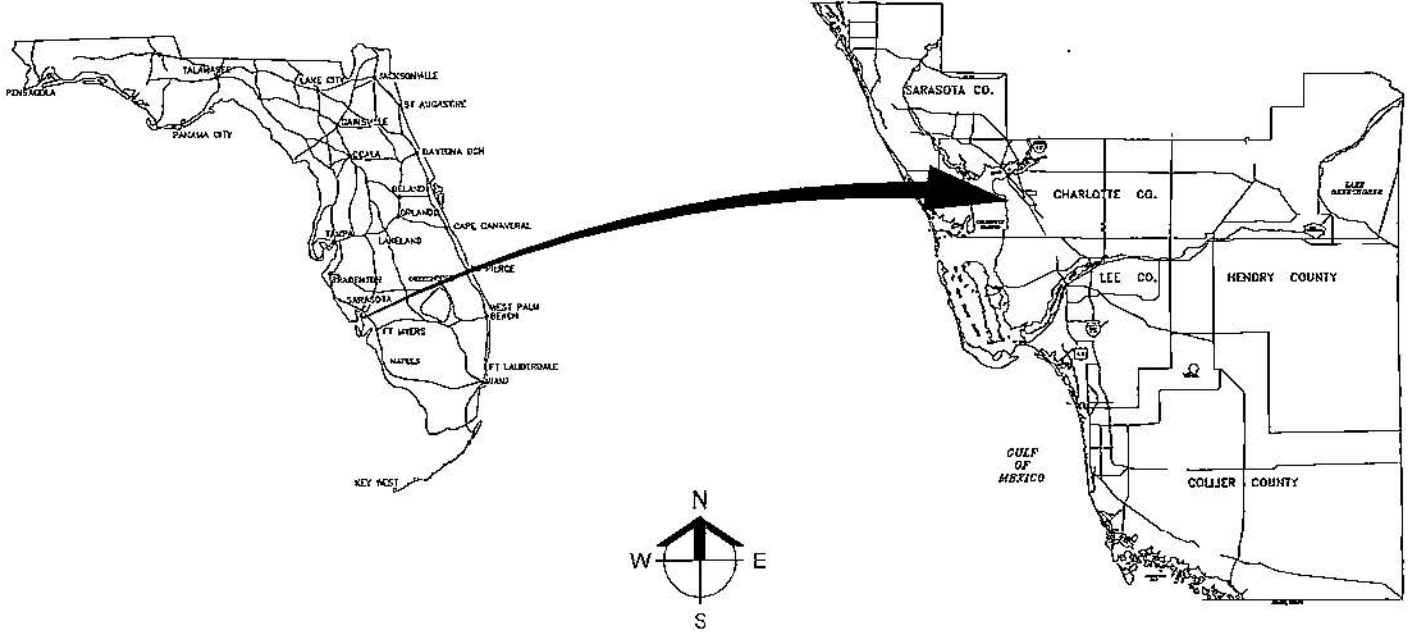
Jennifer Kilinski
Florida Bar No. 69367
jennifer@kelawgroup.com
KE LAW GROUP, PLLC
P.O. Box 6386 Tallahassee,
Florida 32314 (850)
508-2335 (telephone)

Attorney for Petitioner

EXHIBIT 1

FLORIDA

SOUTHWEST FLORIDA



Barraco
and Associates, Inc.
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7895 - SURVEYING LB-9943

CORAL CREEK CDD
LOCATION MAP

FILE NAME	BURNT STORE C DD LOC MAP DWG
LAYOUT	LOCATION MAP
LOCATION	J:\33891\DWG\EXHIBITS
PLOT DATE	FRI, 12-10-2021 - 1:35 PM
PLOT BY	ALYSSA FONTAINE
DESIGN BY	

EXHIBIT 2

DESCRIPTION

Parcel in
Section 4, Township 42 South, Range 23 East
Charlotte County, Florida

A tract or parcel of land lying in Section 4, Township 42 South, Range 23 East, Charlotte County, Florida, said tract or parcel of land being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 4 run $S89^{\circ}37'27''W$ along the South line of the Southeast Quarter (SE 1/4) of said Section 4 for 2,134.64 feet; thence run $N03^{\circ}04'53''W$ for 1,396.36 feet; thence run $S86^{\circ}55'07''W$ for 27.20 feet; thence run $N03^{\circ}04'53''W$ for 70.00 feet; thence run $N86^{\circ}55'07''E$ for 27.20 feet; thence run $N03^{\circ}04'53''W$ for 1,204.97 feet to an intersection with the North line of the South Half (S 1/2) of said Section 4; thence run $N89^{\circ}57'27''E$ along said North line for 2,141.46 feet to the East Quarter corner of said Section 4; thence run $S02^{\circ}56'52''E$ along the East line of said Southeast Quarter (SE 1/4) of Section 4 for 2,658.57 feet to the POINT OF BEGINNING.

Containing 130.69 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on South line of the Southeast Quarter (SE 1/4) of Section 4 to bear $S89^{\circ}37'27''W$.

Together with:

Parcel in
Section 9, Township 42 South, Range 23 East
Charlotte County, Florida

A tract or parcel of land lying in Section 9, 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 said Section 9 run $S00^{\circ}57'59''E$ along the East line of the Northeast Quarter (NE 1/4) of said Section 9 for 2,664.03 feet to the East Quarter corner of said Section 9; thence run $S00^{\circ}56'41''E$ along the East line of the Southeast Quarter (SE 1/4) of said Section 9 for 1,040.12 feet to an intersection with the Northerly line of lands described in a deed recorded in Official Records Book 2856, at Page 2074, Charlotte County Records; thence run along the Northerly and Westerly line of said lands the following two (2) courses: $S89^{\circ}02'28''W$ for 3,911.72 feet and $S00^{\circ}19'55''E$ for 228.70 feet to the Northeast corner of Parcel Exception (B), as described in a deed recorded in Official

DESCRIPTION (CONTINUED)

Records Book 1979, at Pages 291 through 293, Charlotte County Records; thence run along the Northerly line of said Parcel Exception (B) the following three (3) courses: S88°04'54"W for 508.38 feet; S87°18'24"W for 536.38 feet and S89°25'54"W for 225.04 feet to an intersection with the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4258, at Page 354, Charlotte County Records; thence run along said Easterly right of way line the following two (2) courses: N00°08'12"W for 780.13 feet and N89°51'48"E for 463.86 feet; thence run N00°08'12"W still along said Easterly right of way line and continuing along the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4419, at Page 1670, Charlotte County Records for 747.28 feet to the Northeast corner of said right of way; thence run S89°29'14"W along the Northerly right of way line of said lands for 463.87 feet to an intersection with the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4258, at Page 468, Charlotte County Records; thence run N00°08'12"W along said Easterly right of way line for 412.72 feet to an intersection with the Southerly line of lands described in a deed recorded in Official Records Book 3891, at Page 191, Charlotte County Records; thence run along the Southerly and Easterly line of said lands the following two (2) courses: N89°52'01"E for 3,098.88 feet and run N03°04'53"W for 2,086.99 feet to an intersection with the North line of the Northeast Quarter (NE 1/4) of said Section 9; thence run N89°37'27"E along said North line for 2,134.64 feet to the POINT OF BEGINNING.

Containing 295.13 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on East line of the of the Southeast Quarter (SE 1/4) of Section 9 to bear S00°56'41"E.

Together containing 425.82 acres, more or less.

EXHIBIT 3

**CONSENT AND JOINDER TO THE ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that **GreenPointe Developers, LLC** ("Petitioner") intends to submit an application to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of the community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on the following page]

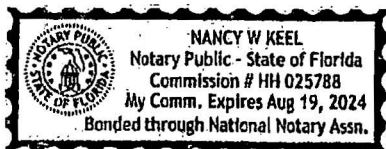
Executed this 8 day of November, 2021.

Bryan Paul Inc.

By: James Paul
Its: Vice President

**STATE OF FLORIDA
COUNTY OF HENDRY**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8 day of November, 2021, by James Paul, as V.P. of Bryan Paul, Inc., for and on behalf of _____, who is personally known to me or who produced _____ as identification.



