CHG
BCC

RESOLUTION
NUMBER 2023 - 183

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING BANKS ENGINEERING PD FINAL DETAIL SITE PLAN APPROVAL FOR DRC-23-00106 FOR HERITAGE LANDING, LITTLE POD A, CONSISTING OF SEVEN 4-UNIT COACH HOMES (28 UNITS) ON A 4.43± ACRE SITE OF AN 890.74± ACRE SITE, AND IS LOCATED SOUTH OF HERITAGE LANDING BOULEVARD, AND NORTHWEST OF BURNT STORE ROAD, PUNTA GORDA, FLORIDA.

RECITALS

WHEREAS, Banks Engineering ("Applicant") submitted Application DRC-23-00106 requesting PD Final Detail Site Plan approval for Heritage Landing, Little Pod A, consisting of seven 4-unit coach homes (28 units) on a 4.43± acre site of an 890.74± acre site, located south of Heritage Landing Boulevard and northwest of Burnt Store Road, in the Punta Gorda area, in Section 17, 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
PAGE: 7
INSTR #: 3320367 Doc Type: GOV
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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-23-00106 and recommended approval with conditions; and

WHEREAS, the Board reviewed Application DRC-23-00106 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-23-00106 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 September 26, 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 26th day of September, 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
LR2023-0875

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

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

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 17, TOWNSHIP 42 SOUTH, RANGE 23 EAST, BEING A PORTION OF TRACT "A-1", HERITAGE LANDING TRACTS A-1, F, G, H, I, AA AND CC, AS DEPICTED IN PLAT BOOK 23, PAGES 21A THROUGH 21H, CHARLOTTE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF TRACT "R", TERN BAY GOLF AND COUNTRY CLUB RESORT, AS DEPICTED IN PLAT BOOK 19, PAGES 18A THROUGH 18M, CHARLOTTE COUNTY PUBLIC RECORDS AND THE WEST RIGHT-OF-WAY LINE OF BURNT STORE ROAD, AS DETERMINED BY PARCEL-BSR2-140-FEE ACQUISITION, RECORDED IN OFFICIAL RECORDS BOOK 4409, PAGE 1471, CHARLOTTE COUNTY PUBLIC RECORDS; THENCE N.89°20'01"W. ALONG SAID SOUTH LINE FOR 232.96 FEET (FOR A BASIS OF BEARINGS) TO THE NORTHEAST CORNER OF SAID TRACT "A-1"; THENCE ALONG THE EASTERLY LINE OF SAID TRACT "A-1" THE FOLLOWING 3 COURSES: S.00°39'59"W. FOR 15.86 FEET; THENCE S.24°50'36"E.FOR 5.54 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 355.00 FEET, A DELTA ANGLE OF 09°57'47", A CHORD BEARING OF S.19°51'42"E., AND A CHORD DISTANCE OF 61.65 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 61.73 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID TRACT "A-1" THE FOLLOWING 13 COURSES: THE AFOREMENTIONED COMPOUND CURVE HAVING A RADIUS OF 355.00 FEET, A DELTA ANGLE OF 04°16'00", A CHORD BEARING OF S.12°44'49"E., AND A CHORD DISTANCE OF 26.43 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 26.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 101.38 FEET, A DELTA ANGLE OF 19°17'39", A CHORD BEARING OF S.02°13'40"W., AND A CHORD DISTANCE OF 33.98 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 34.14 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 377.01 FEET, A DELTA ANGLE OF 04°34'47", A CHORD BEARING OF S.05°07'46"E., AND A CHORD DISTANCE OF 30.13 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 30.13 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 301.05 FEET, A DELTA ANGLE OF 08°24'44", A CHORD BEARING OF S.01°21'59"W., AND A CHORD DISTANCE OF 44.16 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 44.20 FEET; THENCE S.00°52'48"W. FOR 20.82 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 233.41 FEET, A DELTA ANGLE OF 21°09'31", A CHORD BEARING OF S.11°27'34"W., AND A CHORD DISTANCE OF 85.71 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 86.19 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 248.02 FEET, A DELTA ANGLE OF 19°18'48", A CHORD BEARING OF S.12°22'55"W., AND A CHORD DISTANCE OF 83.21 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 83.60 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 222.14 FEET, A DELTA ANGLE OF 33°30'36", A CHORD BEARING OF S.19°28'49"W., AND A CHORD DISTANCE OF 128.08 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 129.92 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 220.89 FEET, A DELTA ANGLE OF 14°06'29", A CHORD BEARING OF S.29°10'53"W., AND A CHORD DISTANCE OF 54.25 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 54.39 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 102.53 FEET, A DELTA ANGLE OF 45°24'12", A CHORD BEARING OF S.44°49'45"W., AND A CHORD DISTANCE OF 79.14 FEET;

