



MEMORANDUM

Date: November 7, 2025

To: Honorable Board of County Commissioners

From: Michael Jones
(Exhibit 1 - Professional Qualifications)

Subject: FP-22-12-26 Bond Reduction and First Amendment to the Development Agreement for Harbor East

Request:

On behalf of Lennar Homes, LLC, Banks Engineering is requesting a Bond Reduction and First Amendment to Development Agreement to reduce the amount of the approved surety provided under Letter of Credit No. FGAC-23318, issued by Fidelity Guaranty and Acceptance Corp., in the amount of \$2,502,008.14 to \$169,957.32 for the completion of the remaining infrastructure for the subdivision named Harbor East. The subdivision, consisting of 141 lots (Attachment 1), was granted Final Plat approval by the Board of County Commissioners on September 13, 2022 (Attachment 2). The site contains 70.91± acres and is located east of Biscayne Drive, north of El Jobean Road, west of the Flamingo Waterway, south of Crofton Springs Way, and in Commission District III.

Analysis and Background:

At the time of Final Plat application, the applicant was granted approval of a Development Agreement (Attachment 3) and surety in the amount of \$2,502,008.14, to ensure the completion of the plat infrastructure. Since then, a significant portion of the plat construction has been completed. The Project Engineer has submitted this First Amendment to the Development Agreement (Attachment 4) and Bond Reduction request (Attachment 5) for the new Engineer's Estimate of Probable Construction Cost (+10%), along with the record drawings (Attachment 6), Notification of Completion of Construction for a Domestic Wastewater Collection/Transmission System (Attachment 7) and Potable Water Clearance (Attachment 8) from the Florida Department of Environmental Protection (FDEP), and stormwater management system permit Transfer to Operation Phase letters from Southwest Florida Water Management District (Attachment 9), reducing the remaining cost to \$169,957.32.

The County Engineer has found the new bond amount sufficient for completion of the project (Attachment 10).

Recommendation:

Community Development recommends approval of the requested First Amendment to the Development Agreement and Bond Reduction under Petition **FP-22-12-26**.

Exhibit 1

Professional Qualifications

Name: Michael Jones

Position: Zoning Coordinator

Time with Charlotte County: 3 months

Position Summary & Experience:

I currently serve as a Zoning Coordinator in the Community Development Department for Charlotte County. My responsibilities include administrative and technical tasks such as customer service, data entry, and the review and processing of permits, plats, vacations, and land splits to ensure compliance with the Charlotte County Land Development Regulations. I coordinate and compile comments and conditions from reviewing departments and external agencies to produce final staff recommendations for presentation to the Planning and Zoning Board and the Board of County Commissioners.

I am proficient in GIS, Microsoft Excel, and other planning-related software systems used for land development review and mapping. My role also includes working in Mapping, with a focus on reviewing and processing land splits and plats.

I hold a Bachelor of Arts in Law and Society from John Jay College of Criminal Justice – CUNY, graduating Magna Cum Laude. I am currently pursuing a Master of Public Administration (MPA) degree at Liberty University.

Attachment 1

FP-22-12-26 Harbor East Recorded Plat

BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving Southwest Florida

4161 TAMiami TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

NOTICE:

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 10 AND 15, TOWNSHIP 41 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MARGO CIRCLE (60' WIDE) AND THE CENTERLINE OF ST. PAUL DRIVE (100' WIDE), AS DEPICTED IN PLAT BOOK 9, PAGES 1A THROUGH 124, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N.76°10'19"E. (FOR A BASIS OF BEARINGS) ALONG THE NORTHERLY EXTENSION OF THE CENTERLINE OF SAID MARGO CIRCLE FOR 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ST. PAUL DRIVE; THENCE N.13°49'41"W. ALONG SAID EASTERLY LINE FOR 255.00 FEET TO THE POINT OF BEGINNING SAID POINT HAVING A STATE PLANE COORDINATE OF N:938424.71, E:592892.05; THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINES OF TATE WATERWAY AND THE NORTHEASTERLY EXTENSION THEREOF, AS DEPICTED IN SAID PLAT BOOK 9, PAGES 1A THROUGH 124 THE FOLLOWING 3 COURSES: S.76°10'19"W. FOR 901.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 223.04 FEET, A DELTA ANGLE OF 51°00'00", A CHORD BEARING OF N.78°19'41"W. AND A CHORD DISTANCE OF 192.04 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 198.53 FEET; THENCE N.52°49'41"W. FOR 297.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AQUARIUS WATERWAY AS DEPICTED IN PLAT BOOK 10, PAGES 13A THROUGH 13G, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 255.00 FEET, A DELTA ANGLE OF 56°00'00", A CHORD BEARING OF N.24°49'41"W. AND A CHORD DISTANCE OF 238.43 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 249.23 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE THE FOLLOWING 2 COURSES: THENCE N.03°10'19"E. FOR 407.06 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 900.00 FEET, A DELTA ANGLE OF 33°00'00", A CHORD BEARING OF N.19°40'19"E. AND A CHORD DISTANCE OF 511.23 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 518.36 FEET; THENCE N.36°10'18"E. FOR 231.67 FEET; THENCE S.53°49'41"E. FOR 602.01 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A STATE PLANE COORDINATE OF N:939364.41, E:592308.23 AND A RADIUS OF 880.00 FEET, A DELTA ANGLE OF 23°32'27", A CHORD BEARING OF S.42°03'27"E. AND A CHORD DISTANCE OF 359.02 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 361.56 FEET; THENCE S.30°17'14"E. FOR 456.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET, A DELTA ANGLE OF 16°27'34", A CHORD BEARING OF S.22°03'27"E. AND A CHORD DISTANCE OF 300.60 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 301.64 FEET TO THE POINT OF BEGINNING.

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"; WHEREIN THE CENTERLINE OF ST. PAUL DRIVE, BEARS S.13°49'41"E.

SURVEYOR'S CERTIFICATION:

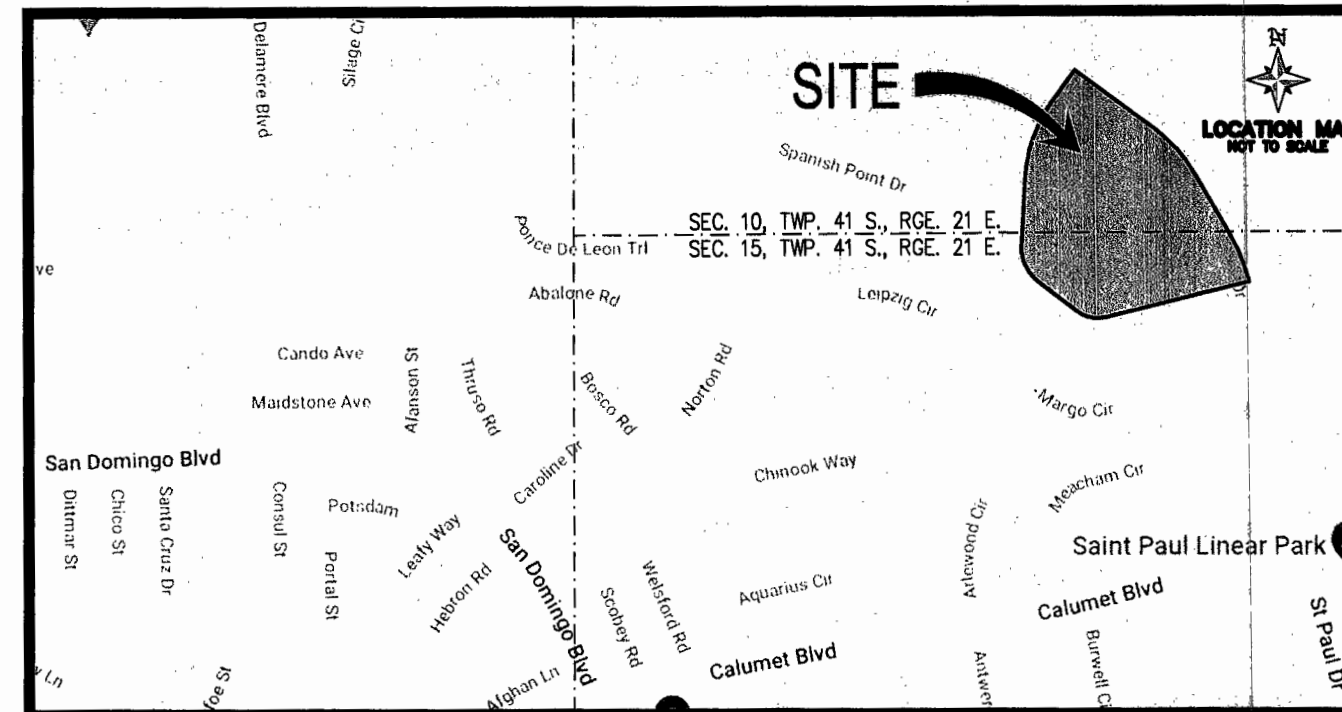
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF HARBOR EAST, A SUBDIVISION LOCATED IN SECTIONS 10 & 15 TOWNSHIP 41 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

C. Drew Branch 8/8/2023
C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542
BUSINESS CERTIFICATION NO. 8690
4161 TAMiami TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952

HARBOR EAST

A RESIDENTIAL SUBDIVISION LYING IN
SECTIONS 10 & 15 TOWNSHIP 41 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA



CERTIFICATE OF CHARLOTTE COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT. CENTRAL WATER AND CENTRAL SEWAGE IS PROVIDED.

Johanna Whelan
ENVIRONMENTAL ADMINISTRATOR
JOHANNA WHELAN

8/28/23
DATE

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

I THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY CERTIFY THAT AN ACCEPTABLE INSTRUMENT OF AGREEMENT FOR GUARANTEEING SATISFACTORY CONSTRUCTION OF ALL IMPROVEMENTS IN ACCORDANCE WITH CHARLOTTE COUNTY SUBDIVISION REGULATIONS HAS BEEN PROVIDED. SAID AGREEMENT INCLUDES CONFORMANCE TO ALL CONSTRUCTION, PAVING AND DRAINAGE PLANS ON FILE IN THE PUBLIC WORKS DEPARTMENT AND WITH THE ACTION OF THE PLANNING AND ZONING BOARD GIVING APPROVAL OF THE PRELIMINARY PLAT.

Joanne Vernon
COUNTY ENGINEER
JOANNE VERNON P.E.

8/28/23
DATE

CERTIFICATE OF APPROVAL OF COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THIS PLAT WAS FILED FOR RECORD AT 1:27 DAY OF NOVEMBER 2023 A.D. AND WAS DULY RECORDED IN PLAT BOOK 40-88 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Roger D. Eaton
CLERK OF THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY
ROGER D. EATON

CERTIFICATE OF APPROVAL OF PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF THE CHARLOTTE COUNTY SUBDIVISION AND ZONING REGULATIONS AND CONFORMS TO THE CHARLOTTE COUNTY COMPREHENSIVE PLAN THIS 11 DAY OF Sept 2023 A.D.

Michael L. Gravesen
CHAIRPERSON, CHARLOTTE COUNTY PLANNING AND ZONING BOARD
MICHAEL L. GRAVENSEN

CERTIFICATE OF APPROVAL OF COUNTY ATTORNEY

I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS 5th DAY OF October 2023 A.D.

Janette S. Knowlton
COUNTY ATTORNEY
JANETTE S. KNOWLTON

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

IT IS CERTIFIED THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA THIS 24th DAY OF October 2023 A.D.

William G. Truex
WILLIAM G. TRUEX
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY CHARLOTTE COUNTY, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 OF THE FLORIDA STATUTES AND FIND THAT THE PLAT IS IN CONFORMANCE WITH THE PROVISIONS OF SAID CHAPTER.

James Kelly Davis 8/8/23
JAMES KELLY DAVIS
COUNTY SURVEYOR, CHARLOTTE COUNTY, FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 7060

PLAT BOOK 27 PAGE 4A

SHEET 1 OF 7

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF
CIRCUIT COURT
PAGE: 1
INSTR # 3333224 Doc Type: PL
Recorded: 11/01/2023 at 12:38 PM
Rec. Fee:

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF CHARLOTTE

KNOWN ALL MEN BY THESE PRESENTS THAT, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNERS OF THE HEREIN DESCRIBED LAND HAS CAUSED THIS PLAT OF HARBOR EAST, A SUBDIVISION LYING IN SECTIONS 10 & 15 TOWNSHIP 41 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY:

A. DEDICATE TO HARBOR EAST MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS:

- TRACTS "C-1" THROUGH "C-3" FOR COMMON AREA, OPEN SPACE, LANDSCAPING, IRRIGATION, SURFACE WATER MANAGEMENT AND OTHER PROPER PURPOSES.
- TRACT "P-1" FOR COMMON AREA, OPEN SPACE, LANDSCAPING, IRRIGATION, SURFACE WATER MANAGEMENT, PRESERVE AREA AND OTHER PROPER PURPOSES.
- TRACT "A-1" FOR PRIVATE ROADWAY, SURFACE WATER MANAGEMENT, UTILITIES, IRRIGATION, LANDSCAPING AND OTHER PROPER PURPOSES.
- TRACT "L-1" FOR SURFACE WATER MANAGEMENT, IRRIGATION AND OTHER PROPER PURPOSES.
- ALL DRAINAGE EASEMENTS ("D.E.") FOR SURFACE WATER MANAGEMENT, LANDSCAPING, IRRIGATION AND OTHER PROPER PURPOSES.

B. DEDICATE TO CHARLOTTE COUNTY, ITS SUCCESSOR AND ASSIGNS:

- ALL UTILITY EASEMENTS (UE) FOR INSTALLATION, OPERATION AND MAINTENANCE OF THEIR FACILITIES.

C. DEDICATE TO ALL LICENSED AND FRANCHISED PUBLIC AND PRIVATE UTILITIES:

- THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE"), FOR INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING ELECTRIC, GAS, WATER, SEWER, CABLE TELEVISION OR OTHER PUBLIC OR PRIVATE UTILITY SERVICES.

D. RESERVES TO LENNAR HOMES, LLC, ITS SUCCESSORS AND ASSIGNS:

- AN EASEMENT OVER ALL DRAINAGE EASEMENTS (D.E.), TRACTS "C-1" THROUGH "C-3", TRACT "P-1" AND TRACT "L-1" FOR COMMON AREA, OPEN SPACE, LANDSCAPING, IRRIGATION, SURFACE WATER MANAGEMENT, PRESERVE AREA AND OTHER PROPER PURPOSES, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
- AN EASEMENT OVER TRACT "A-1" FOR INGRESS AND EGRESS, SURFACE WATER MANAGEMENT, UTILITIES, IRRIGATION, LANDSCAPING AND OTHER PROPER PURPOSES, WITHOUT RESPONSIBILITY FOR MAINTENANCE.

IN WITNESS WHEREOF, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THIS DEDICATION TO BE MADE THIS 2nd DAY OF August 2023.

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

Scott Edwards *Walter Blum* *Tracy Dyer*
BY: SCOTT EDWARDS WITNESS WITNESS
VICE PRESIDENT PRINTED NAME PRINTED NAME

ACKNOWLEDGMENT:

STATE OF: FL
COUNTY OF: LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 2nd DAY OF August 2023, BY SCOTT EDWARDS, VICE PRESIDENT FOR LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND WHO DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFICER, FOR AND ON BEHALF OF SAID CORPORATION.

Karen A. Hughes
NOTARY PUBLIC
KAREN A. HUGHES
PRINTED NAME

MY COMMISSION EXPIRES

Karen A. Hughes
KAREN A. HUGHES
Notary Public
State of Florida
Comm# HH355089
Expires 2/13/2027

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HARBOR EAST A RESIDENTIAL SUBDIVISION LYING IN SECTIONS 10 & 15 TOWNSHIP 41 SOUTH, RANGE 21 EAST CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 27 PAGE 46

SHEET 2 OF 7

NOTES:

- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- ALL INTERNAL MONUMENTATION TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091.
- ELEVATIONS ARE BASED ON NORTH AMERICAN GEODETIC VERTICAL DATUM OF 1988 AND WERE DERIVED FROM THE GEODETIC SURVEY PUBLISHED DATA SHEET DESIGNATION "C 794", ELEVATION: 2.40 FEET (ADJUSTED) AS PER THE NATIONAL GEODETIC SURVEY VERTICAL CONTROL DATUM DATABASE.
- ALL DRAINAGE EASEMENTS AS SHOWN ARE PARALLEL TO AND CENTERED ALONG THE LOT LINE AND EXTENDED OR TRIMMED TO THE TRACT LINE UNLESS OTHERWISE DIMENSIONED.
- ALL LINES ARE RADIAL UNLESS OTHERWISE SHOWN.

TRACT USE

TRACT "A-1" FOR PRIVATE ROADWAY, SURFACE WATER MANAGEMENT, UTILITIES, IRRIGATION, LANDSCAPING AND OTHER PROPER PURPOSES, SUBJECT TO EASEMENTS HEREON.

TRACT "P-1" FOR COMMON AREA, OPEN SPACE, LANDSCAPING, IRRIGATION, SURFACE WATER MANAGEMENT, PRESERVE AREA AND OTHER PROPER PURPOSES.

TRACT "L-1" FOR SURFACE WATER MANAGEMENT, IRRIGATION AND OTHER PROPER PURPOSES.

TRACTS "C-1" THROUGH "C-3" FOR COMMON AREA, OPEN SPACE, LANDSCAPING, IRRIGATION, SURFACE WATER MANAGEMENT AND OTHER PROPER PURPOSES.

LEGEND:

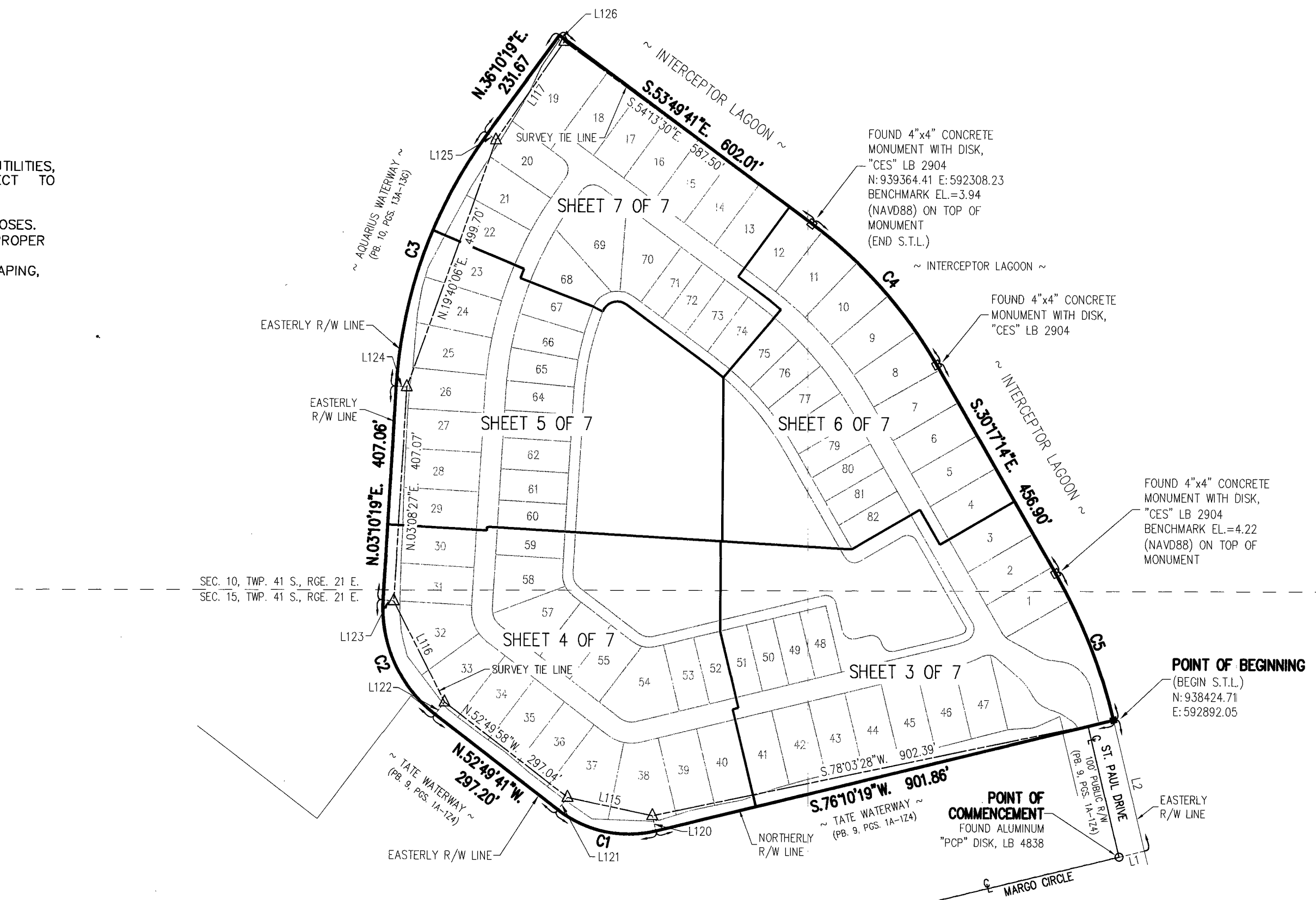
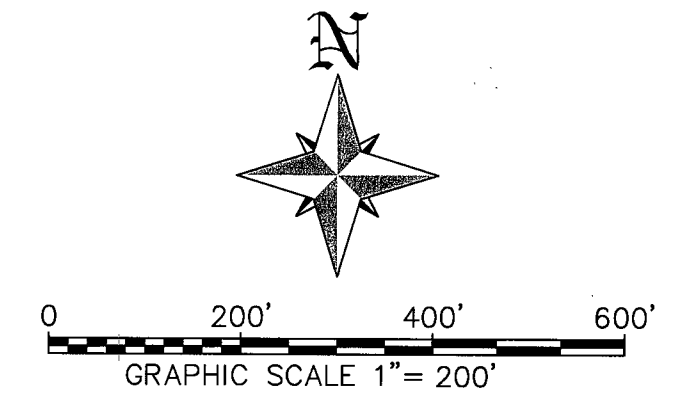
- SEC. - SECTION
- TWP. - TOWNSHIP
- EL. - ELEVATION
- PGS. - PAGES
- RGE. - RANGE
- PB. - PLAT BOOK
- CL. - CENTERLINE
- DE - DRAINAGE EASEMENT
- PUE - PUBLIC UTILITY EASEMENT
- NGS - NATIONAL GEODETIC SURVEY
- O.R. - OFFICIAL RECORDS BOOK
- PG. - PAGE
- UE - UTILITY EASEMENT
- I.D. - IDENTIFICATION
- R/W - RIGHT OF WAY
- PLS - PROFESSIONAL LAND SURVEYOR
- S.T.L. - SURVEY TIE LINE
- P.R.M. - PERMANENT REFERENCE MONUMENT
- SF - SQUARE FEET
- AC - ACRES
- (NR) - NON-RADIAL
- 26 - LOT NUMBER
- L31 - LINE 1 OF LINE TABLE
- C31 - NO. 1 OF THE CURVE TABLE
- NAVD88 - NORTH AMERICAN VERTICAL DATUM OF 1988
- - FOUND 4X4 P.R.M. (LB6639) UNLESS OTHERWISE NOTED
- - BEGINNING OF CURVE OR ANGLE BREAK
- △ - SET WITNESS CORNER (WITNESS), 5/8 INCH IRON ROD WITH WITNESS CAP ON TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER OR CORPORATION NUMBER UNLESS OTHERWISE SHOWN.
- - SET PERMANENT REFERENCE MONUMENT (P.R.M.), 5/8 INCH IRON ROD WITH P.R.M. CAP ON TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER OR CORPORATION NUMBER UNLESS OTHERWISE SHOWN.
- ⊙ - PERMANENT CONTROL POINT (P.C.P.), NAIL AND DISK LB6690 (IN ASPHALT PAVEMENT)
- N: E: - NORTHING AND EASTING STATE PLANE COORDINATE, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010)

