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BCC

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
PAGE: 5
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RESOLUTION NUMBER 2023 - 184

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING BANKS ENGINEERING PD FINAL DETAIL SITE PLAN APPROVAL FOR DRC-23-00118 FOR HERITAGE LANDING PHASE II-B-3 NORTH, ADDING 76 MULTI-FAMILY UNITS TO THE EXISTING 46 MULTI-FAMILY UNITS FOR A TOTAL OF 122 MULTI-FAMILY UNITS, ON A 6.80± ACRE SITE OF AN 890.74± ACRE SITE, AND LOCATED AT 14200 HERITAGE LANDING BOULEVARD, IN THE HERITAGE LANDING DRI, PUNTA GORDA, FLORIDA.

RECITALS

WHEREAS, Banks Engineering ("Applicant") submitted application DRC-23-00118 requesting PD Final Detail Site Plan approval for Heritage Landing Phase II-B-3, consisting of 76 additional multi-family units to the existing 46 multi-family units for a total of 122 multi-family units, on a 6.80± site of an 890± acre site, and located at 14200 Heritage Landing Boulevard, in the Punta Gorda area, in Section 17, Township 42, Range 23, 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

MIN

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

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-23-00118 and recommended approval with conditions; and

WHEREAS, the Board reviewed Application DRC-23-00118 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-23-00118 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, 2023.
   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
LR2023-0857

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.

PHASE II-B 3 NORTH

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 "MF-1" OF THE HERITAGE LANDING PHASE II-B, RECORDED IN PLAT BOOK 25, PAGES 13A THROUGH 13X, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "MF-1", ALSO BEING A POINT ON THE WESTERLY LINE OF HERITAGE LANDING BOULEVARD; THENCE N.60°59'12"W., ALONG THE NORTH LINE OF SAID TRACT "MF-1" (FOR A BASIS OF BEARING) FOR 278.94 FEET; THENCE ALONG THE WESTERLY LINE OF SAID TRACT "MF-1" FOR THE FOLLOWING 10 CALLS; S.29°00'48"W., FOR 216.34 FEET; THENCE S.44°34'03"W. FOR 25.00 FEET; THENCE S.20°24'02"W. FOR 164.33 FEET; THENCE S.16°00'54"E. FOR 25.00 FEET; THENCE S.06°42'24"W. FOR 305.53 FEET; THENCE S.25°47'32"W. FOR 482.30 FEET; THENCE S.39°32'41"W. FOR 25.00 FEET; THENCE S.18°41'18"W. FOR 164.33 FEET; THENCE S.04°36'59"E. FOR 25.00 FEET; THENCE S.00°00'00"W. FOR 41.11 FEET; THENCE N.90°00'00"E. FOR 151.67 FEET; THENCE N.00°00'00"W. FOR 24.47 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, DELTA ANGLE OF 02°50'55", CHORD BEARING N.01°25'27"E., CHORD DISTANCE OF 11.18 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 11.19 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, DELTA ANGLE OF 22°56'37", CHORD BEARING N.14°19'13"E., CHORD DISTANCE OF 89.50 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 90.10 FEET THENCE N.25°47'32"E. FOR 166.01 FEET; THENCE S.64°12'28"E. FOR 76.59 FEET TO THE EASTERLY LINE OF SAID TRACT "MF-1" ALSO BEING THE WESTERLY LINE OF HERITAGE LANDING BOULEVARD; THENCE ALONG THE EASTERLY LINE OF SAID TRACT "MF-1" FOR THE FOLLOWING 5 CALLS; N.25°47'32"E. FOR 269.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, DELTA ANGLE OF 19°05'08", CHORD BEARING N.16°14'58"E., CHORD DISTANCE OF 155.84 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 156.56 FEET THENCE N.06°42'24"E. FOR 216.92 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 480.00 FEET, DELTA ANGLE OF 42°06'35", CHORD BEARING N.27°45'41"E., CHORD DISTANCE OF 344.89 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 352.78 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 369.45 FEET, DELTA ANGLE OF 15°55'22", CHORD BEARING N.40°51'18"E., CHORD DISTANCE OF 102.34 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 102.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.80 ACRES, MORE OR LESS.

BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690

JANUARY 16, 2023

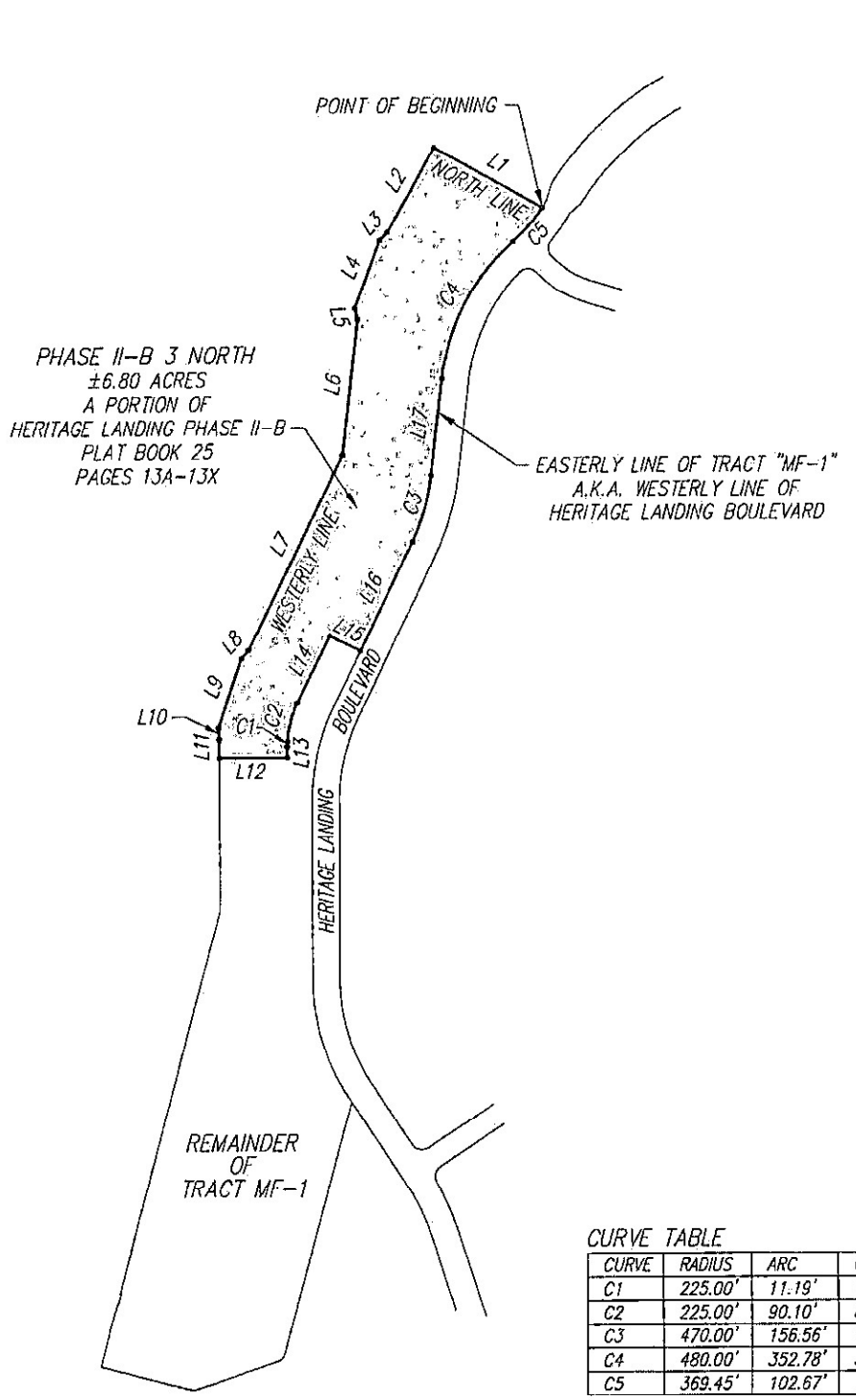
DIGITALLY SIGNED BY:
C. DREW BRANCH
Date:
2023.01.17
06:03:05
-05'00'

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

EXHIBIT

SERVING THE STATE OF FLORIDA

4161 Tamiami Trail – Building 5, Unit 501, Port Charlotte, FL 33952
(941) 625-1165 • Fax (941) 625-1149 www.bankseng.com



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 60°59'12" W	278.94'
L2	S 29°00'48" W	216.34'
L3	S 44°34'03" W	25.00'
L4	S 20°24'02" W	164.33'
L5	S 16°00'54" E	25.00'
L6	S 06°42'24" W	305.53'
L7	S 25°47'32" W	482.30'
L8	S 39°32'41" W	25.00'
L9	S 18°41'18" W	164.33'
L10	S 04°36'59" E	25.00'
L11	S 00°00'00" W	41.11'
L12	N 90°00'00" E	151.67'
L13	N 00°00'00" W	24.47'
L14	N 25°47'32" E	166.01'
L15	S 64°12'28" E	76.59'
L16	N 25°47'32" E	269.09'
L17	N 06°42'24" E	216.92'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	225.00'	11.19'	11.18'	N 01°25'27" E	02°50'55"
C2	225.00'	90.10'	89.50'	N 14°19'13" E	22°56'37"
C3	470.00'	156.56'	155.84'	N 16°14'58" E	19°05'08"
C4	480.00'	352.78'	344.89'	N 27°45'41" E	42°06'35"
C5	369.45'	102.67'	102.34'	N 40°51'18" E	15°55'22"

LEGEND:
LB LICENSED BUSINESS
EB ENGINEERING BUSINESS
C1 SEE CURVE TABLE
L1 SEE LINE TABLE
AKA ALSO KNOWN AS

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 8469
SURVEY LICENSE # LB 6590
WWW.BANKSENG.COM

DESCRIPTION AND SKETCH

PHASE II-B 3 NORTH

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
01-16-23	2292L	II-B 3 NORTH	N/A	DDB	CDB	1"=400'	2o2