


Babcock Overlay Zoning District  
Pattern Book #19

Lagoon Park

February 6, 2024 

As approved by the Board of County Commissioners, the Babcock Ranch Pattern Book is a flexible and innovative planning tool that outlines some of the possible parameters for the implementation of development approvals for Babcock Ranch ("Project").

Pursuant to the Babcock Overlay Zoning District ("BOZD"), Section 3-9- 51.(a)(E), "Pattern Books may be submitted to define development parameters and design standards applicable within a defined site, area or subdistrict to establish some or all of the governing design parameters and standards, which may constitute waivers of submittal requirements and deviations, including but not limited to: setbacks, building heights, building orientation, parking, loading, landscaping, lighting, signage, density, intensity, lot sizes, coverages, and standards for roadway design and rights-of-way. Approval of Pattern Books shall be issued by the Zoning Official or designee (Zoning Official) upon finding that standards, waivers, and deviations are consistent with public health, safety and welfare."

Lagoon Park, as described in Exhibit "A", contains a manmade body of water that will be open to the public for recreational purposes. Any structures in the manmade body of water shall be allowed to extend further seaward up to twenty-five percent (25%) of the open water span or twenty-five feet (25') from the mean high water line or sea wall at the point of installation, whichever is greater. The structures shown on Exhibit "B" are approved.


Approved this 6 day of February, 2024.



Zoning Official

Exhibit "A"

Legal Description for Lagoon Park

  
2/6/24

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1200.00'	7°28'20"	S00°11'24"E	156.39'	156.50'
C2	100.00'	53°15'09"	S22°42'00"W	89.63'	92.94'
C3	134.00'	8°05'10"	S45°16'59"W	18.90'	18.91'
C4	116.97'	35°05'02"	S65°06'25"W	70.51'	71.62'
C5	5789.10'	3°29'02"	S84°34'34"W	351.95'	352.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N14°30'52"E	163.05'
L2	S75°29'08"E	256.91'
L3	S83°25'19"W	53.42'

0 50 100 200  
 (INTENDED DISPLAY SCALE: 1"=200')



**P.O.C.**  
 SW'LY CORNER TRACT I-64  
 BABCOCK RANCH COMMUNITY  
 SPINE ROADS DD, II, YY  
 PLAT BOOK 25, PAGE 12A & NE CORNER  
 OF TRACT I-13, BABCOCK RANCH COMMUNITY  
 PHASE 1B1, PLAT BOOK 22, PAGE 10A,  
 PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

R=5202.50'  
 Δ=6°26'14"  
 CB=N79°33'43"E  
 C=584.19'  
 L=584.50'

PARCEL ID:422629322033  
 BABCOCK PROPERTY  
 HOLDINGS LLC  
 TRACT I-13  
 (PB 25, PG 12A)

**THIS IS NOT A SURVEY**  
 I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE  
 AND BELIEF, THAT THE LEGAL DESCRIPTION AND  
 ATTACHED SKETCH WERE PREPARED IN ACCORDANCE  
 WITH THE APPLICABLE PROVISIONS OF CHAPTER  
 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT  
 TO CHAPTER 472, FLORIDA STATUTES.

THIS SKETCH HAS BEEN DIGITALLY SIGNED BY:  
 KEVIN M. RISCASSI (FOR THE FIRM L.B. 642)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6433  
 ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT  
 CONSIDERED SIGNED AND SEALED, AND THE DIGITAL  
 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC  
 COPIES.



JOHNSON ENGINEERING, INC.  
 2122 JOHNSON STREET  
 P.O. BOX 1550  
 FORT MYERS, FLORIDA 33902-1550  
 PHONE: (239) 334-0046  
 E.B. #642 & L.B. #642

**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. COORDINATES AND HORIZONTAL DATA SHOWN HEREON ARE IN GRID FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 99 ADJUSTMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT "I-64" BABCOCK RANCH COMMUNITY SPINE ROADS DD, II, YY, WHEREIN SAID WEST LINE BEARS N.26°57'45"E.
4. PARCEL CONTAINS 8.93 ACRES, MORE OR LESS.
5. P.O.B. = POINT OF BEGINNING
6. ORI = OFFICIAL RECORDS INSTRUMENT
7. PB = PLAT BOOK
8. PG = PAGE
9. PUE = PUBLIC UTILITY EASEMENT
10. RWE = RIGHT-OF-WAY EASEMENT
11. DE = DRAINAGE EASEMENT
12. LME = LAKE MAINTENANCE EASEMENT
13. AC. = ACRES
14. NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

SKETCH AND DESCRIPTION - CYPRESS PARK NORTH  
 SECTION 28, RANGE 42 SOUTH, RANGE 26 EAST  
 CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
05/13/23	20181339-017	28-42-26	1"=200'	1 OF 2

*Handwritten signature and date: 2/16/24*

C:\2018\20181339-017\Surveying\Sketches\Curry Creek\_park\_boundaries.dwg (Cypress park N-sketch) mib May 19, 2023 - 3:23pm

