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ORDINANCE  
NUMBER 2015 - 058

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3184, FLORIDA STATUTES, ADOPTING A LARGE SCALE PLAN AMENDMENT TO THE CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE, FROM COMMERCIAL (COM) (36.94± ACRES) AND AGRICULTURE (AG) (2.16± ACRES) TO LOW DENSITY RESIDENTIAL (LDR) (39.1± ACRES) WITH AN ANNOTATION TO THE 2030 FUTURE LAND USE MAP STATING THAT 1) THE BASE DENSITY OF THE SITE IS TWO UNITS; AND 2) THE USE OF THE SITE FOR A RECREATIONAL VEHICLE PARK WILL BE LIMITED TO 195 UNITS AND WILL NOT REQUIRE A TRANSFER OF DENSITY, AND FROM AGRICULTURE (AG) (1.16± ACRES) TO PRESERVATION (PR) (1.16± ACRES), FOR PROPERTY LOCATED AT 26925 and 27005 JONES LOOP ROAD, IN THE PUNTA GORDA AREA, COMMISSION DISTRICT II, CHARLOTTE COUNTY, FLORIDA, CONTAINING 40.26 ACRES MORE OR LESS; PETITION PA-15-05-06-LS, APPLICANT, TAG CREEKSIDE, LLC; PROVIDING FOR TRANSMITTAL OF ADOPTED ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, TAG Creekside, LLC ("Applicant") has filed Petition PA-15-05-06-LS seeking a large scale plan amendment to the Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Commercial (COM) (36.94± acres) and Agriculture (AG) (2.16± acres) to Low Density Residential (LDR) (39.1± acres) with an annotation to the 2030 Future Land Use Map stating that 1) the base density of the site is two units; and 2) the use of the site for a recreational vehicle park will be limited to 195 units and will not require a transfer of density, and from Agriculture (AG) (1.16± acres) to

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT  
OR BOOK 4035 PAGE 1652 PAGE 1 OF 17  
iLISTR # 2401283 Doc Type: GOV  
Recorded 12/10/2015 at 2:47 PM  
Rec. Fee: RECORDING \$146.00  
Cashier By: HILALIE

★ 17  
min

1 Preservation (PR) (1.16± acres), for property located at 26925 and 27005 Jones Loop  
2 Road, containing 40.26 acres more or less, in the Punta Gorda area, Charlotte County,  
3 Florida, Commission District II, and more particularly described in Exhibit "A" attached  
4 hereto and by this reference provided herein; and

5 WHEREAS, on September 14, 2015, Petition PA-15-05-06-LS was heard  
6 before the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the  
7 findings and analysis provided by County Staff regarding the amendment and the evidence  
8 presented to the P&Z Board, the proposed amendment was found to be consistent with the  
9 County's Comprehensive Plan, and the P&Z Board recommended approval for transmittal  
10 of Petition PA-15-05-06-LS to the Department of Economic Opportunity ("DEO") for review  
11 and comments; and

12 WHEREAS, on October 27, 2015, Petition PA-15-05-06-LS was heard by the  
13 Board of County Commissioners of Charlotte County, Florida ("Board") and, based on the  
14 findings and analysis provided by County Staff regarding the amendment and the evidence  
15 presented to the Board, the proposed amendment was found to be consistent with the  
16 County's Comprehensive Plan, and the Board approved Petition PA-15-05-06-LS for  
17 transmittal to DEO for review and comments; and

18 WHEREAS, on November 25, 2015, DEO issued a letter stating that it  
19 had no comments regarding Petition PA-15-05-06-LS; and

20 WHEREAS, other relevant state agencies also reviewed Petition  
21 PA-15-05-06-LS and had no comments; and

1           WHEREAS, after due consideration, and based on the findings and analysis  
2 provided by County Staff regarding Petition PA-15-05-06-LS and the evidence presented to  
3 the Board, the Board has found that the requirements and conditions of Chapter 163,  
4 Florida Statutes, as they relate to this Petition, have been met, and that it is in the best  
5 interests of the County to approve Petition PA-15-05-06-LS by amending Charlotte County  
6 FLUM Series Map #1: 2030 Future Land Use, from Commercial (COM) (36.94± acres) and  
7 Agriculture (AG) (2.16± acres) to Low Density Residential (LDR) (39.1± acres) with an  
8 annotation to the 2030 Future Land Use Map stating that 1) the base density of the site is  
9 two units; and 2) the use of the site for a recreational vehicle park will be limited to 195  
10 units and will not require a transfer of density, and from Agriculture (AG) (1.16± acres) to  
11 Preservation (PR) (1.16± acres), for property located at 26925 and 27005 Jones Loop  
12 Road, containing 40.26 acres more or less, in the Punta Gorda area, Charlotte County,  
13 Florida, Commission District II, and more particularly described in Exhibit "A" attached  
14 hereto and by this reference provided herein.

15           NOW, THEREFORE, BE IT ORDAINED by the Board of County  
16 Commissioners of Charlotte County, Florida, that:

17           Section 1. Approval. The following petition for amendment to the Charlotte  
18 County FLUM Series Map #1: 2030 Future Land Use be and hereby is approved:

19           Petition PA-15-05-06-LS requesting a large scale plan  
20 amendment to the Charlotte County FLUM Series Map #1:  
21 2030 Future Land Use, from Commercial (COM) (36.94±  
22 acres) and Agriculture (AG) (2.16± acres) to Low Density  
23 Residential (LDR) (39.1± acres) with an annotation to the 2030  
24 Future Land Use Map stating that 1) the base density of the  
25 site is two units; and 2) the use of the site for a recreational  
26 vehicle park will be limited to 195 units and will not require a

1 transfer of density, and from Agriculture (AG) (1.16± acres) to  
2 Preservation (PR) (1.16± acres), for property located at 26925  
3 and 27005 Jones Loop Road, containing 40.26 acres more or  
4 less, in the Punta Gorda area, Charlotte County, Florida  
5 Commission District II, and more particularly described in  
6 Exhibit "A" attached hereto and by this reference provided  
7 herein.  
8

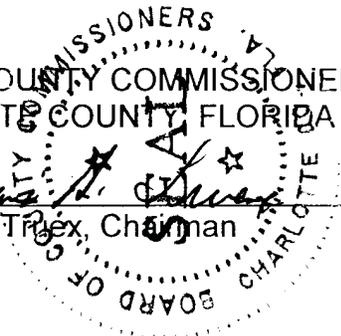
9 Section 2. Transmittal of Adopted Ordinance. County Staff is hereby  
10 directed to forward a copy of this ordinance and its attachments to the Department of  
11 Economic Opportunity, 107 East Madison Street, Tallahassee, FL 32399-4120, and to the  
12 Executive Director, Southwest Florida Regional Planning Council, 1926 Victoria Avenue,  
13 Fort Myers, FL 33901.