Nancy W. Keel
(Official Notary Signature & Seal)

Print Name: Nancy W. Keel
Notary Public, State of Florida

Exhibit A: Property Description

DESCRIPTION

Parcel in
Section 4, Township 42 South, Range 23 East
Charlotte County, Florida

A tract or parcel of land lying in Section 4, Township 42 South, Range 23 East, Charlotte County, Florida, said tract or parcel of land being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 4 run S89°37'27"W along the South line of the Southeast Quarter (SE 1/4) of said Section 4 for 2,134.64 feet; thence run N03°04'53"W for 1,396.36 feet; thence run S86°55'07"W for 27.20 feet; thence run N03°04'53"W for 70.00 feet; thence run N86°55'07"E for 27.20 feet; thence run N03°04'53"W for 1,204.97 feet to an intersection with the North line of the South Half (S 1/2) of said Section 4; thence run N89°57'27"E along said North line for 2,141.46 feet to the East Quarter corner of said Section 4; thence run S02°56'52"E along the East line of said Southeast Quarter (SE 1/4) of Section 4 for 2,658.57 feet to the POINT OF BEGINNING.

Containing 130.69 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on South line of the Southeast Quarter (SE 1/4) of Section 4 to bear S89°37'27"W.

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

**Bryan
Paul,
Inc.**

PROJECT DESCRIPTION

A PARCEL OF LAND IN
SECTION 4,
TOWNSHIP 42 SOUTH,
RANGE 23 EAST,
CHARLOTTE COUNTY,
FLORIDA

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

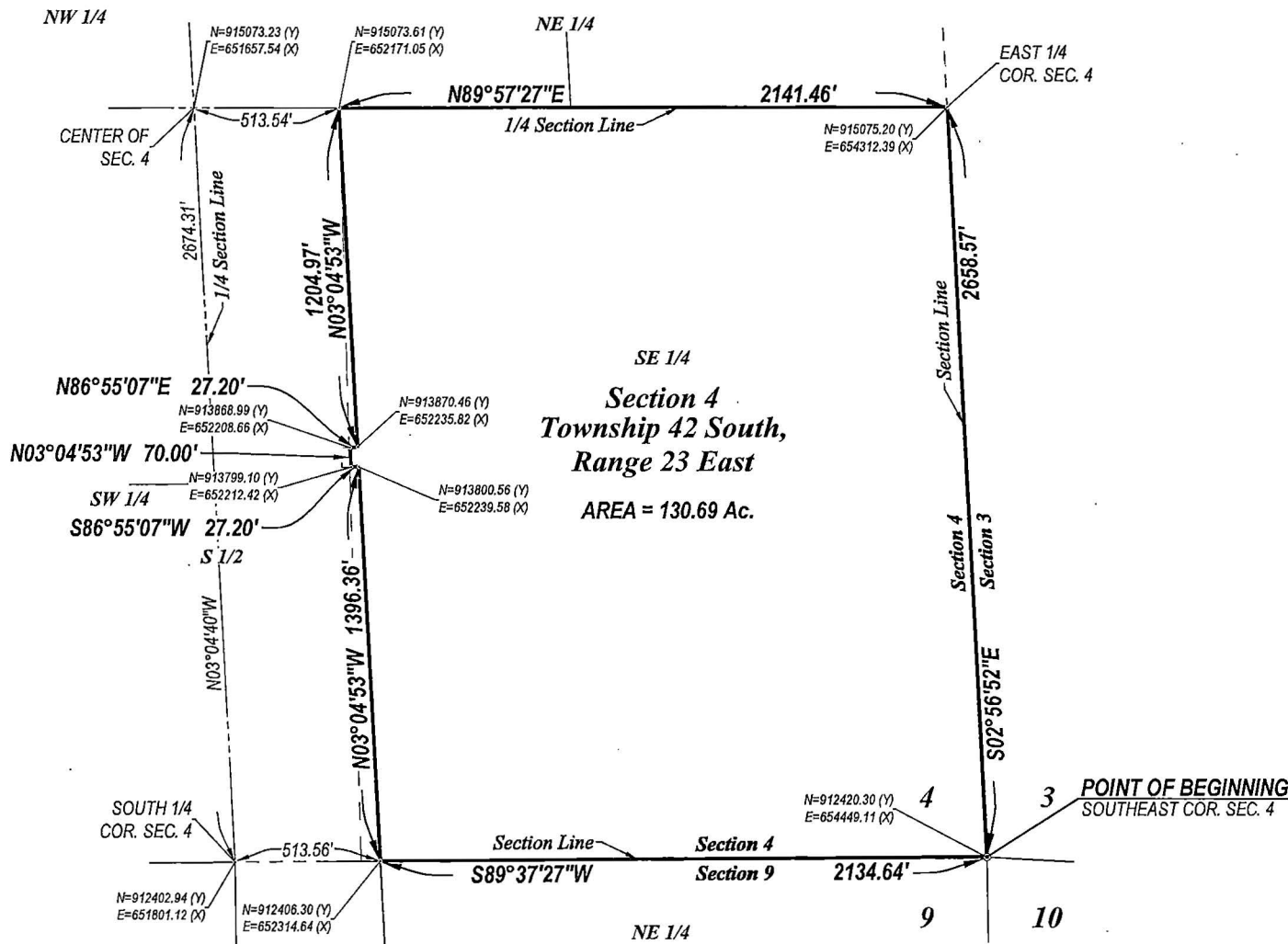
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LAYOUT	2
LOCATION	J:\2341023991\SURVEYING\SKETCH
PLOT DATE	FRI 12-10-2021 - 12:32 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	12-10-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=400'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO
ACCOMPANY
DESCRIPTION

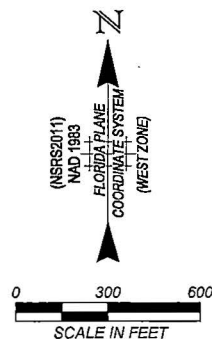
PROJECT / FILE NO	SHEET NUMBER
2341023991 9-42-23	2 OF 2



THIS IS NOT A SURVEY

NOTES:

- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.99999412 TO OBTAIN GRID DISTANCES.
- O.R. - DENOTES OFFICIAL RECORD BOOK, CHARLOTTE COUNTY PUBLIC RECORDS.
- PG. - DENOTES PAGE.
- COORDINATES AND BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON SOUTH LINE OF THE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4 TO BEAR S89°37'27"W.
- DESCRIPTION IS ATTACHED.



SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**CONSENT AND JOINDER TO THE ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that **GreenPointe Developers, LLC** ("Petitioner") intends to submit an application to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of the community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on the following page]

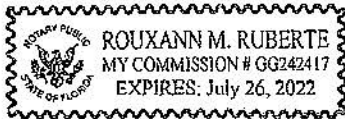
Executed this 11 day of November, 2021.

[LANDOWNER]

By: *John Creeley*
Its: VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11 day of November, 2021, by John Creeley, as vice-president of Resource Conservation Agency for and on behalf of Cloud Creek Plant Site who is personally known to me or who produced _____ as identification.



Rouxann M. Ruberte
(Official Notary Signature & Seal)

