

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

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING RESPEC COMPANY, LLC PLANNED DEVELOPMENT (PD) FINAL DETAIL SITE PLAN APPROVAL FOR TUCKERS POINTE WILLOW PHASE 2, CONSISTING OF 281 RESIDENTIAL SINGLE-FAMILY UNITS AND ASSOCIATED INFRASTRUCTURE, ON 77.96± ACRES, LOCATED AT 11257 CLOVERLY LANE (PARCEL #412335325378), PUNTA GORDA, FLORIDA, IN COMMISSION DISTRICT II.

RECITALS

WHEREAS, RESPEC Company, LLC ("Applicant") submitted Application DRC-24-209 requesting Planned Development (PD) Final Detail Site Plan approval for Tuckers Pointe Willow Phase 2, which consists of 281 residential single-family units and associated infrastructure, on a 77.96± acre site, located at 11257 Cloverly Lane (Parcel #412335325378), Punta Gorda, Florida, and more particularly described in Exhibit "A" attached hereto; and

WHEREAS, the Property was rezoned to Planned Development (PD) on November 22, 2022, pursuant to Ordinance Number 2022-059, along with its associated PD conditions; and

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-24-209 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-24-209 and the findings 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-24-209 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 June 10, 2028.

B. Development standards shall comply with Ordinance Number 2022-059, 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 10th day of June, 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

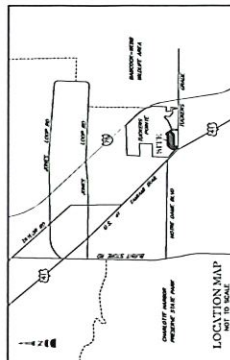
By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


By: _____
Janette S. Knowlton, County Attorney
LR2025-0354

JSK

SURVEY PLAT
OF A PARCEL LYING IN
SECTION 35, TOWNSHIP 41 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

[illegible][illegible][illegible]

Timothy Digitally signed by Timothy L Mann
vL Date:


 COUNTY COMMENTS
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED
 SURVEYOR AND MAPPER.
 THIS SURVEY IS ONLY FOR THE LANDS AS DESIGNATED.
 THIS SURVEY WAS PREPARED WITH BENEFIT OF TITLE. ALL MATTERS OF TITLE SHOULD BE REFERRED
 TO AN ATTORNEY AT LAW.
 DATE OF SURVEY: 06/20/2006
 PROJECT NO.: 06-005-000
 PROJECT NAME: TUCKERS POINT
 TUCKERS POINT, THE LEE COUNTY

METRON
SURVEYING & MAPPING, LLC
LAND SURVEY & PLANNERS
1114 7071

1000 S. SUITE 400
FARMINGTON, CT 06030
TEL: (203) 276-8452
FAX: (203) 276-8452
www.metroninc.com

FILED NAME	DATE	PROJECT NO.	SHEET
000025.DWG	7/50/72	15499	1 OF 1
DRAWN BY	TEALZ	CHECKED BY	DA-142
7/4	BLD	DJO	35-41-23

TRACT F-3, TUCKERS POINTE PHASE I	BOUNDARY AND TOPOGRAPHIC SURVEY	10970 S. GULFVIEW PKWY. SUITE 100, APT. 330 FORT MYERS, FL 33907 PHONE: (239) 275-8070 FAX: (239) 275-8057 www.metroneil.com	METRONEIL SURVEYING & MAPPING, LLC LAND SURVEYING PLANNERS 11th FLOOR	10970 S. GULFVIEW PKWY. SUITE 100, APT. 330 FORT MYERS, FL 33907 PHONE: (239) 275-8070 FAX: (239) 275-8057 www.metroneil.com	10970 S. GULFVIEW PKWY. SUITE 100, APT. 330 FORT MYERS, FL 33907 PHONE: (239) 275-8070 FAX: (239) 275-8057 www.metroneil.com
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[illegible]

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 = SARTARY VAMPOLE
 = WATER TRANSFORMER
 = WATER VALVE
 = BURNED VALVE
 = FINE COASTANT VALVULE
 = STEAM WATER COOLER VALVE
 = 1/2" AND 3/4" WITH WATER COOLER CAP "NEW POINT"
 = (UNLESS OTHERWISE NOTED)
 = SPLIT ELAVATION
 = BENCHMARK 1/2" AND 3/4" WITH "BLACKLINE" CAP POINT
 = WATER MAIN FLOW-OFF
 = IRRIGATION VALVE
 = CATCH BASIN

LEGEND:

- P.O. = POINT OF ORIGIN
- P.O.B. = POINT OF BUSINESS
- P.M. = PERMANENT AFFILIATE UNMOUNT
- P.F. = FORD FOR RHD
- L.L. = LAMAR EARTHEND
- S.L. = LANE MARSHALL EARTHEND
- S.L. = LANE MARSHALL VOLUNTARY EARTHEND
- U.S. = UNITED STATES OF AMERICA
- R.W. = RIGHT OF WAY
- P.L. = PLAY ROCK
- P.B. = PAGE
- T.M. = TONNAGE OF BANK
- T.M. = TONNAGE OF TRUCK SPEC
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[illegible]**EXHIBIT**

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tablets*