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	223.04'	198.53'	192.04'	N.78°19'41"W.	51°00'00"
C2	255.00'	249.23'	239.43'	N.24°49'41"W.	56°00'00"
C3	900.00'	518.36'	511.23'	N.19°40'19"E.	33°00'00"
C4	880.00'	361.56'	359.02'	S.42°03'27"E.	23°32'27"
C5	1050.00'	301.64'	300.60'	S.22°03'27"E.	16°27'34"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.76°10'19"E.	50.00'
L2	N.13°49'41"W.	255.00'
L115	N.78°20'50"W.	166.22'
L116	N.27°07'58"W.	216.11'
L117	N.34°43'20"E.	228.15'
L120	S.13°54'18"E.	29.70'
L121	S.37°36'58"W.	29.73'
L122	S.37°55'04"W.	29.70'
L123	N.85°38'27"W.	20.29'
L124	N.85°38'36"W.	20.07'
L125	N.52°28'27"W.	20.31'
L126	S.38°10'40"E.	15.09'



KEY MAP & PLAT BOUNDARY
SEE SHEET 1 OF 7 FOR BOUNDARY DESCRIPTION

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PORT CHARLOTTE, FLORIDA 33952

PHONE: (941) 625-1165 FAX: (941) 625-1149

ENGINEERING LICENSE # EB 6469

SURVEY LICENSE # LB 6690

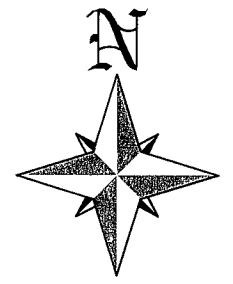
WWW.BANKSENG.COM

HARBOR EAST

A RESIDENTIAL SUBDIVISION LYING IN
SECTIONS 10 & 15 TOWNSHIP 41 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 27 PAGE 4C

SHEET 3 OF 7



LINE TABLE

LINE	BEARING	DISTANCE
L3	S.13°49'41"E	15.89'
L4	S.56°41'40"E	51.61'
L5	S.57°44'22"E	33.98'
L13	N.13°49'41"W	20.00'
L18	S.76°18'42"W	27.81'
L19	N.13°49'41"W	68.11'
L20	S.61°25'33"E	47.28'
L21	N.51°20'14"W	7.74'
L22	N.49°24'20"W	57.72'
L23	S.13°49'41"E	54.70'
L24	N.13°35'39"W	26.20'
L25	N.24°51'01"W	5.00'
L26	S.65°08'59"W	36.90'
L27	S.67°17'02"W	12.92'
L28	S.78°30'15"W	11.00'
L29	S.88°51'20"W	13.22'
L30	S.85°17'58"W	28.48'
L31	S.74°46'52"W	56.33'
L32	S.75°00'54"W	15.57'
L33	S.79°48'39"W	34.28'
L34	S.74°15'54"W	64.47'
L35	S.70°03'35"W	37.05'
L36	S.70°32'32"W	28.22'
L68	S.74°46'52"W	34.11'
L69	S.74°46'52"W	22.23'
L70	S.75°34'19"W	4.15'
L71	S.74°15'54"W	35.87'
L72	S.74°15'54"W	28.60'
L73	S.70°32'32"W	6.60'
L90	S.76°10'19"W	72.00'
L91	S.76°10'19"W	72.00'
L92	S.76°10'19"W	72.00'
L93	S.76°10'19"W	72.03'
L94	S.76°10'19"W	71.97'
L95	S.76°10'20"W	72.00'
L96	S.76°10'19"W	72.00'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C5	1050.00'	301.64'	300.60'	N.22°03'27"W	16°27'34"
C6	24.00'	15.71'	15.43'	N.32°34'58"W	37°30'33"
C7	21.00'	13.90'	13.65'	S.32°22'07"E	37°56'14"
C8	111.00'	48.78'	48.39'	S.63°55'34"E	25°10'39"
C9	44.00'	38.10'	36.92'	S.51°42'35"E	49°36'38"
C10	120.00'	47.13'	46.82'	S.38°09'18"E	22°30'04"
C11	69.00'	91.08'	84.61'	S.51°38'42"E	75°38'02"
C12	80.00'	48.79'	48.04'	N.71°59'25"W	34°56'37"
C13	21.00'	24.80'	23.38'	S.84°14'23"E	67°39'51"
C14	21.00'	11.41'	11.27'	N.45°51'24"W	31°08'19"
C15	45.00'	76.46'	67.59'	S.18°23'25"W	97°21'18"
C16	45.00'	38.23'	37.09'	N.42°43'44"E	48°40'39"
C17	45.00'	38.23'	37.09'	N.05°56'55"W	48°40'39"
C18	180.00'	28.60'	28.57'	S.71°37'11"W	9°06'15"
C19	25.00'	42.48'	37.55'	S.18°23'25"W	97°21'18"
C20	220.00'	54.69'	54.55'	S.69°03'01"W	141°43'7"
C21	200.00'	31.78'	31.75'	N.71°37'11"E	9°06'15"
C22	165.00'	26.22'	26.19'	N.71°37'11"E	9°06'15"
C23	10.00'	16.99'	15.02'	S.18°23'25"W	97°21'18"
C24	69.00'	7.41'	7.41'	N.57°35'47"W	6°09'23"
C25	20.00'	31.42'	28.28'	N.75°17'14"W	90°00'00"
C26	20.00'	31.42'	28.28'	S.75°17'14"E	90°00'00"
C27	20.00'	31.53'	28.37'	S.58°39'30"E	90°20'22"
C28	20.00'	31.49'	28.33'	N.58°35'22"W	90°11'43"
C29	20.00'	31.37'	28.25'	S.58°45'30"E	89°51'37"
C30	20.00'	31.42'	28.28'	S.58°49'41"E	90°00'00"
C83	1050.00'	243.31'	242.76'	N.20°27'58"W	131°6'36"
C84	1050.00'	58.33'	58.32'	N.28°41'45"W	31°0'59"
C95	21.00'	11.32'	11.18'	N.65°51'06"W	30°53'18"
C96	21.00'	13.48'	13.25'	S.80°18'59"W	36°46'33"
C122	21.00'	6.99'	6.95'	S.39°48'59"E	19°03'29"
C123	21.00'	4.43'	4.42'	S.55°23'08"E	12°04'50"



TRACT A-1 CONTAINS 16.90 ACRES±	TRACT P-1 CONTAINS 1.52 ACRES±	TRACT C-1 CONTAINS 0.20 ACRES±	TRACT C-2 CONTAINS 0.34 ACRES±	TRACT C-3 CONTAINS 6.97 ACRES±
TRACT L-1 CONTAINS 5.77 ACRES±	LOT 1 CONTAINS 0.24 ACRES±	LOT 2 CONTAINS 0.24 ACRES±	LOT 3 CONTAINS 0.24 ACRES±	LOT 41 CONTAINS 0.24 ACRES±
LOT 42 CONTAINS 0.24 ACRES±	LOT 43 CONTAINS 0.23 ACRES±	LOT 44 CONTAINS 0.24 ACRES±	LOT 45 CONTAINS 0.23 ACRES±	LOT 46 CONTAINS 0.23 ACRES±
LOT 47 CONTAINS 0.24 ACRES±	LOT 48 CONTAINS 0.15 ACRES±	LOT 49 CONTAINS 0.15 ACRES±	LOT 50 CONTAINS 0.15 ACRES±	LOT 51 CONTAINS 0.15 ACRES±

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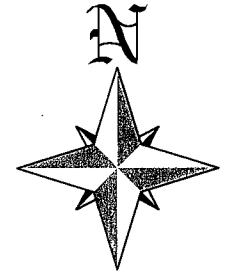
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PLAT BOOK 27 PAGE 4D

SHEET 4 OF 7



0 50' 100' 150'
GRAPHIC SCALE 1" = 50'

LINE TABLE

LINE	BEARING	DISTANCE
L36	S.70°32'32"W.	28.22'
L37	S.78°45'18"W.	52.73'
L38	S.77°28'46"W.	50.48'
L39	S.72°47'38"W.	31.71'
L40	S.71°54'16"W.	26.28'
L41	S.77°54'48"W.	14.78'
L42	N.56°19'41"W.	58.00'
L43	N.50°32'07"W.	62.89'
L44	N.55°06'15"W.	53.27'
L45	N.53°22'04"W.	57.49'
L46	N.51°01'40"W.	29.08'
L47	N.37°12'53"W.	38.16'
L48	N.15°22'54"W.	24.19'
L49	N.12°40'24"W.	25.21'
L50	N.04°33'38"W.	38.38'
L51	N.03°08'50"E.	41.66'
L62	S.01°22'59"W.	85.75'
L74	S.70°32'32"W.	21.61'
L75	S.77°28'46"W.	1.58'
L76	S.77°28'46"W.	48.90'
L77	S.71°54'16"W.	27.16'
L78	S.71°54'16"W.	4.55'
L79	N.50°32'07"W.	30.22'
L80	N.50°32'07"W.	32.67'
L81	N.55°06'15"W.	39.38'
L82	N.55°06'15"W.	13.89'
L83	N.51°01'40"W.	0.64'
L84	N.51°01'40"W.	28.44'
L85	N.01°22'59"E.	16.15'
L97	S.76°10'19"W.	68.27'
L98	S.76°10'19"W.	68.50'
L99	S.76°10'19"W.	34.60'
L100	N.52°49'41"W.	40.06'
L101	N.52°49'41"W.	72.00'
L102	N.52°49'41"W.	72.00'
L103	N.52°49'41"W.	72.00'
L104	N.52°49'41"W.	52.34'
L105	N.36°58'29"W.	51.89'
L106	N.41°01'11"W.	29.18'
L107	N.03°10'19"E.	72.00'
L108	N.03°10'19"E.	72.00'
L118	N.03°10'19"E.	1.26'
L120	S.13°54'18"E.	29.70'
L121	S.37°36'58"W.	29.73'
L122	S.37°55'04"W.	29.70'
L123	N.85°38'27"W.	20.29'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	223.04'	198.53'	192.04'	S.78°19'41"E.	51°00'00"
C2	255.00'	249.23'	239.43'	N.24°49'41"W.	56°00'00"
C67	75.00'	73.30'	70.42'	N.24°49'41"W.	56°00'00"
C68	55.00'	53.76'	51.64'	N.24°49'41"W.	56°00'00"
C69	35.00'	34.21'	32.86'	S.24°49'41"E.	56°00'00"
C70	35.00'	7.82'	7.80'	S.03°13'31"E.	12°47'39"
C71	35.00'	26.39'	25.77'	S.31°13'31"E.	43°12'21"
C72	50.00'	48.87'	46.95'	S.24°49'41"E.	56°00'00"
C73	30.00'	29.32'	28.17'	S.24°49'41"E.	56°00'00"
C74	50.00'	25.82'	25.54'	S.11°37'22"E.	29°35'22"
C75	50.00'	23.05'	22.84'	S.39°37'22"E.	26°24'38"
C76	75.00'	66.76'	64.58'	N.78°19'41"W.	51°00'00"
C77	55.00'	48.96'	47.36'	S.78°19'41"E.	51°00'00"
C78	35.00'	31.15'	30.14'	S.78°19'41"E.	51°00'00"
C79	50.00'	44.51'	43.05'	S.78°19'41"E.	51°00'00"
C80	30.00'	26.70'	25.83'	S.78°19'41"E.	51°00'00"
C81	50.00'	18.93'	18.82'	S.63°40'24"E.	21°41'26"
C82	50.00'	25.58'	25.30'	S.89°10'24"E.	29°18'34"
C97	75.00'	32.69'	32.43'	S.88°39'27"W.	24°58'16"
C98	75.00'	34.07'	33.78'	N.65°50'33"W.	26°01'44"
C99	75.00'	21.80'	21.72'	N.44°30'10"W.	16°39'02"
C100	75.00'	51.51'	50.50'	N.16°30'10"W.	39°20'58"
C110	179.04'	80.33'	79.66'	S.89°01'33"W.	25°42'29"
C111	179.04'	79.03'	78.39'	N.65°28'27"W.	25°17'31"
C112	50.00'	16.19'	16.12'	S.31°44'31"E.	18°33'20"
C113	211.00'	94.41'	93.62'	N.09°38'46"W.	25°38'10"



TRACT A-1
CONTAINS 16.90 ACRES±

TRACT P-1
CONTAINS 1.52 ACRES±

TRACT C-3
CONTAINS 6.97 ACRES±

TRACT L-1
CONTAINS 5.77 ACRES±

LOT 30
CONTAINS 0.24 ACRES±

LOT 31
CONTAINS 0.23 ACRES±

LOT 32
CONTAINS 0.33 ACRES±

LOT 33
CONTAINS 0.28 ACRES±

LOT 34
CONTAINS 0.24 ACRES±

LOT 35
CONTAINS 0.24 ACRES±

LOT 36
CONTAINS 0.24 ACRES±

LOT 37
CONTAINS 0.34 ACRES±

LOT 38
CONTAINS 0.34 ACRES±

LOT 39
CONTAINS 0.26 ACRES±

LOT 40
CONTAINS 0.26 ACRES±

LOT 52
CONTAINS 0.15 ACRES±

LOT 53
CONTAINS 0.18 ACRES±

LOT 54
CONTAINS 0.32 ACRES±

LOT 55
CONTAINS 0.21 ACRES±

LOT 56
CONTAINS 0.21 ACRES±

LOT 57
CONTAINS 0.26 ACRES±

LOT 58
CONTAINS 0.25 ACRES±

LOT 59
CONTAINS 0.15 ACRES±

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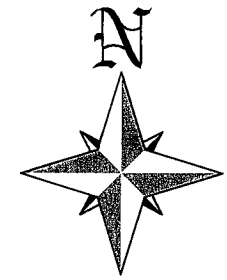
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CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 27 PAGE 4E

SHEET 5 OF 7



0 50' 100' 150'
GRAPHIC SCALE 1" = 50'

LINE TABLE

LINE	BEARING	DISTANCE
L53	N.10°18'43"E	31.14'
L54	N.05°16'39"E	30.05'
L55	N.10°15'49"E	49.05'
L56	N.16°37'49"E	38.81'
L57	N.27°29'25"E	79.20'
L62	S.01°22'59"W	85.75'
L63	N.05°16'39"E	9.78'
L64	N.05°16'39"E	20.26'
L86	N.01°22'59"E	69.60'
L87	N.04°09'44"E	50.86'
L88	N.04°09'44"E	8.50'
L89	N.04°09'44"E	42.36'
L109	N.03°10'19"E	72.00'
L110	N.03°10'19"E	67.50'
L111	N.03°10'19"E	67.50'
L112	N.03°10'19"E	39.80'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C3	900.00'	518.36'	511.23'	N.19°40'19"E	33°00'00"
C35	545.00'	223.92'	222.35'	S.42°03'27"E	23°32'27"
C48	730.00'	420.45'	414.66'	N.19°40'19"E	33°00'00"
C49	710.00'	408.93'	403.30'	N.19°40'19"E	33°00'00"
C50	690.00'	397.41'	391.94'	N.19°40'19"E	33°00'00"
C53	690.00'	63.31'	63.29'	S.18°33'06"W	57°5'25"
C54	690.00'	66.52'	66.49'	S.13°09'41"W	53°1'25"
C55	690.00'	64.09'	64.07'	S.07°44'19"W	57°9'20"
C56	690.00'	22.95'	22.95'	S.04°07'29"W	1°54'20"
C58	30.00'	55.06'	47.65'	N.73°35'40"E	105°09'18"
C62	50.00'	2.22'	2.22'	S.22°17'14"W	2°32'26"
C63	560.00'	51.20'	51.18'	S.18°23'52"W	57°4'18"
C64	560.00'	52.57'	52.55'	S.13°05'21"W	52°2'44"
C65	560.00'	52.02'	52.00'	S.07°44'19"W	57°9'20"
C66	560.00'	18.62'	18.62'	S.04°07'29"W	1°54'20"
C102	730.00'	30.76'	30.76'	S.04°22'45"W	2°24'52"
C103	730.00'	72.03'	72.00'	S.08°24'47"W	5°39'12"
C104	730.00'	72.93'	72.90'	S.14°06'07"W	5°43'27"
C105	730.00'	72.98'	72.95'	S.19°49'41"W	5°43'40"
C109	540.00'	168.19'	167.51'	S.12°05'40"W	17°50'42"
C115	856.00'	37.41'	37.41'	S.04°25'26"W	2°30'14"
C116	856.00'	84.21'	84.18'	S.08°29'39"W	5°38'12"
C117	856.00'	77.76'	77.73'	S.13°54'54"W	57°2'17"
C118	856.00'	77.80'	77.77'	S.20°07'30"W	57°2'27"
C124	560.00'	174.41'	173.71'	S.12°05'40"W	17°50'42"

TRACT A-1 CONTAINS 16.90 ACRES±	TRACT P-1 CONTAINS 1.52 ACRES±	TRACT C-3 CONTAINS 6.97 ACRES±
TRACT L-1 CONTAINS 5.77 ACRES±	LOT 23 CONTAINS 0.28 ACRES±	LOT 24 CONTAINS 0.28 ACRES±
LOT 25 CONTAINS 0.26 ACRES±	LOT 26 CONTAINS 0.25 ACRES±	LOT 27 CONTAINS 0.25 ACRES±
LOT 28 CONTAINS 0.25 ACRES±	LOT 29 CONTAINS 0.23 ACRES±	LOT 60 CONTAINS 0.15 ACRES±
LOT 61 CONTAINS 0.18 ACRES±	LOT 62 CONTAINS 0.18 ACRES±	LOT 63 CONTAINS 0.15 ACRES±
LOT 64 CONTAINS 0.16 ACRES±	LOT 65 CONTAINS 0.17 ACRES±	LOT 66 CONTAINS 0.18 ACRES±
	LOT 67 CONTAINS 0.17 ACRES±	



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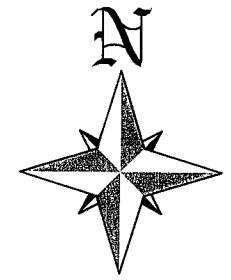
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PLAT BOOK 27 PAGE 4F

SHEET 6 OF 7



0 50' 100' 150'
GRAPHIC SCALE 1" = 50'