Print Name: Rouxann M. Ruberte
Notary Public, State of Florida

Exhibit A: Property Description

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION

Parcel in
Section 9, Township 42 South, Range 23 East
Charlotte County, Florida

A tract or parcel of land lying in Section 9, 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 said Section 9 run $S00^{\circ}57'59''E$ along the East line of the Northeast Quarter (NE 1/4) of said Section 9 for 2,664.03 feet to the East Quarter corner of said Section 9; thence run $S00^{\circ}56'41''E$ along the East line of the Southeast Quarter (SE 1/4) of said Section 9 for 1,040.12 feet to an intersection with the Northerly line of lands described in a deed recorded in Official Records Book 2856, at Page 2074, Charlotte County Records; thence run along the Northerly and Westerly line of said lands the following two (2) courses: $S89^{\circ}02'28''W$ for 3,911.72 feet and $S00^{\circ}19'55''E$ for 228.70 feet to the Northeast corner of Parcel Exception (B), as described in a deed recorded in Official Records Book 1979, at Pages 291 through 293, Charlotte County Records; thence run along the Northerly line of said Parcel Exception (B) the following three (3) courses: $S88^{\circ}04'54''W$ for 508.38 feet; $S87^{\circ}18'24''W$ for 536.38 feet and $S89^{\circ}25'54''W$ for 225.04 feet to an intersection with the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4258, at Page 354, Charlotte County Records; thence run along said Easterly right of way line the following two (2) courses: $N00^{\circ}08'12''W$ for 780.13 feet and $N89^{\circ}51'48''E$ for 463.86 feet; thence run $N00^{\circ}08'12''W$ still along said Easterly right of way line and continuing along the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4419, at Page 1670, Charlotte County Records for 747.28 feet to the Northeast corner of said right of way; thence run $S89^{\circ}29'14''W$ along the Northerly right of way line of said lands for 463.87 feet to an intersection with the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4258, at Page 468, Charlotte County Records; thence run $N00^{\circ}08'12''W$ along said Easterly right of way line for 412.72 feet to an intersection with the Southerly line of lands described in a deed recorded in Official Records Book 3891, at Page 191, Charlotte County Records; thence run along the Southerly and Easterly line of said lands the following two (2) courses: $N89^{\circ}52'01''E$ for 3,098.88 feet and run $N03^{\circ}04'53''W$ for 2,086.99 feet to an intersection with the North line of the Northeast Quarter (NE 1/4) of said Section 9; thence run $N89^{\circ}37'27''E$ along said North line for 2,134.64 feet to the POINT OF BEGINNING. Containing 295.13 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on East line of the of the Southeast Quarter (SE 1/4) of Section 9 to bear $S00^{\circ}56'41''E$.

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\23941 - Burnt Store 295 (N Parcel) REZ\Surveying\Descriptions\Survey\23941S01.doc

PREPARED FOR



PHOENIX BAY
VENTURES

9890 COCONUT ROAD
SUITE 283
BONITA SPRINGS, FL 34135

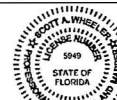
PHONE (239) 390-1122
FAX (239) 992-2672

WWW.PHOENIXBAYVENTURES.COM

PROJECT DESCRIPTION

**A PARCEL OF LAND
IN
SECTION 9,
TOWNSHIP 42 SOUTH,
RANGE 23 EAST,
CHARLOTTE COUNTY,
FLORIDA**

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

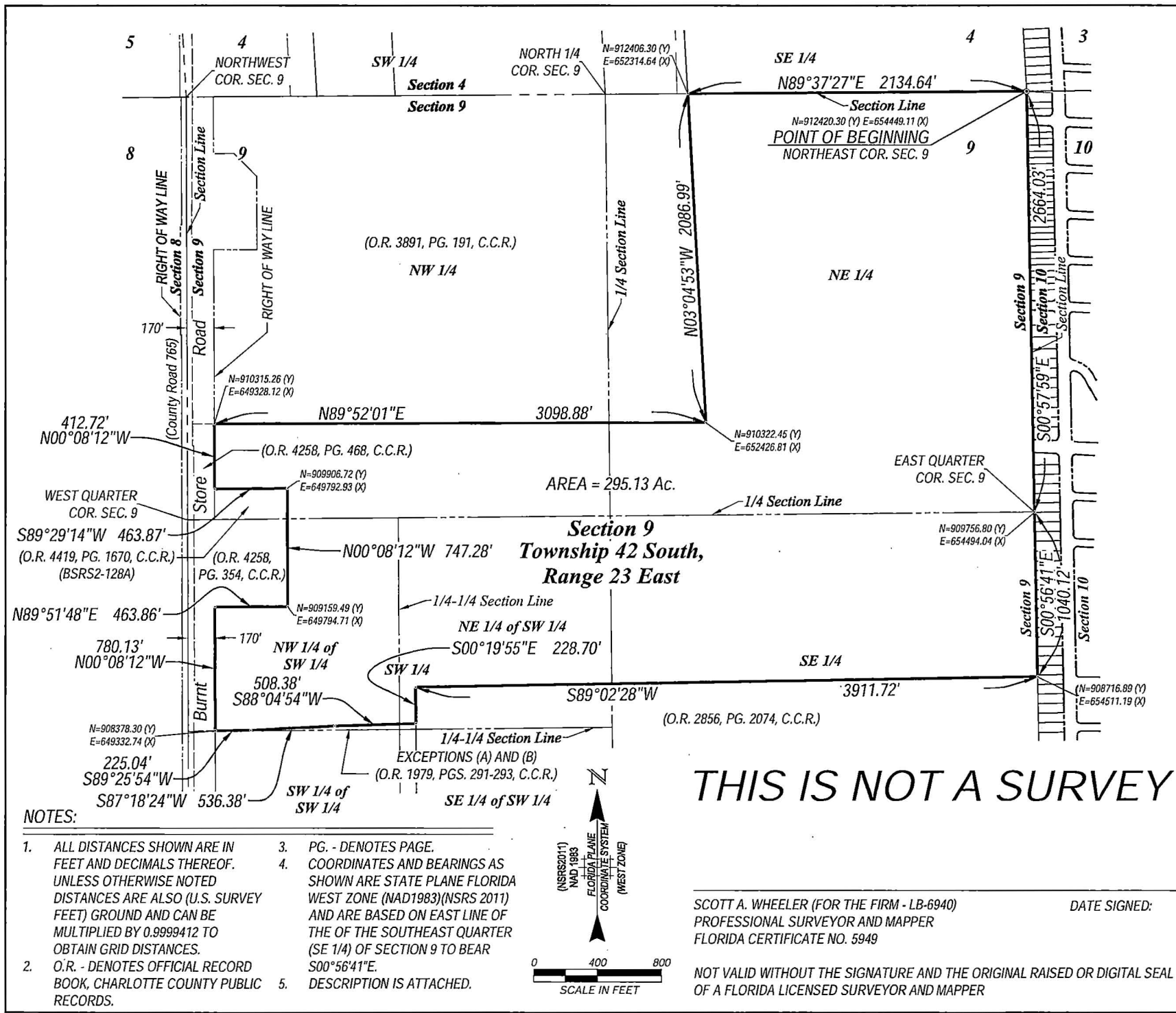
FILE NAME	23915K01.DWG
LAYOUT	2
LOCATION	J:\23941\HOWGIS\SURVEYING\SKETCH
PLOT DATE	MON, 6-21-2021 - 6:33 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	04-30-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=800'
FIELD BOOK	

PLAN REVISIONS	
06-21-2021	CORRECT O.R. 4223 TO 4259

STRAP NUMBERS

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT / FILE NO.	23941 9-42-23
SHEET NUMBER	2 OF 2



THIS IS NOT A SURVEY

SCOTT A. WHEELER (FOR THE FIRM - LB-6940) DATE SIGNED:
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

- NOTES:
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999412 TO OBTAIN GRID DISTANCES.
 - O.R. - DENOTES OFFICIAL RECORD BOOK, CHARLOTTE COUNTY PUBLIC RECORDS.
 - PG. - DENOTES PAGE.
 - COORDINATES AND BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON EAST LINE OF THE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9 TO BEAR S00°56'41"E.
 - DESCRIPTION IS ATTACHED.

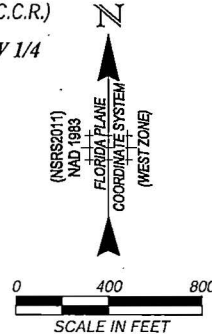


EXHIBIT 4



Prepared by and return to:
Matthew D. Alexander, Esquire
Peterson & Myers, P.A.
Post Office Drawer 7608
Winter Haven, FL 33883-7608
863-294-3360

[Space Above This Line For Recording Data]

Warranty Deed

This Indenture made this 28th day of November, 2012, between **Bryan W. Paul Family Limited Liability Limited Partnership, a Florida limited liability limited partnership**, whose post office address is P. O. Box 2357, LaBelle, Florida 33975-2357, of the County of Hendry, State of Florida, and **Bryan Paul, Inc., a Florida corporation**, whose post office address is P. O. Box 2357, LaBelle, Florida 33975-2357, of the County of Hendry, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Charlotte County, Florida**, to-wit:

See attached Exhibit "A"

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Bryan W. Paul Family Limited Liability Limited Partnership,
a Florida limited liability limited partnership

By: Bryan Paul Management LLC, General Partner

Jane LaFrandre
Witness Name: Jane LaFrandre
Martha S. Warnock
Witness Name: MARTHA S. WARNOCK

By: James C. Paul
James C. Paul, Manager

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 28th day of November, 2012, by James C. Paul, Manager of Bryan Paul Management, LLC, the General Partner of Bryan W. Paul Family Limited Liability Limited Partnership, a Florida limited liability limited partnership, on behalf of said partnership He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Jane M. Murphy-LaFrandre
Notary Public

Printed Name: _____

My Commission Expires: _____



EXHIBIT "A"

Parcel 1:

A tract or parcel of land lying in the South Half of Section 4, Township 42 South, Range 23 East, Charlotte County, Florida, which tract or parcel is described as follows:

Beginning at the Southeast corner of said Section 4 run South 89°38'17" West along the South line of said Section 2202.50 feet; thence run North 01°35'50" West for 2669.00 feet to an intersection with the North line of the South half of said Section 4; thence run North 89°58'53" East along said North line for 2140.93 feet to the Northeast corner of said South Half of Section 4; thence run South 02°55'52" East along the east line of said fraction for 2658.22 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the centerline survey of State Road S-765 (Burnt Store Road).