14 Section 3. Effective date. The effective date of this plan amendment, if the  
15 amendment is not timely challenged, shall be 31 days after the state land planning agency  
16 notifies the local government that the plan amendment package is complete. If timely  
17 challenged, this amendment shall become effective on the date the state land planning  
18 agency or the Administration Commission enters a final order determining this adopted  
19 amendment to be in compliance. No development orders, development permits, or land  
20 uses dependent on this amendment may be issued or commence before it has become  
21 effective. If a final order of noncompliance is issued by the Administration Commission,  
22 this amendment may nevertheless be made effective by adoption of a resolution affirming  
23 its effective status, a copy of which resolution shall be sent to the state land planning  
24 agency.  
25

PASSED AND DULY ADOPTED this 8<sup>th</sup> day of December, 2015.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY FLORIDA

By: William G. Tripp  
William G. Tripp, Chairman



ATTEST:  
Barbara T. Scott, Clerk of Circuit  
Court and Ex-officio Clerk to the  
Board of County Commissioners

By: Michelle DiBernardino  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

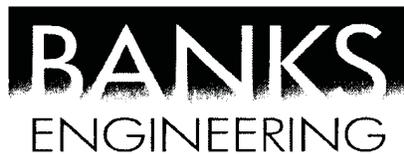
By: Janette S. Knowlton  
Janette S. Knowlton, County Attorney  
LR2015-3656

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## Legal Description

- Amending the Future Land Use Map designation from  
Commercial (COM) to Low Density Residential (LDR) for  
36.94± acres





Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A COMMERCIAL TO LOW DENSITY RESIDENTIAL PARCEL OF LAND  
LYING IN SECTION 22, TOWNSHIP 41 SOUTH, RANGE 23 EAST,  
CHARLOTTE COUNTY, FLORIDA

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 22, TOWNSHIP 41 SOUTH, RANGE 23 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S.86°03'33"W., ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, FOR 380.58 FEET; THENCE S.00°45'59"E., PARALLEL WITH AND 380.00 FEET WESTERLY OF THE EAST LINE OF SAID SOUTHEAST 1/4, (AS MEASURED ON A PERPENDICULAR), FOR 56.28 FEET TO A 5/8" IRON ROD AND CAP #4161 ON THE SOUTHERLY RIGHT OF WAY LINE OF JONES LOOP ROAD (NORTH) AND THE POINT OF BEGINNING;

THENCE S.86°03'08"W. ALONG SAID RIGHT OF WAY LINE FOR 869.17 FEET; THENCE S.82°36'02"W. ALONG SAID RIGHT OF WAY LINE FOR 415.27 FEET; THENCE S.86°03'08"W. ALONG SAID RIGHT OF WAY LINE FOR 665.16 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S.00°17'18"E. ALONG SAID WEST LINE FOR 655.49 FEET; THENCE N.86°03'59"E. FOR 666.72 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S.00°25'31"E. ALONG SAID EAST LINE FOR 129.36 FEET; TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 21°26'25", A CHORD BEARING OF N.81°07'46"E. AND A CHORD DISTANCE OF 55.80 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 56.13 FEET TO THE BEGINNING OF REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 63°54'47", A CHORD BEARING OF S.77°38'03"E. AND A CHORD DISTANCE OF 211.71 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 223.10 FEET; THENCE S.45°40'40"E. FOR 95.62 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 86°34'51", A CHORD BEARING OF S.88°58'05"E. AND A CHORD DISTANCE OF 34.28 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 37.78 FEET; THENCE N.47°44'29"E. FOR 99.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 70°31'52", A CHORD BEARING OF N.83°00'25"E. AND A CHORD DISTANCE OF 230.95 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 246.20 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET, A DELTA ANGLE OF 24°30'09", A CHORD BEARING OF S.73°58'43"E. AND A CHORD DISTANCE OF 318.30 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 320.74 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 44°45'31", A CHORD BEARING OF S.63°51'02"E. AND A CHORD DISTANCE OF 209.40 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 214.83 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A DELTA ANGLE OF 63°46'57", A CHORD BEARING OF S.73°21'46"E. AND A CHORD DISTANCE OF 132.08 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 139.15 FEET TO A POINT 380.00 FEET WESTERLY OF

SHEET 1 OF 3

SERVING THE STATE OF FLORIDA

# BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, (AS MEASURED ON A PERPENDICULAR); THENCE N.00°45'59"W., PARALLEL WITH AND 380.00 FEET WESTERLY OF THE EAST LINE OF SAID SOUTHEAST 1/4, (AS MEASURED ON A PERPENDICULAR), FOR 1125.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.94 ACRES, MORE OR LESS.

