CHG
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ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
PAGE: 8
INSTR #: 3591109 Doc Type: GOV
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Rec. Fee: RECORDING $69.50

RESOLUTION NUMBER 2025 - 377

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING ATWELL, LLC A PLANNED DEVELOPMENT (PD) MODIFICATION TO THE FINAL DETAIL SITE PLAN APPROVAL FOR HERITAGE STATION PHASE II (DRC-21-00172), CONSISTING OF 88 SINGLE-FAMILY LOTS TO INCLUDE UTILITIES, DRAINAGE, AND ROADWAY EXTENSIONS, ON 14.93± ACRES OF AN 85.47± ACRE SITE, LOCATED AT 15351 BURNT STORE ROAD, PUNTA GORDA, FLORIDA, IN COMMISSION DISTRICT II.

RECITALS

WHEREAS, Atwell, LLC ("Applicant") submitted Application DRC-25-116 requesting a Planned Development (PD) Modification to the Final Detail Site Plan Approval for Heritage Station Phase II (DRC-21-00172), consisting of 88 single-family lots to include utilities, drainage, and roadway extensions, on 14.93± acres of an 85.47± acre site, located at 15351 Burnt Store Road, Punta Gorda, Florida, in Commission District II, and more particularly described in Exhibit "A" attached hereto ("Property"); and

WHEREAS, the Property was rezoned to Planned Development (PD) on April 27, 2021, pursuant to Ordinance Number 2021-013, along with its associated PD conditions; and

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-25-116 for technical compliance with the Code of Laws and Ordinances of Charlotte County, Florida ("Code") and finds it to be generally consistent with Charlotte County's Comprehensive Plan, the Code, and other applicable guidelines; and

WHEREAS, the Board has reviewed Application DRC-25-116 and the findings of the Site Plan Review committee.

MIN

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida ("Board"):

1. Application DRC-25-116 is approved with the following conditions which must be met by the Applicant:

   A. As required by Code Section 3-9-45(d)(4)(d), 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 November 25, 2028.

   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 25th day of November, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, 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
LR2025-0849

KNW

ATWELL
CONSULTING, ENGINEERING and CONSTRUCTION

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

(PHASE II)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 23 EAST, BEING A REPLAT OF LOTS 11 THROUGH 53 AND LOTS 87 THROUGH 119, HERITAGE STATION, AS DEPICTED IN PLAT BOOK 26, PAGES 11A THROUGH 11I, CHARLOTTE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF SAID PLAT; SAID POINT HAVING A STATE PLANE COORDINATE OF N:898237.7707, E:644623.9446; THENCE S.45°15'44"E. FOR 130.00 FEET; THENCE S.44°44'16"W. FOR 328.70 FEET; THENCE N.69°53'03"W. FOR 725.44 FEET; THENCE N.00°22'34"E. FOR 879.44 FEET; THENCE N.89°24'40"E. FOR 1293.58 FEET; THENCE S.00°35'20"E. FOR 130.00 FEET TO THE SOUTHWEST CORNER OF LOT 54 OF SAID PLAT; SAID POINT HAVING A STATE PLANE COORDINATE OF N:898925.0012, E:645104.3657; THENCE S.89°24'40"W. FOR 1096.93 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 89°02'06", A CHORD BEARING OF S.44°53'37"W. AND A CHORD DISTANCE OF 98.16 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 108.78 FEET; THENCE S.00°22'34"W. FOR 542.06 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 70°15'37", A CHORD BEARING OF S.34°45'14"E. AND A CHORD DISTANCE OF 80.56 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 85.84 FEET; THENCE S.69°53'03"E. FOR 443.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET, A DELTA ANGLE OF 65°22'41", A CHORD BEARING OF N.77°25'36"E. AND A CHORD DISTANCE OF 97.21 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 102.70 FEET; THENCE N.44°44'16"E. FOR 187.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 8.77 ACRES, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT THE NORTHWEST CORNER OF LOT 86 OF SAID PLAT; SAID POINT HAVING A STATE PLANE COORDINATE OF N:898381.0468, E:644526.5916; THENCE S.45°15'44"E. FOR 130.00 FEET; THENCE S.44°44'16"W. FOR 220.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 65°22'41", A CHORD BEARING OF S.77°25'36"W. AND A CHORD DISTANCE OF 54.01 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 57.05 FEET; THENCE N.69°53'03"W. FOR 443.54 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 70°15'37", A CHORD BEARING OF N.34°45'14"W. AND A CHORD DISTANCE OF 34.53 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 36.79 FEET; THENCE N.00°22'34"E. FOR 542.06