Parcel 2:

The Northwest Quarter of the Northwest Quarter

LESS

Right-of-Way for State Road No. S-765 (Burnt Store Road).

AND

The Southwest Quarter of the Northwest Quarter

LESS

Right-of-Way for State Road No. S-765 (Burnt Store Road)

AND

That part of the Northeast Quarter of the Northwest Quarter, more particularly described as follows:

Beginning at the Northwest corner of said fraction, run south 03°06'56" East along the Westerly line of the Northeast Quarter of the Northwest Quarter for 1339.19 feet; thence run South 89°50'51" East along the South line of said Northeast Quarter of the Northwest Quarter for distance of 284.81 feet; thence run North 02°57'26" West for a distance of 1357.93 feet to a point on the North line of said Northeast Quarter of the Northwest Quarter; thence run North 89°38'20" West along said North line for a distance of 288.63 feet to the Point of Beginning.

All in Section 4, Township 42 South, Range 23 East, Charlotte County, Florida.

Parcel 3:

A parcel of land lying in the Northeast 1/4 of Section 5, Township 42 South, Range 23 East, Charlotte County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 5, Township 42 South, Range 23 East; run South 03°12'30" East along the Easterly line of said Section 5, a distance of 689.00 feet to the point of beginning; thence continue along the Easterly line of said Section 5, South 03°12'30" East to its intersection with the Easterly right of way of Burnt Store Road (SR #765), a distance of 588.44 feet; thence along said right of way of Burnt Store Road, North 16°39'20" West, a distance of 174.14 feet; thence continue along said right of way, North 15°32'14" West, a distance of 512.32 feet; thence North 87°58'30" East, to the intersection with the said Easterly line of Section 5, a distance of 132.71 feet to the point of beginning.

Parcel 4:

A parcel of real property located in the Southeast Quarter (SE 1/4) of Section 4, Township 42 South, Range 23 East, Charlotte County, Florida described as follows:

From the South Quarter corner of said Section 4 run N 89°38'17" E along the South line of said Section for 445.77 feet; thence run N 01°35'50" W for 1,394.00 feet to the Point of Beginning. From said Point of Beginning continue N 01°35'50" W for 70.00 feet; thence run S 88°24'10" W for 27.20 feet; thence run S 01°35'50" E for 70.00 feet; thence run N 88°24'10" E for 27.20 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the South line of Section 4 to bear N 89°38'17" E.

LESS AND EXCEPT: (From Parcel 2)

LEGAL DESCRIPTION - (BY SURVEYOR)

A TRACT OR PARCEL OF LAND LYING IN THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, RUN SOUTH 89°39'48" EAST ALONG THE NORTH LINE OF SAID SECTION FOR 1016.00 FEET TO THE POINT OF BEGINNING: FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89°39'48" EAST ALONG SAID NORTH LINE, 613.86 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 02°32'20" EAST, 1,348.50 FEET; THENCE NORTH 89°49'54" WEST, 284.82 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 4; THENCE ALONG SAID EAST LINE SOUTH 03°08'02" EAST, 407.67 FEET; THENCE LEAVING SAID EAST LINE SOUTH 89°57'58" WEST, 1273.56 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF BURNT STORE ROAD (STATE ROAD NO. S-765); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 03°49'46" WEST, 39.24 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 1,949.86 FEET) (DELTA 13°24'49") (CHORD BEARING NORTH 10°04'25" WEST) (CHORD 455.44 FEET), FOR 456.48 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 4; THENCE ALONG SAID WEST LINE NORTH 03°11'11" WEST, 589.09 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AS PARCEL ONE IN OFFICIAL RECORD BOOK 2133, PAGES 1639 THROUGH 1640, CHARLOTTE COUNTY, FLORIDA, PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY LINE NORTH 88°00'19" EAST, 1,059.08 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID PARCEL ONE; THENCE NORTH 07°08'52" WEST ALONG SAID EASTERLY LINE, 650.20 FEET TO THE POINT OF BEGINNING.

AND FURTHER LESS AND EXCEPT: (From Parcel 2)

A certain parcel of land lying and being in the Northwest corner of Section 4, Township 42 South, Range 23 East, in Charlotte County, Florida, and being more particularly described as follows: Take for a Point of Beginning the Northwest corner of the aforesaid Section 4; go thence South 89 degrees 41' 20" East along the North line of said Section 4, a distance of 1016 feet to a point; go thence South 07 degrees 09'10" East a distance of 650 feet to a point; go thence South 87 degrees 58' 20" West a distance of 1059 feet to a point on the West line of said Section 4; go thence North 03 degrees 12' 40" West along said West line of Section 4, a distance of 689 feet to the Point of Beginning.

027. ⁰⁰ Recording
\$ 74,162. ⁹⁰ Documentary Stamps
\$ - 0 - Intangible Tax

6' model

1 FRONT ONE (THE OTHER TWO ARE BACK) TWO FRONT TWO (THE OTHER TWO ARE BACK) FOUR

#78


This Instrument Has Been Prepared By:
James E. Moore, III, of
MOORE AND WAKSLER, P.L.
1107. W. Marion Avenue
Suite 112
Punta Gorda, FL 33950

BARBARA T. SCOTT, CLERK
CHARLOTTE COUNTY
OR BOOK 02601
PGS 0927-0929 (3 Pg(s))
FILE NUMBER 1307356
RECORDED 12/17/2004 07:44:17 AM
RECORDING FEES 27.00
INDEX FEES 6.00
DEED DOC 74,162.90

Parcel ID Number: 0072609-0000004 0072608-0000005
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 15th day of December, 2004 A.D. between CORAL CREEK LIMITED LIABILITY COMPANY, a Nevada limited liability company, of the County of Charlotte, State of Florida, Grantor, and Coral Creek Burnt Store LLC, a Florida limited liability company, whose address is: 9990 Coconut Road, Suite 200, BONITA SPRINGS, FL 34135, of the County of Collier, State of Florida, Grantee.

Witnesseth that the Grantor, for and in consideration of the sum of TEN and No/100 Dollars (\$10.00), and other good and valuable consideration to Grantor, in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Charlotte, State of Florida, to wit:

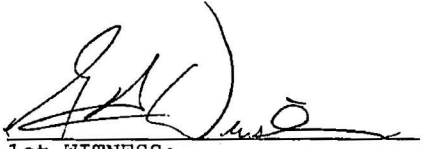
A PARCEL OF LAND IN SECTIN 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

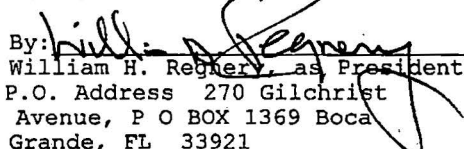
and the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Coral Creek Limited Liability Company, a Nevada limited liability company By Its Managing Member: W R F Co., a Delaware corporation, as trustee of the following Trusts: Trust RB-5, f/b/o William H. Regnery, Trust RB-6, f/b/o Peter B. Regnery, Trust RB-9, f/b/o Patrick Regnery, all created pursuant to Article I(C) of that certain Trust Agreement known as "The William Regnerys' Trusts" dated 5/2/41


1st WITNESS:

By: 
William H. Regnery, as President
P.O. Address 270 Gilchrist Avenue, P O BOX 1369 Boca Grande, FL 33921

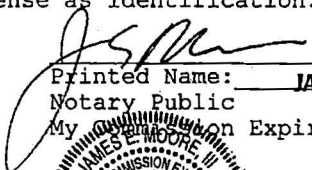


2nd Witness

IMAGED IN PG

3

STATE OF Florida
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 15th day of December, 2004 by William H. Regnery, as President of W R F Co., a Delaware corporation, as trustee of the following Trusts: Trust RB-5, f/b/o William H. Regnery, Trust RB-6, f/b/o Peter B. Regnery, Trust RB-9, f/b/o Patrick Regnery, all created pursuant to Article I(C) of that certain Trust Agreement known as "The William Regnerys' Trusts" dated 5/1/41, as Managing Member of Coral Creek Limited Liability Company, a Nevada limited liability company, who is personally known to me or he has produced his driver's license as identification.


