CHG
BCC

RESOLUTION
NUMBER 2023 - 088

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING BANKS ENGINEERING A MODIFICATION TO THE EXISTING PD FINAL DETAIL SITE PLAN (DRC-PD-90-06A) FOR HERITAGE LANDING CLUBHOUSE, CONSISTING OF INCREASING THE CLUBHOUSE BY 2,568 SQUARE FEET FOR A TOTAL OF 14,558 SQUARE FEET ON A 890.7± ACRE SITE, LOCATED AT 14601 HERITAGE LANDING BOULEVARD, PUNTA GORDA, FLORIDA.

RECITALS

WHEREAS, Banks Engineering ("Applicant") submitted Application DRC-23-00057 requesting a modification to the previously approved PD Final Detail Site Plan for Heritage Landing Clubhouse in order to increase the clubhouse by 2,568 square feet for a total of 14,558 square feet on a 890.7± acre site, located at 14601 Heritage Landing Boulevard, in the Punta Gorda area, in Sections 17, 19 and 20, Township 42S, Range 23E, 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

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
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Rec. Fee: RECORDING $35.50

MIN

WHEREAS, on October 25, 2022, revisions to the approved PD Concept Plan were approved by the Board via Ordinance Number 2022-042; and

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-23-00057 for technical compliance with the Code and has recommended approval with conditions; and

WHEREAS, the Board has reviewed Application DRC-23-00057 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-23-00057 is approved with the following conditions:
   A. As required by Section 3-9-45(d)(4)d, 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 June 13, 2026.
   B. Development standards shall comply with Ordinance Number 2022-042, as may be amended by the Board.
2. The effective date of this Resolution shall be the date this Resolution is recorded.

PASSED AND DULY ADOPTED this 13th day of June, 2023.

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
LR2023-0526

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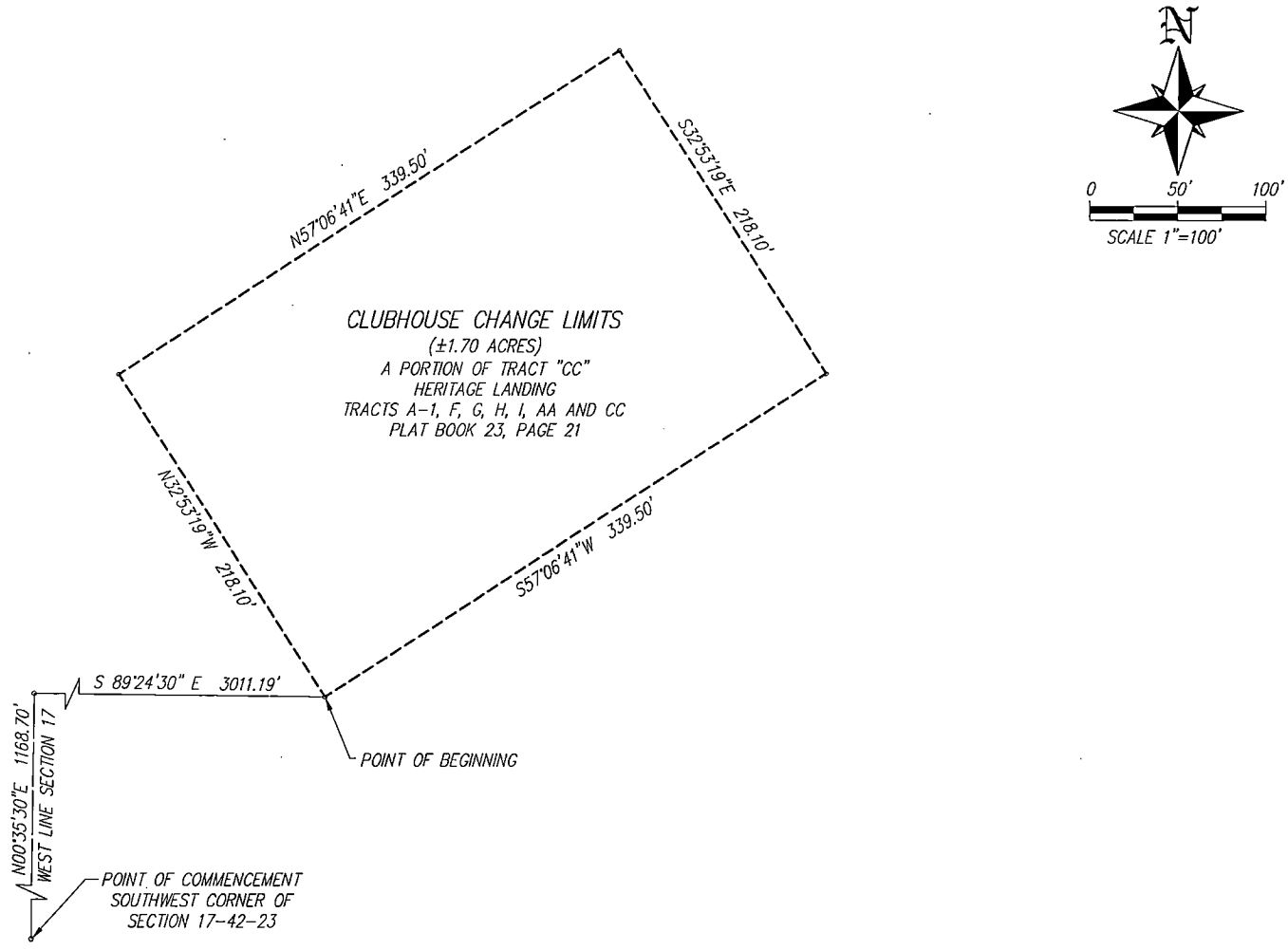
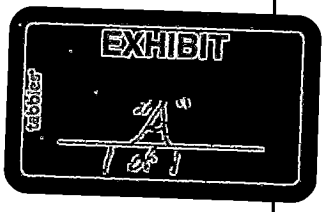


DESCRIPTION:
A PARCEL OF LAND BEING A PORTION OF TRACT "CC", PER THE PLAT OF HERITAGE LANDING TRACTS A-1, F, G, H, I, AA AND CC, PLAT BOOK 23, PAGE 21, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND LYING IN SECTION 17, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE N.00°35'30".E, ALONG THE WEST LINE OF SAID SECTION 17 (FOR A BASIS OF BEARING), FOR 1168.70 FEET; THENCE S.89°24'30".E, FOR 3011.19 FEET TO THE POINT OF BEGINNING; THENCE N.32°53'19"W., FOR 218.10'; THENCE N.57°06'41"E., FOR 339.50 FEET; THENCE S.32°53'19"E., FOR 218.10 FEET; THENCE S.57°06'41"W., FOR 339.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.70 ACRES, MORE OR LESS.



DIGITALLY SIGNED BY:
C. DREW BRANCH

Date:
2023.05.01
14:07:49 -04'00'

C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542

LEGEND:
LB LICENSED BUSINESS
EB ENGINEERING BUSINESS

THIS IS NOT A BOUNDARY SURVEY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
4161 TAMIAMI TRAIL – BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

DESCRIPTION OF SKETCH
CLUBHOUSE CHANGE LIMITS
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
05-01-23	2292L	CH-LIMITS	N/A	DDB	CDB	1"=300'	1 of 1