

R E S O L U T I O N
NUMBER 2025-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA AUTHORIZING AND DIRECTING THE ACQUISITION OF PARCEL HVR-132A, HVR-132B, AND HVR-718 BY ANY LEGAL MEANS, FOR THE CONSTRUCTION OF ROADWAY AND/OR ROADWAY IMPROVEMENTS IN CONNECTION TO THE HARBORVIEW ROAD WIDENING PROJECT AND TO INCLUDE LANDS NECESSARY FOR ASSOCIATED STORMWATER TREATMENT FACILITIES.

RECITALS

WHEREAS, the improvement of vehicular traffic conditions on roads in Charlotte County, Florida ("County") is a matter of great importance to the County and its citizens; and

WHEREAS, the improvement of Harborview Road in the Harborview Road Widening Project ("Project") is a matter of public safety, particularly in and around the developed residential areas within the Project area, and is a matter of great importance to the County and its citizens; and

WHEREAS, to construct this Project, it is necessary for the County to acquire additional right-of-way and easement interests; and

WHEREAS, the County has located its area of construction and has caused a conceptual right-of-way map to be prepared for the Project, that identifies those areas needed for the Project known to be reasonably necessary for the stated public purpose; and

WHEREAS, Section 132.02, Florida Statutes, allows the County's Board of County Commissioners ("Board") to authorize by resolution the acquisition of interests in real property by condemnation proceedings for any County purpose; and

WHEREAS, Chapters 73 and 74, Florida Statutes, set forth the procedure whereby the County may exercise the power of eminent domain; and

WHEREAS, the fee simple interest in Parcel HVR-132A and HVR-132B and a temporary construction easement in Parcel HVR-718 identified in **Exhibit "A"**, attached hereto and by reference made a part hereof, is required for the Project.

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

1. It is necessary, serves a County and public purpose, and is in the best interest of the County that Parcels HVR-132A, HVR-132B, and HVR-718 described in **Exhibit "A"**, be acquired by the County for the Project.

2. The temporary construction easement identified as Parcel HVR-718 will be bound by the Consolidated Term Sheet for Temporary Construction Easements Necessary for the Construction of Road Widening Improvements to Harborview Road described in **Exhibit "B"**, attached hereto, incorporated by reference, and made a part hereof.

3. Before deciding to exercise its discretion to acquire the above referenced property, the Board has weighed and considered:

- a. the possibility of any alternative route/design;
- b. the cost associated with the Project;
- c. environmental factors; and
- d. planning and safety considerations.

4. The Real Estate Services Manager, or his designee, or the County Attorney, or her designee, are:

- a. authorized to negotiate for the acquisition of any such parcels or easements by any legal means;
- b. authorized to pay for title work, appraisal services, usual and customary closing costs, and the County's legal services;
- c. authorized to request funds from the Clerk of Court and conclude closing transactions; and
- d. required to maintain current records with all associated documentation on each parcel and transaction.

5. That for any parcel for which an agreement cannot be reached between the parties, the County Attorney, or her designee, is authorized and directed to institute a suit in the name of the County in the exercise of its power of eminent domain for the acquisition of such necessary estates in said parcel of land including, but not limited to, easements and fee simple interest, and is further authorized and directed to do all things necessary to prosecute such suit to final judgment as authorized by F.S. 73, 74, 132.01, 337.27 and 337.274. Further, the County Attorney, or her designee, is authorized to sign and file a Declaration of Taking so that the County may utilize the procedures of Chapter 74, Florida Statutes, and is further authorized to accomplish the acquisition in accordance with the terms, limitations and conditions established by the Board.

(SIGNATURE PAGE FOLLOWS)

PASSED AND DULY adopted this 22nd day of April, 2025


BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of the Circuit
Court and Ex-Officio Clerk to the
Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By:  _____
Janette S. Knowlton, County Attorney
LR25-0229

Attachments:

Exhibit A – Legal Descriptions of Parcel HVR-132A, HVR-132B, and HVR-718

Exhibit B – Consolidated Term Sheet for Temporary Construction Easements

EXHIBIT "A" PAGE 1 OF 2

PARCEL HVR-132A – Partial Fee Take – Right of Way

LEGAL DESCRIPTION

That portion of Proposed Phase "X", Eagle Lakes Estates Condominium, a condominium lying in Section 30, Township 40 South, Range 23 East, as recorded in Official Records Condominium Plat Book 7, Page 35A, Public Records of Charlotte County, Florida.

Being described as follows:

Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 44.76 feet; thence North 37°02'10" West a distance of 40.00 feet to the north existing right of way line of said County Road 776 (per Section 01560-2601) and to the west line of said Proposed Phase "X", and to the east line of Oakview Drive (per said plat) and to the beginning of a curve having a radius of 25.00 feet for a POINT OF BEGINNING; thence along said west line and said east line the following three (3) courses; 1) the arc of said curve to the right a distance of 39.29 feet through a central angle of 90°02'34" with a chord bearing North 82°00'53" West and a chord distance of 35.37 feet to the end of said curve; 2) North 36°59'35" West a distance of 0.78 foot to the beginning of a curve having a radius of 175.00 feet; 3) the arc of said curve to the right a distance of 3.11 feet through a central angle of 01°01'05" with a chord bearing North 36°28'58" West and a chord distance of 3.11 feet to the end of said curve and to the end of said courses; thence North 53°12'13" East a distance of 222.80 feet; thence North 61°17'11" East a distance of 46.98 feet; thence North 53°50'41" East a distance of 300.96 feet; thence North 50°26'16" East a distance of 230.04 feet to the west existing right of way line of Rowland Drive (per said Section 01560-2601); thence along said west existing right of way line South 00°44'12" West a distance of 33.76 feet to said north existing right of way line; thence along said north existing right of way line South 52°57'50" West a distance of 754.37 feet to the POINT OF BEGINNING.