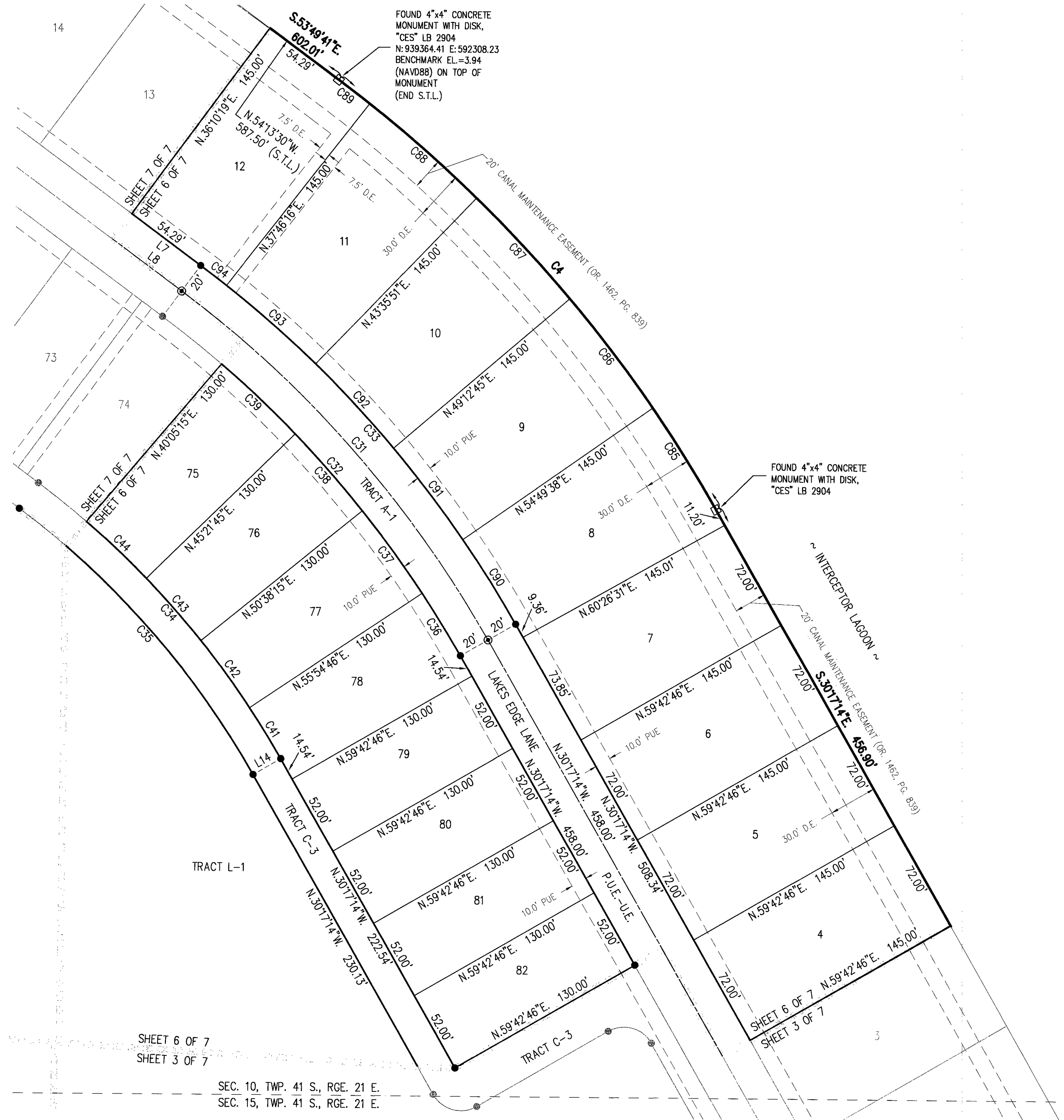
LINE TABLE

LINE	BEARING	DISTANCE
L7	N.53°49'41"W.	486.29'
L8	N.53°49'41"W.	486.29'
L14	S.59°42'46"W.	20.00'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C4	880.00'	361.56'	359.02'	N.42°03'27"W.	23°32'27"
C31	715.00'	293.77'	291.71'	S.42°03'27"E.	23°32'27"
C32	695.00'	285.55'	283.55'	S.42°03'27"E.	23°32'27"
C33	735.00'	301.99'	299.87'	N.42°03'27"W.	23°32'27"
C34	565.00'	232.14'	230.51'	S.42°03'27"E.	23°32'27"
C35	545.00'	223.92'	222.35'	S.42°03'27"E.	23°32'27"
C36	695.00'	46.10'	46.09'	N.32°11'14"W.	3°48'00"
C37	695.00'	63.99'	63.96'	N.36°43'30"W.	5°16'30"
C38	695.00'	63.99'	63.96'	N.42°00'00"W.	5°16'30"
C39	695.00'	63.99'	63.96'	N.47°16'30"W.	5°16'30"
C41	565.00'	37.47'	37.47'	N.32°11'14"W.	3°48'00"
C42	565.00'	52.02'	52.00'	N.36°43'30"W.	5°16'30"
C43	565.00'	52.02'	52.00'	N.42°00'00"W.	5°16'30"
C44	565.00'	52.02'	52.00'	N.47°16'30"W.	5°16'30"
C85	880.00'	75.03'	75.01'	N.32°43'48"W.	4°53'08"
C86	880.00'	86.24'	86.20'	N.37°58'48"W.	5°36'54"
C87	880.00'	86.24'	86.20'	N.43°35'42"W.	5°36'54"
C88	880.00'	89.49'	89.45'	N.49°18'57"W.	5°49'36"
C89	880.00'	24.56'	24.56'	N.53°01'43"W.	1°35'57"
C90	735.00'	62.67'	62.65'	N.32°43'48"W.	4°53'08"
C91	735.00'	72.03'	72.00'	N.37°58'48"W.	5°36'54"
C92	735.00'	72.03'	72.00'	N.43°35'42"W.	5°36'54"
C93	735.00'	74.74'	74.71'	N.49°18'57"W.	5°49'36"
C94	735.00'	20.51'	20.51'	N.53°01'43"W.	1°35'57"

TRACT A-1 CONTAINS 16.90 ACRES±	TRACT C-3 CONTAINS 6.97 ACRES±	TRACT L-1 CONTAINS 5.77 ACRES±
LOT 4 CONTAINS 0.24 ACRES±	LOT 5 CONTAINS 0.24 ACRES±	LOT 6 CONTAINS 0.24 ACRES±
LOT 7 CONTAINS 0.24 ACRES±	LOT 8 CONTAINS 0.26 ACRES±	LOT 9 CONTAINS 0.26 ACRES±
LOT 10 CONTAINS 0.26 ACRES±	LOT 11 CONTAINS 0.27 ACRES±	LOT 12 CONTAINS 0.25 ACRES±
LOT 75 CONTAINS 0.17 ACRES±	LOT 76 CONTAINS 0.17 ACRES±	LOT 77 CONTAINS 0.17 ACRES±
LOT 78 CONTAINS 0.17 ACRES±	LOT 79 CONTAINS 0.15 ACRES±	LOT 80 CONTAINS 0.15 ACRES±
LOT 81 CONTAINS 0.15 ACRES±	LOT 82 CONTAINS 0.15 ACRES±	



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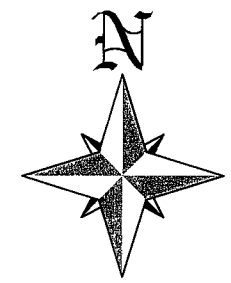
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PLAT BOOK 27 PAGE 49

SHEET 7 OF 7



0 50' 100' 150'
GRAPHIC SCALE 1" = 50'

LINE TABLE

LINE	BEARING	DISTANCE
L6	N.36°10'19"E.	66.67'
L9	N.36°10'19"E.	21.67'
L10	S.36°10'19"W.	40.00'
L12	N.36°10'19"E.	21.67'
L57	N.27°29'25"E.	79.20'
L58	N.25°14'19"E.	61.95'
L59	N.33°50'40"E.	34.97'
L60	N.33°31'16"E.	25.78'
L61	N.56°28'44"W.	5.28'
L67	N.27°29'25"E.	10.58'
L113	N.36°10'19"E.	46.56'
L114	N.36°10'19"E.	155.00'
L125	N.52°28'27"W.	20.31'
L126	S.38°10'40"E.	15.09'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C3	900.00'	518.36'	511.23'	N.19°40'19"E.	33°00'00"
C35	545.00'	223.92'	222.35'	S.42°03'27"E.	23°32'27"
C40	695.00'	47.49'	47.49'	N.51°52'13"W.	3°54'56"
C45	565.00'	38.61'	38.60'	N.51°52'13"W.	3°54'56"
C46	25.00'	39.27'	35.36'	N.81°10'19"E.	90°00'00"
C47	25.00'	39.27'	35.36'	N.08°49'41"W.	90°00'00"
C48	730.00'	420.45'	414.66'	N.19°40'19"E.	33°00'00"
C49	710.00'	408.93'	403.30'	N.19°40'19"E.	33°00'00"
C50	690.00'	397.41'	391.94'	N.19°40'19"E.	33°00'00"
C51	690.00'	69.16'	69.13'	S.33°18'02"W.	5°44'34"
C52	690.00'	111.38'	111.26'	S.25°48'17"W.	9°14'56"
C57	50.00'	91.77'	79.42'	N.73°35'40"E.	105°09'18"
C58	30.00'	55.06'	47.65'	N.73°35'40"E.	105°09'18"
C59	50.00'	26.69'	26.37'	N.69°07'06"W.	30°34'51"
C60	50.00'	16.91'	16.83'	S.85°54'03"W.	19°22'50"
C61	50.00'	45.95'	44.35'	S.49°53'02"W.	52°39'12"
C106	730.00'	72.03'	72.00'	S.25°31'07"W.	5°39'12"
C107	730.00'	72.03'	72.00'	S.31°10'19"W.	5°39'12"
C108	730.00'	27.69'	27.69'	S.35°05'07"W.	2°10'24"
C119	856.00'	84.19'	84.15'	S.25°32'47"W.	5°38'06"
C120	856.00'	84.19'	84.15'	S.31°10'53"W.	5°38'06"
C121	856.00'	32.47'	32.47'	S.35°05'07"W.	2°10'24"



TRACT A-1 CONTAINS 16.90 ACRES±	TRACT P-1 CONTAINS 1.52 ACRES±	TRACT C-3 CONTAINS 6.97 ACRES±
TRACT L-1 CONTAINS 5.77 ACRES±	LOT 13 CONTAINS 0.24 ACRES±	LOT 14 CONTAINS 0.24 ACRES±
LOT 15 CONTAINS 0.24 ACRES±	LOT 16 CONTAINS 0.24 ACRES±	LOT 17 CONTAINS 0.24 ACRES±
LOT 18 CONTAINS 0.24 ACRES±	LOT 19 CONTAINS 0.43 ACRES±	LOT 20 CONTAINS 0.25 ACRES±
LOT 21 CONTAINS 0.25 ACRES±	LOT 22 CONTAINS 0.26 ACRES±	LOT 68 CONTAINS 0.25 ACRES±
LOT 69 CONTAINS 0.38 ACRES±	LOT 70 CONTAINS 0.27 ACRES±	LOT 71 CONTAINS 0.15 ACRES±
LOT 72 CONTAINS 0.15 ACRES±	LOT 73 CONTAINS 0.16 ACRES±	LOT 74 CONTAINS 0.18 ACRES±

Attachment 2

FP-22-12-26 Decision Letter



November 17, 2023

Lennar Homes, LLC
10481 Six Mile Cypress Parkway
Fort Myers, FL 33966

Via Email: Scott.Edwards@lennar.com

Dear Applicant:

This letter is to confirm the decision of the Charlotte County Board of County Commissioners at their meeting held **October 24, 2023, at 2:00 P.M.**, regarding the following petition:

FP-22-12-16

Quasi-judicial

Commission District III

Lennar Homes, LLC is requesting Final Plat approval for a residential subdivision to be named, Harbor East, consisting of 82 single-family lots and six tracts. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. The proposed subdivision received Preliminary Plat approval from the Board of County Commissioners under PP-22-12-26 on May 23, 2023. The site contains 31.06± acres and is generally located north of Tate Waterway, southwest of Interceptor Lagoon, and east of Aquarius Waterway, within the Port Charlotte area and in Commission District III.

It was the decision of the Charlotte County Board of County Commissioners that Petition **FP-22-12-16** be approved. The plat was recorded on November 1, 2023, under **INSTR #: 3333224** in **Plat Book 27, Pages 4A through 4G**, and the Development Agreement Resolution was recorded on November 1, 2023 under **INSTR #: 3333225** of the Public Records of Charlotte County, Florida.

This letter also serves as your Certificate of Concurrence for the purpose of School Concurrence.

Please feel free to contact our office should you have any questions.

Sincerely,

Jenny Shao, Project Coordinator
Community Development Department

CC: Heather Polito, Steven R. Sonberg, P.E., P.S.M., Banks Engineering



Dawn Anspach, CAO
Karen Benak, CAO
Kelly Danielson, CCU
Denise Elliott, CCU
Kathleen Duffy, IT GIS
Christine Broughman, MSBU
Faith Dangerfield, Property Appraiser's Office
Matthew Parkman, Property Appraiser's Office
Samantha DiPiazza, SPD-Addressing
Tom Finnerty, SPD
Jeannine Fullerton, Real Estate Services
Stephen Kipa, Real Estate Services
Patty Stefan, Real Estate Services
Robert Fakhri, Transportation
Ravi Kamarajugadda, Transportation
Maryann Franks, Zoning
Jeff Harvey, CCPS
Tracey Roberts, CCPS

Attachment 3

Recorded Development Agreement for FP-22-12-26 Harbor East

This instrument prepared by:
Robert H. Berntsson, Esq.

The BIG W LAW FIRM
3195 S. Access Road
Englewood, FL 34224

DEVELOPER'S AGREEMENT

THIS DEVELOPER'S AGREEMENT ("Agreement") is made this 24th day of October, 2023, by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, herein called "County" and Lennar Homes, LLC, with an address of 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966, herein called "Developer".

WITNESSETH

WHEREAS, Developer is the fee simple owner of the lands described in Exhibit "A", attached hereto and incorporated herein by reference (hereinafter, "Property"); and

WHEREAS, Developer intends to subdivide the Property and develop a project under the name of Harbor East and cause a plat of the same name to be recorded in the Public Records of Charlotte County, Florida (the "Plat"); and

WHEREAS, the Plat is identified in Charlotte County Community Development Department Files as #FP-22-12-26; and

WHEREAS, Developer is required to construct certain improvements within the Property in accordance with County Standards, and construction plans and specifications approved by the County; and

WHEREAS, Developer submitted plans prepared by Banks Engineering dated April 27, 2023 for final construction plan approval (hereinafter, "Plans"). The Plans were approved by County on June 26, 2023 under DRC file number DRC-23-00073. The Plans depict certain subdivision improvements which must be required to be constructed prior to receiving certificates of occupancy for structures to be constructed on the Property; and

WHEREAS, Developer and County desire to enter into this Agreement, with the consent of Owner, to set forth certain obligations by the Developer and County in connection with the construction on the improvements; and

WHEREAS, the intent of this Agreement is to provide the required financial assurances for the construction of the improvements pursuant to the provisions of Section 3-7-65 of the Charlotte County Code of Laws and Ordinances and is not intended to be construed as a development agreement under Chapter 163.3221, Florida Statutes.

NOW THEREFORE, in consideration of their respective undertakings hereunder, County and Developer agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by this reference.

2. Developer agrees to complete the subdivision improvements shown on the Plans. Developer is required to construct the improvements as set forth in the Engineer's Probable Cost Estimates dated June 8, 2023 according to the sound engineering standards and County Subdivision Regulations, and according to the engineering plans and specifications submitted by the Developer to the County, as approved by the County June 8, 2023.

3. In order to guarantee Developer's adherence to the obligations under this Agreement, Developer has provided a Letter of Credit in the amount of TWO MILLION FIVE HUNDRED TWO THOUSAND EIGHT AND 14/100 DOLLARS (\$2,502,008.14) (hereinafter, the "Security") to ensure completion of these subdivision improvements depicted on the approved Plans which have not, to date, been certified as complete.

4. Said Security shall remain in effect until final approval of the improvements by the County. Any reduction of the Security shall follow Charlotte County policy and Developer will be required to provide the applicable fee along with the record drawings and recommendation signed and sealed by the engineer of record. The reduction of the Security must be approved by the County prior to Developer reducing the Security amount.

5. All improvements as shown on the Plans must be completed per the approved Plans to the satisfaction of the County Engineer no later than two (2) years after the date that the Plat is recorded in the Public Records of Charlotte County, Florida. If the work is not completed within two (2) years, the County Engineer shall have the right to review the surety amount, and if deemed insufficient, Developer may be required to provide additional surety and execute an amendment to this Agreement to reflect the increased surety. Said amendment shall be recorded in the same manner as this Agreement.

6. If the subdivision improvements depicted in the Plans are not completed as provided herein, or if the County receives notification from the institution issuing the Security that the Security will expire prior to the specified time period stated herein, it is expressly understood and acknowledged by the Parties that:

(a) Notwithstanding any notice and cure requirements in this Agreement, the County may, at its sole and absolute discretion, request and/or utilize the outstanding amount of the Security;

(b) In the event of litigation, no party, including but not limited to the Owner, Developer, future lot owners, successors and assigns, is entitled to an offset of damages in an amount equal to the Security.

7. There are no intended third-party beneficiaries to this Agreement, therefore, no third parties may rely on this agreement and/or Security, including but not limited to future lot owners or their successors and assigns.

8. Nothing herein shall be construed to create an obligation upon the County, under Section 177.081, Florida Statutes, to voluntarily assume an obligation to perform

any act of construction or maintenance under this Agreement and/or the Security.

9. County's consent, approval and acknowledgement herein granted shall not limit the County's right to approve or deny other development on the Property as provided by all laws, rules and regulations applicable to the Property.

10. Upon certification by a licensed engineer that the subdivision improvements have been completed in substantial compliance with the Plans and the terms of this Agreement have been met, or upon replacement of the Security and execution of a new development agreement by a subsequent developer, County shall release the Security and this agreement shall terminate.

11. This Agreement shall inure to the benefit of and be obligatory upon the Parties and their respective successors, assigns, heirs and personal representatives.

12. The terms of this Developer's Agreement have been jointly drafted by the Parties; therefore, in construing this Agreement no legal presumptions shall arise against either Party as the drafter of the Agreement.

13. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Developer's Agreement, or any part of this Agreement not held to be invalid or unenforceable.

14. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Developer's Agreement.

15. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Charlotte County, Florida.

REST OF PAGE LEFT BLANK INTENTIONALLY

[Signature]
1st Witness Signature

Walter Fluegel
1st Witness Printed Name

[Signature]
2nd Witness Signature

Tammy Dan
2nd Witness Printed Name

DEVELOPER

LENNAR HOMES, LLC
10481 Six Mile Cypress Parkway
Fort Myers, FL 33966

By: [Signature]
Scott Edwards

Vice President
Title

Scott Edwards
Printed Name

ACKNOWLEDGEMENT

State of FL
County of LEE

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 2ND day of AUGUST, 2023 by Scott Edwards, Vice President of Lennar Homes, LLC, who ☒ is personally known to me or [] has produced _____ as identification and did/did not take an oath.

My commission expires:

(Notary Seal)

[Signature]
Notary Public

Printed name of Notary Public

Serial or commission number

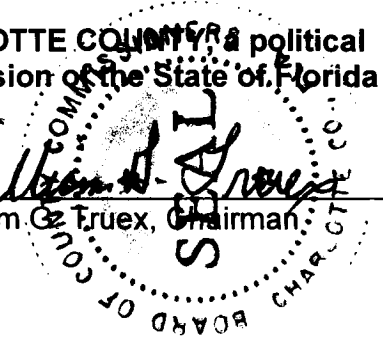


KAREN A. HUGHES
Notary Public
State of Florida
Comm# HH355089
Expires 2/13/2027

IN WITNESS WHEREOF, County and Developer have executed this Developer's Agreement on the date first above written.

CHARLOTTE COUNTY, a political
Subdivision of the State of Florida

By: William G. Truex
William G. Truex, Chairman



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

By: Roger D. Eaton
Deputy Clerk
AGR 2023-192

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR23-0688 JK

EXHIBIT "A"
(Legal Description of the Property)

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 10 AND 15, TOWNSHIP 41 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MARGO CIRCLE (60' WIDE) AND THE CENTERLINE OF ST. PAUL DRIVE (100' WIDE), AS DEPICTED IN PLAT BOOK 9, PAGES 1A THROUGH 1Z4, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N.76°10'19"E. (FOR A BASIS OF BEARINGS) ALONG THE NORTHERLY EXTENSION OF THE CENTERLINE OF SAID MARGO CIRCLE FOR 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ST. PAUL DRIVE; THENCE N.13°49'41"W. ALONG SAID EASTERLY LINE FOR 255.00 FEET TO THE POINT OF BEGINNING SAID POINT HAVING A STATE PLANE COORDINATE OF N:938424.71, E:592892.05; THENCE ALONG THE EASTERLY AND WESTERLY RIGHT-OF-WAY LINES OF TATE WATERWAY AND THE NORTHEASTERLY EXTENSION THEREOF, AS DEPICTED IN SAID PLAT BOOK 9, PAGES 1A THROUGH 1Z4 THE FOLLOWING 3 COURSES: S.76°10'19"W. FOR 901.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 223.04 FEET, A DELTA ANGLE OF 51°00'00", A CHORD BEARING OF N.78°19'41"W., AND A CHORD DISTANCE OF 192.04 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 198.53 FEET; THENCE N.52°49'41"W. FOR 297.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AQUARIUS WATERWAY AS DEPICTED IN PLAT BOOK 10, PAGES 13A THROUGH 13G, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 255.00 FEET, A DELTA ANGLE OF 56°00'00", A CHORD BEARING OF N.24°49'41"W., AND A CHORD DISTANCE OF 239.43 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 249.23 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE THE FOLLOWING 2 COURSES: SAID CURVE; THENCE N.03°10'19"E. FOR 407.06 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 900.00 FEET, A DELTA ANGLE OF 33°00'00", A CHORD BEARING OF N.19°40'19"E., AND A CHORD DISTANCE OF 511.23 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 518.36 FEET; THENCE N.36°10'19"E. FOR 231.67 FEET; THENCE S.53°49'41"E. FOR 602.01 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A STATE PLANE COORDINATE OF N:939364.41, E:592308.23 AND A RADIUS OF 880.00 FEET, A DELTA ANGLE OF 23°32'27", A CHORD BEARING OF S.42°03'27"E., AND A CHORD DISTANCE OF 359.02 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 361.56 FEET; THENCE S.30°17'14"E. FOR 456.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET, A DELTA ANGLE OF 16°27'34", A CHORD BEARING OF S.22°03'27"E., AND A CHORD DISTANCE OF 300.60 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 301.64 FEET TO THE POINT OF BEGINNING.

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"; WHEREIN THE CENTERLINE OF ST. PAUL DRIVE, BEARS S.13°49'41"E.