BANKS ENGINEERING,  
FLORIDA LICENSED BUSINESS NO. LB6690

MAY 12, 2015



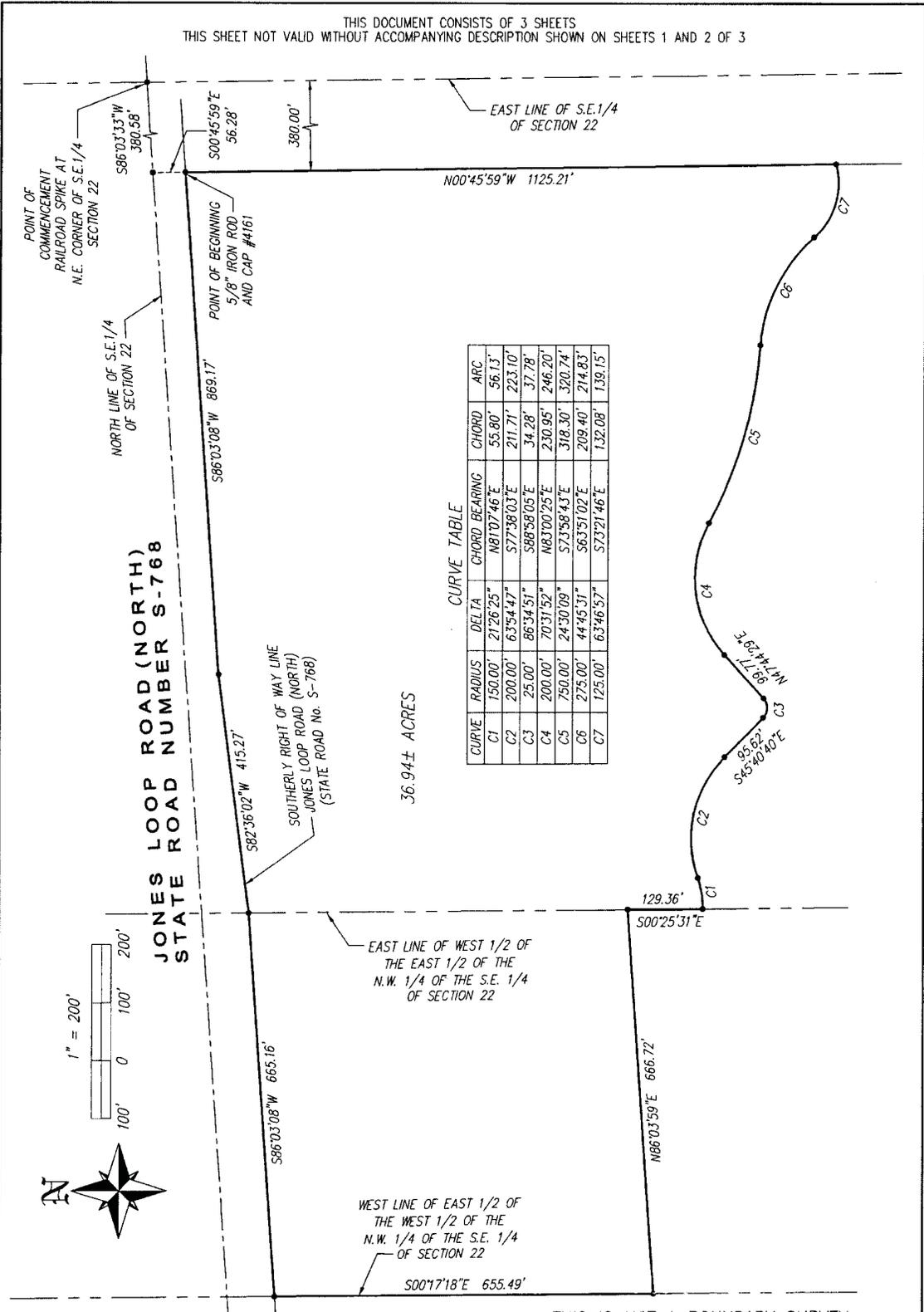
MICHAEL P. COGK, P.S.M.  
FLORIDA CERTIFICATION No. 6662

NOT VALID WITHOUT THE SIGNATURE AND  
ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

THIS DOCUMENT CONSISTS OF 3 SHEETS  
THIS DESCRIPTION IS NOT VALID WITHOUT THE ACCOMPANYING  
SKETCH SHOWN ON SHEET 3 OF 3

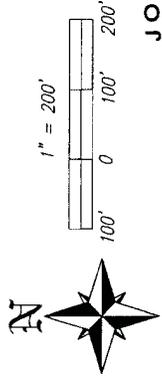
SHEET 2 OF 3

SERVING THE STATE OF FLORIDA



CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C1	150.00'	27°26'25"	N87°07'46"E	55.80'	56.13'
C2	200.00'	63°54'47"	S77°38'03"E	211.71'	223.10'
C3	25.00'	86°34'51"	S88°58'05"E	34.28'	37.78'
C4	200.00'	70°31'52"	N83°00'25"E	230.95'	246.20'
C5	750.00'	24°30'09"	S73°58'43"E	318.30'	320.74'
C6	275.00'	44°45'31"	S63°51'02"E	209.40'	214.83'
C7	125.00'	63°46'57"	S73°21'46"E	132.08'	139.15'



**LEGEND:**  
C2 DENOTES CURVE DATA, SEE CURVE TABLE FOR INFORMATION

**NOTES:**  
BEARINGS ARE ASSUMED, WHEREIN THE NORTH LINE OF THE S.E. 1/4 OF SECTION 22 BEARS S86°03'33"W.

THIS IS NOT A BOUNDARY SURVEY

*Michael P. Cook*  
MICHAEL P. COOK, P.S.M. SIGNATURE DATE: 05-12-2015  
FLORIDA CERTIFICATION NO. 6662  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**BANKS ENGINEERING**  
Professional Engineers, Planners & Land Surveyors  
Serving The State Of Florida

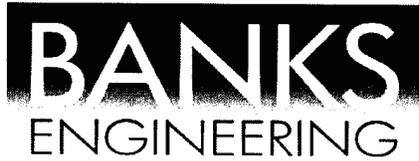
12653 SW COUNTY ROAD 789 - SUITE B  
LAKE SUEVY, FLORIDA 34269  
PHONE: (941) 625-1165 FAX: (941) 625-1149  
ENGINEERING LICENSE # EB 5469  
SURVEY LICENSE # LS 8690  
WWW.BANKSENG.COM

**SKETCH TO ACCOMPANY DESCRIPTION**  
DESCRIPTION OF THE COMMERCIAL TO LOW DENSITY RESIDENTIAL AREA  
LYING IN SECTION 22, TOWNSHIP 41 SOUTH, RANGE 23 EAST  
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
05-12-2015	3946	3946-COM	RMB	BJC	1"=200'	3 OF 3	22-41-23