Printed Name: JAMES E. MOORE, III
Notary Public
My Commission Expires: / /




LEGAL DESCRIPTION - (O.R. BOOK 1979, PAGES 291-293)

PARCEL NO. 1

ALL OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST LESS AND EXCEPT THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 9 AND LESS AND EXCEPT STATE ROAD RIGHT-OF-WAY AS DESCRIBED IN "ORDER OF TAKING", RECORDED IN O.R. BOOK 193, PAGE 54 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

EXCEPTION (A) TO PARCEL 1:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, DESCRIBED AS FOLLOWS:

FROM A CONCRETE POST MARKING THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION RUN NORTH 00°19'20" WEST ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION FOR 1336.23 FEET TO A CONCRETE POST MARKING THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE RUN NORTH 89°27'00" EAST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR 101.00 FEET; THENCE RUN SOUTH 00°19'20" EAST PARALLEL WITH THE WEST LINE OF SAID QUARTER-QUARTER SECTION FOR 1336.13 FEET TO A CONCRETE POST ON THE SOUTH LINE OF SAID SECTION; THENCE RUN SOUTH 89°23'20" WEST ALONG SAID SOUTH LINE FOR 101.00 FEET TO THE POINT OF BEGINNING.

EXCEPTION (B) TO PARCEL 1:

A STRIP OR PARCEL OF LAND LYING IN THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, WHICH STRIP OR PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID FRACTION OF SECTION IN THE CENTERLINE OF STATE ROAD NO. S-765, SOMETIMES KNOWN AS BURNT STORE ROAD, RUN NORTH 89°27'00" EAST ALONG THE SOUTH LINE OF SAID FRACTION OF SECTION FOR 35.2 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING CONTINUE NORTH 89°27'00" EAST ALONG SAID SOUTH LINE FOR 360.8 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE ON THE SAME COURSE FOR 942.13 FEET TO A CONCRETE POST MARKING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION; THENCE CONTINUE ON SAME COURSE FOR 101.0 FEET; THENCE RUN NORTH 00°19'20" WEST FOR 37.0 FEET TO A CONCRETE POST; THENCE RUN SOUTH 88°08'00" WEST FOR 508.38 FEET TO A CONCRETE POST AT A POINT 25.0 FEET NORTH OF SAID SOUTH LINE; THENCE RUN SOUTH 87°19'30" WEST FOR 536.38 FEET TO A CONCRETE POST AT A POINT 5.0 FEET NORTH OF SAID SOUTH LINE; THENCE RUN SOUTH 89°27'00" WEST PARALLEL WITH SAID SOUTH LINE FOR 360.77 FEET TO A CONCRETE POST ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-765; THENCE RUN SOUTH 00°29'40" EAST ALONG SAID RIGHT-OF-WAY LINE FOR 5.0 FEET TO THE POINT OF BEGINNING.

027.00 Recording
\$ 14,162.90 Documentary Stamps
\$ -0- Intangible Tax

6 index

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

BARBARA T. SCOTT, CLERK
CHARLOTTE COUNTY
OR BOOK 02601
PGS 0927-0929 (3 Pg(s))
FILE NUMBER 1307356
RECORDED 12/17/2004 07:44:17 AM
RECORDING FEES 27.00
INDEX FEES 6.00
DEED DOC 74,162.90

#78
★

This Instrument Has Been Prepared By:
James E. Moore, III, of
MOORE AND WAKSLER, P.L.
1107 W. Marion Avenue
Suite 112
Punta Gorda, FL 33950

Parcel ID Number: 0072609-0000004 0072608-0000005
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 15th day of December, 2004 A.D. between **CORAL CREEK LIMITED LIABILITY COMPANY**, a Nevada limited liability company, of the County of Charlotte, State of Florida, **Grantor**, and **Coral Creek Burnt Store LLC**, a Florida limited liability company, whose address is: 9990 Coconut Road, Suite 200, BONITA SPRINGS, FL 34135, of the County of Collier, State of Florida, **Grantee**.

Witnesseth that the Grantor, for and in consideration of the sum of TEN and No/100 Dollars (\$10.00), and other good and valuable consideration to Grantor, in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Charlotte, State of Florida, to wit:


A PARCEL OF LAND IN SECTIN 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

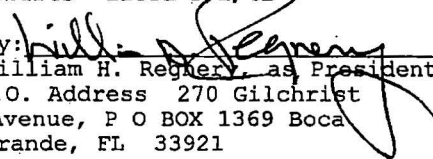
and the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

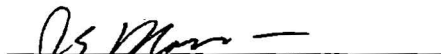
In Witness Whereof, Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Coral Creek Limited Liability Company, a Nevada limited liability company By Its Managing Member: W R F Co., a Delaware corporation, as trustee of the following Trusts: Trust RB-5, f/b/o William H. Regnery, Trust RB-6, f/b/o Peter B. Regnery, Trust RB-9, f/b/o Patrick Regnery, all created pursuant to Article I(C) of that certain Trust Agreement known as "The William Regnerys' Trusts" dated 5/1/41


1st WITNESS:

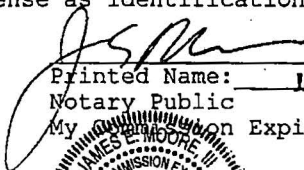
By: 
William H. Regnery, as President
P.O. Address 270 Gilchrist Avenue, P O BOX 1369 Boca Grande, FL 33921

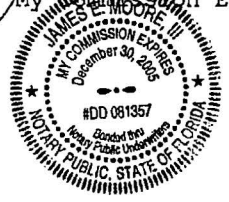

2nd Witness

IMAGED IN PG

STATE OF Florida
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 15th day of December, 2004 by William H. Regnery, as President of W R F Co., a Delaware corporation, as trustee of the following Trusts: Trust RB-5, f/b/o William H. Regnery, Trust RB-6, f/b/o Peter B. Regnery, Trust RB-9, f/b/o Patrick Regnery, all created pursuant to Article I(C) of that certain Trust Agreement known as "The William Regnerys' Trusts" dated 5/1/41, as Managing Member of Coral Creek Limited Liability Company, a Nevada limited liability company, who is personally known to me or he has produced his driver's license as identification.


Printed Name: JAMES E. MOORE, III
Notary Public
My Commission Expires: / /





LEGAL DESCRIPTION - (O.R.BOOK 1979, PAGES 291-293)

PARCEL NO.1

ALL OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST LESS AND EXCEPT THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 9 AND LESS AND EXCEPT STATE ROAD RIGHT-OF-WAY AS DESCRIBED IN "ORDER OF TAKING", RECORDED IN O.R. BOOK 193, PAGE 54 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

EXCEPTION (A) TO PARCEL 1:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, DESCRIBED AS FOLLOWS:

FROM A CONCRETE POST MARKING THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION RUN NORTH 00°19'20" WEST ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION FOR 1336.23 FEET TO A CONCRETE POST MARKING THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE RUN NORTH 89°27'00" EAST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR 101.00 FEET; THENCE RUN SOUTH 00°19'20" EAST PARALLEL WITH THE WEST LINE OF SAID QUARTER-QUARTER SECTION FOR 1336.13 FEET TO A CONCRETE POST ON THE SOUTH LINE OF SAID SECTION; THENCE RUN SOUTH 89°23'20" WEST ALONG SAID SOUTH LINE FOR 101.00 FEET TO THE POINT OF BEGINNING.

