CH6
BCC

RESOLUTION
NUMBER 2019 - 165

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING BANKS ENGINEERING FINAL DETAIL SITE PLAN APPROVAL FOR DRC-19-00089 FOR HERITAGE LANDING POD 1, CONSISTING OF FOUR 12-UNIT BUILDINGS WITH DETACHED GARAGES AND ASSOCIATED INFRASTRUCTURE, A TOTAL OF 913.61 ACRES MORE OR LESS, AND LOCATED AT 14040 HERITAGE LANDING BOULEVARD, PUNTA GORDA, FLORIDA.

RECITALS

WHEREAS, Banks Engineering ("Applicant") submitted Application DRC-19-00089 requesting Final Detail Site Plan approval for Heritage Landing Pod 1, consisting of four 12-unit residential buildings with detached garages and associated infrastructure, on 913.61 acres more or less of property located at 14040 Heritage Landing Boulevard, in the Punta Gorda area, in Sections 17 and 20, Township 42 South, Range 23 East, Commission District II, Charlotte County, Florida ("Property"), and more particularly described in Exhibit "A" which is attached hereto and provided herein; and

WHEREAS, the Property is within the boundary of the Heritage Landing Development of Regional Impact (DRI); and

WHEREAS, the Property was rezoned to Planned Development (PD) on October 8, 2019, pursuant to Ordinance Number 2019-022; and

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-19-00089 and has recommended approval with conditions; and

WHEREAS, the Board of County Commissioners of Charlotte County, Florida

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK: 4515 PAGE 1110 PAGE: 1 OF 4
INSTR # 2768273 Doc Type: GOV
Recorded: 12/12/2019 at 12:59 PM
Rec. Fee: RECORDING $35.50
Cashier By: CARLENEG

("Board") has reviewed Application DRC-19-00089 and the recommendation of the Site Plan Review committee.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida ("Board"):

1. Application DRC-19-00089 is approved with the following conditions:
   A. As required by Section 3-9-45(d)(5)b.2., Code of Laws and Ordinances of Charlotte County, Florida ("Code"), the projected schedule for the development approved by this Resolution from commencement to buildout shall be as follows:
      i. Commencement shall begin after approval by the Board.
      ii. Buildout shall be substantially completed prior to December 31, 2020.
   B. Future buildout of the Property must comply with all conditions established in Ordinance Number 2019-022.
2. The effective date of this Resolution shall be the date this Resolution is recorded.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 10th day of December, 2019.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
William G. Truex, Chairman

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

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
Janette S. Knowlton, County Attorney
LR2019-0733