## Legal Description

- Amending the Future Land Use Map designation from  
Agriculture (AG) to Low Density Residential (LDR) for 2.16±  
acres



Professional Engineers, Planners & Land Surveyors

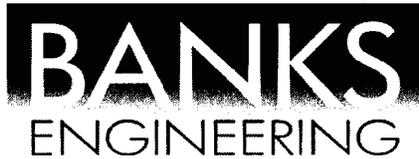
DESCRIPTION OF AGRICULTURAL TO LOW DENSITY RESIDENTIAL PARCEL OF LAND  
LYING IN SECTION 22, TOWNSHIP 41 SOUTH, RANGE 23 EAST,  
CHARLOTTE COUNTY, FLORIDA

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 22, TOWNSHIP 41 SOUTH, RANGE 23 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S.86°03'33"W., ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, FOR 380.58 FEET; THENCE S.00°45'59"E., PARALLEL WITH AND 380.00 FEET WESTERLY OF THE EAST LINE OF SAID SOUTHEAST 1/4, (AS MEASURED ON A PERPENDICULAR), FOR 56.28 FEET TO A 5/8" IRON ROD AND CAP #4161 ON THE SOUTHERLY RIGHT OF WAY LINE OF JONES LOOP ROAD (NORTH); THENCE S.86°03'08"W. ALONG SAID RIGHT OF WAY LINE FOR 869.17 FEET; THENCE S.82°36'02"W. ALONG SAID RIGHT OF WAY LINE FOR 415.27 FEET; THENCE S.86°03'08"W. ALONG SAID RIGHT OF WAY LINE FOR 665.16 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S.00°17'18"E. ALONG SAID WEST LINE FOR 655.49 FEET TO THE POINT OF BEGINNING; THENCE N.86°03'59"E. FOR 666.72 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S.00°25'31"E. ALONG SAID EAST LINE FOR 129.36 FEET; THENCE N.82°28'52"W. FOR 71.82 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 132.57 FEET, A DELTA ANGLE OF 15°17'26", A CHORD BEARING OF N.74°50'09"W. AND A CHORD DISTANCE OF 35.27 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 35.38 FEET; THENCE N.67°11'26"W. FOR 66.01 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 117.43 FEET, A DELTA ANGLE OF 50°42'16", A CHORD BEARING OF S.87°27'26"W. AND A CHORD DISTANCE OF 100.57 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 103.92 FEET; THENCE S.62°06'18"W. FOR 155.28 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 132.57 FEET, A DELTA ANGLE OF 15°52'09", A CHORD BEARING OF S.70°02'23"W. AND A CHORD DISTANCE OF 36.60 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 36.72 FEET; THENCE S.10°34'45"W. FOR 45.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 145.00 FEET, A DELTA ANGLE OF 57°09'47", A CHORD BEARING OF S.55°11'25"W. AND A CHORD DISTANCE OF 138.74 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 144.66 FEET; THENCE N.90°00'00"W. FOR 54.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 105.00 FEET, A DELTA ANGLE OF 35°44'26", A CHORD BEARING OF N.51°05'26"W. AND A CHORD DISTANCE OF 64.44 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 65.50 FEET TO A POINT

SHEET 1 OF 3

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ON THE WEST LINE OF THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 22; THENCE N.00°17'18"W. ALONG SAID WEST LINE FOR 212.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.16 ACRES, MORE OR LESS.

BEARINGS ARE ASSUMED, WHEREIN THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22 BEARS S.86°03'33"W.

