

ORDINANCE
NUMBER 2025 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3184, FLORIDA STATUTES, AMENDING THE COUNTY'S COMPREHENSIVE PLAN BY AMENDING CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE FROM LOW DENSITY RESIDENTIAL (LDR) (138.32± ACRES) AND COMMERCIAL (COM) (1.56± ACRES) TO MEDIUM DENSITY RESIDENTIAL (MDR) WITH AN ANNOTATION TO THE 2030 FUTURE LAND USE MAP: (1) LIMITING THE OVERALL MAXIMUM DENSITY TO 1,188 UNITS; INCREASING DENSITY FROM 135 UNITS TO 1,188 UNITS; (2) REQUIRING CENTRAL WATER AND SANITARY SEWER SERVICES TO SERVE ANY RESIDENTIAL DEVELOPMENT ABOVE 691 UNITS; AND (3) PROHIBITING AN ONSITE PACKAGE PLANT; FOR PROPERTY GENERALLY LOCATED NORTH OF TURBAK DRIVE, SOUTH OF PEACE RIVER SHORES BOULEVARD, EAST OF COBALT BOULEVARD AND WEST OF DUNCAN ROAD (US 17), IN THE PUNTA GORDA AREA, CONTAINING 139.88± ACRES; WITH PARCEL ID NOS. 402301451001, 402301476001, 402301476002, 402312201001, AND 402312226001; CHARLOTTE COUNTY, FLORIDA, COMMISSION DISTRICT I; PETITION PAL-24-02; APPLICANT, TAG LAKESIDE, LLC; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR TRANSMITTAL OF ADOPTED ORDINANCE.

RECITALS

WHEREAS, applicant, TAG Lakeside, LLC ("Applicant"), filed Petition PAL-24-02, seeking a large scale plan amendment to the County's Comprehensive Plan by amending Charlotte County FLUM Series Map #1: 2030 Future Land Use from Low Density Residential (LDR) (138.32± acres) and Commercial (COM) (1.56± acres) to Medium Density Residential (MDR) with an annotation to the 2030 Future Land Use Map: (1) limiting the overall maximum density to 1,188 units; increasing density from 135 units to

1,188 units; (2) requiring central water and sanitary sewer services to serve any residential development above 691 units; and (3) prohibiting an onsite package plant; for property generally located north of Turbak Drive, south of Peace River Shores Boulevard, east of Cobalt Boulevard and west of Duncan Road (US 17), in the Punta Gorda area, containing 139.88± acres, with Parcel ID Nos. 402301451001, 402301476001, 402301476002, 402312201001, and 402312226001, which is owned by Applicant, and more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein; and

WHEREAS, on July 8, 2024, Petition PAL-24-02 was heard before the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis provided by County Staff and the evidence presented to the P&Z Board, Petition PAL-24-02 was found to be consistent with the County's Comprehensive Plan and the P&Z Board recommended approval for transmittal of Petition PAL-24-02 to the Florida Department of Commerce and other state agencies for review; and

WHEREAS, in a public hearing held on Tuesday, September 10, 2024, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed plan amendment Petition PAL-24-02 and, based on the findings and analysis provided by County Staff regarding the amendment and the evidence presented to the Board, approved transmittal of Petition PAL-24-02 to the Florida Department of Commerce and other state agencies for review and comment; and

WHEREAS, Petition PAL-24-02 was transmitted to the Florida Department of Commerce and other state agencies for review and comment; and

WHEREAS, the comments received by the reviewing agencies, if any, have been considered and addressed by the Applicant and incorporated into the findings and analysis provided by County Staff; and

WHEREAS, after due consideration regarding Petition PAL-24-02 in a public hearing held on February 25, 2025, and based on the findings and analysis presented to the Board, the Board finds that the proposed amendment is consistent with the County's Comprehensive Plan, and that the requirements of Chapter 163, Florida Statutes, as they relate to the Petition have been met, and that it is in the best interests of the County and its citizens to approve Petition PAL-24-02.

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

Section 1. Approval. Petition PAL-24-02 requesting a large scale plan amendment to the County's Comprehensive Plan by amending Charlotte County FLUM Series Map #1: 2030 Future Land Use from Low Density Residential (LDR) (138.32± acres) and Commercial (COM) (1.56± acres) to Medium Density Residential (MDR) with an annotation to the 2030 Future Land Use Map: (1) limiting the overall maximum density to 1,188 units, increasing density from 135 units to 1,188 units; (2) requiring central water and sanitary sewer services to serve any residential development above 691 units; and (3) prohibiting an onsite package plant; for property generally located north of Turbak Drive, south of Peace River Shores Boulevard, east of Cobalt Boulevard and west of Duncan Road (US 17), in the Punta Gorda area, containing 139.88± acres, with Parcel ID Nos. 402301451001, 402301476001, 402301476002, 402312201001, and 402312226001;

Charlotte County, Florida, Commission District I, and more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein, is hereby approved.