Attachment 4

Proposed First Amendment to the Development Agreement

Document prepared under the supervision of:
Charlotte County Attorney
18500 Murdock Circle
Port Charlotte, FL 33948

This instrument prepared by and after recording return to:
Robert H. Berntsson, Esq.
The BIG W LAW FIRM
3195 S. Access Road
Englewood, FL 34224

FIRST AMENDMENT TO DEVELOPER'S AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPER'S AGREEMENT ("Agreement") is made this 25th day of November, 2025, by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, herein called "County" and Lennar Homes, LLC, with an address of 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966, herein called "Developer".

WITNESSETH

WHEREAS, Developer is the fee simple owner of the lands described in Exhibit "A", attached hereto and incorporated herein by reference (hereinafter, "Property"); and

WHEREAS, Developer previously subdivided the Property pursuant to that certain plat of Harbor East according to the plat thereof recorded on November 1, 2023 in Plat Book 27 Pages 4A through 4G of the Public Records of Charlotte County, Florida (the "Plat"); and

WHEREAS, in connection with the Plat, County and Developer entered into that certain Developer's Agreement recorded on November 1, 2023 as Instrument 3333225 of the Public Records of Charlotte County Florida (the "Developer's Agreement") pursuant to which Developer provided a letter of credit in the amount of Two Million Five Hundred Two Thousand Eight and 14/100 Dollars (\$2,502,008.14) defined in the Developer's Agreement as the "Security" to ensure completion of those subdivision improvements depicted on the Plans; and

WHEREAS, a portion of the subdivision improvements shown on the approved plans have been certified as completed in substantial compliance with the Plans by a licensed engineer; and

WHEREAS, County and Developer have agreed to amend the Developer's Agreement to facilitate the reduction of the amount of security necessary to ensure completion of the remaining improvements for the Plat; and

WHEREAS, the intent of the Developer's Agreement and this Amendment thereto is to provide the required financial assurances pursuant to the provisions of Section 3-7-65 of the Charlotte County Code of Laws and Ordinances, which is not intended to be construed as a development agreement under Chapter 163.3221, Florida Statutes.

NOW THEREFORE, in consideration of their respective undertakings hereunder, County and Developer agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by this reference.

2. Developer agrees to complete the subdivision improvements shown on the Plans, as set forth in the Engineer's Probable Cost Estimate dated April 4, 2025, which have not yet been certified as complete, no later than April 1, 2027.

3. County hereby reduces the amount of the Security from \$2,502,008.14 to \$169,957.32 (hereinafter, the "Second Security"), which includes the required, additional ten percent (10%) security, and Developer shall provide a new irrevocable letter of credit in such amount. The parties agree that the Developer's Agreement remains in full force and effect, except as modified herein.

4. Except as amended here, the remaining terms and provisions of the Developer's Agreement shall remain in full force and effect as if originally set forth herein.

5. This Amendment may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement.

[Signature pages to follow]

IN WITNESS WHEREOF, County and Developer have executed this First Amendment to Developer's Agreement on the date first above written.

**CHARLOTTE COUNTY, a political
Subdivision of the State of Florida**

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
LR25-0665


Ashley Kingston

1st Witness Signature

Ashley Kingston

1st Witness Printed Name

10461 Six Mile Cypress Pkwy

1st Witness Address

Fort Myers FL 33966

1st Witness Address (cont.)

Alex Hinebaugh

2nd Witness Signature

Alex Hinebaugh

2nd Witness Printed Name

10461 Six Mile Cypress Pkwy

2nd Witness Address

Fort Myers FL 33966

2nd Witness Address (cont.)

DEVELOPER

LENNAR HOMES, LLC

10481 Six Mile Cypress Parkway

Fort Myers, FL 33966

By: Scott Edwards

Scott Edwards

Vice President

Title

Scott Edwards

Printed Name

ACKNOWLEDGEMENT

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 29th day of October, 2025 by Scott Edwards, Vice President of Lennar Homes, LLC, who ☒ is personally known to me or ☐ has produced _____ as identification and did/did not take an oath.

My commission expires: Feb. 11, 2028

(Notary Seal)

Nicole M Rickard

Notary Public

Nicole M Rickard

Printed name of Notary Public

HH491000

Serial or commission number



Nicole M Rickard
Comm.: HH 491000
Expires: Feb. 11, 2028
Notary Public - State of Florida

EXHIBIT "A"
(Legal Description of the Property)

LEGAL DESCRIPTION:

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COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MARGO CIRCLE (60' WIDE) AND THE CENTERLINE OF ST. PAUL DRIVE (100' WIDE), AS DEPICTED IN PLAT BOOK 9, PAGES 1A THROUGH 1Z4, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N.76°10'19"E. (FOR A BASIS OF BEARINGS) ALONG THE NORTHERLY EXTENSION OF THE CENTERLINE OF SAID MARGO CIRCLE FOR 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ST. PAUL DRIVE; THENCE N.13°49'41"W. ALONG SAID EASTERLY LINE FOR 255.00 FEET TO THE POINT OF BEGINNING SAID POINT HAVING A STATE PLANE COORDINATE OF N:938424.71, E:592892.05; THENCE ALONG THE EASTERLY AND WESTERLY RIGHT-OF-WAY LINES OF TATE WATERWAY AND THE NORTHEASTERLY EXTENSION THEREOF, AS DEPICTED IN SAID PLAT BOOK 9, PAGES 1A THROUGH 1Z4 THE FOLLOWING 3 COURSES: S.76°10'19"W. FOR 901.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 223.04 FEET, A DELTA ANGLE OF 51°00'00", A CHORD BEARING OF N.78°19'41"W., AND A CHORD DISTANCE OF 192.04 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 198.53 FEET; THENCE N.52°49'41"W. FOR 297.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AQUARIUS WATERWAY AS DEPICTED IN PLAT BOOK 10, PAGES 13A THROUGH 13G, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 255.00 FEET, A DELTA ANGLE OF 56°00'00", A CHORD BEARING OF N.24°49'41"W., AND A CHORD DISTANCE OF 239.43 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 249.23 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE THE FOLLOWING 2 COURSES: SAID CURVE; THENCE N.03°10'19"E. FOR 407.06 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 900.00 FEET, A DELTA ANGLE OF 33°00'00", A CHORD BEARING OF N.19°40'19"E., AND A CHORD DISTANCE OF 511.23 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 518.36 FEET; THENCE N.36°10'19"E. FOR 231.67 FEET; THENCE S.53°49'41"E. FOR 602.01 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A STATE PLANE COORDINATE OF N:939364.41, E:592308.23 AND A RADIUS OF 880.00 FEET, A DELTA ANGLE OF 23°32'27", A CHORD BEARING OF S.42°03'27"E., AND A CHORD DISTANCE OF 359.02 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 361.56 FEET; THENCE S.30°17'14"E. FOR 456.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET, A DELTA ANGLE OF 16°27'34", A CHORD BEARING OF S.22°03'27"E., AND A CHORD DISTANCE OF 300.60 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 301.64 FEET TO THE POINT OF BEGINNING.

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"; WHEREIN THE CENTERLINE OF ST. PAUL DRIVE, BEARS S.13°49'41"E.

Attachment 5

Applicant's Request for a Bond Reduction and Amendment to the Development Agreement



Professional Engineers, Planners & Land Surveyors

April 18, 2025

Ms. Jenny Shao
Charlotte County Land Development
18400 Murdock Circle
Port Charlotte, Florida 33948

**RE: HARBOR EAST (FP-22-12-16)
BOND REDUCTION REQUEST**

Dear Ms. Shao,

On behalf of our client, Lennar Homes, LLC, please accept this letter as a formal request to reduce the current performance bond amount for the referenced project based on the information enclosed.

Harbor East is a residential subdivision with private streets that was originally platted by Charlotte County in October 2023. Along with the recording of Harbor East, a performance bond in the amount of \$2,502,008.14 was provided to the county to cover the cost of the required subdivision improvements. At this time, construction of the Harbor East subdivision improvements has been substantially completed except for the second lift of asphalt and sidewalks.

A new Engineer's Estimate of Probable Construction Cost for this work, including a 10% contingency, is attached. Also enclosed is a draft Development Agreement that reflects the new bond amount of \$169,957.32 along with the final certifications and record drawings.

The original amended performance bond in the amount of \$169,957.32 will be submitted under separate cover once the BOCC approves this request.

Thank you for your consideration and should you have any questions or need additional information, please contact our office.

Sincerely,
BANKS ENGINEERING


Clayton W. Rebol, P.E.
Vice President

Cc: file, Lennar Homes, LLC

S:\Jobs\46xx\4613\DOCUMENTS\COUNTY\Bond Reduction\County_bond reduction letter.docx

SERVING SOUTHWEST FLORIDA

Attachment 6

Record Drawings

HARBOR EAST

RECORD DRAWINGS

PREPARED FOR:
LENNAR HOMES
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL., 33966
(239) 980-6181

UTILITY SERVICE PROVIDERS

WATER: CHARLOTTE COUNTY UTILITIES	25550 HARBORVIEW RD. SUITE 1 PORT CHARLOTTE, FL 33980 PHONE: (941) 764-4300
SEWER: CHARLOTTE COUNTY UTILITIES	25550 HARBORVIEW RD. SUITE 1 PORT CHARLOTTE, FL 33980 PHONE: (941) 764-4300
ELECTRIC: FLORIDA POWER AND LIGHT	2245 MURPHY CT. NORTH PORT, FL 34289 PHONE: (800) 375-8490
PHONE: CENTURYLINK	4195 KINGS HIGHWAY PORT CHARLOTTE, FL 33980 PHONE: (941) 637-5141
CABLE: COMCAST RESIDENTIAL:	12600 WESTLINKS DRIVE, SUITE 4 FORT MYERS, FL, 33913 PHONE: (239) 318-1525 OFFICE
COMMERCIAL::	5205 FRUITVILLE ROAD, SARASOTA, FL, 34232 (941)356-1564 OFFICE
FIRE PROTECTION: CHARLOTTE COUNTY FIRE/EMS	26571 AIRPORT RD. PUNTA GORDA, FL 33982 PHONE: (941) 833-5600
SOLID WASTE DISPOSAL: WASTE MANAGEMENT	25515 OLD LANDFILL ROAD PORT CHARLOTTE, FL 33980 PHONE: (941) 629-1106

PROJECT CONTACTS

CIVIL ENGINEER: BANKS ENGINEERING STEVEN R. SONBERG, P.E., P.S.M. PROJECT MANAGER	4161 TAMiami TRAIL – BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165
SURVEYOR: BANKS ENGINEERING C. DREW BRANCH, P.S.M.	4161 TAMiami TRAIL – BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165
ENVIRONMENTAL: IAN VINCENT & ASSOCIATES IAN M. VINCENT	4050 ROCK CREEK DRIVE PORT CHARLOTTE, FL 33948 PHONE: (941) 457-6272
LANDSCAPE ARCHITECT: JOHN T. SWEN, P.A.	P.O. BOX 494466 PORT CHARLOTTE, FL 33949 PHONE: (941) 626-7365
TRAFFIC ENGINEER: BANKS ENGINEERING STEVEN R. SONBERG, P.E., P.S.M.	4161 TAMiami TRAIL – BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165

BANKS ENGINEERING

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

4161 TAMiami TRAIL – BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

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INDEX OF SHEETS

SHEET	TITLE
1	COVER
2	AERIAL
3	GENERAL NOTES AND SPECIFICATIONS
4	PROJECT NOTES AND LEGEND
5	EXISTING CONDITIONS MAP
6	SITE DEVELOPMENT PLAN
7	PAVING, GRADING AND DRAINAGE PLAN
8	PAVING, GRADING AND DRAINAGE PLAN DETAILS I
8A	PAVING, GRADING AND DRAINAGE PLAN DETAILS II
9	SITE CROSS SECTIONS I
9A	SITE CROSS SECTIONS II
9B	SITE CROSS SECTIONS III
10	BEST MANAGEMENT PRACTICES PLAN
10A	BEST MANAGEMENT PRACTICES PLAN DETAILS
11	UTILITY PLAN
12	PLAN AND PROFILE KEYMAP
12A	PLAN AND PROFILE I
12B	PLAN AND PROFILE II
12C	PLAN AND PROFILE III
12D	PLAN AND PROFILE IV
12E	PLAN AND PROFILE V
12F	PLAN AND PROFILE VI
13	UTILITY PLAN DETAILS I
13A	UTILITY PLAN DETAILS II
13B	UTILITY PLAN DETAILS III

NOTE:

- ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.125'
- IRRIGATION SHALL BE PROVIDED FROM THE LAKE (SEE SHEET 6 FOR DETAILS)

RECORD DRAWING

I CERTIFY THAT THESE RECORD DRAWINGS HAVE BEEN REVIEWED BY ME OR BY INDIVIDUAL(S) UNDER MY DIRECT SUPERVISION AND THAT THESE DRAWINGS INCORPORATE THE INFORMATION CONTAINED IN THE CERTIFIED AS-BUILTS. TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE RECORD DRAWINGS SUBSTANTIALLY REFLECT THE UTILITY ASSETS AS CONSTRUCTED. THE ACCURACY OF THESE RECORD DRAWINGS IS RELIANT ON THE ACCURACY APPLIED BY THE SURVEYOR WHO CERTIFIED THE AS-BUILT DRAWINGS.

STEVEN R. SONBERG, P.E., P.S.M. FL LIC #92103 DATE:

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY



RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

PREPARED FOR:	
LENNAR HOMES	
10481 SIX MILE CYPRESS PKWY	
FORT MYERS, FL., 33966	
(239) 980-6181	

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88			
NO.	DATE	REVISION DESCRIPTION	BY

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STEVEN R. SONBERG, P.E., P.S.M.
FL LIC #92103

AERIAL HARBOR EAST CHARLOTTE COUNTY, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
07-06-22	4613	AERIAL	TRR	GAE	SRS	1"=400'	2

ABANDONED	GA	GAUGE
ACRE	GAL	GALLON
ACCELERATION	GALV	GALVANIZED
ADJUST	GAR	GARAGE
ADJ	GB	GRADE BREAK
AGG	GD	GRADE POINT
ALTERNATE	GP	GALVANIZED IRON PIPE
ALUM	GIM	GAS MAIN
ALUMINUM	GO	GRADE POINT
11:59 MIDNIGHT UNTIL 12:00 NOON	GR	GRADE OR GRATE
APPROX	GRC	GALVANIZED RIGID CONDUIT
ARV	GRT	GROUND
ASPH	GUT	GUTTER
ASSEMBLY	GV	GATE VALVE
ATTN	HS	HIGH STRENGTH
AUXILIARY	HB	HOUSING SALES
AVENUE	HC	HANDICAPPED OR HORIZONTAL CLEARANCE
AMERICAN WIRE GAUGE	HD	HEAVY DUTY
BACK OF CURB	HE	HIGH DENSITY POLYETHYLENE
BITUMINOUS COATED CORRUGATED METAL PIPE	HW	HEADWALL
BURIED ELECTRIC	HDWL	HANDRAIL
BEG	HNDRL	HOME OWNERS ASSOCIATION
BEIT	HOA	HORIZONTAL
BIT	HOR	HIGH POINT OR HIGH PRESSURE
BACK	HR	HOOR
BASELINE	HOSE	HOSE
BASELINE CONTROL	HT	HEIGHT
BUILDING	HW	HIGH WATER
BULKHEAD	HWY	HIGHWAY
BOULEVARD	HYD	HYDRAULIC
BENCHMARK	HZ	HERTZ
BOUNDARY	ID	INSIDE DIAMETER OR IDENTIFICATION
BOTTOM	INC	INCH(S)
BORROW PIT	INCORP	INCORPORATED OR INCLUDING
BRIDGE	IND	INDUSTRY
BEARING	INSTALL	INSTALLED
BUTTERED TELEPHONE	INT	INTERIOR
BTFLY	INV	INVERT
BETWEEN	IP	IRON PIPE
BOTTOM WIDTH	IRON ROD	IRON ROD
CURB AND GUTTER	ISCT	INTERSECTION
CIP	ISL	ISLAND
CA	JB	JUNCTION BOX
COURSE AGGREGATE	JCT	JUNCTION
CORRUGATED ALUMINUM PIPE	JT	JOINT
CASP	K	DESIGN HOUR FACTOR
CABLE TELEVISION	KWH	KILOWATT-HOUR
CATCH BASIN	L	LENGTH
CONCRETE BOX CULVERT	L/W	LIGHTWEIGHT
CBS	LA	LIMITED ACCESS
CC	LAT	LATITUDE
CD	LB	POUNDS
CEM	LB/SY	POUNDS PER SQUARE YARDS
CUBIC FOOT PER SECOND	LBR	LINEAR BEARING RATIO
CHANNEL	LF	LINEAR FEET (FOOT)
CAST IRON	LGTH	LENGTH
CAST IRON PIPE	LIN	LINEAR
CIRCULAR REFERENCE	LUM	LUMEN
CL	LME	LAKE MAINTENANCE EASEMENT
CLEARANCE	LMRK	LINE ROCK
CONCRETE MONUMENT	LOC	LOCATION
CORRUGATED METAL PIPE	LONG	LONGITUDE
CMPA	LS	LUMP SUM OR LANDSCAPE
CLEAN OUT	LSS	LUMP SUM BUFFER
COL	LT	LEFT TURN
COLUMN	LTD	LIMITED
COMMERCIAL	LUX	LUMINAIRE
COMPOSITE	MAINT	MAINTENANCE
CON	MATL	MATERIAL
CONNECT	MAX	MAXIMUM
CONCRETE	MB	MEDIAN BARRIER
CONSTRUCTION	MED	MEDIAN
CONT	MES	MITERED END SECTION
CONTRACTOR	MF	MANUFACTURER
COORD	MH	MANHOLE
COR	MHW	MEAN HIGH WATER
CORRUGATED	MI	MILE
COVER	MID	MIDDLE
CONCRETE PIPE	MIL	ONE-THOUSANDTH OF AN INCH
CORRUGATED POLYETHYLENE PIPE	MIN	MINIMUM
CONTROL RADIUS	MISC	MISCELLANEOUS
COURSE	MJ	MECHANICAL JOINT
CORRUGATED STEEL PIPE	MLW	MEAN LOW WATER
CY	MOBL	MOBILITY
CULV	MOD	MODIFIED
CULVERT	MON	MONUMENT
CONTROL WATER ELEVATION	MOT	MAINTENANCE OF TRAFFIC
DEPTH	MP	MILE POST
DIA	MPH	MILES PER HOUR
DRAINAGE AREA	MSL	MEAN SEA LEVEL
DBH	MTD	MOUNTED
DITCH BOTTOM INLET	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL D
DBL	N	NORTH
DE	NAIL &C	NAIL AND CAP
DECEL	N&D	NAIL AND DISK
DECEL	NA	NOT APPLICABLE
DEGR	NAVD	NATIONAL AMERICAN VERTICAL DATUM
DELINEATORS	NE	NORTH EAST
DEGREE	NEMA	NATIONAL ELECTRIC MANUFACTURES ASSOC
DET	NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1
DESIGN	NHW	NORMAL HIGH WATER
DESIGN FLOOD ELEVATION	NIC	NOT IN CONTRACT
DONE	NO	NUMBER
DESIGN HIGH WATER	NOM	NOMINAL
DHW	NORM	NORMAL
DHML	NIS	NOT TO SCALE
DHML	NW	NORTHWEST
DROP INLET	NWL	NORMAL WATER LEVEL
DIMENSION	OBG	OPTIONAL BASE GROUP
DIST	OA	ON CENTER
DRIVE	OC	OUTSIDE DIAMETER
DRIVEWAY	OD	OVERHEAD
DRY SPEED	OE	OVERHEAD ELECTRIC
DRY SEASON WATER TABLE	OH	OVERHEAD
DSWT	OPT	OPTIONAL
DITCH	OPT	OVERHEAD TELEPHONE
DWG	PAR	PARALLEL
E	PAVT	PAVEMENT
EAST	PC	POINT OF CURVATURE
EOP	PCBC	PRECAST CONCRETE BOX CULVERT
EA	PCE	PERMANENT CONSTRUCTION EASEMENT
EACH	PE	PROFESSIONAL ENGINEER
EASTBOUND	PED	PEDESTRIAN
ELEVATION	PEN	PENETRATION
EL	PG	PROFILE GRADE
ELAST	PGL	PROFILE GRADE LINE
ELEC	PH	PHASE
ELLIP	PI	POINT OF INTERSECTION
ELIPI	PKG	PARKING
EMBED	PKWAY	PARKWAY
EMBANK	PL	PROPERTY LINE
ENCLOSURE	PM	12:00 NOON UNTIL 11:59 MIDNIGHT
ENGINEER	POC	POINT OF CONNECTION OR POINT OF CURV
EQUAL	PP	POWER POLE
EQUIP	PR	PAIR
ELLERIAL REINFORCED CONCRETE PIPE	PRC	POINT OF REVERSE CURVATURE
ESMT	PRECST	PRECAST
EST	PREST	PRESTRESSED
ESTM	PRM	PERMANENT REFERENCE MONUMENT
ET	PROD	PRODUCT
ET CETERA	PROJ	PROJECT
ENDWALL	PROP	PROPOSED
EX	PSF	POUNDS PER SQUARE FOOT
EXCEPT	PSI	POUNDS PER SQUARE INCH
EXCAVATION	PSU	PRESTRESSED SLAB UNIT
EXIST	PT	POINT OF TANGENCY
EXT	PUE	PUBLIC UTILITY EASEMENT
FL	PVC	POLYVINYL CHLORIDE
FLOWING	PW	POTABLE WATER
FLORIDA STATUTES	Q	PEAK DISCHARGE OR FLOW VOLUME
FAC	R	RADIUS
FINISH	R	RIGHT
FAC	RT	RIGHT
FINISH	ROW	RIGHT

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NAVD83 FOR THIS BARCEL IN THIS LOCATION IS +1.175.