BANKS ENGINEERING  
FLORIDA LICENSED BUSINESS NO. LB6690

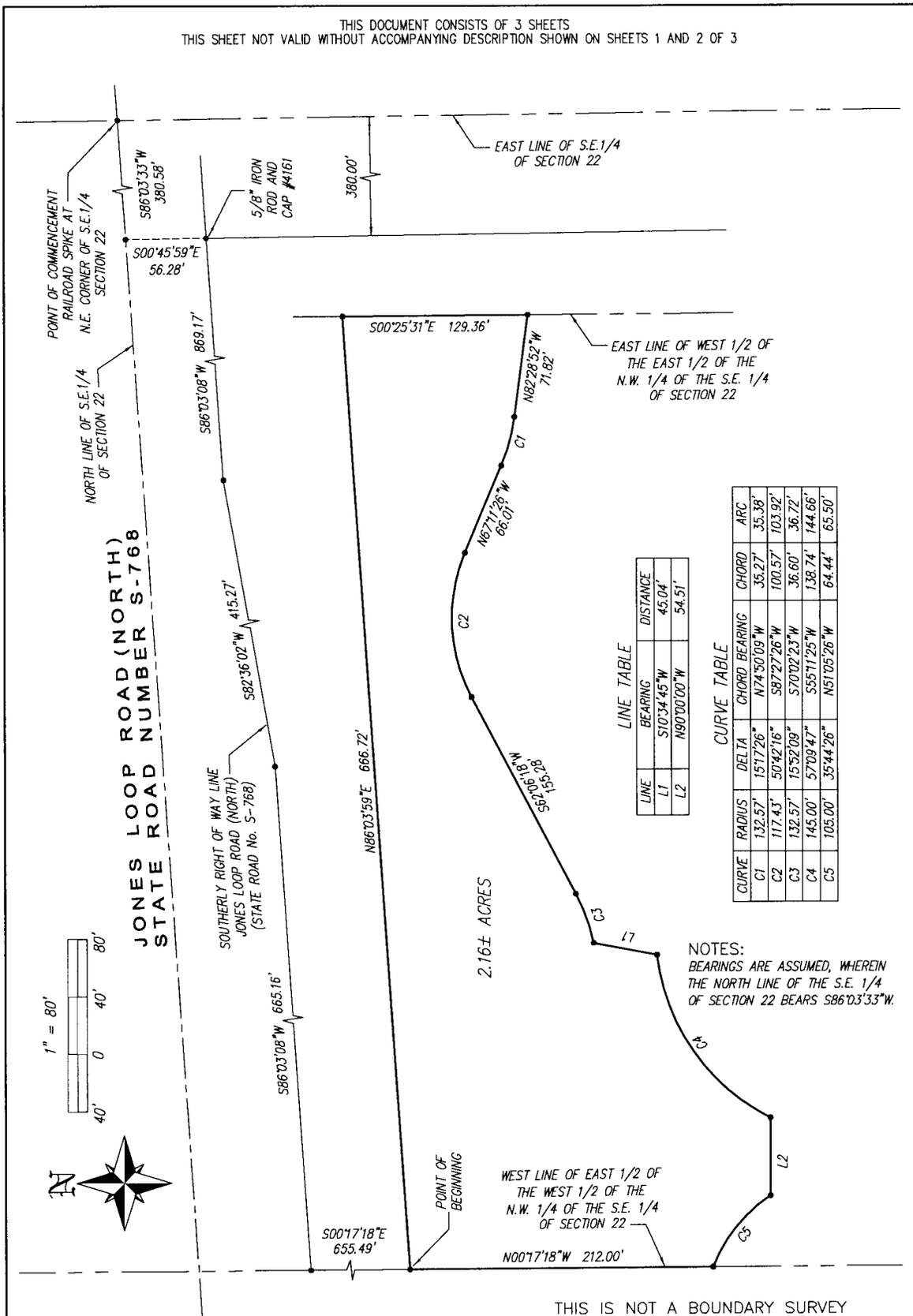
NOVEMBER 16, 2014

  
RICHARD M. RITZ, R.L.S.  
REGISTERED LICENSED SURVEYOR  
FLORIDA CERTIFICATION NO. 4069

THIS DOCUMENT CONSISTS OF 3 SHEETS  
THIS DESCRIPTION IS NOT VALID WITHOUT THE ACCOMPANYING  
SKETCH SHOWN ON SHEET 3 OF 3

SHEET 2 OF 3

SERVING THE STATE OF FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	S10°34'45"W	45.04'
L2	N90°00'00"W	54.51'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C1	132.57'	151°7'26"	N74°50'09"W	35.27'	35.38'
C2	117.43'	50°42'16"	S87°27'26"W	100.57'	103.92'
C3	132.57'	15°52'09"	S70°02'23"W	36.60'	36.72'
C4	145.00'	57°09'47"	S55°11'25"W	138.74'	144.66'
C5	105.00'	35°44'26"	N51°05'26"W	64.44'	65.50'

NOTES:  
BEARINGS ARE ASSUMED, WHEREIN  
THE NORTH LINE OF THE S.E. 1/4  
OF SECTION 22 BEARS S86°03'33"W.

- LEGEND:
- C2 DENOTES CURVE DATA, SEE CURVE TABLE FOR INFORMATION
  - L2 DENOTES LINE DATA, SEE LINE TABLE FOR INFORMATION
  - S.E. DENOTES SOUTHEAST
  - LB DENOTES LICENSED BUSINESS
  - EB DENOTES ENGINEERING BUSINESS

THIS IS NOT A BOUNDARY SURVEY

*Richard M. Ritz*  
 RICHARD M. RITZ, R.L.S. SIGNATURE DATE: 11-16-2015  
 FLORIDA CERTIFICATION NO. 4009  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL  
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**BANKS ENGINEERING**  
 Professional Engineers, Planners, & Land Surveyors  
 Serving The State Of Florida

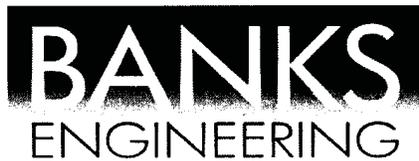
12853 SW COUNTY ROAD 789 - SUITE B  
 LAKE SUZIE, FLORIDA 34280  
 PHONE: (941) 825-1165 FAX: (941) 825-1148  
 ENGINEERING LICENSE # EB 1468  
 SURVEY LICENSE # LB 8890  
 WWW.BANKSENG.COM

SKETCH TO ACCOMPANY DESCRIPTION  
 DESCRIPTION OF THE AGRICULTURAL TO LOW DENSITY RESIDENTIAL AREA  
 LYING IN SECTION 22, TOWNSHIP 41 SOUTH, RANGE 23 EAST  
 CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
11-16-2015	3946	3946-AG		RMB	BJC	1"=80'	3 OF 3	22-41-23

## Legal Description

- Amending the Future Land Use Map designation from Agriculture (AG) to Preservation (PR) for 1.16± acres



Professional Engineers, Planners & Land Surveyors

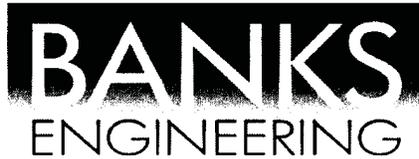
DESCRIPTION OF AN AGRICULTURAL TO WEST PRESERVATION PARCEL OF LAND  
LYING IN SECTION 22, TOWNSHIP 41 SOUTH, RANGE 23 EAST,  
CHARLOTTE COUNTY, FLORIDA