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

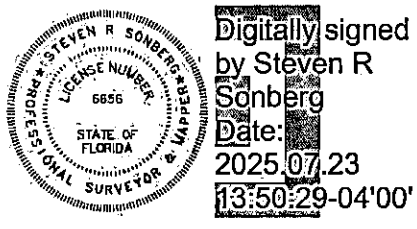
EXHIBIT
A

FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 89°02'06", A CHORD BEARING OF N.44°53'37"E. AND A CHORD DISTANCE OF 42.07 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 46.62 FEET; THENCE N.89°24'40"E. FOR 1101.50 FEET; THENCE S.00°35'20"E. FOR 130.00 FEET TO THE SOUTHWEST CORNER OF LOT 120 OF SAID PLAT; SAID POINT HAVING A STATE PLANE COORDINATE OF N:898755.0572, E:645110.6888; THENCE S.89°24'40"W. FOR 1003.17 FEET; THENCE S.00°22'34"W. FOR 373.37 FEET; THENCE S.69°53'03"E. FOR 321.85 FEET; THENCE N.44°44'16"E. FOR 169.44 FEET TO THE **POINT OF BEGINNING.**

CONTAINS 6.16 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", IN U.S. FEET WHEREIN THE WESTERLY RIGHT-OF-WAY LINE OF BURNT STORE ROAD BEARS S.44°52'48"W.

ATWELL, LLC
FLORIDA LICENSED BUSINESS NO. LB7832 JULY 21, 2025



STEVEN R. SONBERG, P.E., P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 6656

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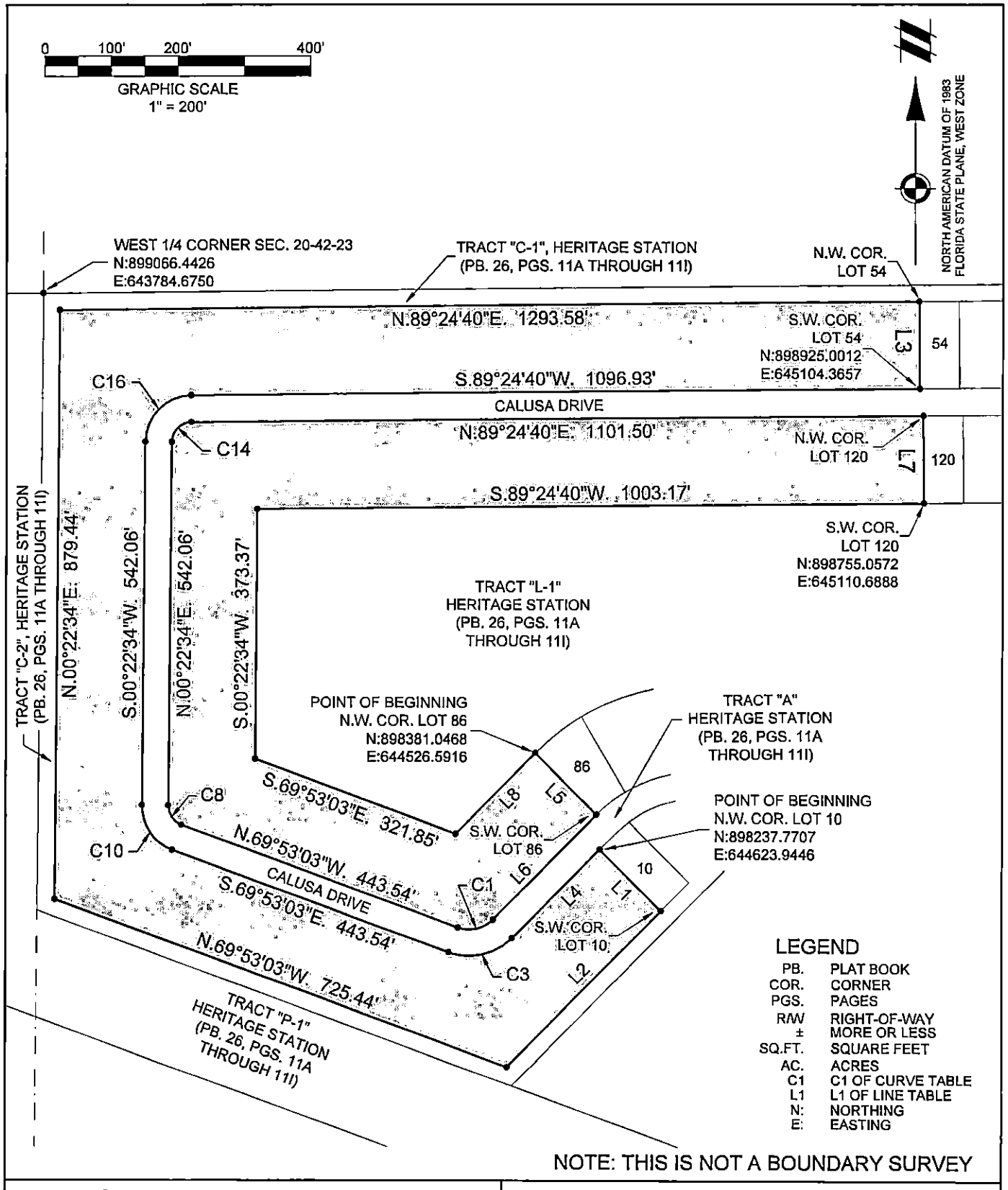

