CHG
BCC

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK: 4950 PAGE 27 PAGE: 1 OF 4
INSTR # 3076708 Doc Type: GOV
Recorded: 3/23/2022 at 12:25 PM
Rec. Fee: RECORDING $35.50
Cashier By: THERESAA

RESOLUTION
NUMBER 2022 - 032

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING BANKS ENGINEERING FINAL DETAIL SITE PLAN APPROVAL FOR DRC-21-00172 FOR HERITAGE STATION, CONSISTING OF 130 RESIDENTIAL UNITS WITH ASSOCIATED INFRASTRUCTURE, A TOTAL OF 85 ACRES MORE OR LESS OF PROPERTY, AND LOCATED AT 15351 BURNT STORE ROAD, PUNTA GORDA, FLORIDA.

RECITALS

WHEREAS, Banks Engineering ("Applicant") submitted application DRC-21-00172 requesting Final Detail Site Plan approval for Heritage Station, consisting of 130 residential units with associated infrastructure, on 85 acres more or less of property, and located at 15351 Burnt Store Road, in the Punta Gorda area, in Sections 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 was originally rezoned from Agriculture Estates (AE) to Planned Development (PD) on February 21, 2006, pursuant to Ordinance Number 2006-012; and

WHEREAS, subsequent to the adoption of Ordinance Number 2006-12 and the associated PD Concept Plan, the Board, on April 27, 2021, adopted Ordinance Number 2021-013, which approved a major modification to the Planned Development (PD) and its associated Planned Development (PD) conditions; and

MW

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-21-00172 and has recommended approval with conditions; and

WHEREAS, the Board of County Commissioners of Charlotte County, Florida ("Board") has reviewed Application DRC-21-00172 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-21-00172 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 March 23, 2025.
   B. Development standards shall comply with Ordinance Number 2021-013, 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 22nd day of March, 2022.

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
LR2022-0217

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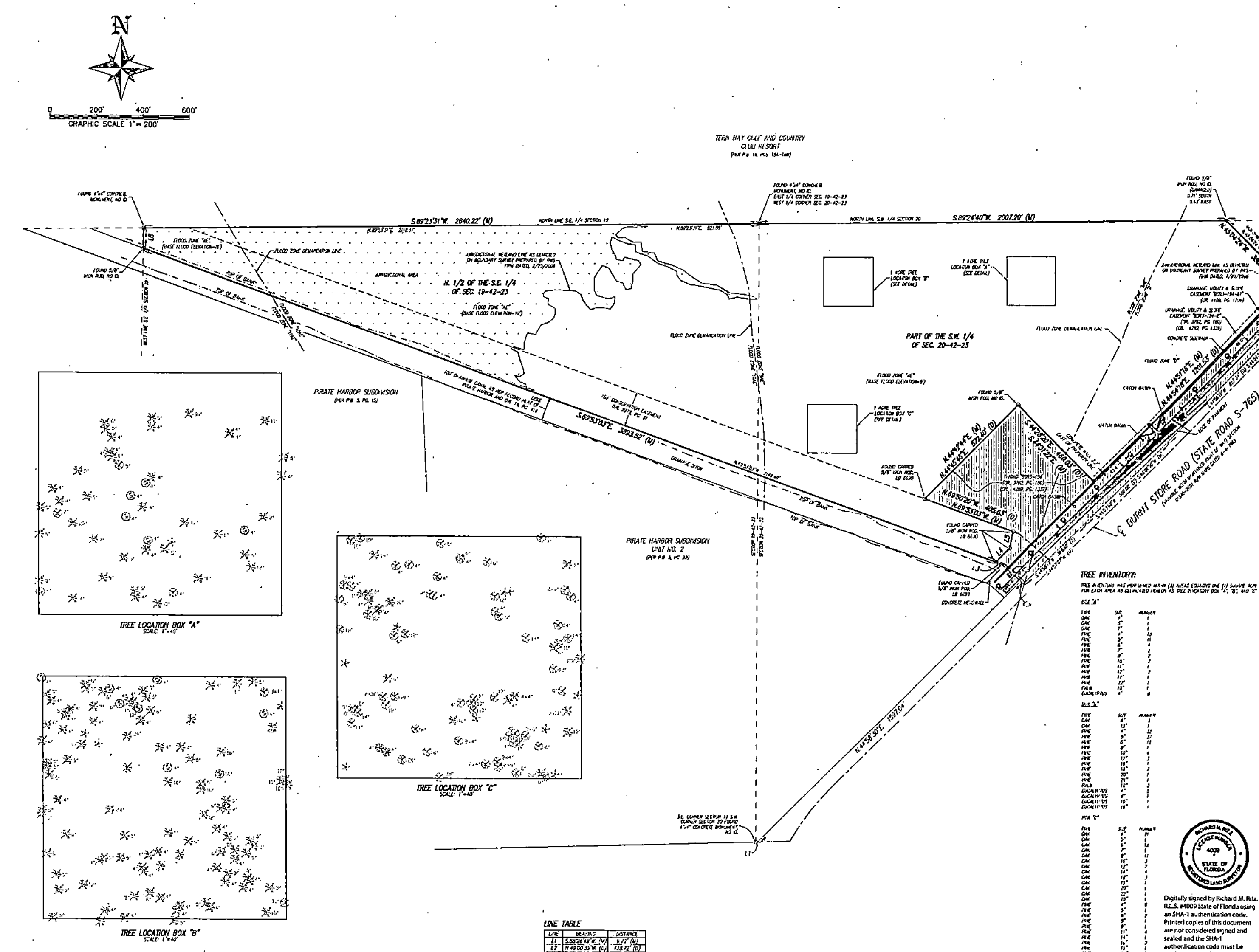
LR2022-0217

SURVEY PLAT

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



LINE TABLE

LINE	BEARING	DISTANCE
L1	S.88°26'48"W. (M)	9.72' (M)
L2	N 49°00'35"W. (D)	128.72' (D)
	N 48°03'15"W. (M)	
L3	N 69°50'20"W. (D)	29.15' (D)
	N 69°53'01"W. (M)	
L4	N 44°14'18"E. (D)	81.85' (D)
	N 44°12'48"E. (M)	
L5	N 12°12'46"E. (D)	74.42' (D)
	N 12°11'16"E. (D)	
L6	S 45°01'50"E. (D)	104.41' (D)
	S 45°04'24"E. (M)	
L7	N 49°00'35"W. (D)	
	N 49°01'47"W. (M)	17.95' (M)
L8	N 31°10'32"E. (M)	87.76' (M)

LEGEND

TREE LEGEND

DESCRIPTION:

NOTES:

FOR THE BENEFIT AND EXCLUSIVE USE OF:

SURVEYOR'S CERTIFICATION:

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 10-07-2021

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: 2021.10.07 15:56:43 -04'00'

- 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.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

EXHIBIT "A"

NO	DATE	REVISION DESCRIPTION	BY
4	10/07/21	ADD TREES WITHIN SELECTED AREAS	JS
3	5/27/21	REVISED CERTIFICATIONS PER CLIENT	JS
2	3/10/21	REMOVED TEMPORARY CONSTRUCTION EASEMENT	JS
1	11/25/20	REVISED PROJECT NAME PER CLIENT REQUEST	JS

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
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PORT CHARLOTTE, FLORIDA 33952
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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

BOUNDARY SURVEY
HERITAGE STATION
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/09/20	3127M	3127M-SR		JS	BJC	1"=200'	1 of 1