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 22, TOWNSHIP 41 SOUTH, RANGE 23 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S.86°03'33"W., ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, FOR 380.58 FEET; THENCE S.00°45'59"E., PARALLEL WITH AND 380.00 FEET WESTERLY OF THE EAST LINE OF SAID SOUTHEAST 1/4, (AS MEASURED ON A PERPENDICULAR), FOR 56.28 FEET TO A 5/8" IRON ROD AND CAP #4161 ON THE SOUTHERLY RIGHT OF WAY LINE OF JONES LOOP ROAD (NORTH); THENCE S.86°03'08"W. ALONG SAID RIGHT OF WAY LINE FOR 869.17 FEET; THENCE S.82°36'02"W. ALONG SAID RIGHT OF WAY LINE FOR 415.27 FEET; THENCE S.86°03'08"W. ALONG SAID RIGHT OF WAY LINE FOR 665.16 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S.00°17'18"E. ALONG SAID WEST LINE FOR 867.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S.00°17'18"E. ALONG SAID WEST LINE FOR 27.51 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, A DELTA ANGLE OF 61°04'58", A CHORD BEARING OF S.31°14'02"E. AND A CHORD DISTANCE OF 81.31 FEET; THENCE ALONG THE ARC OF SAID 85.29 FEET; THENCE S.00°41'33"E. FOR 71.03 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 31°40'36", A CHORD BEARING OF S.16°31'51"E. AND A CHORD DISTANCE OF 54.58 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 55.29 FEET; THENCE S.32°22'09"E. FOR 25.31 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 145°19'31", A CHORD BEARING OF N.74°58'06"E. AND A CHORD DISTANCE OF 38.18 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 50.73 FEET; THENCE N.02°18'21"E. FOR 131.38 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 81°24'00", A CHORD BEARING OF N.43°00'21"E. AND A CHORD DISTANCE OF 156.50 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 170.48 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 21°36'03", A CHORD BEARING OF N.72°54'20"E. AND A CHORD DISTANCE OF 74.95 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 75.40 FEET; THENCE N.62°06'18"E. FOR 155.28 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 50°42'16", A CHORD BEARING OF N.87°27'26"E. AND A CHORD DISTANCE OF 42.82 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 44.25 FEET; THENCE S.67°11'26"E. FOR 66.01 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 15°17'26", A CHORD BEARING OF S.74°50'09"E. AND A CHORD DISTANCE OF 53.22 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 53.37 FEET; THENCE S.82°28'52"E. FOR 81.23 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N.00°25'31"W. ALONG SAID EAST LINE FOR 68.09 FEET; THENCE N.82°28'52"W. FOR 71.82 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 132.57 FEET, A DELTA ANGLE OF 15°17'26", A CHORD BEARING OF N.74°50'09"W. AND A CHORD

SHEET 1 OF 3

SERVING THE STATE OF FLORIDA



Professional Engineers, Planners & Land Surveyors

DISTANCE OF 35.27 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 35.38 FEET; THENCE N.67°11'26"W. FOR 66.01 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 117.43 FEET, A DELTA ANGLE OF 50°42'16", A CHORD BEARING OF S.87°27'26"W. AND A CHORD DISTANCE OF 100.57 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 103.92 FEET; THENCE S.62°06'18"W. FOR 155.28 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 132.57 FEET, A DELTA ANGLE OF 15°52'09", A CHORD BEARING OF S.70°02'23"W. AND A CHORD DISTANCE OF 36.60 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 36.72 FEET: THENCE S.10°34'45"W. FOR 45.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 145.00 FEET, A DELTA ANGLE OF 57°09'47", A CHORD BEARING OF S.55°11'25"W. AND A CHORD DISTANCE OF 138.74 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 144.66 FEET; THENCE N.90°00'00"W. FOR 54.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 105.00 FEET, A DELTA ANGLE OF 35°44'26", A CHORD BEARING OF N.51°05'26"W. AND A CHORD DISTANCE OF 64.44 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 65.50 FEET; TO THE POINT OF BEGINNING;

CONTAINING 1.16 ACRES, MORE OR LESS.

BEARINGS ARE ASSUMED, WHEREIN THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22 BEARS S.86°03'33"W.

BANKS ENGINEERING  
FLORIDA LICENSED BUSINESS NO. LB6690

NOVEMBER 16, 2014

  
RICHARD M. RITZ, R.L.S.  
REGISTERED LICENSED SURVEYOR  
FLORIDA CERTIFICATION NO. 4019

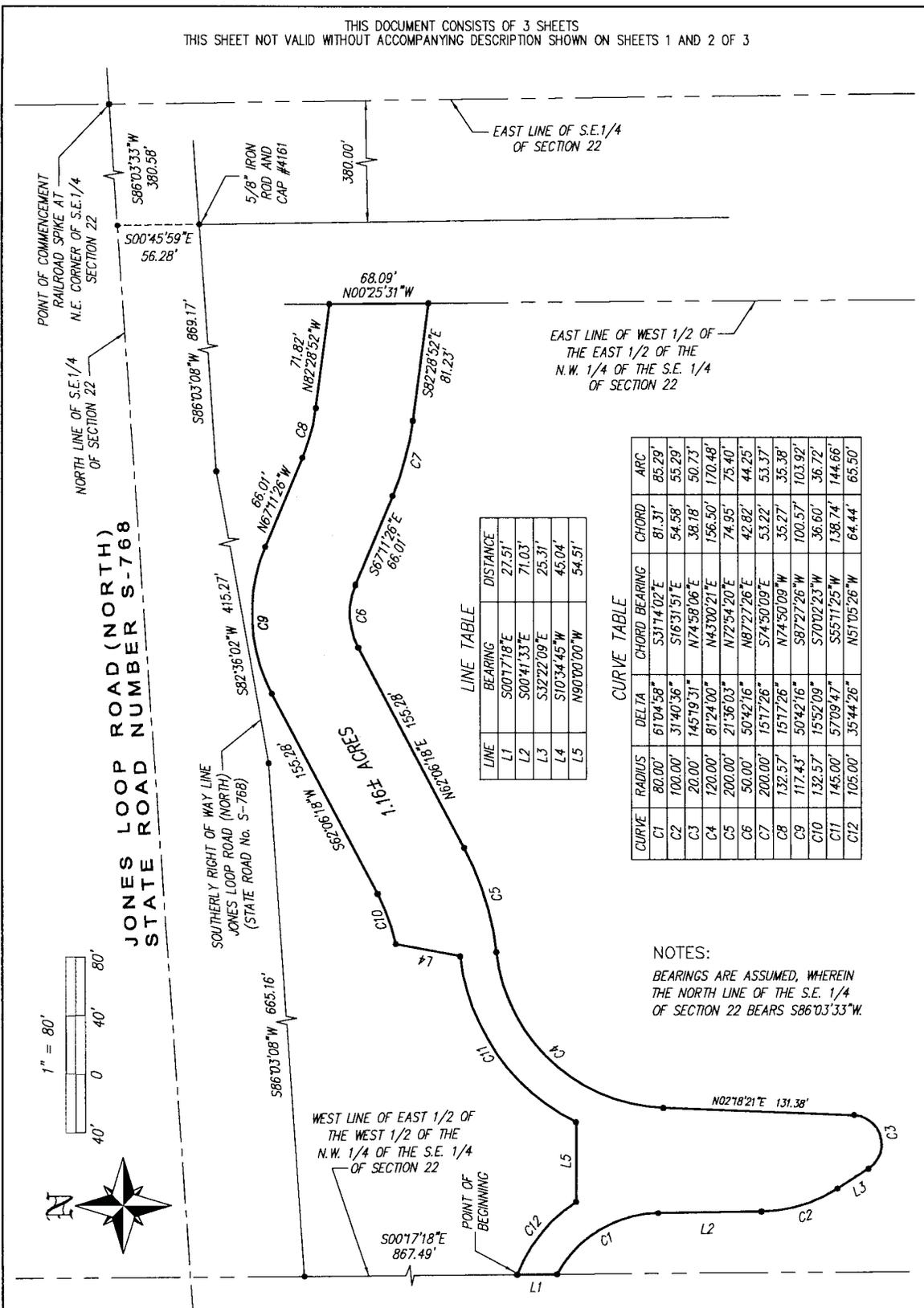
THIS DOCUMENT CONSISTS OF 3 SHEETS  
THIS DESCRIPTION IS NOT VALID WITHOUT THE ACCOMPANYING  
SKETCH SHOWN ON SHEET 3 OF 3