Section 2. Effective date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before its effective date. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

Section 3. Transmittal. County Staff is hereby directed to forward a copy of this Ordinance and its attachments to the Florida Department of Commerce, 107 East Madison Street, Tallahassee, FL 32399-4120, and to the Executive Director, Southwest Florida Regional Planning Council, 1400 Colonial Boulevard, Suite 1, Fort Myers, FL 33907.

[SIGNATURE PAGE FOLLOWS]

107 PASSED AND DULY ADOPTED this 25th day of February, 2025.

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109 BOARD OF COUNTY COMMISSIONERS
110 OF CHARLOTTE COUNTY, FLORIDA

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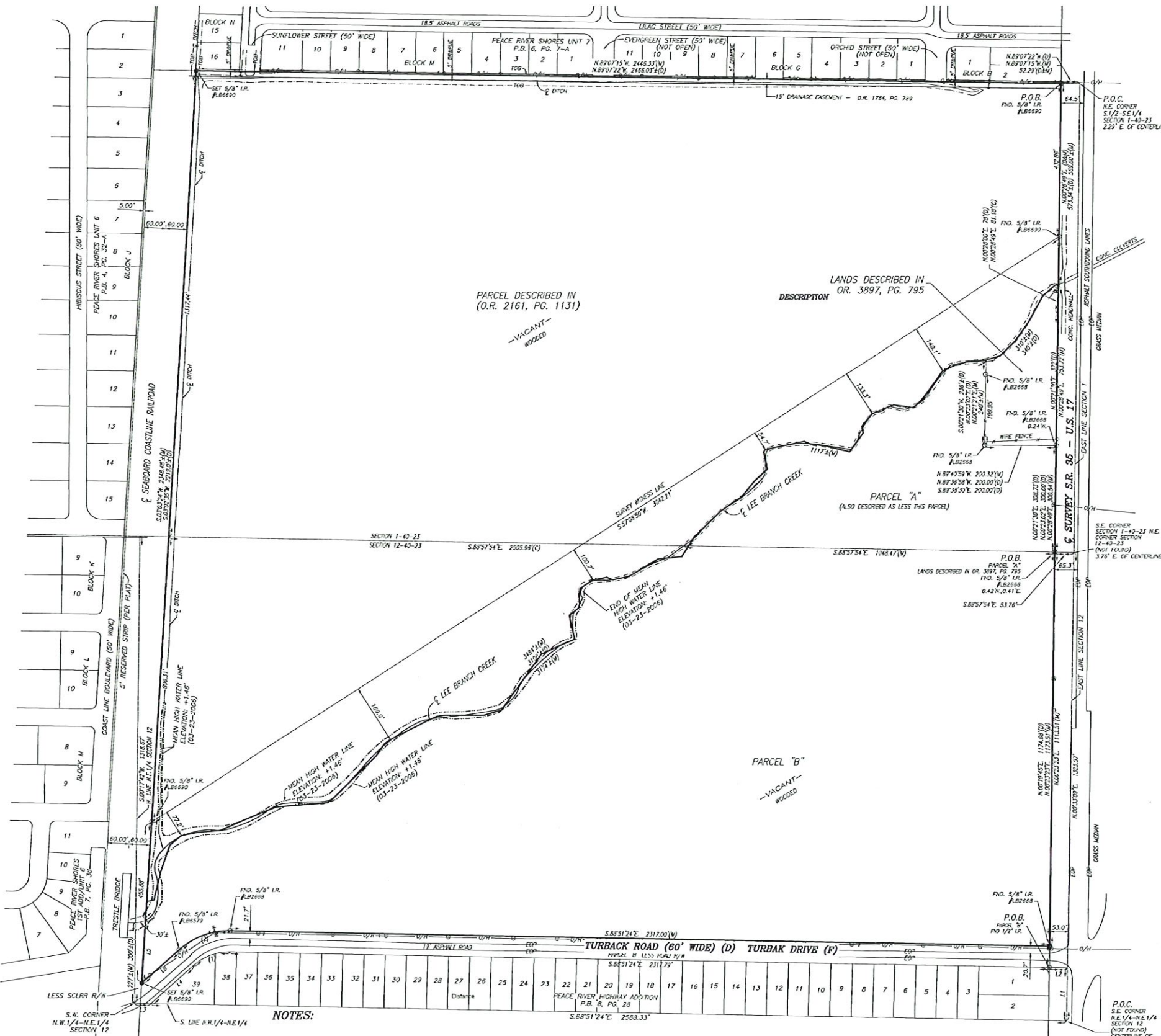
By: _____
Joseph M. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of the 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
 LR2024-0141