EXCEPTION (B) TO PARCEL 1:

A STRIP OR PARCEL OF LAND LYING IN THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, WHICH STRIP OR PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID FRACTION OF SECTION IN THE CENTERLINE OF STATE ROAD NO. S-765, SOMETIMES KNOWN AS BURNT STORE ROAD, RUN NORTH 89°27'00" EAST ALONG THE SOUTH LINE OF SAID FRACTION OF SECTION FOR 35.2 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING CONTINUE NORTH 89°27'00" EAST ALONG SAID SOUTH LINE FOR 360.8 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE ON THE SAME COURSE FOR 942.13 FEET TO A CONCRETE POST MARKING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION; THENCE CONTINUE ON SAME COURSE FOR 101.0 FEET; THENCE RUN NORTH 00°19'20" WEST FOR 37.0 FEET TO A CONCRETE POST; THENCE RUN SOUTH 88°06'00" WEST FOR 508.38 FEET TO A CONCRETE POST AT A POINT 25.0 FEET NORTH OF SAID SOUTH LINE; THENCE RUN SOUTH 87°19'30" WEST FOR 536.38 FEET TO A CONCRETE POST AT A POINT 5.0 FEET NORTH OF SAID SOUTH LINE; THENCE RUN SOUTH 89°27'00" WEST PARALLEL WITH SAID SOUTH LINE FOR 360.77 FEET TO A CONCRETE POST ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-765; THENCE RUN SOUTH 00°29'40" EAST ALONG SAID RIGHT-OF-WAY LINE FOR 5.0 FEET TO THE POINT OF BEGINNING.

EXHIBIT 5



Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2771 MAGNOLIA BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2000
PHONE (239) 461-3100
FAX (239) 461-3169
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING 116840

PREPARED FOR

PROJECT DESCRIPTION

CORAL CREEK CDD

PART OF SECTION 44,
TOWNSHIP 42 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE
INTENSITIES OR DENSITIES MAY
CHANGE SIGNIFICANTLY BASED
UPON SURVEY, ENGINEERING,
ENVIRONMENTAL AND / OR
REGULATORY CONSTRAINTS AND /
OR OPPORTUNITIES.

FORMING BY THE REVISIONS DATE: 10/14/2013
COPYRIGHT © 2013 BARRACO AND ASSOCIATES, INC.
PROPERTY OF BARRACO AND ASSOCIATES, INC.

FILE NAME: BURNING STONE CDD BY BAR (13).DWG
LOCATION: C:\PROJECTS\23991\BURNING STONE\BURNING STONE CDD BY BAR (13).DWG
PLOT DATE: 10/14/2013 4:15 PM
PLOT BY: (BARRACO)\BARRACO\J
CROSS-REFERENCED DRAWING(S)

PLANS LISTED

NO.	DESCRIPTION	STATUS

PLANS LISTED

EXISTING INFRASTRUCTURE MAP

PROJECT FILE NO.	SHEET NUMBER
23991	EXH

EXHIBIT 6

Coral Creek Community Development District (CDD)
Charlotte County, Florida
Order of Magnitude Construction Cost Estimate
December 10, 2021

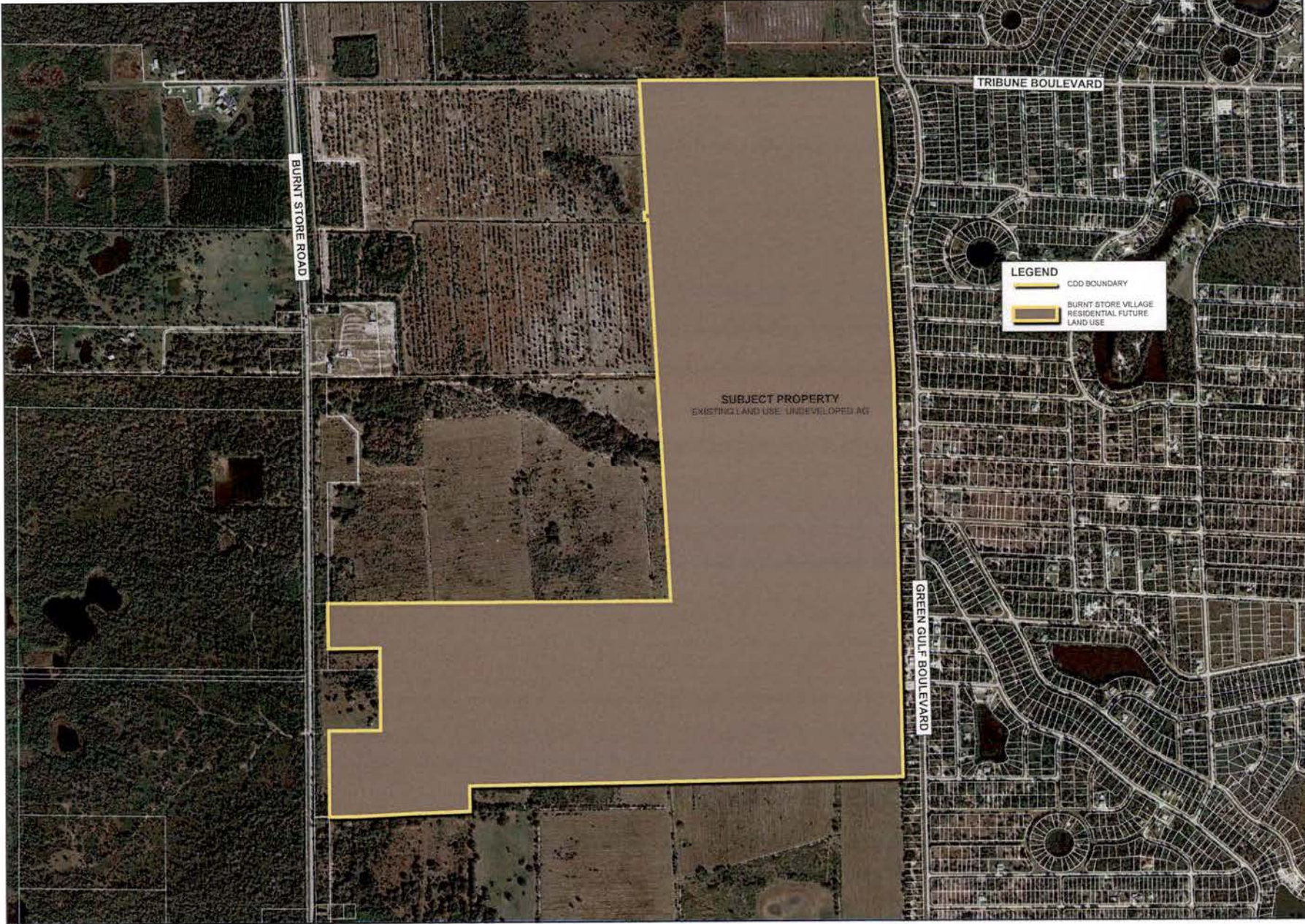
Improvement Category	Estimated Cost of Construction
Stormwater Management/Drainage	\$17,099,000.00
Roadway	\$13,563,000.00
Water Distribution	\$6,696,000.00
Sanitary Sewer Collection and Transmission	\$10,455,000.00
Irrigation Distribution	\$3,968,000.00
Offsite Improvements/ Transportation Fees	\$150,000.00
Subtotal	\$51,931,000.00
Professional Consultant Fees	\$5,193,100.00
Subtotal	\$5,193,100.00
Total	\$57,124,100.00
20% Contingency	\$11,424,820.00
Grand Total	\$68,548,920.00

Estimated Start of Construction: 2022

Estimated Completion of Infrastructure Construction: 2029

OWNERSHIP, OPERATION, AND MAINTENANCE RESPONSIBILITIES			
Proposed Infrastructure Improvements	Ownership	Financing Entity	Operation & Maintenance Entity
Surface Water Management System	CCCDD	CCCDD	CCCDD
Offsite Roadway Improvements	COUNTY	CCCDD	COUNTY
Onsite Roadways	CCCDD	CCCDD	CCCDD
Potable Water Distribution System	COUNTY	CCCDD	COUNTY
Wastewater Collection System	COUNTY	CCCDD	COUNTY
Landscape and Irrigation	CCCDD	CCCDD	CCCDD
Environmental Restoration Mitigation Improvements	CCCDD	CCCDD	CCCDD
CCCDD = Coral Creek Community Development District COUNTY = Charlotte County			