LEGEND

PB.	PLAT BOOK
COR.	CORNER
PGS.	PAGES
R/W	RIGHT-OF-WAY
±	MORE OR LESS
SQ.FT.	SQUARE FEET
AC.	ACRES
C1	C1 OF CURVE TABLE
L1	L1 OF LINE TABLE
N:	NORTHING
E:	EASTING

NOTE: THIS IS NOT A BOUNDARY SURVEY

ATWELL
4161 TAMIAMI TRAIL, BLDG. 5, #501
PORT CHARLOTTE, FL 33952
941.625.1165
FLORIDA SURVEY CERTIFICATE OF AUTHORIZATION # LB 7832

SKETCH TO ACCOMPANY DESCRIPTION

PHASE II

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWN	CHECKED	SCALE	SHEET	(S-T-R)
10/21/2025	3127M	JS	SS	1"=200'	3of4	20-42-23

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.45°15'44"E.	130.00'
L2	S.44°44'16"W.	328.70'
L3	S.00°35'20"E.	130.00'
L4	N.44°44'16"E.	187.52'
L5	S.45°15'44"E.	130.00'
L6	S.44°44'16"W.	220.77'
L7	S.00°35'20"E.	130.00'
L8	N.44°44'16"E.	169.44'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	50.00'	57.05'	54.01'	S.77°25'36"W.	65°22'41"
C3	90.00'	102.70'	97.21'	N.77°25'36"E.	65°22'41"
C8	30.00'	36.79'	34.53'	N.34°45'14"W.	70°15'37"
C10	70.00'	85.84'	80.56'	S.34°45'14"E.	70°15'37"
C14	30.00'	46.62'	42.07'	N.44°53'37"E.	89°02'06"
C16	70.00'	108.78'	98.16'	S.44°53'37"W.	89°02'06"

LEGEND

PB.	PLAT BOOK
COR.	CORNER
PGS.	PAGES
R/W	RIGHT-OF-WAY
±	MORE OR LESS
SQ.FT.	SQUARE FEET
AC.	ACRES
C1	C1 OF CURVE TABLE
L1	L1 OF LINE TABLE
N:	NORTHING
E:	EASTING

NOTE: THIS IS NOT A BOUNDARY SURVEY

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SKETCH TO ACCOMPANY DESCRIPTION