RCP REINFORCED CONCRETE PIPE
 RCPA REINFORCED CONCRETE PIPE ARCH
 RD ROAD
 RDSO ROADSIDE
 RDWY ROADWAY
 REC RECREATIONAL
 RECT RECTICULINE
 REF REFERENCE
 REF REFLECTIVE
 REG REGISTERED
 REINF REINFORCED
 RELOC RELOCATED
 REM REMOVAL
 RED REDUCER
 REPL REPLACE
 REQ REQUIRED
 RES RESIDENCE OR RESIDENTIAL
 RE-USE MAIN OR REFERENCE MONUMENT
 RFP REFERENCE POINT
 RM RAISED REFLECTIVE PAVEMENT MARKERS
 RR RAILROAD
 RSF RESURFACE
 SAN SANITARY
 SB SOUTHBOUND
 SCH SCHEDULE
 SCF STORMDRAIN
 SE SOUTHEAST
 SECT SECTION
 SEDIMENT
 SEP SEPARATION
 SG SUBGRADE
 SHT SHEET
 SHLDR SHOULDER
 SHW SEASONAL HIGH WATER
 SHWT SEASONAL HIGH WATER TABLE
 SP SPECIFICATION
 SQ SQUARE
 SF SQUARE FOOT
 SQ IN SQUARE INCH
 SY SQUARE YARD
 SR STATE ROAD
 ST STORMARY SEWER OR STAINLESS STEEL
 ST STREET
 STA STATION
 STB STABILIZATION
 STB STAKED TURBIDITY BARRIER
 STD STANDARD
 STGE STORAGE
 STL STEEL
 STR STRUCTURE
 STY STORY
 SUB SUB SOIL
 SUBST SUBSTITUTE
 SUPPTS SUPPORTS
 SURF SURVEY
 SURF SURFACE
 SW SIDEWALK OR SOUTHWEST
 SWMA STORM WATER MANAGEMENT AREA
 SYM SYMBOLICAL
 SYS SYSTEM
 TWP TOWNSHIP
 TAN TANGENT
 TC TANGENT TO CURVE
 TCE TEMPORARY CONSTRUCTION EASEMENT
 TEL TELEPHONE
 TEMP TEMPORARY
 TK TRUCK
 THICK THICKNESS
 TIS TRAFFIC IMPACT STATEMENT
 TN TON
 TOB TOP OF BANK
 TOE TOE OF SLOPE
 TRAF TRAFFIC
 TREAT TREATMENT
 TW TOP OF WALL
 TYP TYPICAL
 UE UTILITY EASEMENT
 UG UNDERGROUND
 UL UNDERWRITERS LABORATORIES
 UNDR UNDER DRAIN
 USGS UNITED STATES GEOLOGICAL SERVICE
 UTIL UTILITIES
 UV ULTRAVIOLET
 V VOLT
 VAR VARIOUS
 VC VERTICAL CURVE
 VCP VITRIFIED CLAY PIPE
 VEH VEHICLE
 VERT VERTICAL
 VOLUME
 VW VARIABLE WIDTH
 W WIDTH OR WATT
 W/ WITH
 WB WESTBOUND
 WM WATER MAIN
 WSWT WET SEASON WATER TABLE
 WT WATER TABLE
 WWF WELDED WIRE FABRIC
 WWR WELDED WIRE REINFORCING
 XING CROSSING
 XSEC CROSS SECTION
 YD YARD
 YEAR

EXISTING AND PROPOSED ELEVATIONS REFERENCE THE NAVD83 DATUM.

CONTRACTOR SHALL MAINTAIN A CURRENT AND UPDATED SET OF AS-BUILT DRAWINGS AT ALL TIMES AND PROVIDE ONE COPY TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.

ALL BACKFILL SHALL BE COMPACTED IN STRICT ACCORDANCE WITH THE BEDDING DETAILS.

CONTRACTOR SHALL COORDINATE ALL WORK IN THE COUNTY RIGHT-OF-WAY WITH CHARLOTTE COUNTY.

ALL REINFORCED CONCRETE PIPE (RCP) CULVERTS SHALL MEET ASTM C 76, CLASS III, TYPE "B" WALL FOR ROUND PIPE AND MEET ASTM 507, TABLE 1 FOR ELLIPTICAL PIPE AND OTHERWISE BE INSTALLED AND MANUFACTURED IN ACCORDANCE WITH F.D.O.T. SECTIONS 430 & 941.

CONTRACTOR SHALL SOD OR SEED & MULCH ALL DISTURBED AREAS ON-SITE AND OTHERWISE RESTORE ALL AREAS TO EXISTING CONDITION OR BETTER.

SOD ALL SWALE AND TREATMENT AREAS.

CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT-OF-WAY.

THE GRADES REPRESENT THE FINISHED GRADE ON TOP OF THE SOD.

A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN RIGHT-OF-WAY.

SHOP DRAWINGS ARE REQUIRED FOR ALL STRUCTURES.

THE PROPOSED MITERED END SECTIONS WITHIN COUNTY RIGHT OF WAY, SHALL EXTEND BEYOND THE PROPOSED EDGE OF PAVEMENT A MINIMUM OF 6'-0".

CONTRACTOR RESPONSIBLE FOR WATERING AND MOWING OF SOD PLACED IN THE RUNTIL ESTABLISHMENT AND FINAL ACCEPTANCE BY THE COUNTY.

CURB ELEVATIONS SHOWN ARE FOR THE LOW SIDE OF THE CURB UNLESS OTHERWISE NOTED.

ALL SLOPES TO BE 4:1 MAXIMUM.

CONTRACTOR SHOWN BY INDEX NO. SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS, LATEST EDITION.

ALL ROOF DRAINS SHALL BE DIRECTED TOWARD OR CONNECTED TO THE ONSITE STORMWATER MANAGEMENT AREA.

PROJECT INFORMATION:

THIS PROJECT PRESENTS NO ADVERSE IMPACTS ON LOCAL FLOODING DURING RAINY WEATHERS, AND DOES NOT ADVERSELY IMPACT THE FLOOD ZONE.

THIS SITE CAN BE USED FOR THE DEVELOPMENT AS SHOWN. WITHOUT UNLAWFUL DANGER FROM FLOOD, ADVERSE SOIL, AND/OR FUTURE CONDUCTIONS, SUBJECT TO PROPER GEOTECHNICAL INVESTIGATION, SITE DESIGN, AND STRUCTURE DESIGN.

THE PROJECT DOES NOT IMPACT ANY KNOWN UNMITIGATED WETLANDS.

NO KNOWN ARCHAEOLOGICAL SITES EXIST WITHIN THE PROJECT AREA.

NOTES:

A SEPARATE RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL UTILITY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATED CONDITIONS WILL BE IMPOSED A TIME OF PERMIT APPLICATION.

ALL SIDEWALKS SHALL MEET ADA STANDARDS.

ALL SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.

CONTRACTOR SHALL FILE FOR A FDEP NOTICE OF INTENT (NOI) FOR CONSTRUCTION GENERAL PERMIT AND A NOTICE OF TERMINATION (N) WITHIN 14 DAYS OF CONSTRUCTION COMPLETION.

GENERAL SPECIFICATIONS:

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH FLORIDA DEPT. OF TRANSPORTATION (F.D.O.T.) STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, CURRENT EDITION.

THE CONTRACTOR SHALL SUPPLY SATISFACTORY DESIGN TESTS OF SUBGRADE & LIMEROCK BASE MATERIALS TO THE ENGINEER PRIOR TO PAYMENT &/OR FINAL ACCEPTANCE. ONE TEST PER COURSE PER 600 SQUARE YARDS.

ALL REINFORCED CONCRETE PIPE (RCP) CULVERTS SHALL MEET ASTM C 76, CLASS III, TYPE "B" WALL FOR ROUND PIPE & MEET ASTM 507, TABLE 1 FOR ELLIPTICAL PIPE & OTHERWISE BE INSTALLED & MANUFACTURED IN ACCORDANCE WITH F.D.O.T. SECTIONS 430 & 941.

CONTRACTOR SHALL PROVIDE & MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS CURRENT EDITION & THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION.

CONTRACTOR SHALL SEED & MULCH ALL DISTURBED AREAS & OTHERWISE RESTORE ALL AREAS TO EXISTING CONDITION OR BETTER.

ALL PAVEMENT STRIPING TO BE TWO COATS OF HEAVY DUTY ACRYLIC BASED TRAFFIC PAINT.

ALUMINUM SIGN BLANKS: ALL SIGN BLANKS & STREET SIGNS SHALL BE FABRICATED FROM ALUMINUM SHEET CONFORMING TO ASTM SPECIFICATION B209, WITH 5052-H38 ALLOY & SHALL HAVE A THICKNESS OF 0.080 INCHES. SIGN BLANK DIMENSIONS, HOLE SIZE, POSITION OF HOLES, & CORNER RADI SHALL BE AS DEFINED IN THE U.S. DEPARTMENT OF TRANSPORTATION STANDARD HIGHWAY MANUAL & THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

SIGN POSTS: STEEL POSTS SHALL CONFORM TO THE STANDARD SPECIFICATION OF HOT-ROLLED CARBON SHEET STEEL, STRUCTURAL QUALITY. THE CROSS SECTION OF THE POST SHALL BE A SQUARE. THE POSTS OF 14" SQUARE GALVANIZED STEEL POSTS - FULL PLUNGE POSTS TO BE 2" SQUARE, CAREFULLY ROLDED TO SIZE & WELDED IN THE CORNER. THE FURNISHED MEMBERS SHALL BE STRAIGHT & SHALL HAVE A SMOOTH UNIFORM FINISH. ALL STEEL SHALL BE GALVANIZED. THE STEEL SHALL BE FURNISHED WITH HI-STRENGTH CONCRETE MIX WITH MEETS OR EXCEEDS ASTM C-387 SPECIFICATIONS. EACH POST SHALL HAVE A MINIMUM OF 20 POUNDS OF CONCRETE PLACED AROUND EACH POST. THE TOP OF THE CONCRETE SHALL BE A MINIMUM OF 18" BELOW THE FINAL SURFACE. ALL SIGNS PLACED IN CONCRETE AREAS SHALL HAVE A 10'-12" PVC PIPE LINER INSERT SURROUNDING THE POST. THE PVC SHALL BE FLUSH WITH THE FINAL SURFACE OF THE SURROUNDING CONCRETE & BE FILLED WITH DIRT TO SUPPORT THE SIGN. THESE SHALL NOT BE FILLED WITH CONCRETE.

SIGN HEIGHT & LOCATIONS: ALL POST MOUNTED SIGNS SHALL CONFORM TO CURRENT FDOT DESIGN STANDARDS. FOR SIGN INSTALLATIONS IN RESIDENTIAL AREAS WITH NO PAVED SHOULDER, THE SIGN SHALL BE PLACED ON THE STANDARD BELOW FOR SIGN PLACEMENT & HEIGHTS.

ALL WORK SHOWN BY INDEX NO. SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS CURRENT EDITION

PROJECT SITE ACREAGE: 31.06 ACRES
SITE CURRENT ZONING: RMF3.5 (RESIDENTIAL MULTI FAMILY)
PROPOSED USE: RESIDENTIAL SINGLE-FAMILY SUBDIVISION (CLUSTER)
FLOOD ZONES: "BAE" FLOOD MAP NUMBER 12015C0212F (5/5/2003)
ALL ELEVATIONS SHOWN ARE IN NAVD88. THE
NAVD88 TO NGVD29 CONVERSION IS +1.125'

EXISTING LAND USE:	CODE 9900 (ACREAGE NOT CLASSIFIED AS AGRICULTURAL,
PROPOSED UNIT TYPE	SINGLE FAMILY CLUSTER

PROPERTY AREA:	31.06 Ac	(100%)
RESIDENTIAL TRACTS:	13.53 Ac.	(43.6%)
LAKE:	5.77 Ac	(18.6%)
PRIVATE RIGHT OF WAY:	3.35 Ac	(10.8%)
COMMON OPEN AREA (GREEN SPACE):	8.41 Ac	(27.0%)

PROPERTY AREA:	31.06 Ac	(100%)
PERVIOUS:	13.89 Ac.	(44.7%)
IMPERVIOUS:	2.67 Ac	(8.6%)
LAKE:	5.77 Ac	(18.6%)
BUILDINGS:	8.73 Ac	(28.1%)

PROPOSED UNITS:
ZONING: RMF3.5 (PROPOSED 82 RESIDENTIAL LOTS)
DENSITY = NUMBER OF RESIDENTIAL LOTS / PROPERTY AREA
= 82 LOTS / 31.06 AC
= 2.64 UNITS PER ACRE

DESCRIPTION	RMF 3.5 (CLUSTER)
REQUIRED PARKING	2 SPACES PER UNIT
MIN. LOT REQUIREMENT (SQ. FT.)	6,500 SF
MAX. PERCENTAGE OF LOT COVERAGE (%)	55
MIN. WIDTH (FT.)	50
MIN. DEPTH (FT.)	1.30
MIN. FRONT YARD (FT.)	20
MIN. SIDE YARD INTERIOR (FT.)	5
MIN. SIDE YARD ABUTTING A ROAD (FT.)	10
MAX. BUILDING HEIGHT (FT.)	38
MIN. REAR YARD ABUTTING A LOT (FT.)	10
MIN. REAR YARD ABUTTING WATER (FT.)	10 **
MIN. REAR YARD ABUTTING WATER (FT.)	20 ***
MIN. REAR YARD ABUTTING A ROAD (FT.)	10
MIN. REAR YARD ABUTTING WATER/BOUNDARY	20
SETBACK FOR ACCESSORY STRUCTURE FROM REAR LOT LINE (FT.)	SAME AS PRINCIPAL BUILDING
SETBACK FOR ACCESSORY STRUCTURE FROM SIDE YARD (FT.)	SAME AS PRINCIPAL BUILDING
SETBACK FOR ACCESSORY STRUCTURE ABUTTING A ROAD (FT.)	SAME AS PRINCIPAL BUILDING
SETBACK FOR ACCESSORY STRUCTURE ABUTTING WATER (FT.)	SAME AS PRINCIPAL BUILDING

NOTE:
 ** PROPOSED SETBACK IS FROM SEASONAL HIGH WATER LINE OF LAKE.
 *** PROPOSED SETBACK IS FROM SEASONAL HIGH WATER LINE OF
 WATERWAY, BUT SHALL NOT ENCROACH JD UPLAND BUFFER.

DESCRIPTION	SYMBOL	SYMBOL
DRAINAGE PIPE		
DRAINAGE STRUCTURES		
FINISHED FLOOR ELEVATION	N/A	
ON-SITE STORM STRUCTURE #	N/A	
OFF-SITE STORM STRUCTURE #	N/A	
SPOT GRADE ELEVATION		
PARKING SPACE COUNT		
TOP OF BERM		
RUBBLE RIP-RAP		
PAVEMENT		
OFF SITE ASPHALT	N/A	
CONCRETE		
BUILDING/STRUCTURE		
RIGHT-OF-WAY		
CURB		
EASEMENT		
SWALE/DITCH		
TOP OF BANK		
DRAINAGE FLOW ARROWS		
CROSS SECTION	N/A	
SPREADER SWALE		
LANDSCAPE BUFFER	N/A	
LAKE		
SWMA (DRY)		
WETLANDS		
WETLAND IMPACT AREA	N/A	
PROPERTY LINE		
POTABLE WATER LINE	E8"W	8"W
FORCE MAIN	E8"F	8"F
SANITARY SEWER MAIN	E8"SS	8"SS
IRRIGATION WATER MAIN	E8"I	8"I
REUSE WATER MAIN	E8"RU	8"RU
GATE VALVE		
REDUCER		
BLOW-OFF		
AIR RELEASE VALVE		
FIRE HYDRANT ASSEMBLY		
SINGLE WATER SERVICE		
DOUBLE WATER SERVICE		
SINGLE IRRIGATION SERVICE		
DOUBLE IRRIGATION SERVICE		
SINGLE LOW PRESSURE SEWER SERVICE		
DOUBLE LOW PRESSURE SEWER SERVICE		
FIRE DEPARTMENT CONNECTION	N/A	
SANITARY MANHOLE & ID		
LIFT STATION & ID		

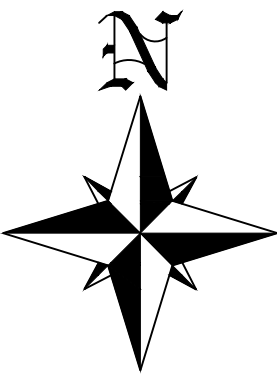
PROJECT NOTES AND LEGEND

HARBOR EAST

CHARLOTTE COUNTY, FLORIDA

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
07-06-22	4613	PN-LGND	TRR	GAE	SRS	NTS	4



STRUCTURE TABLE

CS 1	TYPE "H" INLET PRECAST CONTROL STRUCTURE (SEE SHEET 8 FOR DETAILS) RIM = 5.50' [5.45'] W 36" PIPE INV. = -2.00' [-1.90']
S 1	JUNCTION BOX RIM = 8.20' [8.51'] E 36" PIPE INV. = -3.44' [-3.29'] NW 36" PIPE INV. = -3.44' [-3.30']
S 2	JUNCTION BOX RIM = 8.20' [8.11'] SE 36" PIPE INV. = -3.06' [-3.87'] W 36" PIPE INV. = -3.06' [-3.35']
S 3	PIPE END SUPPORT W/ 36" HINGED ANIMAL GUARD ADS PART #36700A E 36" PIPE INV. = -5.50'
S 4	PIPE END SUPPORT N 18" PIPE INV. = -4.31'
S 5	JUNCTION BOX RIM = 7.60' [7.21'] NW 18" PIPE INV. = -3.88' S 18" PIPE INV. = -3.88'
S 6	TYPE "VG" INLET FLOW LINE = 6.77' [6.72'] RIM = 6.94' [6.86'] N 18" PIPE INV. = -2.24' SE 18" PIPE INV. = -2.24'
S 7	TYPE "VG" INLET FLOW LINE = 6.77' [6.68'] RIM = 6.94' [6.85'] S 18" PIPE INV. = -1.82' NE 18" PIPE INV. = -1.82'
S 7A	TYPE "VG" INLET FLOW LINE = 7.67' [7.56'] RIM = 7.84' [7.72'] SW 18" PIPE INV. = -0.69'
S 8	PIPE END SUPPORT NE 18" PIPE INV. = -3.07'
S 9	TYPE "VG" INLET FLOW LINE = 7.27' [7.23'] RIM = 7.44' [7.46'] SW 18" PIPE INV. = -0.69' E 18" PIPE INV. = -2.60' NE 18" PIPE INV. = -2.60'
S 10	TYPE "VG" INLET FLOW LINE = 7.27' [7.21'] RIM = 7.44' [7.43'] NE 18" PIPE INV. = -0.86' W 18" PIPE INV. = -2.60'
S 11	TYPE "C" INLET RIM = 7.60' [7.49'] SW 18" PIPE INV. = 0.40' NW 10" PIPE INV. = 0.40' SE 10" PIPE INV. = 0.40'
S 12	TYPE "VG" INLET FLOW LINE = 5.83' [5.91'] RIM = 6.00' [6.08'] SW 18" PIPE INV. = -1.18' NE 10" PIPE INV. = -1.18'
S 13	TYPE "VG" INLET FLOW LINE = 5.03' [5.70'] RIM = 6.00' [6.04'] NE 18" PIPE INV. = -1.55' NW 18" PIPE INV. = -1.55' S 10" PIPE INV. = -1.55'
S 14	TYPE "VG" INLET FLOW LINE = 7.27' [7.24'] RIM = 7.44' [7.45'] SE 18" PIPE INV. = -1.86' W 18" PIPE INV. = -1.86'
S 15	PIPE END SUPPORT E 18" PIPE INV. = -2.61' [-2.55']
S 16	TYPE "C" INLET RIM = 6.50' [6.41'] N 18" PIPE INV. = 0.86' [0.78'] W 10" PIPE INV. = 0.86' [0.84'] E 10" PIPE INV. = 0.86' [0.86']
S 17	TYPE "VG" INLET FLOW LINE = 6.77' [6.84'] RIM = 6.94' [7.00'] S 18" PIPE INV. = -0.51' NW 18" PIPE INV. = -0.51'
S 18	TYPE "VG" INLET FLOW LINE = 6.77' [6.81'] RIM = 6.94' [6.98'] SE 18" PIPE INV. = -0.81' N 18" PIPE INV. = -0.81'
S 19	PIPE END SUPPORT S 18" PIPE INV. = -2.59'

