CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK: 4857 PAGE 2106 PAGE: 1 OF 6
INSTR # 3009513 Doc Type: GOV
Recorded: 10/14/2021 at 10:01 AM
Rec. Fee: RECORDING $52.50
Cashier By: THERESAA

CHG
BCC

RESOLUTION NUMBER 2021 -143

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING BANKS ENGINEERING FINAL DETAIL SITE PLAN APPROVAL FOR DRC-21-00083 FOR HERITAGE LANDING PHASE II B, CONSISTING OF 174 SINGLE FAMILY UNITS AND 200 MULTI-FAMILY UNITS WITH ASSOCIATED INFRASTRUCTURE, A TOTAL OF 386.35 ACRES MORE OR LESS OF PROPERTY, AND LOCATED AT 14200 HERITAGE LANDING BOULEVARD, PUNTA GORDA, FLORIDA.

RECITALS

WHEREAS, Banks Engineering ("Applicant") submitted application DRC-21-00083 requesting Final Detail Site Plan approval for Heritage Landing Phase II B, consisting of 174 single family units and 200 multi-family units with associated infrastructure, on 386.35 acres more or less of property, and located at 14200 Heritage Landing Boulevard, in the Punta Gorda area, in Sections 17, 19 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, subsequent to the establishment of the Heritage Landing DRI, all properties within this DRI were rezoned to Planned Development (PD) with an approved PD Concept Plan; and

WHEREAS, on October 8, 2019, revisions to the approved PD Concept Plan were approved by the Board of County Commissioners of Charlotte County, Florida ("Board") via Ordinance Number 2019-022; and

MIN

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-21-00083 and has recommended approval with conditions; and

WHEREAS, the Board has reviewed Application DRC-21-00083 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-21-00083 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 October 12, 2023.
   B. Development standards shall comply with Ordinance Number 2019-022, as may be amended by the Board.
2. The effective date of this Resolution shall be the date this Resolution is recorded.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 12th day of October, 2021.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: Christopher G. Constance, Vice Chairman
FOR William G. Truex, Chairman

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

By: Susan Gervais
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR2021-0697

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LR2021-0697

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTIONS 17, 19 & 20, T-42-S, R-23-E,
CHARLOTTE COUNTY, FLORIDA.

HERITAGE LANDING PHASE II

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 17, 19 AND 20, TOWNSHIP 42 SOUTH, RANGE 23 EAST, BEING A PORTION OF TRACT "CC" OF THE PROPOSED PLAT OF HERITAGE LANDING TRACTS A-1, F, G, H, I, AA AND CC, A RESIDENTIAL SUBDIVISION LYING IN SECTION 17, TOWNSHIP 42 SOUTH, RANGE 23 EAST CHARLOTTE COUNTY, FLORIDA AND BEING A PORTION OF TRACT "C" OF THE PLAT OF TERN BAY GOLF AND COUNTRY CLUB RESORT, A SUBDIVISION LYING IN SECTIONS 17, 19 AND 20, TOWNSHIP 42 SOUTH, RANGE 23 EAST AS RECORDED IN PLAT BOOK 19, PAGES 18A THROUGH 18M, CHARLOTTE COUNTY, FLORIDA AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE N.00°35'30"E. ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 2128.54; THENCE S.89°24'30"E. A DISTANCE OF 1056.74 FEET; THENCE S.69°03'54"E. A DISTANCE OF 44.23 FEET; THENCE S.46°01'08"E. A DISTANCE OF 89.38 FEET; THENCE S.58°14'49"E. A DISTANCE OF 47.88 FEET; THENCE S.60°55'06"E. A DISTANCE OF 82.08 FEET; THENCE S.69°32'10"E. A DISTANCE OF 198.25 FEET; THENCE S.61°02'40"E. A DISTANCE OF 51.30 FEET TO THE BEGINNING OF A CURVE TO LEFT HAVING A RADIUS OF 45.00', A CHORD BEARING OF S.70°32'33"E., A CHORD LENGTH OF 14.85 FEET, A DELTA ANGLE OF 18°59'45"; THENCE ALONG THE ARC OF SAID CURVE FOR 14.92 FEET; THENCE S.80°02'25"E. A DISTANCE OF 42.86 FEET; THENCE S.73°02'55"E. A DISTANCE OF 145.89 FEET; THENCE S.39°47'58"E. A DISTANCE OF 48.35 FEET; THENCE S.37°57'29"E. A DISTANCE OF 284.59 FEET; THENCE S.36°39'27"E. A DISTANCE OF 36.13 FEET; THENCE S.38°47'57"E. A DISTANCE OF 125.60 FEET; THENCE S.41°12'45"E. A DISTANCE OF 38.65 FEET; THENCE S.45°10'44"E. A DISTANCE OF 125.89 FEET; THENCE S.48°01'49"E. A DISTANCE OF 38.07 FEET; THENCE S.47°29'23"E. A DISTANCE OF 125.02 FEET; THENCE S.48°09'24"E. A DISTANCE OF 35.15 FEET; THENCE S.47°29'23"E. A DISTANCE OF 83.46 FEET; THENCE S.80°08'51"E. A DISTANCE OF 605.59 FEET; THENCE S.50°51'20"E. A DISTANCE OF 511.86 FEET; THENCE S.64°53'21"E. A DISTANCE OF 192.99 FEET; THENCE S.36°46'25"E. A DISTANCE OF 808.43 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE S.01°10'04"W. A DISTANCE OF 1295.74 FEET; THENCE S.01°25'14"W. A DISTANCE OF 26.65 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF BURNT STORE ROAD; THENCE S.44°54'56"W. ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 883.62 FEET; THENCE S.89°35'07"W. A DISTANCE OF 85.36 FEET; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY LINES OF A PORTION OF TRACT 4 RECORDED IN OFFICIAL RECORDS BOOK 4343, PAGE 1454 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA FOR THE FOLLOWING COURSES AND DISTANCES; N.44°54'56"E. A DISTANCE OF 63.25 FEET; THENCE N.44°49'28"W. A DISTANCE OF 143.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, A CHORD BEARING OF N.67°23'51"W., A CHORD LENGTH OF 261.03 FEET, A DELTA ANGLE OF 45°08'48"; THENCE ALONG THE ARC OF SAID CURVE FOR 267.91 FEET; THENCE N.89°58'15"W. A DISTANCE OF 108.99 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET, A CHORD BEARING OF N.69°22'45"W., A CHORD LENGTH OF 253.23 FEET, A DELTA ANGLE OF 41°11'01"; THENCE ALONG THE ARC OF SAID CURVE FOR 258.76 FEET THENCE N.48°47'14"W. A DISTANCE OF 254.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING

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EXHIBIT "A" Total: 3 Pages

OF N.65°17'05"W., A CHORD LENGTH OF 113.59 FEET, A DELTA ANGLE OF 32°59'45"; THENCE ALONG THE ARC OF SAID CURVE FOR 115.18 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET, A CHORD BEARING OF N.65°39'19"W., A CHORD LENGTH OF 61.11 FEET, A DELTA ANGLE OF 32°15'17"; THENCE ALONG THE ARC OF SAID CURVE FOR 61.92 FEET; THENCE S.45°27'24"W. A DISTANCE OF 354.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 99.75 FEET, A CHORD BEARING OF S.22°35'50"W., A CHORD LENGTH OF 77.69 FEET, A DELTA ANGLE OF 45°50'21"; THENCE ALONG THE ARC OF SAID CURVE FOR 79.81 FEET; THENCE S.00°15'44"E. A DISTANCE OF 921.60 FEET; THENCE LEAVING THE NORTHERLY AND WESTERLY BOUNDARY LINES OF SAID PORTION OF TRACT 4, S.89°16'31"W. ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 20-42-23 A DISTANCE OF 2014.23 FEET; THENCE S.89°24'20"W. ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 19-42-23 A DISTANCE OF 950.17 FEET; THENCE N.00°23'11"E. A DISTANCE OF 2675.63 FEET; THENCE N.89°58'48"E. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 19-42-23 A DISTANCE OF 950.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 386.35 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA"; WHEREIN THE WEST LINE OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 23 EAST BEARS N.00°35'30"E.

JULY 09, 2020

BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690

RICHARD M. RITZ. R.L.S.
REGISTERED LICENSED SURVEYOR
FLORIDA CERTIFICATION NO. 4009

RICHARD M. RITZ LICENSE NUMBER 4009 STATE OF FLORIDA REGISTERED LAND SURVEYOR

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: 2020.07.09 13:20:14 -04'00'