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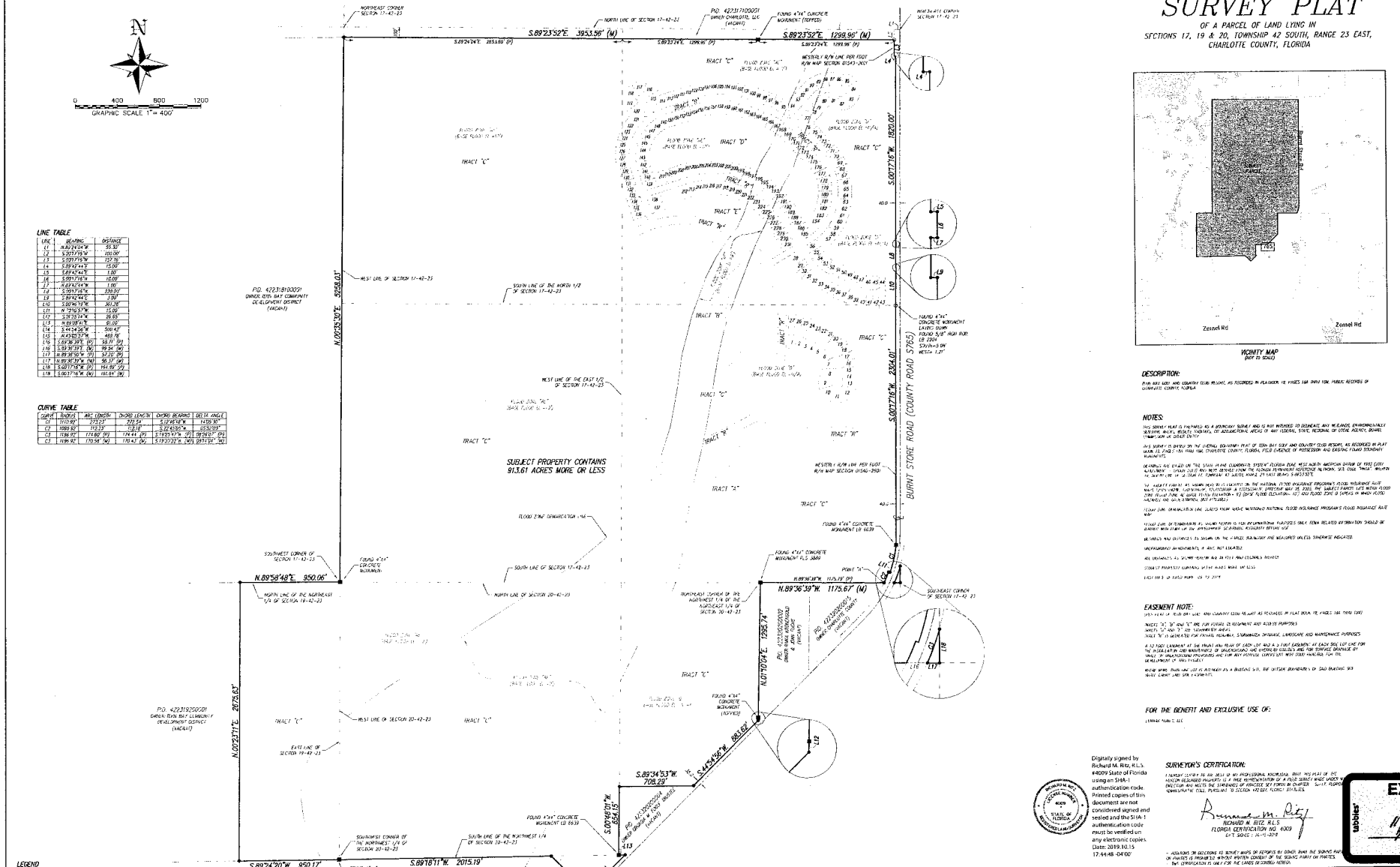
LR2019-0733

SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTIONS 17, 19 & 20, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



VICINITY MAP
(NOT TO SCALE)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.89°24'04"W.	99.80'
L2	S.00°17'16"W.	100.00'
L3	S.00°17'16"W.	137.76'
L4	S.89°42'44"E.	15.00'
L5	S.89°42'44"E.	1.00'
L6	S.00°17'16"W.	15.00'
L7	N.89°42'44"W.	1.00'
L8	S.00°17'16"W.	230.00'
L9	S.89°42'44"E.	1.00'
L10	S.00°17'16"W.	361.28'
L11	N.73°10'37"W.	15.00'
L12	S.28°03'24"W.	98.65'
L13	N.89°08'11"E.	91.00'
L14	S.44°24'56"W.	500.43'
L15	N.43°25'37"W.	483.78'
L16	S.89°36'39"E. (P)	38.71' (P)
L16	S.89°36'39"E. (M)	99.34' (M)
L17	N.89°36'39"W. (P)	57.20' (P)
L17	N.89°36'39"W. (M)	56.37' (M)
L18	S.00°17'16"W. (P)	194.89' (P)
L18	S.00°17'16"W. (M)	180.64' (M)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1110.92'	273.23'	272.54'	S.12°46'18"W.	14°05'30"
C2	1089.92'	112.23'	112.18'	S.76°43'06"W.	05°53'05"
C3	1138.92'	174.80' (P)	174.44' (P)	S.71°23'47"W. (P)	08°47'47" (P)
C3	1196.92'	170.56' (M)	170.42' (M)	S.71°20'22"W. (M)	08°10'12" (M)

DESCRIPTION:

[illegible] AND LAKES AND COUNTRY CLUB HOMES, AS RECORDED IN PLAT BOOK 19, PAGES 168 THRU 170, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

NOTES:

1) THIS SURVEY PLAT IS INTENDED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS, OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR SPECIAL DISTRICT.