SHEET 2 OF 3

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12653 SW County Rd. 769, Suite B, Lake Suzy, FL 34269 • (941) 625-1165 • Fax (941) 625-1149  
www.bankseng.com



LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°17'18"E	27.51'
L2	S00°41'33"E	71.03'
L3	S32°22'09"E	25.31'
L4	S10°34'45"W	45.04'
L5	N90°00'00"W	54.51'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C1	80.00'	61°04'58"	S31°14'02"E	81.31'	85.29'
C2	100.00'	31°40'36"	S16°31'51"E	54.58'	55.29'
C3	20.00'	145°19'31"	N74°58'06"E	38.18'	50.73'
C4	120.00'	81°24'00"	N43°00'21"E	156.50'	170.48'
C5	200.00'	21°36'03"	N72°54'20"E	74.95'	75.40'
C6	50.00'	50°42'16"	N87°27'26"E	42.82'	44.25'
C7	200.00'	15°17'26"	S74°50'09"E	53.22'	53.37'
C8	132.57'	15°17'26"	N74°50'09"W	35.27'	35.38'
C9	117.43'	50°42'16"	S87°27'26"W	100.57'	103.92'
C10	132.57'	15°52'09"	S70°02'23"W	36.60'	36.72'
C11	145.00'	57°09'47"	S55°11'25"W	138.74'	144.66'
C12	105.00'	35°44'26"	N51°05'26"W	64.44'	65.50'

NOTES:  
BEARINGS ARE ASSUMED, WHEREIN  
THE NORTH LINE OF THE S.E. 1/4  
OF SECTION 22 BEARS S86°03'33"W.

- LEGEND:
- C2 DENOTES CURVE DATA, SEE CURVE TABLE FOR INFORMATION
  - L2 DENOTES LINE DATA, SEE LINE TABLE FOR INFORMATION
  - S.E. DENOTES SOUTHEAST
  - LB DENOTES LICENSED BUSINESS
  - EB DENOTES ENGINEERING BUSINESS

THIS IS NOT A BOUNDARY SURVEY

*Richard M. Ritz*  
 RICHARD M. RITZ, R.L.S. SIGNATURE DATE: 11-16-2015  
 FLORIDA CERTIFICATION NO. 4009  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL  
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**BANKS ENGINEERING**  
 Professional Engineers, Planners, & Land Surveyors  
 Serving The State Of Florida

12653 SW COUNTY ROAD 786 - SUITE B  
 LAKE SUZY, FLORIDA 34280  
 PHONE: (941) 825-1165 FAX: (941) 825-1144  
 ENGINEERING LICENSE # EB 8468  
 SURVEY LICENSE # LB 8690  
 WWW.BANKSENG.COM

SKETCH TO ACCOMPANY DESCRIPTION  
 DESCRIPTION OF THE AGRICULTURAL TO WEST PRESERVATION AREA  
 LYING IN SECTION 22, TOWNSHIP 41 SOUTH, RANGE 23 EAST  
 CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
11-16-2015	3946	3646-W.P.		RMB	BJC	1"=80'	3 OF 3	22-41-23



FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

December 8, 2015

Clerk of the Circuit Court  
Charlotte County  
18500 Murdock Circle, Room 416  
Port Charlotte, Florida 33948

Attention: Ms. Michelle DiBerardino

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2015-058, which was filed in this office on December 8, 2015.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

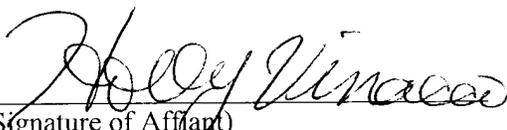


PUBLISHER'S AFFIDAVIT OF PUBLICATION  
STATE OF FLORIDA  
COUNTY OF CHARLOTTE:

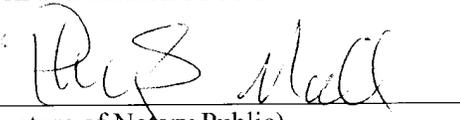
Before the undersigned authority personally appeared Holly Vinacco, who on oath says that she is legal clerk of the Charlotte Sun, the Englewood Sun, and the North Port Sun, each a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing, was published in said newspaper in the issue(s) of:

November 23, 2015

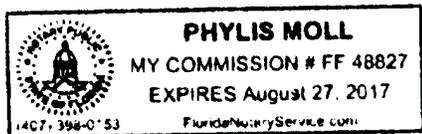
Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each publication day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

  
(Signature of Affiant)

Sworn and subscribed before me this 23<sup>rd</sup> day of November, 2015.