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	150.07	43°20'12"	113.45	59.62	110.77	N 69°28'30"E
2	210.07	43°20'12"	158.84	83.43	155.08	N 69°28'30"E

LINE TABLE

LINE	Bearing	Distance
L1	N 00°33'09"E	150.01 (V)
L2	N 00°19'45"E	150.00 (D)
L3	N 88°51'24"W	50.43 (M)
L4	N 88°58'19"W	50.00 (D)
L5	N 88°51'24"E	46.08
L6	N 47°45'25"E	158.97
L7	S 01°03'24"W	177.4
L8	N 47°45'25"E	139.24

- SURVEYOR'S NOTES**
- THIS PLAN WAS PREPARED AS A BOUNDARY SURVEY.
 - THIS SURVEY BASED ON THE DESCRIPTIONS AS PROVIDED BY THE CLIENT. THE RECORD PLATS OF PEACE RIVER SHORES AND EXISTING MONUMENTATION.
 - BEARINGS ARE BASED ON THE WEST LINE OF STATE ROAD 35 AS BEARING N 89°24'43"E, AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS.
 - ELEVATIONS ARE BASED ON NATIONAL GEOIDIC VERTICAL DATUM OF 1988, DERIVED FROM NATIONAL GEOIDIC SURVEY BENCHMARK 0205, ELEVATION 4153.1 FEET.
 - THE MEAN HIGH WATER ELEVATION AS SHOWN HEREON HAS BEEN EXTENDED FROM FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION MEAN HIGH WATER CERTIFICATION POINT NUMBER 235, AS PER THE LAND BOUNDARY INFORMATION SYSTEM INTERNET WEBSITE.
 - UNDERGROUND IMPROVEMENTS, IF ANY, NOT LOCATED.
 - INTERIOR IMPROVEMENTS, IF ANY, NOT LOCATED.
 - THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS, OR JURISDICTIONAL LINE OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
 - OVERALL PARCEL CONTAINS 629349 SQUARE FEET, OR 139.89 ACRES, MORE OR LESS.
 - PARCEL AREA OF LEE BRANCH AND CONNECTED DITCH BELOW MEAN HIGH WATER ELEVATION IS 33534 SQUARE FEET, OR 0.76 ACRES, MORE OR LESS AS OF 03-23-2008.
 - LAST DAY OF FIELDWORK: FEBRUARY 04, 2014.