STRUCTURE TABLE

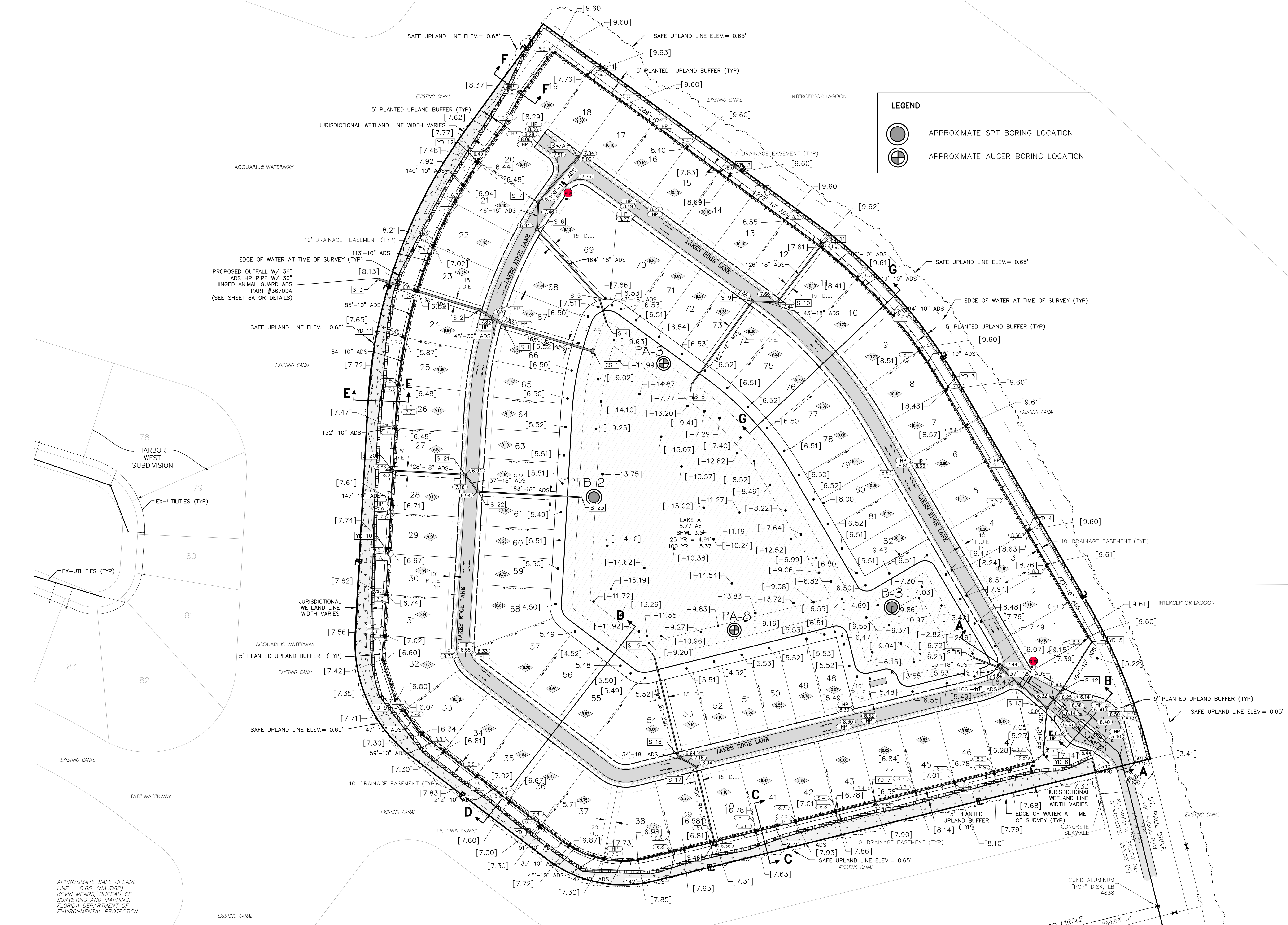
S 20	TYPE "C" INLET RIM = 6.50' [6.59'] E 18" PIPE INV. = 0.28' [0.21'] N 10" PIPE INV. = 0.28' [0.25'] S 10" PIPE INV. = 0.28' [0.25']
S 21	TYPE "VG" INLET FLOW LINE = 6.77' [6.64'] RIM = 6.94' [6.70'] W 18" PIPE INV. = -2.09' SE 18" PIPE INV. = -2.09'
S 22	TYPE "VG" INLET FLOW LINE = 6.77' [6.70'] RIM = 6.94' [6.90'] NW 18" PIPE INV. = -2.09' E 18" PIPE INV. = -2.09'
S 23	PIPE END SUPPORT W 18" PIPE INV. = -3.20'

STRUCTURE TABLE

YD 1	12" NYLOPLAST CATCH BASIN YARD DRAIN RIM = 0.00' [7.62'] SE 10" PIPE INV. = 5.50' [5.25']
YD 2	12" NYLOPLAST CATCH BASIN YARD DRAIN RIM = 0.00' [7.83'] NW 10" PIPE INV. = 2.62' SE 10" PIPE INV. = 2.62'
YD 3	12" NYLOPLAST CATCH BASIN YARD DRAIN RIM = 0.00' [8.63'] SE 10" PIPE INV. = 5.50'
YD 4	12" NYLOPLAST CATCH BASIN YARD DRAIN RIM = 0.00' [8.3'] NW 10" PIPE INV. = 3.70' [3.67']
YD 5	12" NYLOPLAST CATCH BASIN YARD DRAIN RIM = 0.00' [8.63'] SE 10" PIPE INV. = 5.50'
YD 6	12" NYLOPLAST CATCH BASIN YARD DRAIN RIM = 0.00' [7.16'] NW 10" PIPE INV. = 3.86' SW 10" PIPE INV. = 3.86'
YD 7	12" NYLOPLAST CATCH BASIN YARD DRAIN RIM = 0.00' [5.34'] N 10" PIPE INV. = 3.00' [3.07']
YD 8	12" NYLOPLAST CATCH BASIN YARD DRAIN RIM = 0.00' [5.85'] NW 10" PIPE INV. = 1.43' [0.90'] SE 10" PIPE INV. = 1.43' [0.90']
YD 9	12" NYLOPLAST CATCH BASIN YARD DRAIN RIM = 0.00' [6.36'] SE 10" PIPE INV. = 3.00' [3.05']
YD 10	12" NYLOPLAST CATCH BASIN YARD DRAIN RIM = 0.00' [6.45'] N 10" PIPE INV. = 3.00' [2.39']
YD 11	12" NYLOPLAST CATCH BASIN YARD DRAIN RIM = 0.00' [5.95'] N 10" PIPE INV. = 1.81' [1.50'] S 10" PIPE INV. = 1.81' [1.50']
YD 12	12" NYLOPLAST CATCH BASIN YARD DRAIN RIM = 0.00' [6.49'] SW 10" PIPE INV. = 4.00' [3.40']

LEGEND

	APPROXIMATE SPT BORING LOCATION
	APPROXIMATE AUGER BORING LOCATION



NOTE:

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- CONTRACTOR / DEVELOPER TO COORDINATE WITH ADS / NYLOPLAST ON MATERIAL SELECTION, SPECIFICATIONS AND INSTALLATION REQUIREMENTS.

PREPARED FOR:

LENNAR HOMES

10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL., 33966
(239) 980-6181

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

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PORT CHARLOTTE, FLORIDA 33952
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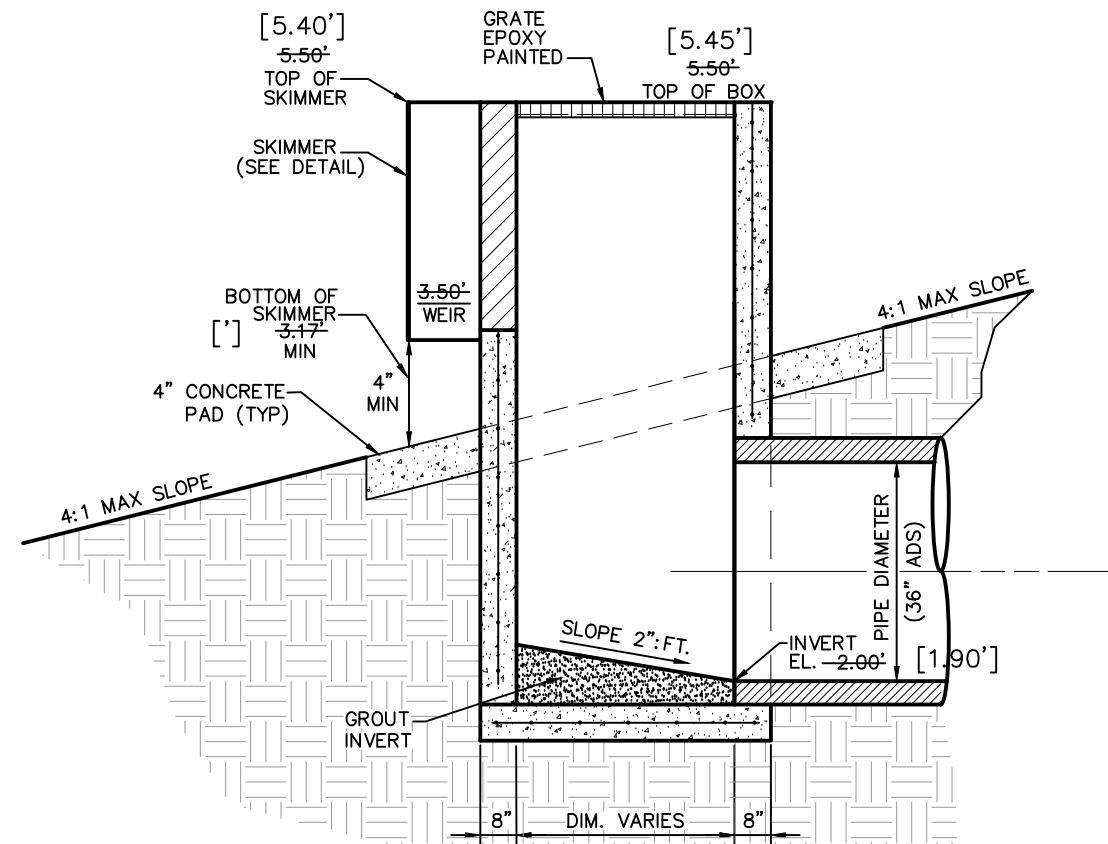
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STEVEN R. SONBERG, P.E., P.S.M.
FL LIC #92103

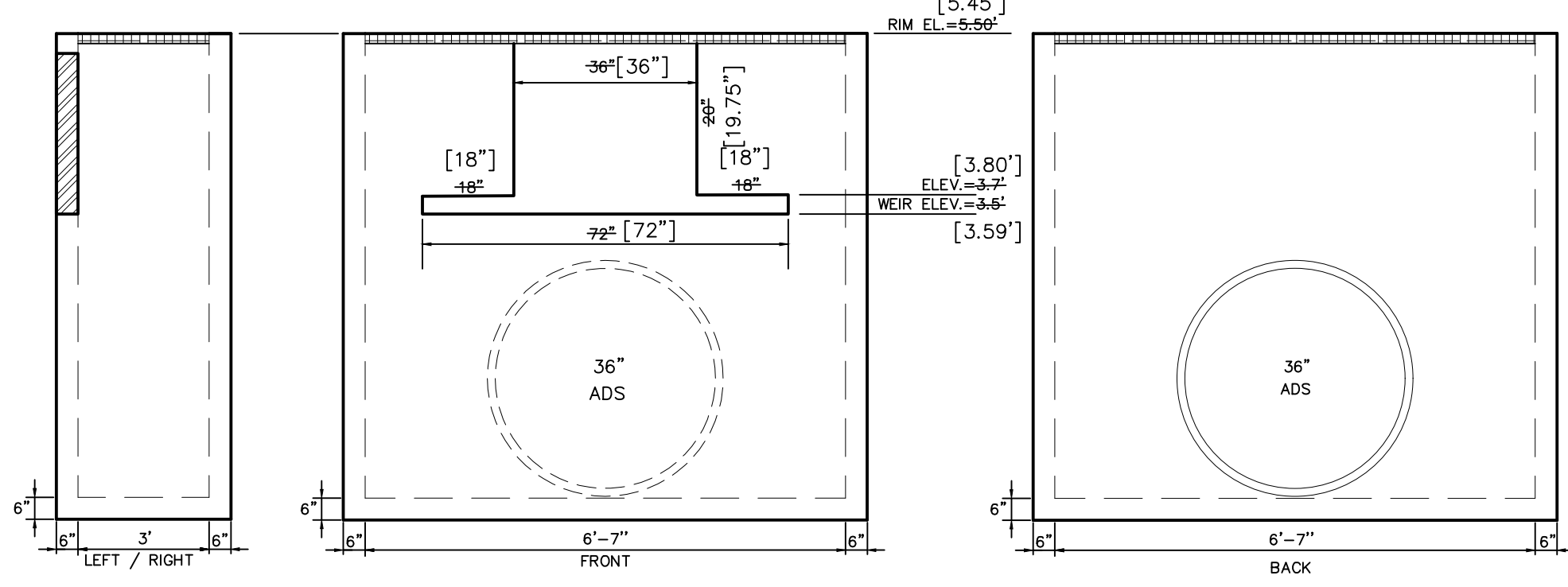
PAVING, GRADING AND DRAINAGE PLAN
HARBOR EAST
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
07-06-22	4613	PGD	TRR	GAE	SRS	1"=80'	7

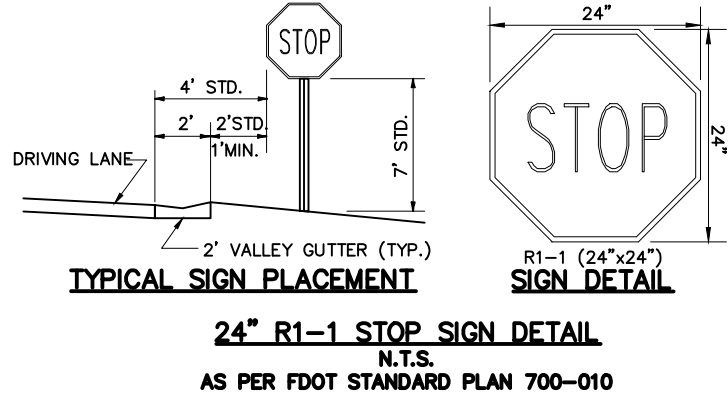
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(LAKE A)
CS-1 CONTROL STRUCTURE SECTION
N.T.S.



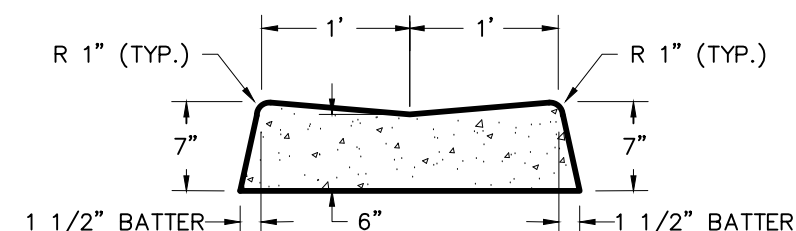
TYPE "H" CONTROL STRUCTURE (LAKE A)
CONTROL STRUCTURE CS-1 DETAIL
N.T.S.



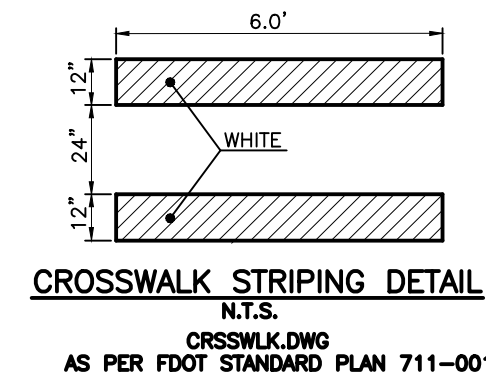
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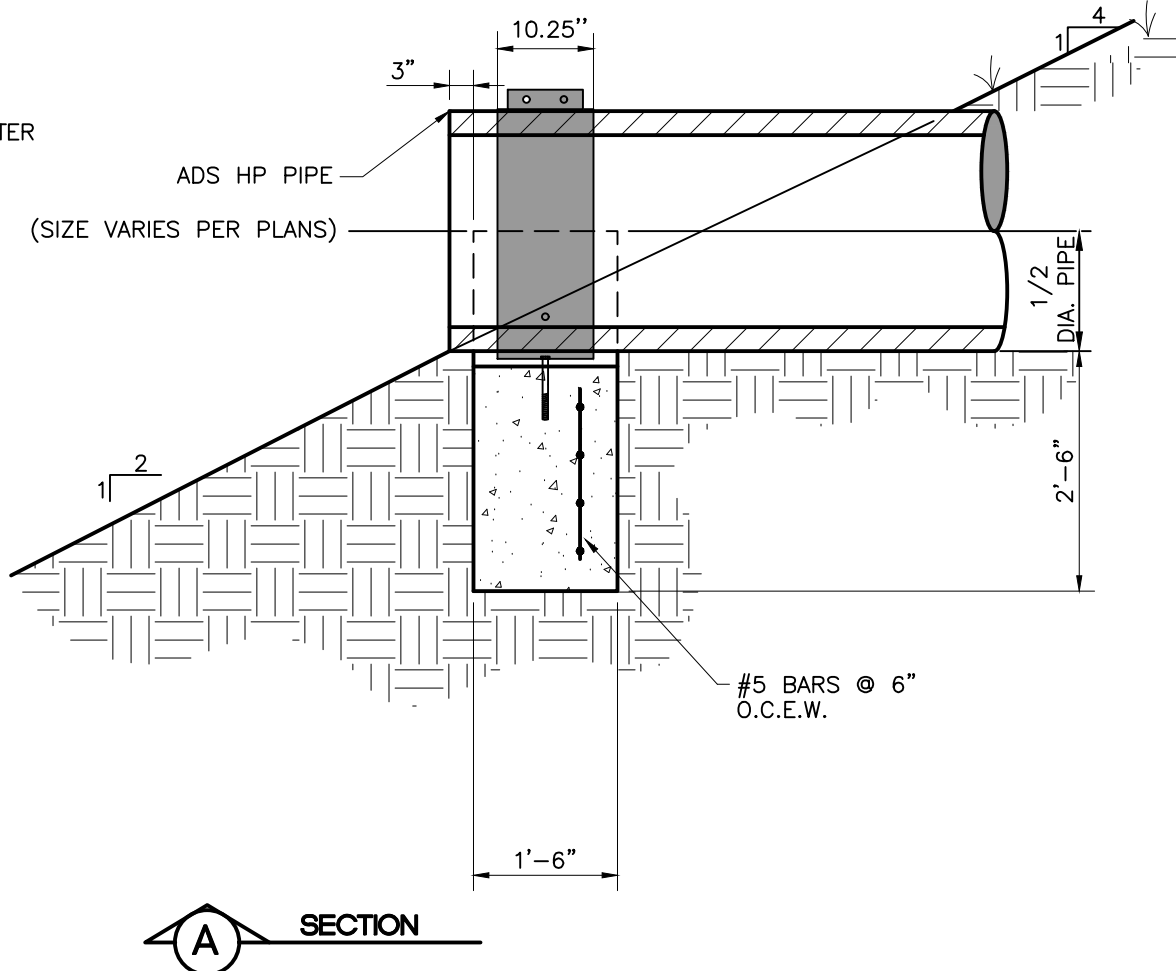
STOP BAR STRIPING DETAIL
N.T.S.



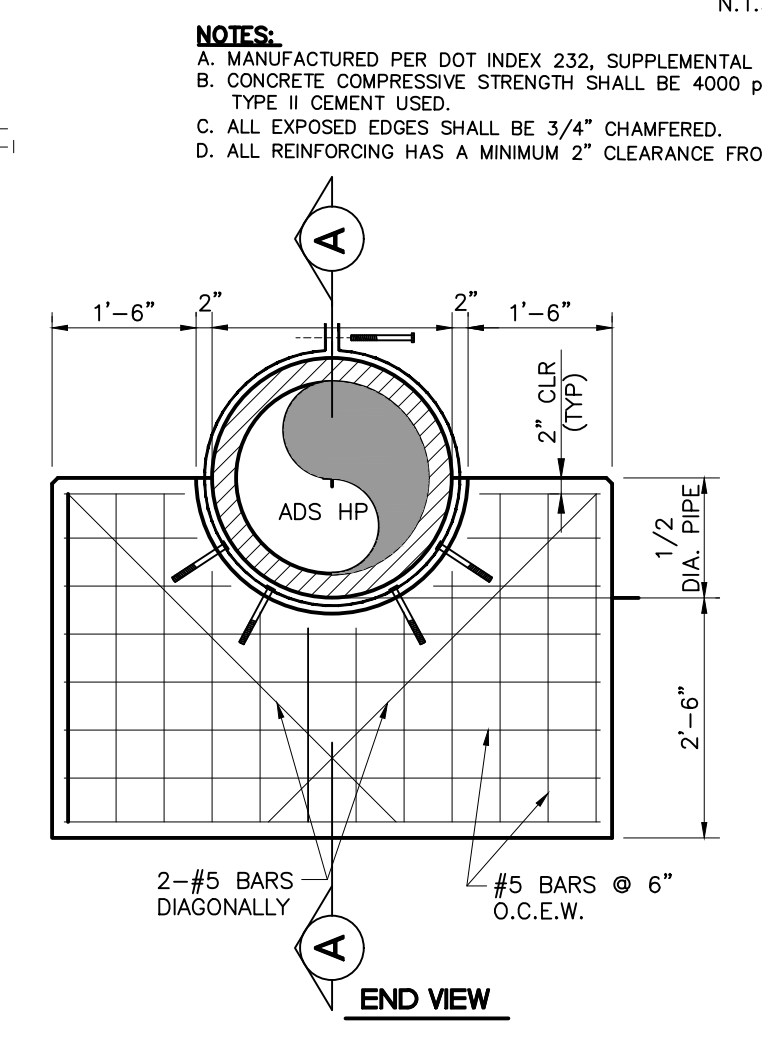
MODIFIED MIAMI STYLE VALLEY GUTTER
N.T.S.



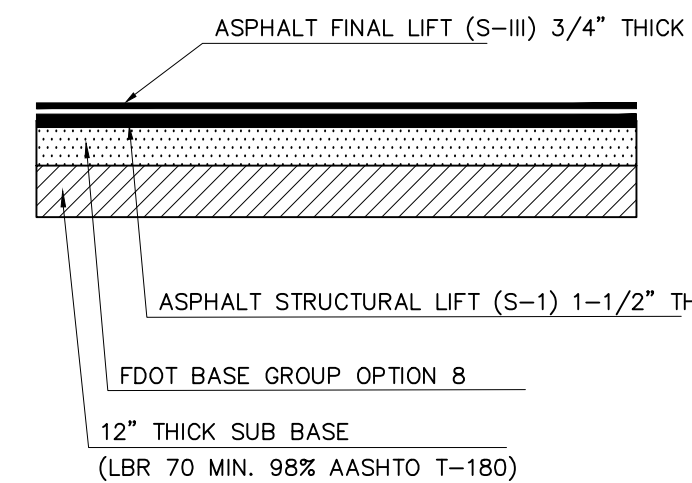
CROSSWALK STRIPING DETAIL
N.T.S.