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EXHIBIT "A" Total 4 Pages

THENCE ALONG THE ARC OF SAID CURVE FOR 81.25 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 133.34 FEET, A DELTA ANGLE OF 36°06'24", A CHORD BEARING OF N.87°01'01"W., AND A CHORD DISTANCE OF 82.65 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 84.03 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 102.28 FEET, A DELTA ANGLE OF 33°46'40", A CHORD BEARING OF N.85°51'10"W., AND A CHORD DISTANCE OF 59.43 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 60.30 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 89.79 FEET, A DELTA ANGLE OF 41°16'13", A CHORD BEARING OF N.82°06'23"W., AND A CHORD DISTANCE OF 63.29 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 64.68 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.30 FEET, A DELTA ANGLE OF 26°08'53", A CHORD BEARING OF N.23°07'18"W., AND A CHORD DISTANCE OF 22.76 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 22.95 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 18.18 FEET, A DELTA ANGLE OF 17°33'29", A CHORD BEARING OF N.27°25'00"W., A CHORD DISTANCE OF 5.55 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 5.57 FEET; THENCE N.18°43'35"W. FOR 18.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 41.17 FEET, A DELTA ANGLE OF 29°30'38", A CHORD BEARING OF N.05°15'12"W., AND A CHORD DISTANCE OF 20.97 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 21.21 FEET; THENCE N.02°08'03"E. FOR 16.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 203.78 FEET, A DELTA ANGLE OF 17°52'49", A CHORD BEARING OF N.08°16'44"W., AND A CHORD DISTANCE OF 63.33 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 63.59 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 42.87 FEET, A DELTA ANGLE OF 21°07'28", A CHORD BEARING OF N.06°39'25"W., AND A CHORD DISTANCE OF 15.71 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 15.80 FEET; THENCE N.00°18'24"E. FOR 27.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 168.62 FEET, A DELTA ANGLE OF 19°38'04", A CHORD BEARING OF N.07°38'51"W., AND A CHORD DISTANCE OF 57.50 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 57.79 FEET; THENCE N.15°53'04"W. FOR 28.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 80.67 FEET, A DELTA ANGLE OF 10°16'17", A CHORD BEARING OF N.07°14'08"W., AND A CHORD DISTANCE OF 14.44 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 14.46 FEET; THENCE N.02°06'00"W. FOR 19.95 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "A-1"; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING 3 COURSES: N.03°23'14"E. FOR 121.11 FEET; THENCE N.24°50'36"W. FOR 4.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 355.00 FEET, A DELTA ANGLE OF 12°02'06", A CHORD BEARING OF N.18°49'33"W., AND A CHORD DISTANCE OF 74.43 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 74.57 FEET; THENCE N.80°34'22"E. FOR 86.86 FEET; THENCE N.79°16'43"E. FOR 49.03 FEET; THENCE S.83°09'01"E. FOR 50.23 FEET; THENCE N.86°52'50"E. FOR 130.50 FEET; THENCE N.88°25'37"E. FOR 110.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.43 ACRES, MORE OR LESS.

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JUNE 16, 2023

DIGITALLY SIGNED BY:
C. DREW BRANCH

Date:
2023.06.16
12:17:12
-04'00'

C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
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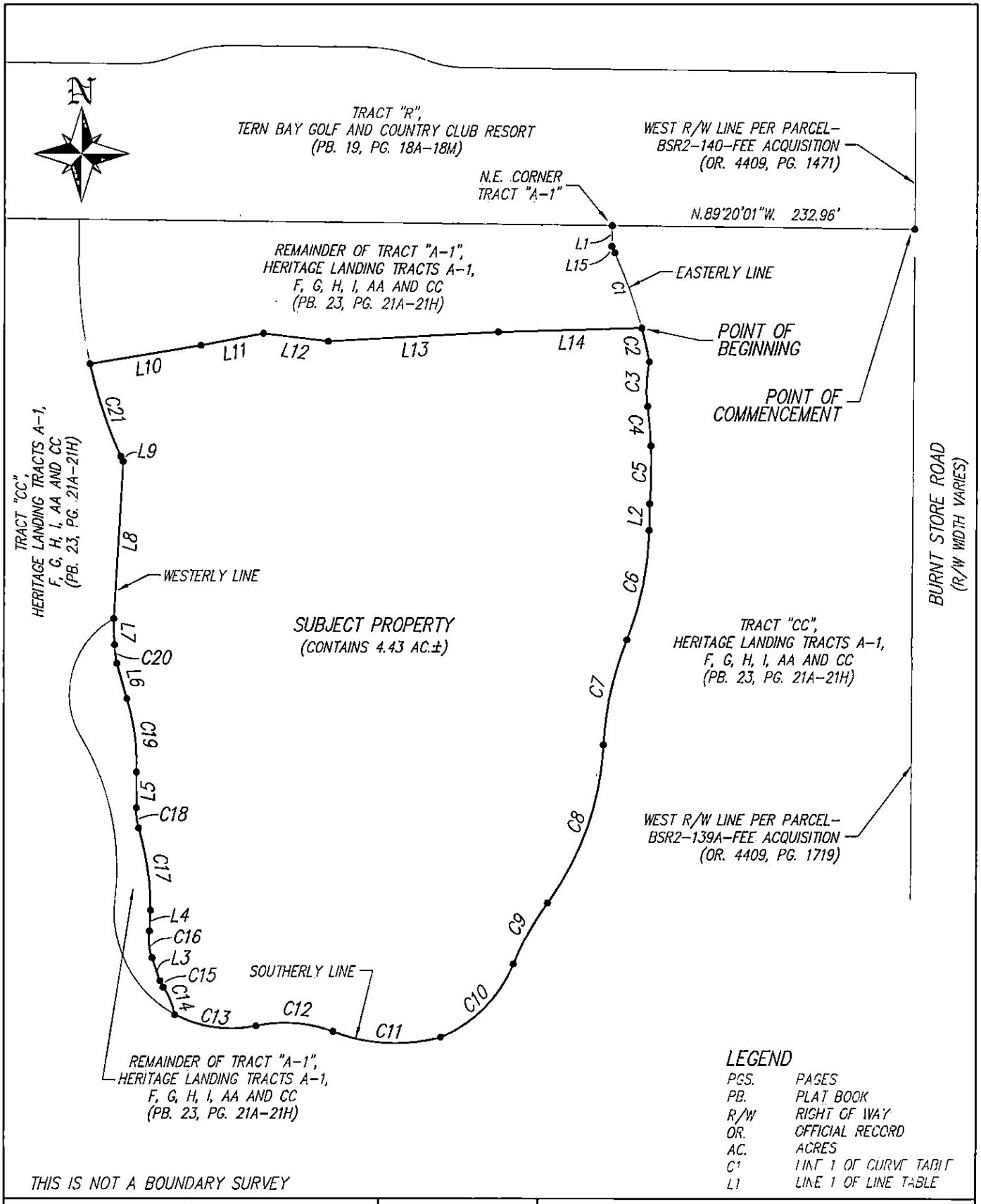