Containing 17,713 square feet.

EXHIBIT "A" PAGE 2 OF 2

PARCEL HVR-132B – Partial Fee Take – Right of Way

LEGAL DESCRIPTION

That portion of Rowland Drive and that portion of Proposed Phase "X", Eagle Lakes Estates Condominium, a condominium, as recorded in Official Records Condominium Plat Book 7, Page 35A, all lying in Section 30, Township 40 South, Range 23 East Public Records of Charlotte County, Florida.

Being described as follows:

Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 792.93 feet; thence North 00°44'12" East a distance of 50.60 feet to the intersection of the west existing right of way line of Rowland Drive (per Section 01560-2601) and the north existing right of way line of said County Road 776 (per Section 01560-2601) for a POINT OF BEGINNING; thence along said west existing right of way line continue North 00°44'12" East a distance of 84.72 feet; thence North 89°15'48" West a distance of 7.33 feet; thence North 00°44'12" East a distance of 56.49 feet; thence South 89°29'45" East a distance of 25.31 feet to the east line of said Proposed Phase "X"; thence along said east line South 01°06'03" West a distance of 128.01 feet to said north existing right of way line; thence along said north existing right of way line South 52°57'50" West a distance of 21.71 feet to the POINT OF BEGINNING.

Containing 2,777 square feet.

PARCEL HVR-718 – Temporary Construction Easement

That portion of Proposed Phase "X", Eagle Lakes Estates Condominium, a condominium lying in Section 30, Township 40 South, Range 23 East, as per plat thereof recorded in Official Records Condominium Book 7, Page 35A, Public Records of Charlotte County, Florida.

Being described as follows:

Commence at the northwest corner of the northeast 1/4 of said Section 30; thence along the west line of said northeast 1/4, South 00°16'54" West a distance of 1,687.54 feet to the survey baseline of County Road 776 (Harborview Road); thence along said survey baseline North 52°57'50" East a distance of 417.39 feet; thence North 37°02'10" West a distance of 59.20 feet for a POINT OF BEGINNING; thence North 12°37'24" West a distance of 24.59 feet; thence North 77°22'36" East a distance of 27.71 feet; thence South 15°53'55" East a distance of 12.24 feet; thence South 53°50'41" West a distance of 30.98 feet to the POINT OF BEGINNING.

Containing 519 square feet.

Property Account Nos: 402330210001

**CONSOLIDATED TERM SHEET
FOR TEMPORARY CONSTRUCTION EASEMENTS
NECESSARY FOR THE CONSTRUCTION OF ROAD WIDENING IMPROVEMENTS
TO HARBORVIEW ROAD**

The scope and intended use of the temporary construction easements for the Harborview Road Widening Project are as follows:

1. The Temporary Construction Easement interests and rights to be acquired by the Board are exclusive temporary construction easements, over, above, across, through and under the owners' property as set forth in the Resolution of Necessity for the purpose of re-grading the slope of the remainder adjacent properties to harmonize the grade and tie down slopes with the elevation of the proposed road improvements as shown in the Project Construction Plans, which temporary easement rights shall extend to the Board's agents, employees, representatives, licensees, invitees or such other persons or entities as the Board deems necessary. Such construction activities, more particularly set forth in the Project Construction Plans also include, but are not limited to, providing vehicular, equipment and pedestrian access to the area of excavation and removing vegetation, structures or fences on the temporary construction easement property as well as:

a. During construction activity, the Board and its agents shall have the right to construct, relocate, maintain and replace fencing on the temporary construction easement property.

b. During construction activity, the Board and its agents shall not unreasonably restrict ingress or egress of the owners' property abutting the temporary construction easement property and shall provide reasonable ingress and egress across the temporary construction property for the use of the owner.

c. After completion of the construction activity, the Board and its agents will remove all construction equipment and unused materials and will grade the temporary construction easement property and other areas, if any, that were disturbed by the construction operations. Subject to the Board's and its agents' rights hereunder and to the extent not inconsistent with therewith, the Board will restore the surface of all disturbed areas of the temporary construction easement property to original contour and condition, as near as is reasonably practical.

d. The Temporary Construction Easement is a temporary, exclusive easement. The start date of the temporary construction easement shall begin and commence on the date of deposit into the Court Registry pursuant to Section 74.061 Fla. Stat. (effective date). The duration shall cease and terminate, and all rights, title and interest hereby acquired shall revert to the owner(s) or their successors and assigns upon the later date of: (i) ten (10) years from the effective date or (ii) the recording of a certificate of completion of construction of the Harborview Road Widening Project by the Board or its agents.

2. The owner(s) retain the right and may continue to use the temporary construction easements for any lawful purposes that do not directly interfere with the construction activities for the Harborview Road Widening Project.