  
(Signature of Notary Public)

#503



Personally known  OR Produced Identification

Type of Identification Produced \_\_\_\_\_

# NOTICE OF PUBLIC HEARING FOR ONE OR MORE OF THE FOLLOWING MATTERS: PROPOSED CHANGES TO THE FUTURE LAND USE MAP AND COMPREHENSIVE PLAN ELEMENTS, DEVELOPMENTS OF REGIONAL IMPACT OR CHANGES THERETO, REZONINGS, PRELIMINARY PLATS, STREET AND PLAT VACATIONS

A PUBLIC HEARING ON PROPOSALS AND PETITIONS AS DESCRIBED BELOW WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING ON TUESDAY, DECEMBER 8, 2015, AT 2:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE HEARING WILL BE HELD IN COMMISSION CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 18500 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA. THE BOARD IS NOT BOUND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEETING COMMENCES.

COPIES OF SAID PETITIONS WITH COMPLETE LEGAL DESCRIPTIONS AND SUBSEQUENT STAFF REPORTS WILL BE AVAILABLE FOR REVIEW AT THE CHARLOTTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND ALL CHARLOTTE COUNTY PUBLIC LIBRARIES. A MEETING AGENDA AND PETITION PACKETS MAY BE REVIEWED AT THE FOLLOWING INTERNET ADDRESS: <http://www.charlottecountyfl.gov/Pages/BCC-meeting-agendas.aspx>

ALL INTERESTED PERSONS ARE URGED TO ATTEND THESE PUBLIC HEARINGS. THE PUBLIC IS WELCOME TO SPEAK; THERE WILL BE A FIVE-MINUTE TIME LIMIT FOR EACH CITIZEN'S PRESENTATION ON AN AGENDA ITEM. IF YOU HAVE SPECIFIC QUESTIONS OR COMMENTS, YOU ARE ENCOURAGED TO CONTACT A STAFF PERSON AT ANY TIME IN ADVANCE OF THE PUBLIC HEARING(S). PLEASE CALL 941-764-4903 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

## PETITIONS

Z-15-09-09

Quasi-Judicial

Commission District V

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to Planned Development (PD), for property located at 3358 and 3362 Tamiami Trail, in the Port Charlotte area, containing 1.32± acres; Commission District V; Petition No. Z-15-09-09; Applicant: Creighton Construction and Management, LLC; providing an effective date.

PA-15-05-06-LS

Legislative

Commission District II

Pursuant to Section 163.3184(3), Florida Statutes, adopt a Large Scale Plan Amendment; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Commercial (COM) (36.94± acres) and Agriculture (AG) (2.16± acres) to Low Density Residential (LDR) (39.1± acres) with an annotation to the 2030 Future Land Use Map stating that 1) the base density of the site is two units; and 2) the use of the site for a recreational vehicle park will be limited to 195 units and will not require a transfer of density, and from Agriculture (AG) (1.16± acres) to Preservation (PR) 1.16± acres); for property located at 26925 and 27005 Jones Loop Road, in the Punta Gorda area, containing 40.26± acres; Commission District II; Petition No. PA-15-05-06-LS; Applicant: TAG Creekside, LLC; providing an effective date.

Z-15-05-07

Quasi-Judicial

Commission District II

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) (10± acres), Planned Development (PD) (26.94± acres), and Residential Estate (RE-1) (2.16± acres) to Recreational Vehicle Park (RVP) (39.1± acres), and from RE-1 (1.16± acres) and PD (3.29± acres) to Environmentally Sensitive (ES) (4.45± acres), for property located at 26925 and 27005 Jones Loop Road, in the Punta Gorda area, containing 43.55± acres; Commission District II; Petition No. Z-15-05-07; applicant: TAG Creekside, LLC; providing an effective date.

Sec. 3-9-62: Assisted Living Facility (ALF)

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, Zoning, by revising Section 3-9-62, Assisted Living Facility (ALF) to correct scrivener's errors; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Revisions to Section 3-9-69, Conditional Uses and Structures

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, Zoning, by revising Section 3-9-69, Conditional Uses and Structures; providing for conditions for 4H, FFA and similar uses and activities under Residential Single-family (RSF), Residential Multi-family (RMF), Residential Multi-Family Tourist (RMF-T), and Manufactured Home Conventional (MHC) zoning districts; and correcting scrivener's errors; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Revisions to Section 3-9-33: Residential Single-family (RSF), Section 3-9-34: Residential Multi-family (RMF), Section 3-9-35: Residential Multi-Family Tourist (RMF-T), and Section 3-9-37: Manufactured Home Conventional (MHC)

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, Zoning, by adding 4H, FFA and similar uses and activities as conditional uses and structures to Residential Single-family (RSF), Residential Multi-family (RMF), Residential Multi-Family Tourist (RMF-T), and Manufactured Home Conventional (MHC) zoning districts; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Revisions to Buffers, Landscaping, and Tree Requirements

Legislative

Countywide

An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9, Zoning, by amending Section 3-9-100, Buffers, Landscaping, and Tree Requirements; providing for revised definitions, providing for revised applicability; providing for revised landscape plan; providing for revised planting standards; providing for revised maintenance requirements; and providing for Florida-Friendly landscaping; amending Section 3-9-100.1, Buffers; providing for revised installation standards; amending Section 3-9-100.2, Landscaping; providing for revised parking lot screening; providing for revised interior parking lot landscaping; amending Section 3-9-110.3, Tree Requirements; providing for revised Exhibit 6: Tree Points for Development Types; providing for revised tree removal requirements; providing for revised heritage trees requirements; providing for revised criteria for issuance of tree removal authorization; providing for revised tree removal authorization and exemptions; providing for revised prohibited trees requirements; providing for a requirement of the planting of banyan trees; providing for revised Exhibit 8: List of Approved Tree Species; providing for deletion of Exhibit 9: Prohibited Plants; providing for conflict with other ordinances; providing for severability; and providing an effective date. Applicant: Charlotte County Board of County Commissioners.

SHOULD ANY AGENCY OR PERSON DECIDE TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING, A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, A VERBATIM RECORD OF THE PROCEEDING IS REQUIRED, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941-743-1381, TDD/TTY 941-743-1234, or by email to [Terri.Hendriks@charlottefl.com](mailto:Terri.Hendriks@charlottefl.com)