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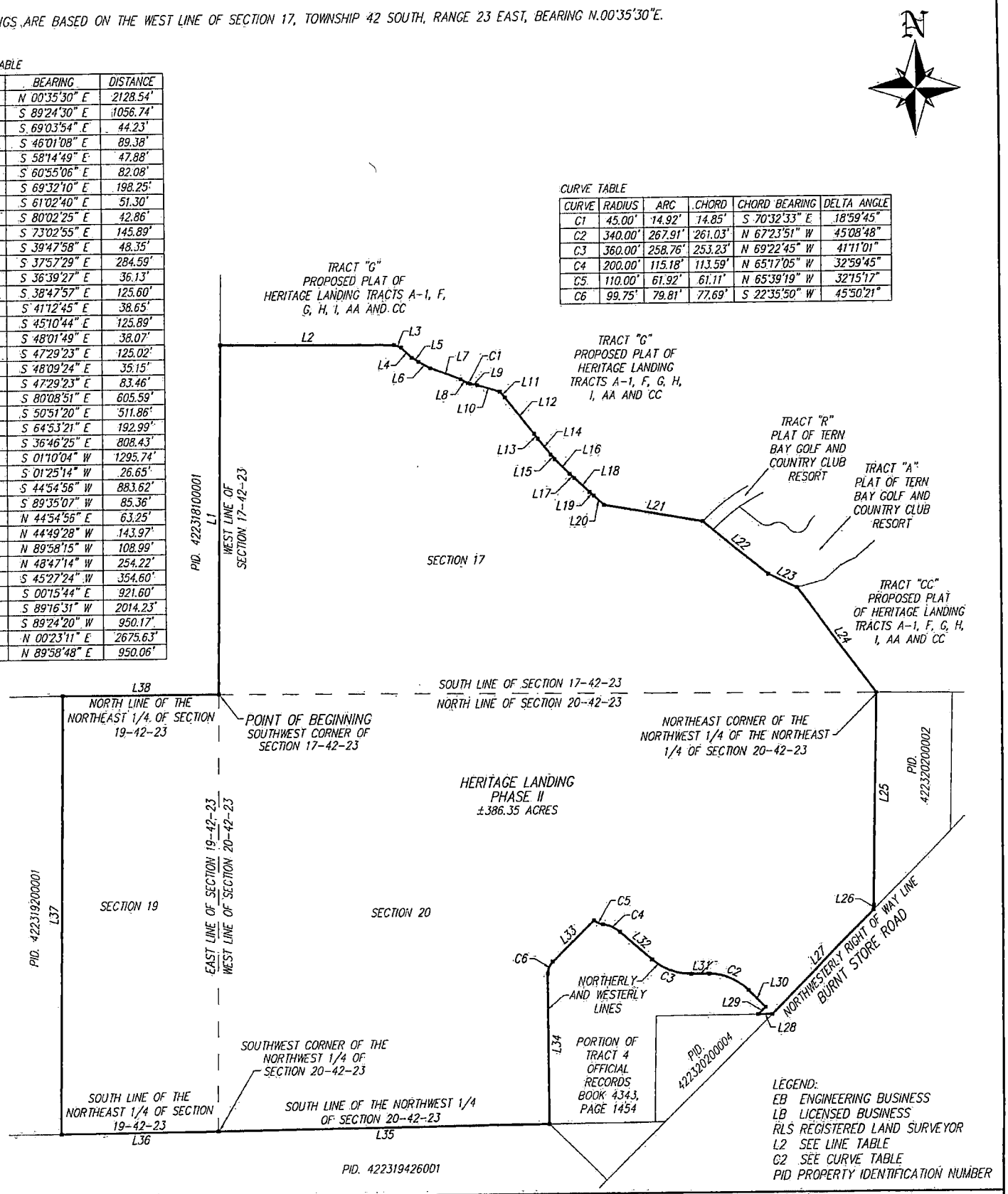
NOTE:
BEARINGS ARE BASED ON THE WEST LINE OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 23 EAST, BEARING N.00°35'30"E.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°35'30" E	2128.54'
L2	S 89°24'30" E	1056.74'
L3	S 69°03'54" E	44.23'
L4	S 46°01'08" E	89.38'
L5	S 58°14'49" E	47.88'
L6	S 60°55'06" E	82.08'
L7	S 69°32'10" E	198.25'
L8	S 61°02'40" E	51.30'
L9	S 80°02'25" E	42.86'
L10	S 73°02'55" E	145.89'
L11	S 39°47'58" E	48.35'
L12	S 37°57'29" E	284.59'
L13	S 36°39'27" E	36.13'
L14	S 38°47'57" E	125.60'
L15	S 41°12'45" E	38.65'
L16	S 45°10'44" E	125.89'
L17	S 48°01'49" E	38.07'
L18	S 47°29'23" E	125.02'
L19	S 48°09'24" E	35.15'
L20	S 47°29'23" E	83.46'
L21	S 80°08'51" E	605.59'
L22	S 50°51'20" E	511.86'
L23	S 64°53'21" E	192.99'
L24	S 36°46'25" E	808.43'
L25	S 01°10'04" W	1295.74'
L26	S 01°25'14" W	26.65'
L27	S 44°54'56" W	883.62'
L28	S 89°35'07" W	85.36'
L29	N 44°54'56" E	63.25'
L30	N 44°49'28" W	143.97'
L31	N 89°58'15" W	108.99'
L32	N 48°47'14" W	254.22'
L33	S 45°27'24" W	354.60'
L34	S 00°15'44" E	921.60'
L35	S 89°16'31" W	2014.23'
L36	S 89°24'20" W	950.17'
L37	N 00°23'11" E	2675.63'
L38	N 89°58'48" E	950.06'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	45.00'	14.92'	14.85'	S 70°32'33" E	18°59'45"
C2	340.00'	267.91'	261.03'	N 67°23'51" W	45°08'48"
C3	360.00'	258.76'	253.23'	N 69°22'45" W	41°11'01"
C4	200.00'	115.18'	113.59'	N 65°17'05" W	32°59'45"
C5	110.00'	61.92'	61.11'	N 65°39'19" W	32°15'17"
C6	99.75'	79.81'	77.69'	S 22°35'50" W	45°50'21"



LEGEND:
EB ENGINEERING BUSINESS
LB LICENSED BUSINESS
RLS REGISTERED LAND SURVEYOR
L2 SEE LINE TABLE
C2 SEE CURVE TABLE
PID PROPERTY IDENTIFICATION NUMBER

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DESCRIPTION AND SKETCH

HERITAGE LANDING PHASE II

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
07-09-20	2292L	PHASE 2 SK	N/A	DDB	BJC	1"=800'	3of3