- SURVEYOR'S LEGEND**
- SET 5/8" I.R. #LB6590
 - WOOD UTILITY POLE
 - GUY WIRE ANCHOR
 - FOUND
 - LB LICENSED BUSINESS
 - LS LAND SURVEYOR
 - O.R. OFFICIAL RECORDS BOOK
 - AT PAGE
 - MORE OR LESS
 - CONC. CONCRETE
 - C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - I.P. IRON PIPE
 - O/H- OVERHEAD UTILITY LINES
 - EOP EDGE OF PAVEMENT
 - T.O.B. TOP OF BANK - DRAINAGE DITCH
 - (M) AS MEASURED
 - (C) CALCULATED
 - (D) AS PER DESCRIPTION
 - P.B. PLAT BOOK
 - CHARLOTTE COUNTY PUBLIC RECORDS
 - S.R. STATE ROAD
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - (F) FIELD DATA
 - (C) CALCULATED
 - FIBER OPTIC CABLE MARKER
 - ELECTRIC SERVICE BOX
 - TELEPHONE PEDESTAL
- LEGAL DESCRIPTION**
(PROVIDED BY CLIENT)
- PARCEL DESCRIBED IN O.R. 2161, PG. 1131:
- PARTS OF THE SOUTH 12 OF THE SOUTHEAST 14 OF SECTION 1, AND THE NORTH 12 OF THE NORTHEAST 12 OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
- COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 12 OF THE SOUTHEAST 14 OF SAID SECTION 1; THENCE NORTH 89°27'22" WEST ALONG THE NORTH LINE OF THE SOUTH 12 OF THE SOUTHEAST 14 OF SAID SECTION 1, 92.29 FEET TO THE WEST LINE OF U.S. HIGHWAY 17 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°27'22" WEST ALONG THE NORTH LINE OF THE SOUTH 12 OF THE SOUTHEAST 14 OF SECTION 1, 2.4143 FEET, MORE OR LESS, TO THE EAST LINE OF THE RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE SOUTH 89°27'22" WEST ALONG THE LAST MENTIONED LINE, 2.2113 FEET, MORE OR LESS, TO THE CENTER LINE OF LEE'S BRANCH; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF LEE'S BRANCH, 3.1918 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LIMIT OF U.S. HIGHWAY 17; THENCE NORTH 89°27'22" EAST ALONG THE LAST MENTIONED LINE, 27.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SUBJECT TO RESTRICTIONS, RESERVATIONS, AND EASEMENTS OF RECORD.
- ALSO
- PARCEL A
- A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 23 EAST, BEAR NORTH 09 DEGREES 19' 45" EAST, ALONG THE EAST LINE OF SECTION 12, A DISTANCE OF 159.50 FEET; THENCE SOUTH 89 DEGREES 55' 19" WEST, A DISTANCE OF 54.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17; THENCE NORTH 10 DEGREES 19' 45" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE 117.48 FEET TO THE SOUTH LINE OF SECTION 1 AND TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 09 DEGREES 27' 62" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 30.00 FEET; THENCE NORTH 81 DEGREES 35' 18" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 09 DEGREES 27' 62" EAST, TO A POINT IN THE CENTER OF LEE BRANCH CREEK; THENCE SOUTHWESTERLY, MEASURING THE CENTER OF SAID CREEK, TO THE SOUTH LINE OF SAID SECTION 1; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID SECTION 1 TO THE SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17 AND TO THE POINT OF BEGINNING.
- AND
- PARCEL B
- A PARCEL OF LAND IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 23 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT THE S.E. CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 12; THENCE N 8 DEGREES 19' 45" EAST, ALONG THE EAST LINE OF SECTION 12, FOR A DISTANCE OF 159.50 FEET; THENCE S 81 DEGREES 55' 19" W, 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 35 (U.S. HIGHWAY 17) FOR A POINT OF BEGINNING; THENCE N 8 DEGREES 19' 45" E, ALONG SAID RIGHT-OF-WAY LINE, 117.48 FEET TO THE NORTH LINE OF SAID SECTION 12; THENCE N 8 DEGREES 27' 62" E, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 35, FOR A DISTANCE OF 30.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N 81 DEGREES 35' 18" W, 200.00 FEET; THENCE N 8 DEGREES 27' 62" E TO A POINT IN THE CENTERLINE OF LEE BRANCH; THENCE SOUTHWESTERLY, MEASURING SAID CENTERLINE OF LEE BRANCH TO THE WESTERLY BOUNDARY OF THE NE 1/4 OF SAID SECTION 12; THENCE SOUTHERLY ALONG SAID WESTERLY BOUNDARY OF THE NE 1/4 OF SECTION 12 FOR A DISTANCE OF 300 FEET MORE OR LESS TO THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12; THENCE S 81 DEGREES 19' 45" E, ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4 OF SECTION 12 TO THE SOUTHEASTLY RIGHT-OF-WAY OF COUNTY ROAD (TURBAK ROAD - 49 FOOT RIGHT-OF-WAY); THENCE NORTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID TURBAK ROAD TO THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 35 AND THE POINT OF BEGINNING.
- LESS R/W FOR SEABOARD COASTLINE RAILROAD R/W IN THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 12, LESS ALSO THE R/W FOR TURBAK ROAD.
- AND SUBJECT TO RESERVATION IN T.A.P. DEED IN SECTION 1 AND 12 ALONG THE EASTERLY 57' ALONG STATE ROAD NO. 35, ALL LYING AND BEING IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.
- LESS AND EXCEPT THE FOLLOWING PARCEL:
- A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 23 EAST, BEAR NORTH 09 DEGREES 19' 45" EAST, ALONG THE EAST LINE OF SECTION 12, A DISTANCE OF 159.50 FEET; THENCE SOUTH 81 DEGREES 55' 19" WEST, A DISTANCE OF 54.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17; THENCE NORTH 10 DEGREES 19' 45" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE 117.48 FEET TO THE SOUTH LINE OF SECTION 1 AND TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 09 DEGREES 27' 62" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 30.00 FEET; THENCE NORTH 81 DEGREES 35' 18" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 09 DEGREES 27' 62" EAST, TO A POINT IN THE CENTER OF LEE BRANCH CREEK; THENCE SOUTHWESTERLY, MEASURING THE CENTER OF SAID CREEK, TO THE SOUTH LINE OF SAID SECTION 1; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID SECTION 1 TO THE SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17 AND TO THE POINT OF BEGINNING.
- PARCELS A AND B CAN ALSO BE DESCRIBED AS:
- A PARCEL OF LAND IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 23 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT THE S.E. CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 12; THENCE N 8 DEGREES 19' 45" EAST, ALONG THE EAST LINE OF SECTION 12, FOR A DISTANCE OF 159.50 FEET; THENCE S 81 DEGREES 55' 19" W, 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 35 (U.S. HIGHWAY 17) FOR A POINT OF BEGINNING; THENCE N 8 DEGREES 19' 45" E, ALONG SAID RIGHT-OF-WAY LINE, 117.48 FEET TO THE NORTH LINE OF SAID SECTION 12; THENCE N 8 DEGREES 27' 62" E, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 35, FOR A DISTANCE OF 30.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N 81 DEGREES 35' 18" W, 200.00 FEET; THENCE N 8 DEGREES 27' 62" E TO A POINT IN THE CENTERLINE OF LEE BRANCH; THENCE SOUTHWESTERLY, MEASURING SAID CENTERLINE OF LEE BRANCH TO THE WESTERLY BOUNDARY OF THE NE 1/4 OF SAID SECTION 12; THENCE SOUTHERLY ALONG SAID WESTERLY BOUNDARY OF THE NE 1/4 OF SECTION 12 FOR A DISTANCE OF 300 FEET MORE OR LESS TO THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12; THENCE S 81 DEGREES 19' 45" E, ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4 OF SECTION 12 TO THE SOUTHEASTLY RIGHT-OF-WAY OF COUNTY ROAD (TURBAK ROAD - 49 FOOT RIGHT-OF-WAY); THENCE NORTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID TURBAK ROAD TO THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 35 AND THE POINT OF BEGINNING.
- LESS R/W FOR SEABOARD COASTLINE RAILROAD R/W IN THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 12, LESS ALSO THE R/W FOR TURBAK ROAD.
- AND SUBJECT TO RESERVATION IN T.A.P. DEED IN SECTION 1 AND 12 ALONG THE EASTERLY 57' ALONG STATE ROAD NO. 35, ALL LYING AND BEING IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.
- AND
- LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1837, PAGE 175
- A CERTAIN PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 23 EAST, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- TAKE FOR A POINT OF REFERENCE THE INTERSECTION OF THE SOUTH LINE OF AFORESAID SECTION 1 AND THE WEST RIGHT-OF-WAY LINE OF U.S. HWY NO. 17; GO THENCE N 8°27'30" E, ALONG SAID WEST RIGHT-OF-WAY LINE 389.73 FEET TO A POINT OF BEGINNING; CONTINUE ALONG THE SAME LINE 332 FEET TO A POINT; GO THENCE N 8°27'30" E, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HWY NO. 17 FOR 11 FEET TO THE CENTERLINE OF LEE BRANCH; GO THENCE MEASURING SOUTHWESTERLY ALONG SAID CENTERLINE 340 FEET MORE OR LESS TO A POINT; GO THENCE S 8°27'30" E FOR 318 FEET, MORE OR LESS, TO A POINT; GO THENCE S 8°27'30" E FOR 220 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY ROAD RIGHT-OF-WAY FOR HIGHWAY NO. 17.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS STATED IN RULE 5A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Digitally signed by Richard M. Ritz, R.L.S. #4009 State of Florida using an SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies. Date: 2014.08.27 10:21:47 -0400

ATWELL

4161 TAMAMI TRAIL BLDG. 5 #501
PORT CHARLOTTE, FL 33952
941.625.1165

FLORIDA SURVEY CERTIFICATE OF AUTHORIZATION # LJ 7632

REV.	DATE	REVISION	BY	DATE	REVISION	BY
1	03-23-2008	ADD MEAN HIGH WATER LOCATION	KT	03-23-2008	UPDATE SURVEY	KT
2	06-05-2014	UPDATE SURVEY	KT	06-05-2014	UPDATE SURVEY	KT
3	08-15-2023	UPDATE SURVEY	JS	08-15-2023	UPDATE SURVEY	JS
4	08-27-2024	UPDATE SURVEY	JS	08-27-2024	UPDATE SURVEY	JS

LOCATED IN: SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 23 EAST

PARCEL ID: 402301451001, 402312201001, 402312220001, 402321470002

SITE ADDRESS: 401, 551 OR 601, DUNCAN ROAD, PUNTA GORDA, FLORIDA, 33982

BOUNDARY SURVEY PREPARED FOR: TAG CONSULTANTS, LLC

FM: BJC
FLD DATE: 02/04/2014
PLOT DATE: 08/27/2024
JOB: 3154-3706
SHEET NO: 1 OF 1