EXHIBIT 7

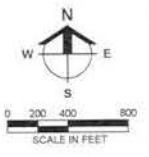


Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net
2271 MAGREOR BLVD, SUITE 100
FORT MYERS, FLORIDA 33902-0000
PHONE (239) 461-0170
FAX (239) 461-0169

FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 1965 - SURVEYING LB-6140

PREPARED FOR



LEGEND	
	CDD BOUNDARY
	BURNT STORE VILLAGE RESIDENTIAL FUTURE LAND USE

PROJECT DESCRIPTION

CORAL CREEK CDD

PART OF SECTION 45
TOWNSHIP 42 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE
INTENSITIES OR DENSITIES MAY
CHANGE SIGNIFICANTLY BASED
UPON SURVEY, ENGINEERING,
ENVIRONMENTAL AND / OR
REGULATORY CONSTRAINTS AND /
OR OPPORTUNITIES.

DESIGNED AND DRAWN WITHOUT REEL, BOUNDARY AND DATE
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ALL RIGHTS RESERVED. CONSULT AN ATTORNEY FOR DETAILS.

FILE NAME	22091305-FULL.DWG
LOCATION	22091305-CORAL-CREEK
PLOT DATE	FRI, 12/10/2021 - 1:48 PM
PLOT BY	ALYSSA FONTANA
UNLESS REFERENCED OTHERWISE	
BASE PLAN	22091305-FULL.DWG

PLAN REVISIONS

NO.	DATE	DESCRIPTION

PLAN STATUS

**FUTURE LAND
USE MAP
EXHIBIT 7**

PROJECT / FILE NO.	23991	SHEET NUMBER	EXH
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EXHIBIT 8

CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

December 6, 2021



Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Coral Creek Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 425.82 +/- acres of land located within Charlotte County, Florida (the "County") and is projected to contain approximately 1,764 residential dwelling units, which will make up the Coral Creek development ("Project"). The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing the District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of the Coral Creek Community Development District

The District is designed to provide public infrastructure, services, and facilities, along with operation and maintenance of the same, to a master planned residential development currently anticipated to contain a total of approximately 1,764 residential dwelling units, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Coral Creek.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly:
1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic

markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (Charlotte County, according to Census 2020, has a population of 186,847; therefore, it is not defined as a small county for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 425.82 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 1,764 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the establishment of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of

the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will ensure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State by virtue that the District will be one of many already existing similar districts within the State. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the County to offset any expenses that the County may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the enhanced service and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, amenity operation and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five-year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of CDD debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District nor can the District debt be a debt of the County or the State.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) Charlotte County and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. Charlotte County, Florida

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the County. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through the District or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 425.82 +/- acre master planned residential development currently anticipated to contain a total of approximately 1,764 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 6,174 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

The County is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of Charlotte County. Therefore, the County (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

Charlotte County, Florida

The proposed land for the District is located within Charlotte County, Florida and consists of less than 2,500 acres. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the County will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the County may incur in the processing of this petition. Finally, the County already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the County, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring program for governmental entities.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. A CDD is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government, including the County. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$68,548,920.00. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District’s infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

**CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT
Proposed Facilities and Services**

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Surface Water Management System / Drainage / Environmental	CDD	CDD	CDD
Offsite Roadway Improvements	CDD	Charlotte County	Charlotte County
Roadways	CDD	CDD	CDD
Portable Water Distribution System	CDD	Charlotte County	Charlotte County
Wastewater Collection and Transmission System	CDD	Charlotte County	Charlotte County
Landscape and Irrigation Distribution	CDD	CDD	CDD

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, County or its dependent districts, or County management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

Table 2

**CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT
Estimated Costs of Construction**

CATEGORY	COST
Stormwater Management/Drainage	\$17,099,000.00
Roadway	\$13,563,000.00
Water Distribution	\$6,696,000.00
Sanitary Sewer Collection and Transmission	\$10,455,000.00
Irrigation Distribution	\$3,968,000.00
Offsite Improvements/ Transportation Fees	\$150,000.00
Professional Consulting Fees	\$5,193,100.00
Contingency (20%)	\$11,424,820.00
Total	\$68,548,920.00

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as counties, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management

legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide CDD landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

Charlotte County has a population of 186,847 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" county according to Section 120.52, F.S. It can be reasonably expected that the establishment of community development district for the Coral Creek development will not produce any marginal effects that would be different from those that would have occurred if the Coral Creek development was developed without a community development district established by the County.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Coral Creek Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the County could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Coral Creek development. First, unlike a CDD, this alternative would require the County to administer the project and its facilities and services. As a result, the costs for

these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Coral Creek development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other City responsibilities. By contrast, if the County were to establish and administer a dependent special district, then the residents and landowners of the Coral Creek development would take their grievances and desires to the County Commission meetings.

Third, any debt of an independent CDD is strictly that CDD's responsibility. While it may be technically true that the debt of a County-established, dependent special district is not strictly the County's responsibility, any financial problems that a dependent special district may have may reflect on the County. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low-cost financing from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Coral Creek Community Development District.

**APPENDIX A
LIST OF REPORTING REQUIREMENTS**

REPORT	FL. STATUE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.1,8015	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 30 days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the county after financing

EXHIBIT 9

Authorization of Agent

This letter shall serve as a designation of Jennifer Kilinski, Esq., of KE Law Group, PLLC, whose address is 2016 Delta Blvd, Suite 101, Tallahassee, FL 32301, to act as agent for GreenPointe Developers LLC, a Delaware limited liability company authorized to transact business in Florida, with regard to any and all matters pertaining to the petition to the Board of County Commissioners, in and for Charlotte County, Florida to establish a community development district pursuant to Chapter 190, *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

GREENPOINTE DEVELOPERS, LLC
a Delaware limited liability company

DATE: 1/18/21

By: [Signature]
Its: President

STATE OF FLORIDA
COUNTY OF DeSoto

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of November, 2021, by Jennifer Kilinski President of GreenPointe Developers, LLC, on behalf of the company.

[Signature]
(Official Notary Signature & Seal)
Name: Ellen Johnson
Personally Known
OR Produced Identification _____
Type of Identification _____





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

February 24, 2022

Mr. Roger D. Eaton
Clerk of the Circuit Court
County Comptroller
Charlotte County
18500 Murdock Circle, Room 416
Port Charlotte, Florida 33948

Attention: Ms. Dawn Smoleski

Dear Mr. Eaton:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2022-008, which was filed in this office on February 24, 2022.

Sincerely,

Anya Owens
Program Administrator

AO/lb



PUBLISHER'S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA
COUNTY OF CHARLOTTE:

Before the undersigned authority personally appeared Melinda Prescott, who on oath says that she is the Legal Advertising Representative of the Sun Newspapers, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a ~~Legal Notice that was published in said~~ newspaper in the issue(s)

02/07/2022

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

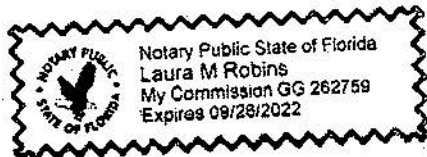
Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Melinda Prescott
(Signature of Affiant)

Sworn and subscribed before me this 7th
day of February, 2022

Laura M Robins
(Signature of Notary Public)

Personally known X OR Produced
Identification



NOTICE OF PUBLIC MEETING AND HEARING FOR ONE OR MORE OF THE FOLLOWING MATTERS: PROPOSED CHANGES TO THE FUTURE LAND USE MAP AND COMPREHENSIVE PLAN ELEMENTS, DEVELOPMENTS OF REGIONAL IMPACT OR CHANGES THERETO, REZONINGS, TRANSFER OF DENSITY UNITS (TDU), PRELIMINARY AND FINAL PLATS, DEVELOPER AGREEMENTS, STREET AND PLAT VACATIONS, DRC FINAL DETAIL PLANS OR CHANGES THERETO, TEXT AMENDMENTS AND STREET NAMING.