LEGEND

PGS.	PAGES
PB.	PLAT BOOK
R/W	RIGHT OF WAY
OR.	OFFICIAL RECORD
AC.	ACRES
C1	LINE 1 OF CURVE TABLE
L1	LINE 1 OF LINE TABLE

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SKETCH TO ACCOMPANY DESCRIPTION

TRACT "A-1" REVISED

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
6/16/23	2292L	SK-OVERALL	JS	CDB	1"=100'	3OF4	17-42-23

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.00°39'59"W.	15.86'
L2	S.00°52'48"W.	20.82'
L3	N.18°43'35"W.	18.68'
L4	N.02°08'03"E.	16.04'
L5	N.00°18'24"E.	27.33'
L6	N.15°53'04"W.	28.05'
L7	N.02°06'00"W.	19.95'
L8	N.03°23'14"E.	121.11'
L9	N.24°50'36"W.	4.16'
L10	N.80°34'22"E.	86.86'
L11	N.79°16'43"E.	49.03'
L12	S.83°09'01"E.	50.23'
L13	N.86°52'50"E.	130.50'
L14	N.88°25'37"E.	110.59'
L15	S.24°50'36"E.	5.54'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	355.00'	61.73'	61.65'	S.19°51'42"E.	9°57'47"
C2	355.00'	26.44'	26.43'	S.12°44'49"E.	4°16'00"
C3	101.38'	34.14'	33.98'	S.02°13'40"W.	19°17'39"
C4	377.01'	30.13'	30.13'	S.05°07'46"E.	4°34'47"
C5	301.05'	44.20'	44.16'	S.01°21'59"W.	8°24'44"
C6	233.41'	86.19'	85.71'	S.11°27'34"W.	21°09'31"
C7	248.02'	83.60'	83.21'	S.12°22'55"W.	19°18'48"
C8	222.14'	129.92'	128.08'	S.19°28'49"W.	33°30'36"
C9	220.89'	54.39'	54.25'	S.29°10'53"W.	14°06'29"
C10	102.53'	81.25'	79.14'	S.44°49'45"W.	45°24'12"
C11	133.34'	84.03'	82.65'	N.87°01'01"W.	36°06'24"
C12	102.28'	60.30'	59.43'	N.85°51'10"W.	33°46'40"
C13	89.79'	64.68'	63.29'	N.82°06'23"W.	41°16'13"
C14	50.30'	22.95'	22.76'	N.23°07'18"W.	26°08'53"
C15	18.18'	5.57'	5.55'	N.27°25'00"W.	17°33'29"
C16	41.17'	21.21'	20.97'	N.05°15'12"W.	29°30'38"
C17	203.78'	63.59'	63.33'	N.08°16'44"W.	17°52'49"
C18	42.87'	15.80'	15.71'	N.06°39'25"W.	21°07'28"
C19	168.62'	57.79'	57.50'	N.07°38'51"W.	19°38'04"
C20	80.67'	14.46'	14.44'	N.07°14'08"W.	10°16'17"
C21	355.00'	74.57'	74.43'	N.18°49'33"W.	12°02'06"

LEGEND

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SKETCH TO ACCOMPANY DESCRIPTION

TRACT "A-1" REVISED

CHARLOTTE COUNTY, FLORIDA

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