2) A SURVEY IS BASED ON THE OVERALL BOUNDARY PLAT OF TERRA BAY GOLF AND COUNTRY CLUB RESORT, AS RECORDED IN PLAT BOOK 19, PAGES 168 THRU 170, CHARLOTTE COUNTY, FLORIDA, FIELD EVIDENCE OF POSSESSION AND EXISTING FENCE BOUNDARY AGREEMENTS.

3) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT). GRAVITY UNITS ARE NOT DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK. SITE CODE "PNGA" LOCATED IN SECTION 19 OF 42 SOUTH 23 EAST BEARS S.89°23'52"E.

4) THE SUBJECT PARCEL AS SHOWN HERE IS LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP (FIRM) NOTE: GENERALLY, SPECIFICALLY & ESPECIALLY EFFECTIVE MAY 18, 2009, THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "AE" (BASE FLOOD ELEVATION - 9') (BFE= FLOOD ELEVATION - 10') AND FLOOD ZONE "X" (AREAS IN WHICH FLOOD HAZARDS ARE DETERMINED, BUT IMMATERIAL).

FLOOD ZONE DEMARCATION LINE SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. FEMA RELATED INFORMATION SHOULD BE OBTAINED FROM STAMP OF THE APPROPRIATE SIGNATURE, WHEREVER APPLICABLE.

5) ALL BEARINGS AND DISTANCES AS SHOWN ON THE PLAT ARE MEASURED UNLESS OTHERWISE INDICATED.

6) UNDERGROUND IMPROVEMENTS, IF ANY, NOT LOCATED.

7) ALL DOCUMENTS AS SHOWN HEREON ARE OF PUBLIC RECORD UNLESS NOTED.

8) SUBJECT PROPERTY CONTAINS 913.61 ACRES MORE OR LESS

9) LAST LINE OF FIELD WORK - 09-13-2019

EASEMENT NOTE:

[illegible] AND COUNTRY CLUB HOMES AS RECORDED IN PLAT BOOK 19, PAGES 168 THRU 170)

TRACTS "A", "B" AND "C" ARE FOR FUTURE DEVELOPMENT AND ACCESS PURPOSES

TRACTS "D" AND "E" ARE STORMWATER AREAS

TRACT "D" IS DEDICATED FOR PRIVATE ROADWAY, STORMWATER DRAINAGE, LANDSCAPE AND MAINTENANCE PURPOSES

A 10 FOOT EASEMENT AT THE FRONT AND REAR OF EACH LOT AND A 5 FOOT EASEMENT AT EACH SIDE LOT LINE FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND AND OVERHEAD UTILITIES AND FOR DRAINAGE PURPOSES AS SHALL BE UNDERTAKING APPROPRIATE AND FOR ANY PHYSICAL CONFLICTS WITH OTHER EASEMENTS FOR THE DEVELOPMENT OF THIS PROJECT.

WHERE WIRE, PIPE AND LOT IS ADJACENT AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAME SIDE EASEMENTS.

FOR THE BENEFIT AND EXCLUSIVE USE OF:

[illegible] LLC

LEGEND

●	SET CAPPED IRON ROD #LB6539
SEC	SECTION
R/W	RIGHT-OF-WAY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
(P)	PLAT DATA
(M)	MEASURED DATA
PLS	PROFESSIONAL LAND SURVEYOR
LB	LICENSED BUSINESS
RLS	REGISTERED LAND SURVEYOR
PID	PARCEL IDENTIFICATION
L1	LINE DATA (SEE LINE TABLE)
C1	CURVE DATA (SEE CURVE TABLE)

Digitally signed by Richard M. Ritz, R.L.S. #4009 State of Florida using an SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.
Date: 2019.10.15 17:44:48 -04'00'

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Richard M. Ritz
RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
LAST SURVEY: 10-15-2019

- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. ANY CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED HEREON.

EXHIBIT
tabbies
11A"

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

4101 TAMIAMI TRAIL – BLDG 3 UNIT 309
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 623-1145 FAX: (941) 623-1149

ENGINEERING LICENSE # EB 6982
SURVEY LICENSE # LB 6539
WWW.BANKSENG.COM

BOUNDARY SURVEY

PORTION OF SECTIONS 17, 19 & 20, TWP. 42 S., RGE. 23 E.

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10/15/19	2292L	2292L-SR		JS	BJC	1"=400'	1 of 1