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

**DESCRIPTION**

A PARCEL OF LAND  
LYING IN A PORTION OF TRACT I-64 AND  
ALL OF TRACT D-83A  
BABCOCK RANCH COMMUNITY SPINE ROADS DD, II, YY  
SECTION 28, TOWNSHIP 42 SOUTH, RANGE 26 EAST  
CHARLOTTE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN A PORTION OF TRACT I-64 AND ALL OF TRACT D-83A, BABCOCK RANCH COMMUNITY SPINE ROADS DD, II, YY, AS RECORDED IN PLAT BOOK 25, PAGE 12A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWESTERLY CORNER OF THE AFOREMENTIONED TRACT I-64 AND THE NORTHEAST CORNER OF TRACT I-13, BABCOCK RANCH COMMUNITY PHASE 1B1, AS RECORDED IN PLAT BOOK 22, PAGE 10A, OF THE AFOREMENTIONED PUBLIC RECORDS AND THE BEGINNING OF A CURVE TO THE RIGHT, THENCE ALONG THE BOUNDARY OF SAID TRACT AND SAID CURVE TO THE RIGHT HAVING A RADIUS OF 5,202.50 FEET, (CENTRAL ANGLE OF 06°26'14"), (CHORD BEARING OF N.79°33'43"E.), (CHORD LENGTH OF 584.19 FEET), AN ARC LENGTH OF 584.50 FEET TO THE **POINT OF BEGINNING**.

FROM SAID **POINT OF BEGINNING**, THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT I-64 FOR THE FOLLOWING THREE (3) COURSES:

1. N.01°52'45"W., A DISTANCE OF 372.36 FEET
2. N.26°57'45"E., A DISTANCE OF 439.39 FEET;
3. N.14°30'52"E., A DISTANCE OF 163.05 FEET;

THENCE S.75°29'08"E. DEPARTING SAID WESTERLY BOUNDARY, A DISTANCE OF 256.91 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF SAID TRACT I-64 AND THE POINT OF A NON TANGENT CURVE TO THE LEFT;

THENCE ALONG THE BOUNDARY OF SAID TRACT FOR THE FOLLOWING SEVEN (7) COURSES:

1. ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,200.00 FEET, (CENTRAL ANGLE OF 07°28'20"), (CHORD BEARING OF S.00°11'24"E.), (CHORD LENGTH OF 156.39 FEET), AN ARC LENGTH OF 156.50 FEET;
2. S.03°55'35"E., A DISTANCE OF 579.86 FEET TO A POINT OF CURVATURE TO THE RIGHT;
3. ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, (CENTRAL ANGLE OF 53°15'09"), (CHORD BEARING OF S.22°42'00"W.), (CHORD LENGTH OF 89.63 FEET), AN ARC LENGTH OF 92.94 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT;
4. ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 134.00 FEET, (A CENTRAL ANGLE OF 08°05'10"), (CHORD BEARING OF S.45°16'59"W.), (CHORD LENGTH OF 18.90 FEET), AN ARC LENGTH OF 18.91 FEET TO THE POINT OF A NON TANGENT CURVE TO THE RIGHT;
5. ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 116.97 FEET, (CENTRAL ANGLE OF 35°05'02"), (CHORD BEARING OF S.65°06'25"W.), (CHORD LENGTH OF 70.51 FEET), AN ARC LENGTH OF 71.62 FEET;
6. S.83°25'19"W., A DISTANCE OF 53.42 FEET TO THE POINT OF A NON TANGENT CURVE TO THE LEFT;
7. ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 5,789.10 FEET, (CENTRAL ANGLE OF 03°29'02"), (CHORD BEARING OF S.84°34'34"W.), (CHORD LENGTH OF 351.95 FEET), AN ARC LENGTH OF 352.00 FEET;

THENCE N.01°52'45"W., DEPARTING SAID SOUTHERLY BOUNDARY, A DISTANCE OF 42.70 FEET TO THE **POINT OF BEGINNING**.

DESCRIBED PARCEL CONTAINS 8.93 ACRES, MORE OR LESS.

BEARINGS DESCRIBED HEREON ARE IN GRID FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 99 ADJUSTMENT AND BASED ON THE WEST LINE OF TRACT "I-64" BABCOCK RANCH COMMUNITY SPINE ROADS DD, II, YY, WHEREIN SAID WEST LINE BEARS N.26°57'45"E.

\*THIS IS NOT A SURVEY.

\*NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

0:\2018\20181339-017\Surveying\Sketches\Curry Creek\_park\_boundaries.dwg (Cypress park N-desc) mib May 19, 2023 - 3:39pm



JOHNSON ENGINEERING, INC.  
2122 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE: (239) 334-0046  
E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION - CYPRESS PARK NORTH  
SECTION 28, RANGE 42 SOUTH, RANGE 26 EAST  
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
05/13/23	20181339-017	28-42-26	N/A	2 OF 2

*JA*  
2/16/24

Exhibit "B"

Site Plan for Lagoon Park

*SK*  
2/6/24