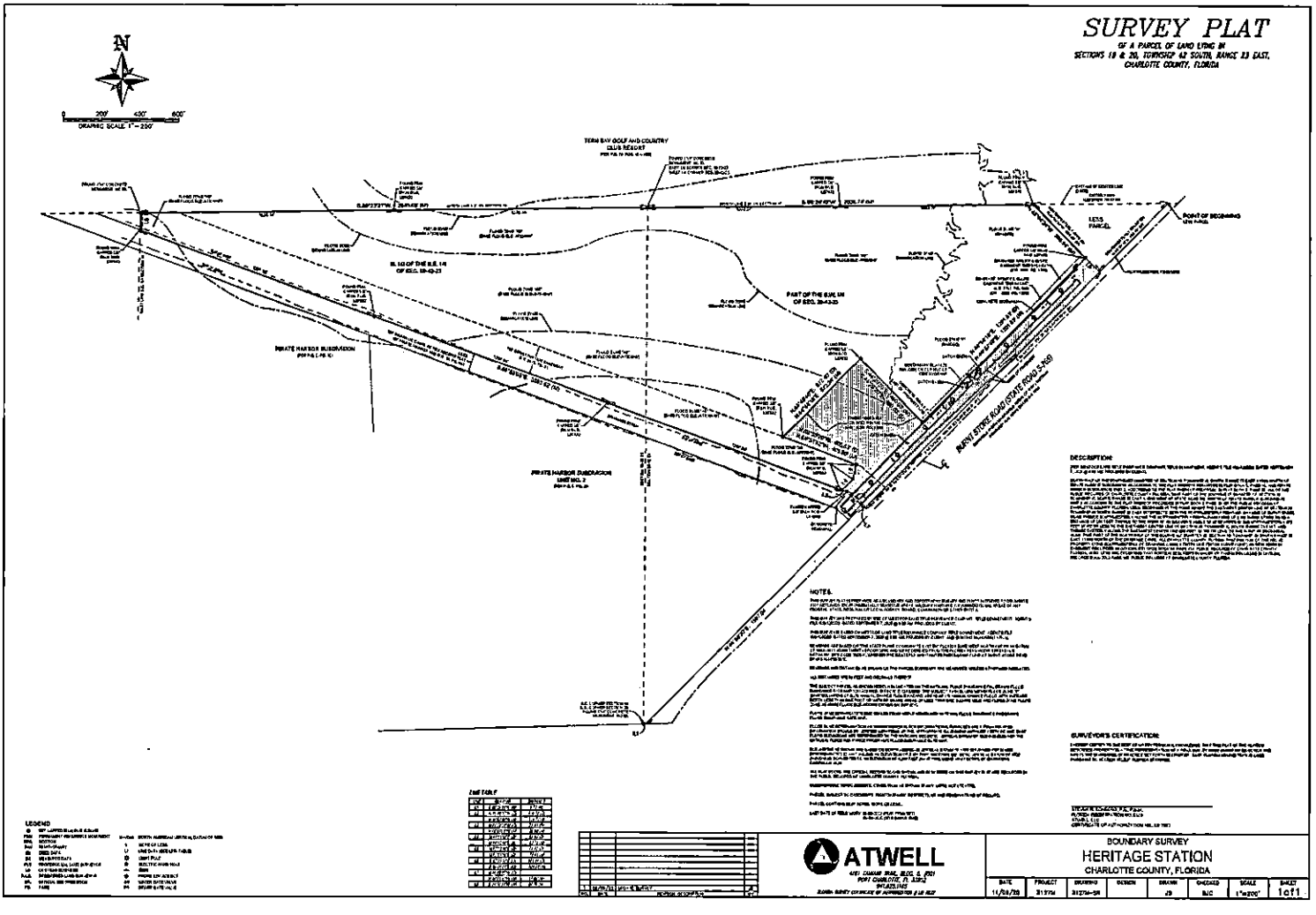
PHASE II

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWN	CHECKED	SCALE	SHEET	(S-T-R)
10/21/2025	3127M	JS	SS	N/A	4of4	20-42-23

SURVEY PLAT

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



DESCRIPTION

NOTES

SURVEYOR'S CERTIFICATION

LEGEND

⊙	SET CAPPED IRON ROD AT CORNER
PRM	PERMANENT REFERENCE MONUMENT
NTS	NOT TO SCALE
(M)	MEASURED
(P)	PLAT
(D)	DEED
(C)	CALCULATED
A/C	AIR CONDITIONER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PB	PLAT BOOK
PG	PAGE
S=765	SOUTH RIGHT-OF-WAY LINE OF S.R. 765
N	NORTH
L	LINE
R	RADIUS
Δ	DELTA (CENTRAL ANGLE)
CH	CHORD
CB	CHORD BEARING
⊕	CENTER LINE
⊗	SET 5/8" IRON ROD AND CAP
⊙	FOUND IRON ROD AND CAP
⊙	FOUND CONCRETE MONUMENT
⊙	FOUND IRON PIPE
⊙	FOUND IRON ROD

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°59'59" W	1,320.00'
L2	S 89°59'59" W	1,320.00'
L3	N 00°00'01" W	1,320.00'
L4	N 00°00'01" W	1,320.00'
L5	S 89°59'59" W	1,320.00'
L6	S 89°59'59" W	1,320.00'
L7	N 00°00'01" W	1,320.00'
L8	N 00°00'01" W	1,320.00'
L9	N 89°59'59" E	1,320.00'
L10	N 89°59'59" E	1,320.00'
L11	S 00°00'01" E	1,320.00'
L12	S 00°00'01" E	1,320.00'
L13	N 89°59'59" E	1,320.00'
L14	N 89°59'59" E	1,320.00'
L15	S 00°00'01" E	1,320.00'
L16	S 00°00'01" E	1,320.00'

ATWELL
4101 CHAMBER TRAIL, BLDG. 5, #201
PORT CHARLOTTE, FL 33952
941.625.0045
FLORIDA SURVEY CERTIFICATE OF AUTHORIZATION # LB 7727

BOUNDARY SURVEY
HERITAGE STATION
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/30/20	312704	312704-SR		JD	BJC	1"=200'	1 of 1