A PUBLIC MEETING AND HEARING ON PROPOSALS AND PETITIONS AS DESCRIBED BELOW WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING ON TUESDAY, FEBRUARY 22, 2012, AT 2:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE MEETING AND HEARING WILL BE HELD IN COMMISSION CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 18500 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA. THE BOARD IS NOT BOUND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEETING COMMENCES.

COPIES OF SAID PETITIONS WITH COMPLETE LEGAL DESCRIPTIONS AND SUBSEQUENT STAFF REPORTS WILL BE AVAILABLE FOR REVIEW AT THE CHARLOTTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND ALL CHARLOTTE COUNTY PUBLIC LIBRARIES. A MEETING AGENDA AND PETITION PACKETS MAY BE REVIEWED AT THE FOLLOWING INTERNET ADDRESS: <http://www.charlottecountyfl.gov/boards-committees/planning-zoning-board/agenda.shtml>

ALL INTERESTED PERSONS ARE URGED TO ATTEND. THE PUBLIC IS WELCOME TO SPEAK; TIME LIMITS ARE SET BY BOARD RULES. IF YOU HAVE SPECIFIC QUESTIONS OR COMMENTS, YOU ARE ENCOURAGED TO CONTACT A STAFF PERSON AT ANY TIME IN ADVANCE OF THE PUBLIC HEARING(S). PLEASE CALL 941-764-4963 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

- PETITIONS**
- LAND USE CONSENT AGENDA**
- CSZ-21-03** Commission District III
Quasi-Judicial
 A Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of a Sending Zone, located at 16176 Cape Horn Boulevard, 16312 Sunset Palms Boulevard, and 16349 Sunset Palms Boulevard, in the Punta Gorda area; containing 15.01± acres; for calculation and severance of 94 density units, in accordance with Part III Land Development and Growth Management, Chapter 3-9 Zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-150 Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-21-03; Applicants: DH Punta Gorda LLC; providing an effective date.
- LAND USE REGULAR AGENDA**
- PPF-21-10-07** Commission District I
Quasi-Judicial
 Babcock Property Holdings, L.L.C. requests Preliminary Plat and Final Plat approval for a subdivision to be named, Babcock Ranch Community, Spine Roads DD, II, YY. The subdivision consists of 11 tracts for roadway, drainage and future development, and contains 371.86± acres. It is located South of Belmont Road, North of the county line with Lee County, West of the county line with Glades County and East of State Road 31, within the Babcock Ranch Community Master Development of Regional Impact, and in Commission District I.
- SV-21-09-04** Commission District III
Legislative
 Louis Wasyluk Trustee is requesting to vacate the unnamed street as shown on the Replat of Englewood Shores plat book 2, page 190 of the Public Record of Charlotte County, Florida, in order to continue to use the driveway and yard as part of his property. The total area to be vacated is 392± square feet, and is located East of the Gulf of Mexico, West of Gulf Boulevard, South of Beach Comber Lane and North of South View Drive, in the Englewood area, and in Commission District III.
- PP-21-10-19** Commission District I
Quasi-Judicial
 Jim Heyler with Toll Brothers, Inc is requesting Preliminary Plat (Replat) approval for a subdivision to be named, Babcock Ranch Community, Village III Southeast, it is a replat of tract 1-51, Babcock Ranch Community, Village III Southwest as recorded in plat book 24 pages 6-A through 6-L. The proposed subdivision is a residential development to consist of 96 lots and 6 tracts, and it contains 34.33± acres and is located South of Belmont Road, North of the county line with Lee County, West of the county line with Glades County and East of State Road 31. The site is located within the Babcock Ranch Community DR1, and in Commission District I.
- PD-21-00016** Commission District II
Quasi-Judicial
 An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD; this is a major modification to amend the PD conditions establish in Ordinance Number 2021-006, in order to allow for site built homes up to 230 units, for property located at 12150 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 63.43± acres; Commission District II; Petition No. PD-21-00016; Applicant: Simple Life Ventures, LLC; providing an effective date.
- CDD-21-03** Commission District II
Quasi-Judicial
 An ordinance of the Board of County Commissioners of Charlotte County, Florida, pursuant to Chapter 190, Florida Statutes, amending Part IV, Municipal Service Benefit and Taxing Units, Chapter 4-3.3 Municipal Service Districts, by creating new Article XIV: Coral Creek Community Development District (CDD); providing for new Section 4-3.5-191, Authority; providing for new Section 4-3.5-192, District Name; providing for new Section 4-3.5-193, District External Boundaries; providing for new Section 4-3.5-194, District Powers and Functions; providing for new Section 4-3.5-195, Board of Supervisors; providing for additional requirements; and providing for severability; Petition No. CDD-21-02; Applicant: Greenpointe Developers, LLC; providing for an effective date. The proposed CDD is generally located north of Zemel Road, south of Notre Dame Boulevard, east of Burnt Store Road and west of Green Gulf Boulevard, in the Punta Gorda area, Commission District II, and within the boundary of the Burnt Store Area Plan, and it contains 425.82± acres.
- PAL-21-00004** Commission District I
Legislative
 Pursuant to Section 163.3184(3), Florida Statutes, adopt a Large Scale Plan Amendment; the amendment request is to 1) change Charlotte County FLUM Series Map #: 2030 2030 Service Area Delineation; to extend the Urban Service Area boundary to include the subject property; and 2) amend Charlotte County FLUM Series Map #: 2030 Framework, from Agricultural/Rural to CRA; for property located at 22801 Bayshore Road, in the Charlotte Harbor Community Redevelopment Area (CRA) and in the Port Charlotte area, containing 16.37± acres; Commission District I; Petition No. PAL-21-00004; Applicant: SEI Bayshore, LLC; providing an effective date.
- PAS-21-00008** Commission District I
Legislative
 Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment; the amendment request is to change 1) Charlotte County FLUM Series Map #: 2030 Future Land Use, from Preservation (PR) to Charlotte Harbor Commercial (CHC) for 14.24 acres; and 2) Charlotte County FLUM Series Map #: 2030 Future Land Use - Detail Map from Preservation to Charlotte Harbor Commercial (CHC) for 14.24 acres; for a portion of the property located at 22801 Bayshore Road, in the Charlotte Harbor Community Redevelopment Area (CRA) and in the Port Charlotte area, containing 16.37± acres; Commission District I; Petition No. PAS-21-00008; Applicant: SEI Bayshore, LLC; providing an effective date.
- PD-21-00014** Commission District I
Quasi-Judicial
 An Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Environmentally Sensitive (ES) to Planned Development (PD), and also adopt the associated General PD Concept Plan, in order to allow for development of a restaurant and retail complex, for property located at 22801 Bayshore Road, in the Charlotte Harbor Community Redevelopment Area (CRA) and in the Port Charlotte area, containing 16.37± acres; Commission District I; Petition No. PD-21-00014; Applicant: SEI Bayshore, LLC; providing an effective date.
- PAL-21-00003** Commission District II
Legislative
 Pursuant to Section 163.3184(3), Florida Statutes, adopt a Large Scale Plan Amendment; the amendment request is to change Charlotte County FLUM Series Map #: 2030 Future Land Use, from Burnt Store Village Residential (BSVR) (179.1± acres) and Burnt Store Limited Development (BSLD) (135.9± acres), to Burnt Store Village Residential (BSVR) with an annotation to the 2030 Future Land Use Map limiting the overall maximum density up to 1,000 units; increasing density from 31 units to 1,000 units; for property located at 26000 Zemel Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 315± acres; Commission District II; Petition No. PAL-21-00003; Applicant: Maronda Homes, LLC of Florida; providing an effective date.
- PD-21-00012** Commission District II
Quasi-Judicial
 An Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate I (RE-I) to Planned Development (PD) in order to allow for residential development, increasing density from 31 units to 1,000 units, and also adopt the associated General PD Concept Plan; for property located at 26000 Zemel Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 315± acres; Commission District II; Petition No. PD-21-00012; Applicant: Maronda Homes, LLC of Florida; providing an effective date.

SHOULD ANY AGENCY OR PERSON DECIDE TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING, A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, A VERBATIM RECORD OF THE PROCEEDING IS REQUIRED, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the hearing impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.764.4191, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.