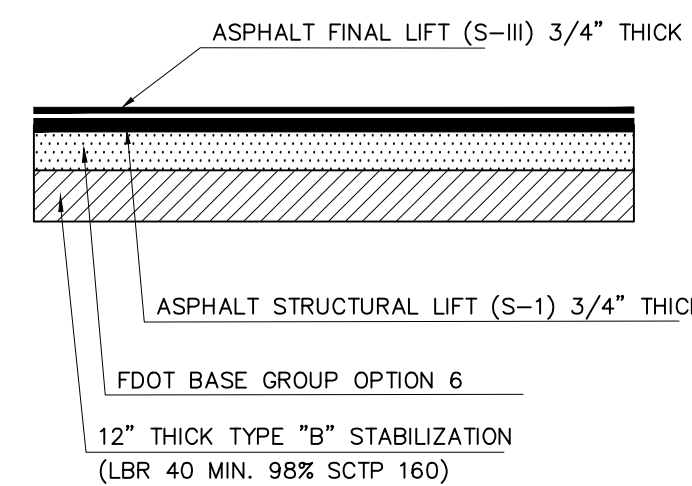
END WALL W/ ADS PIPE ANCHOR STRAP DETAIL
N.T.S.



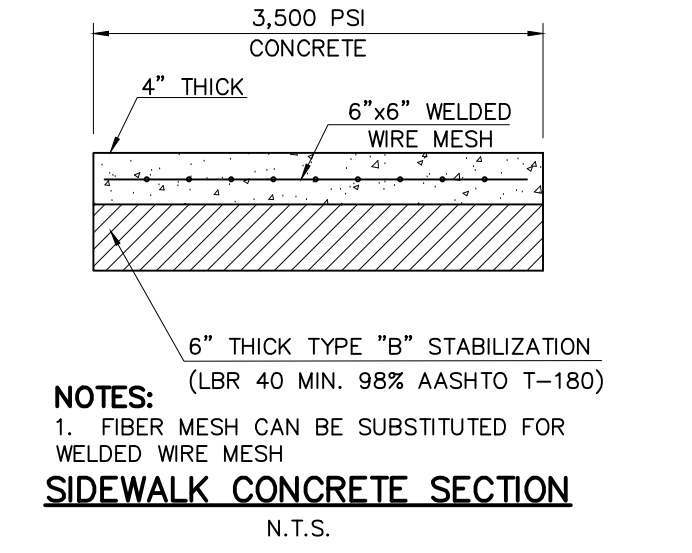
TYPE "C" INLET DETAIL
N.T.S.



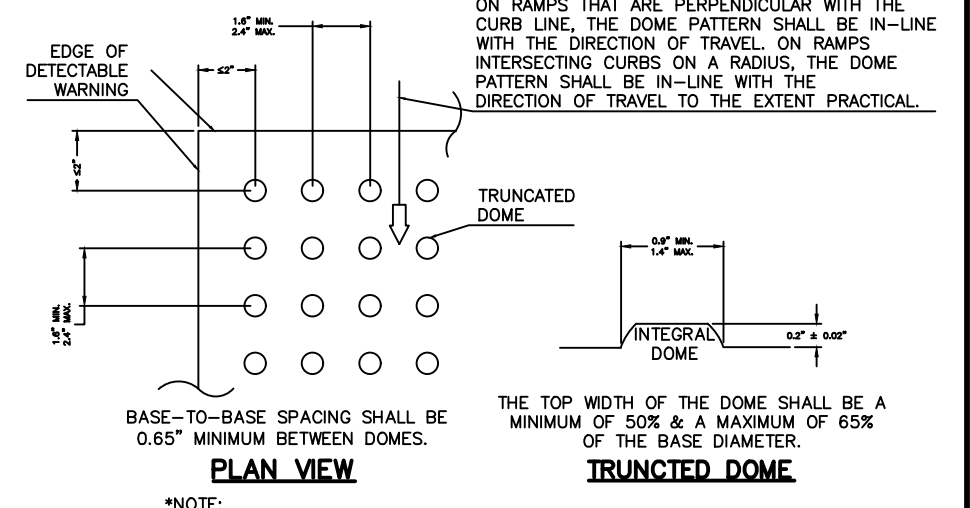
TYPICAL LOCAL STREET PAVEMENT WITHIN RIGHT OF WAY SECTION DETAIL
N.T.S.



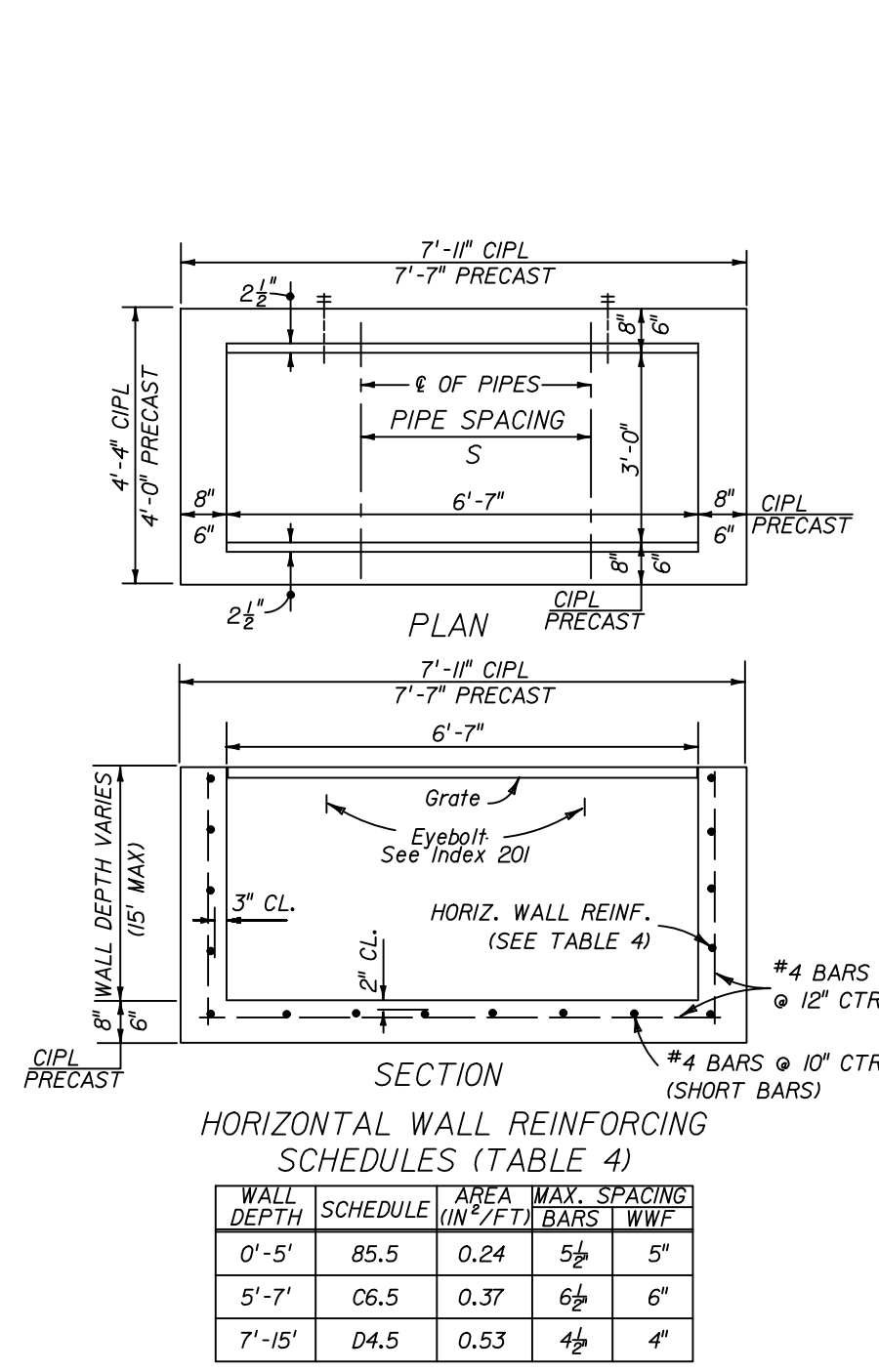
TYPICAL ON-SITE ASPHALT PAVEMENT SECTION
N.T.S.



RAISED CONCRETE TO ASPHALT SECTION W/ REINFORCED EDGE
N.T.S.



DETECTABLE WARNING DETAIL
N.T.S.



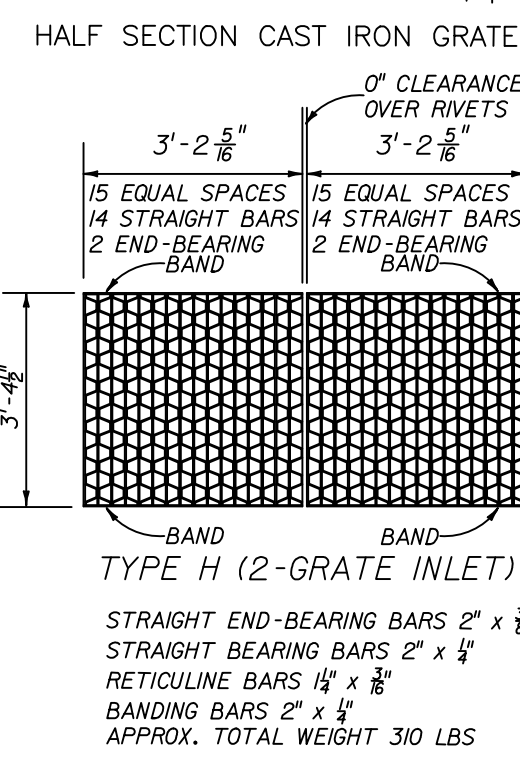
TYPE H (2 & 3-GRATE INLET)

RECOMMENDED MAXIMUM PIPE SIZE:

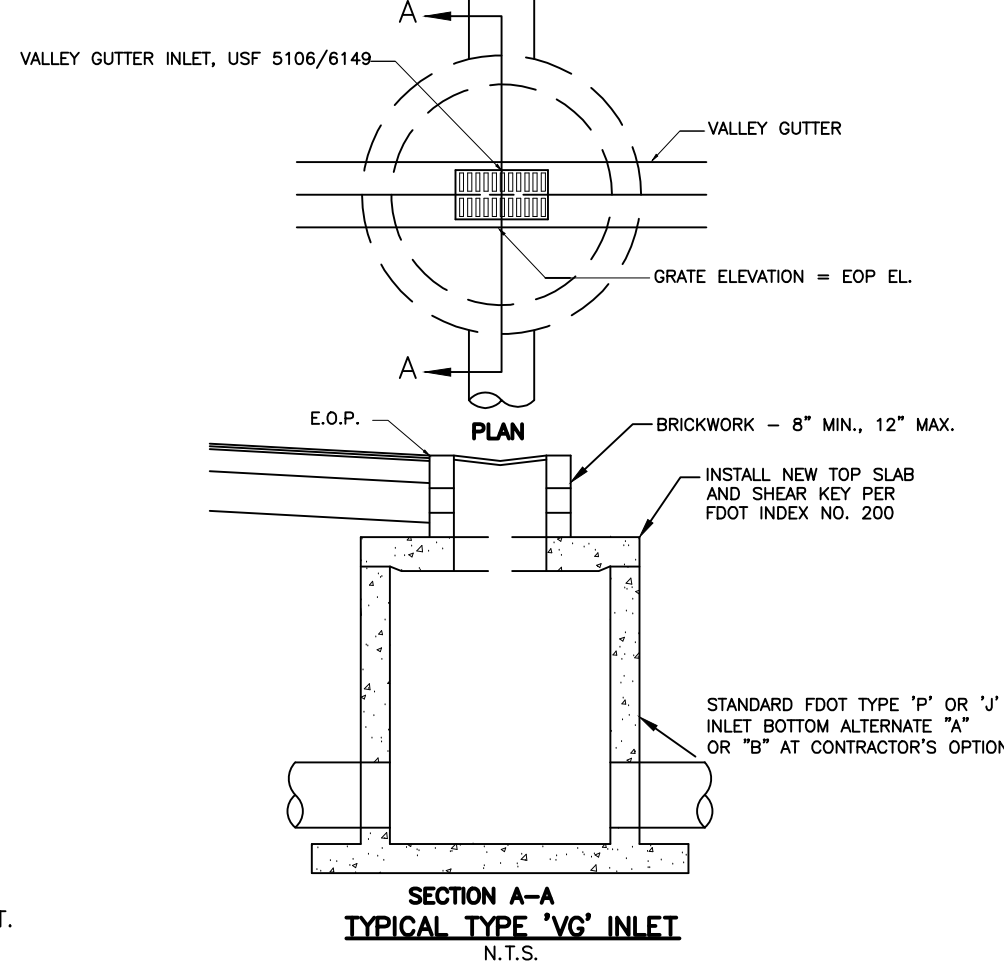
WALL DEPTH	SCHEDULE	AREA MAX. SPACING	WALL
0'-5"	85.5	0.24	5/8"
5'-7"	06.5	0.37	6/8"
7'-15"	D4.5	0.53	4"



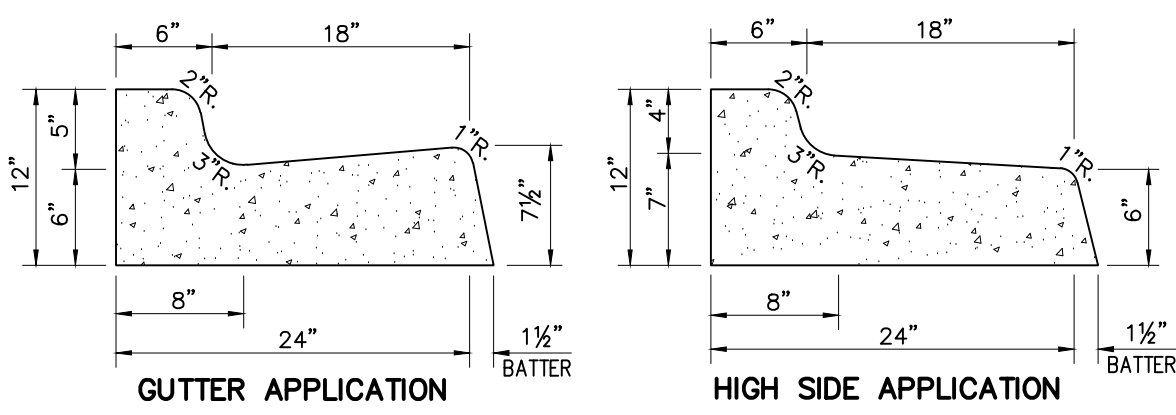
INLET-H.DWG



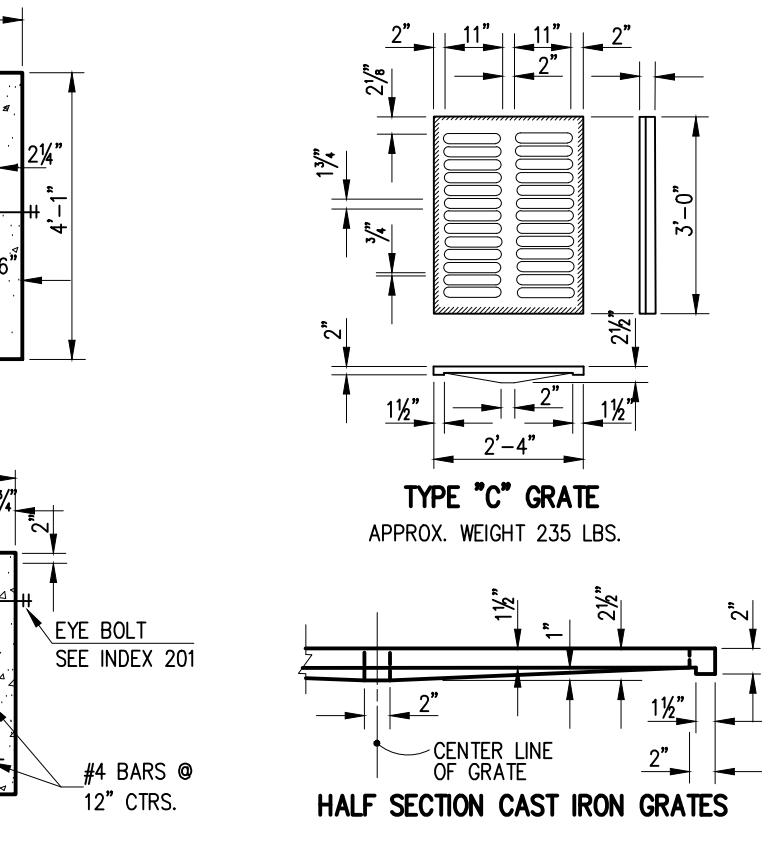
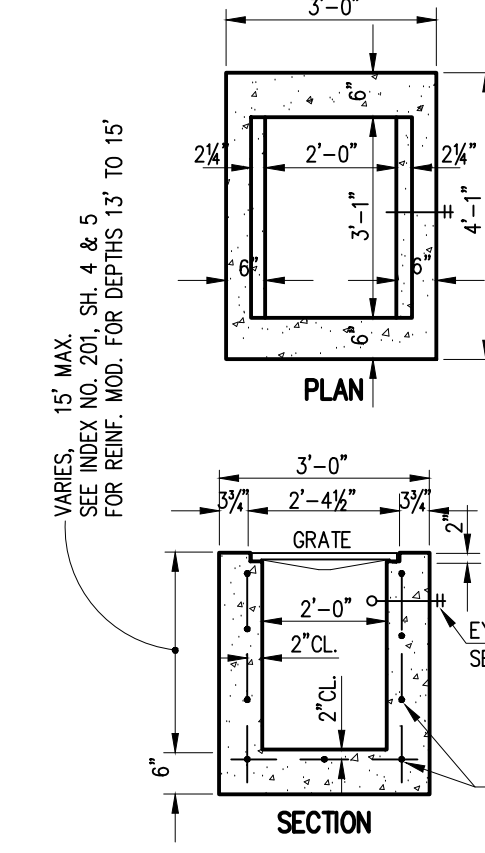
TYPE H (2-GRATE INLET)
N.T.S.



SECTION A-A TYPICAL TYPE 'VG' INLET
N.T.S.



GUTTER APPLICATION
N.T.S.



TYPE "C" INLET DETAIL
N.T.S.

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS] PROVIDED BY BANKS ENGINEERING

PAVING, GRADING AND DRAINAGE DETAILS 1

HARBOR EAST
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
07-06-22	4613	PGD-DT	TRR	GAE	SRS	NTS	8

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PREPARED FOR:

LENNAR HOMES

10481 SIX MILE CYPRESS PKWY

FORT MYERS, FL., 33966

(239) 980-6181

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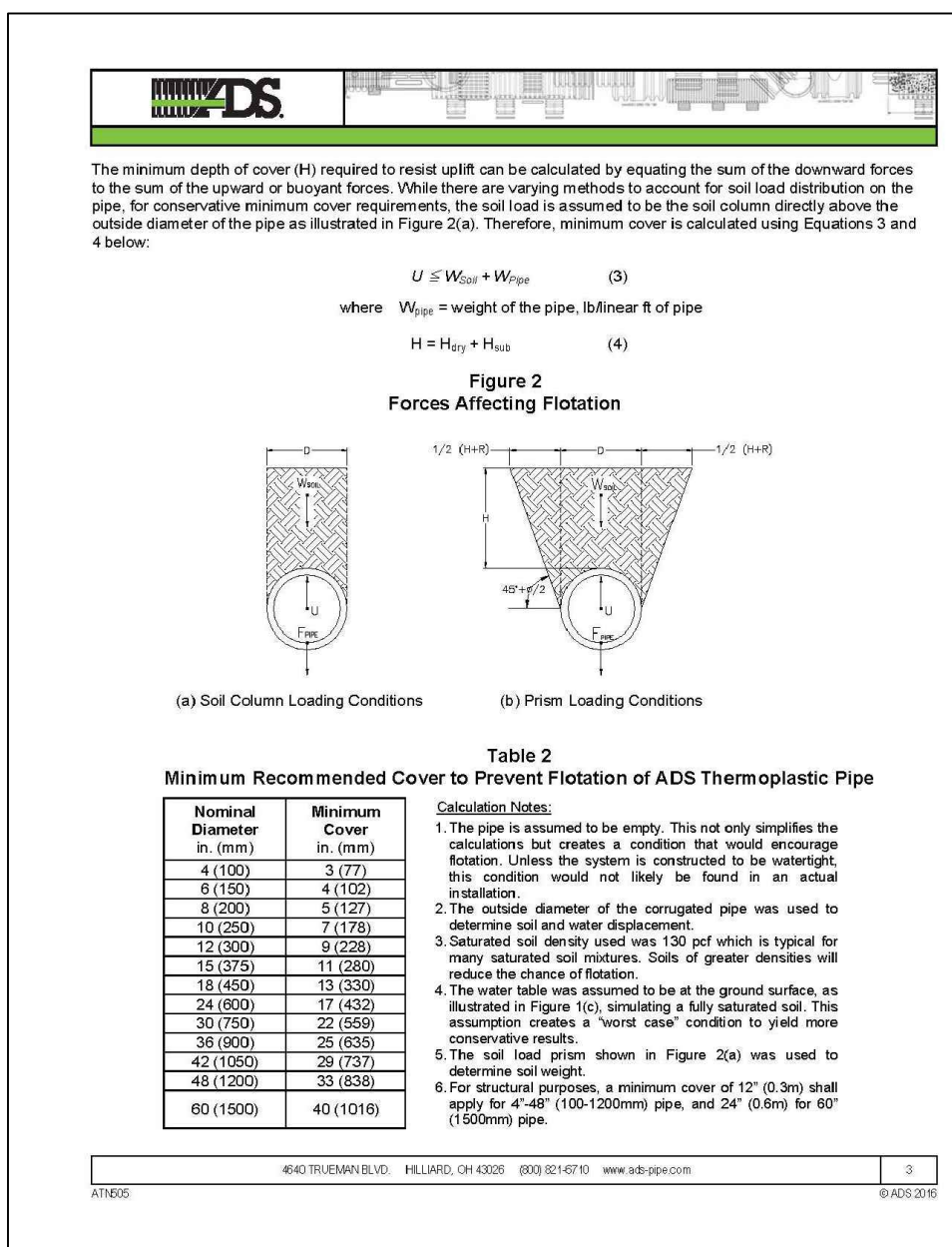
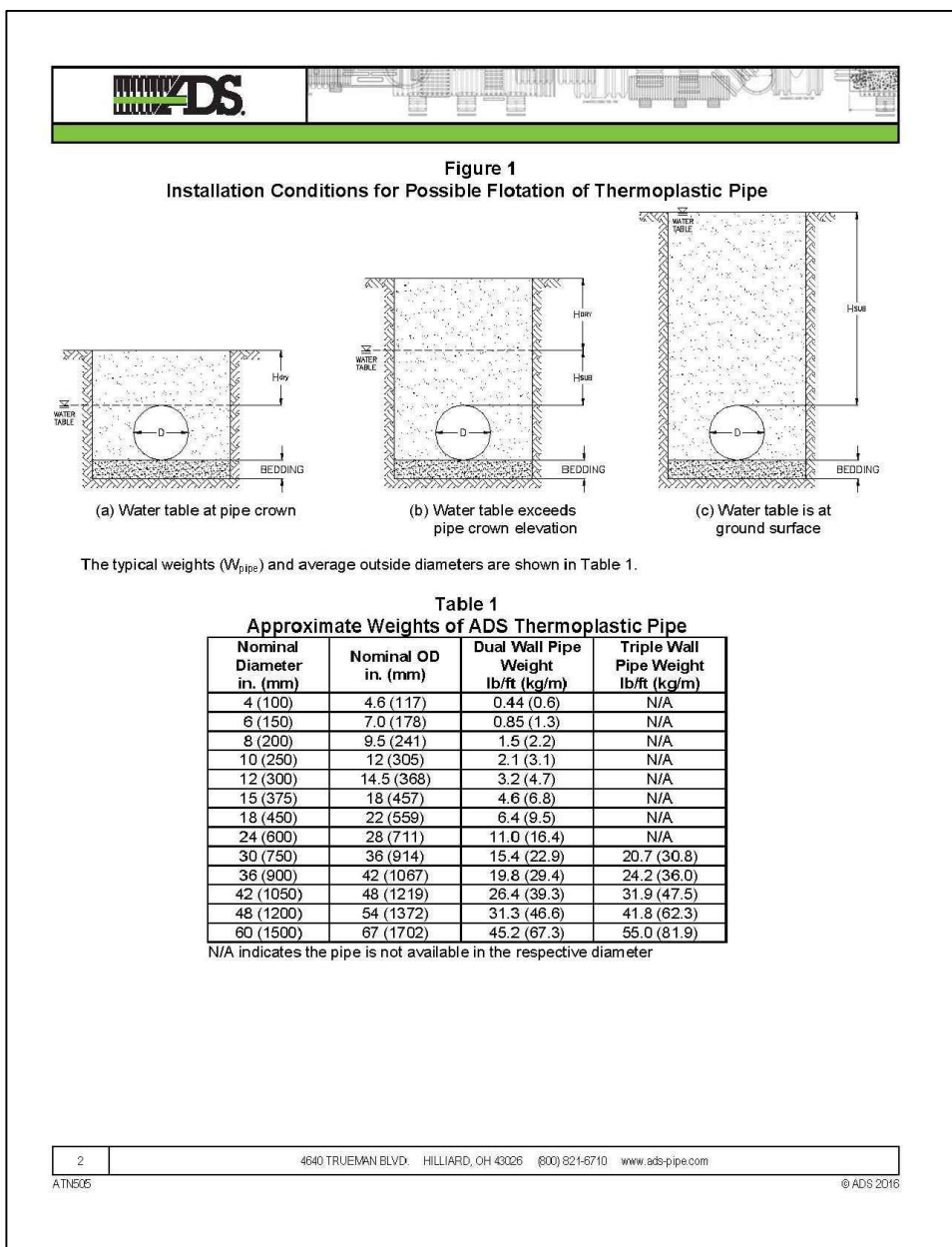
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STEVEN R. SONBERG, P.E., P.S.M.
FL LIC #92103

4613 - HARBOR EAST



Inserta Tee Fittings

SAVE TIME AND MONEY.

ADS offers Inserta Tee, a high-performance, easy-to-install service connection consisting of a PVC hub, rubber sleeve, and stainless-steel band. See how much time can be saved on the job site with this unique lateral connection solution.

KEY BENEFITS OF INSERTA TEE:

- 5-10x faster installation than traditional fabricated fittings
- Watertight and sturdy, allowing no soil infiltration; requires 1000 lbf of pressure to get the fitting out once installed
- Versatile enough to be installed on all products (concrete, clay, plastic, etc.) and sizes. Available in 4-30" diameters
- Take-up less space than fabricated fittings and come in multi-fit options so you can eliminate SUEs

N-12" INTO N-12"/MP	
DIAMETER	PRODUCT CODE
4" into 8" (102 into 203 mm)	4020N02
6" into 10" (152 into 254 mm)	4020N03
8" into 12" (203 into 305 mm)	4020N04
10" into 14" (254 into 355 mm)	4020N05
12" into 16" (305 into 406 mm)	4020N06
14" into 18" (355 into 457 mm)	4020N07
16" into 20" (406 into 508 mm)	4020N08
18" into 22" (457 into 559 mm)	4020N09
20" into 24" (508 into 609 mm)	4020N10
22" into 26" (559 into 660 mm)	4020N11
24" into 28" (609 into 711 mm)	4020N12
26" into 30" (660 into 762 mm)	4020N13
28" into 32" (711 into 813 mm)	4020N14
30" into 34" (762 into 864 mm)	4020N15
32" into 36" (813 into 914 mm)	4020N16
34" into 38" (864 into 965 mm)	4020N17
36" into 40" (914 into 1016 mm)	4020N18
38" into 42" (965 into 1067 mm)	4020N19
40" into 44" (1016 into 1118 mm)	4020N20
42" into 46" (1067 into 1169 mm)	4020N21
44" into 48" (1118 into 1219 mm)	4020N22
46" into 50" (1169 into 1270 mm)	4020N23
48" into 52" (1219 into 1321 mm)	4020N24
50" into 54" (1270 into 1372 mm)	4020N25
52" into 56" (1321 into 1423 mm)	4020N26
54" into 58" (1372 into 1474 mm)	4020N27
56" into 60" (1423 into 1524 mm)	4020N28
58" into 62" (1474 into 1575 mm)	4020N29
60" into 64" (1524 into 1626 mm)	4020N30
62" into 66" (1575 into 1677 mm)	4020N31
64" into 68" (1626 into 1728 mm)	4020N32
66" into 70" (1677 into 1779 mm)	4020N33
68" into 72" (1728 into 1830 mm)	4020N34
70" into 74" (1779 into 1881 mm)	4020N35
72" into 76" (1830 into 1932 mm)	4020N36
74" into 78" (1881 into 1983 mm)	4020N37
76" into 80" (1932 into 2033 mm)	4020N38
78" into 82" (1983 into 2084 mm)	4020N39
80" into 84" (2033 into 2135 mm)	4020N40
82" into 86" (2084 into 2186 mm)	4020N41
84" into 88" (2135 into 2237 mm)	4020N42
86" into 90" (2186 into 2288 mm)	4020N43
88" into 92" (2237 into 2338 mm)	4020N44
90" into 94" (2288 into 2389 mm)	4020N45
92" into 96" (2338 into 2440 mm)	4020N46
94" into 98" (2389 into 2491 mm)	4020N47
96" into 100" (2440 into 2542 mm)	4020N48
98" into 102" (2491 into 2593 mm)	4020N49
100" into 104" (2542 into 2644 mm)	4020N50

HOLE BANDS	
SIZE	PRODUCT CODE
4" Red	4020N51
6" Red	4020N52
8" Red	4020N53
10" Red	4020N54
12" Red	4020N55
14" Red	4020N56
16" Red	4020N57
18" Red	4020N58
20" Red	4020N59
22" Red	4020N60
24" Red	4020N61
26" Red	4020N62
28" Red	4020N63
30" Red	4020N64
32" Red	4020N65
34" Red	4020N66
36" Red	4020N67
38" Red	4020N68
40" Red	4020N69
42" Red	4020N70
44" Red	4020N71
46" Red	4020N72
48" Red	4020N73
50" Red	4020N74
52" Red	4020N75
54" Red	4020N76
56" Red	4020N77
58" Red	4020N78
60" Red	4020N79
62" Red	4020N80
64" Red	4020N81
66" Red	4020N82
68" Red	4020N83
70" Red	4020N84
72" Red	4020N85
74" Red	4020N86
76" Red	4020N87
78" Red	4020N88
80" Red	4020N89
82" Red	4020N90
84" Red	4020N91
86" Red	4020N92
88" Red	4020N93
90" Red	4020N94
92" Red	4020N95
94" Red	4020N96
96" Red	4020N97
98" Red	4020N98
100" Red	4020N99

INSERTA TEE HDPE/PP INSTALLATION

INSERTA TEE is a three piece service connection consisting of a PVC Hub, Rubber Sleeve and Stainless Steel Band. INSERTA TEE is compression fit into the end wall of a manhole and requires no special tooling. INSERTA TEEs are designed to connect 2" (51 mm) through 30" (762 mm) services to all known solidwall profiles, closed profile and corrugated pipe manufactured today.

APPLICATIONS:
Storm Sewers
Pipe Banding (HDPE/PP)
Flood and Flooded Products
Manholes
Drainage
Catch Basins

Sanitary Sewers
Gasoline (HDPE/PP)
Quartz-Fiber Products
Reinforced
Irrigation
Electrical Vaults

FEATURES & BENEFITS:
• 2" - 30" (51 - 762 mm) diameters available
• Reduction in labor hours and pipe materials
• Service to be connected where needed
• Matching of the internal radius of your pipe or structure for internal penetration
• Watertight, testable connection every time
• Eliminates glue, spigots, girth, tightening and repositioning of bands
• No need to disturb backfill
• No straps or clamps that require digging under the manhole rim
• No reinforcing bars or secondary clamps required

THE MOST ADVANCED NAME IN WATER MANAGEMENT SOLUTIONS™

Step-by-Step Process

STEP 1: Prepare the area of the manhole where the INSERTA TEE is to be installed.

STEP 2: Secure the drill guide to the outside of the manhole pipe where the hole will be drilled. Place a wood block on the hub and firmly hammer the hub into the manhole until the sleeve is flush with the top edge of the manhole.

STEP 3: Insert the PVC hub into the rubber sleeve. Aligning the sleeve with the hole in the manhole, place a wood block on the hub and firmly hammer the hub into the manhole until the sleeve is flush with the top edge of the manhole.

STEP 4: Apply the snap solution to the outside of the PVC hub and to the inside of the rubber sleeve.

STEP 5: Place and tighten the stainless steel band securely over the sleeve.

STEP 6: Insert the rubber sleeve into the drilled hole. Make sure the sleeve is perpendicular to the manhole pipe.

Advanced Drainage Systems, Inc.
4401 Tamiami Trail, Fort Myers, FL 33907
800-451-4516 • www.adsinc.com

Animal Guards, Flags, Tape

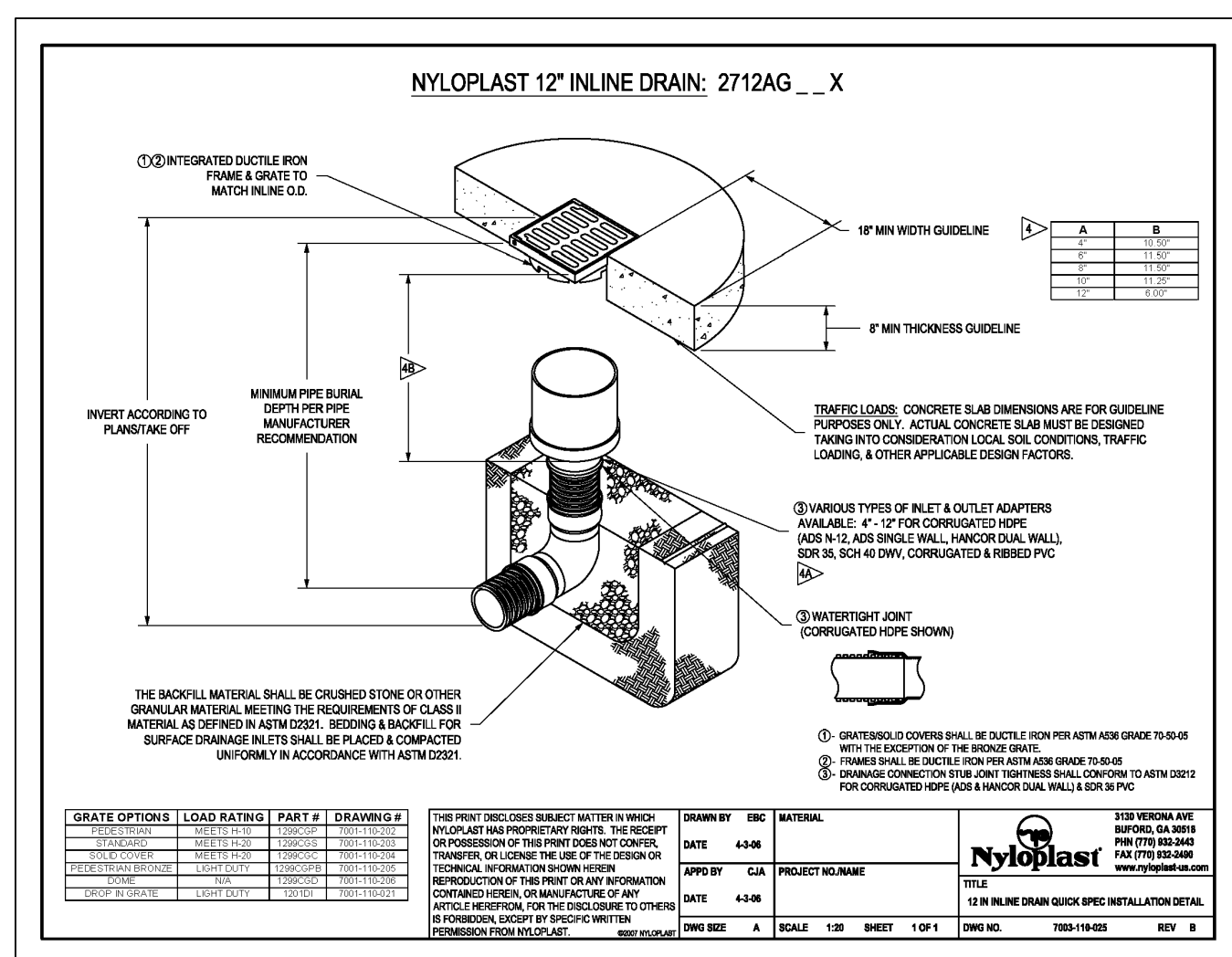
DIAMETER	DESCRIPTION	PRODUCT CODE
4" (102 mm)	METAL ANIMAL GUARD (STAINLESS)	4020A01
6" (152 mm)	METAL ANIMAL GUARD (STAINLESS)	4020A02
8" (203 mm)	METAL ANIMAL GUARD (STAINLESS)	4020A03
10" (254 mm)	METAL ANIMAL GUARD (STAINLESS)	4020A04
12" (305 mm)	METAL ANIMAL GUARD (STAINLESS)	4020A05
14" (355 mm)	METAL ANIMAL GUARD (STAINLESS)	4020A06
16" (406 mm)	METAL ANIMAL GUARD (STAINLESS)	4020A07
18" (457 mm)	METAL ANIMAL GUARD (STAINLESS)	4020A08
20" (508 mm)	METAL ANIMAL GUARD (STAINLESS)	4020A09
22" (559 mm)	METAL ANIMAL GUARD (STAINLESS)	4020A10
24" (609 mm)	METAL ANIMAL GUARD (STAINLESS)	4020A11
26" (660 mm)	METAL ANIMAL GUARD (STAINLESS)	4020A12
28" (711 mm)	METAL ANIMAL GUARD (STAINLESS)	4020A13
30" (762 mm)	METAL ANIMAL GUARD (STAINLESS)	4020A14

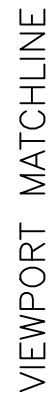
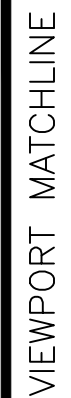
DIAMETER	DESCRIPTION	PRODUCT CODE
4" (102 mm)	FLAP GATE	4020A15
6" (152 mm)	FLAP GATE	4020A16
8" (203 mm)	FLAP GATE	4020A17
10" (254 mm)	FLAP GATE	4020A18
12" (305 mm)	FLAP GATE	4020A19
14" (355 mm)	FLAP GATE	4020A20
16" (406 mm)	FLAP GATE	4020A21
18" (457 mm)	FLAP GATE	4020A22
20" (508 mm)	FLAP GATE	4020A23
22" (559 mm)	FLAP GATE	4020A24
24" (609 mm)	FLAP GATE	4020A25
26" (660 mm)	FLAP GATE	4020A26
28" (711 mm)	FLAP GATE	4020A27
30" (762 mm)	FLAP GATE	4020A28

DIAMETER	DESCRIPTION	PRODUCT CODE
4" (102 mm)	LAYOUT FLAG	4020A29
6" (152 mm)	LAYOUT FLAG	4020A30
8" (203 mm)	LAYOUT FLAG	4020A31
10" (254 mm)	LAYOUT FLAG	4020A32
12" (305 mm)	LAYOUT FLAG	4020A33
14" (355 mm)	LAYOUT FLAG	4020A34
16" (406 mm)	LAYOUT FLAG	4020A35
18" (457 mm)	LAYOUT FLAG	4020A36
20" (508 mm)	LAYOUT FLAG	4020A37
22" (559 mm)	LAYOUT FLAG	4020A38
24" (609 mm)	LAYOUT FLAG	4020A39
26" (660 mm)	LAYOUT FLAG	4020A40
28" (711 mm)	LAYOUT FLAG	4020A41
30" (762 mm)	LAYOUT FLAG	4020A42

DIAMETER	DESCRIPTION	PRODUCT CODE
2" (51 mm)	BLACK TILE TAPE	4020A43
4" (102 mm)	BLACK TILE TAPE	4020A44
6" (152 mm)	BLACK TILE TAPE	4020A45
8" (203 mm)	BLACK TILE TAPE	4020A46
10" (254 mm)	BLACK TILE TAPE	4020A47
12" (305 mm)	BLACK TILE TAPE	4020A48
14" (355 mm)	BLACK TILE TAPE	4020A49
16" (406 mm)	BLACK TILE TAPE	4020A50
18" (457 mm)	BLACK TILE TAPE	4020A51
20" (508 mm)	BLACK TILE TAPE	4020A52
22" (559 mm)	BLACK TILE TAPE	4020A53
24" (609 mm)	BLACK TILE TAPE	4020A54
26" (660 mm)	BLACK TILE TAPE	4020A55
28" (711 mm)	BLACK TILE TAPE	4020A56
30" (762 mm)	BLACK TILE TAPE	4020A57

ADS 6/20/2016





SITE CROSS SECTIONS I HARBOR EAST CHARLOTTE COUNTY, FLORIDA

\\JOBS\46XX\4613\ENGINEERING\RECORD DRAWINGS\SITE\09 -- SITE CROSS SECTIONS.DWG 2/26/2025 9:44 AM T000 VANA



1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM, THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.125'
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL LOCATIONS AND DEPTHS OF ANY EXISTING UTILITIES THAT WILL BE UTILIZED BEFORE ANY DEMOLITION OR CONSTRUCTION CAN BEGIN.
3. IT WILL ALSO BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH CHARLOTTE COUNTY UTILITIES AS TO LOCATIONS OF CONNECTION POINTS AND TYPES OF CONNECTIONS TO BE MADE.
5. CONTRACTOR / DEVELOPER TO COORDINATE WITH ADS / NYLOPLAST ON MATERIAL SELECTION, SPECIFICATIONS AND INSTALLATION REQUIREMENTS.

PREPARED FOR:

LENNAR HOMES

10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL., 33966
(239) 980-6181

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

[illegible]

BANKS
ENGINEERING

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

4161 TAMiami TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

THIS ITEM HAS BEEN DIGITALLY
SIGNED & SEALED BY STEVEN R.
SONBERG, P.E., P.S.M. ON THE
DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED &
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STEVEN R. SONBERG, P.E., P.S.M.
FL LIC #92103

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

SITE CROSS SECTIONS II
HARBOR EAST
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
07-06-22	4613	XSEC II	TRR	GAE	SRS	NTS	9A

S:\BANKS\4613\HARBOR EAST\RECORD DRAWINGS\SITE_03 - SITE CROSS SECTIONS.DWG 2/26/2025 9:44 AM TDC VANA

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.125'
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL LOCATIONS AND DEPTHS OF ANY EXISTING UTILITIES THAT WILL BE UTILIZED BEFORE ANY DEMOLITION OR CONSTRUCTION CAN BEGIN.
3. IT WILL ALSO BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH CHARLOTTE COUNTY UTILITIES AS TO LOCATIONS OF CONNECTION POINTS AND TYPES OF CONNECTIONS TO BE MADE.
5. CONTRACTOR / DEVELOPER TO COORDINATE WITH ADS / NYLOPLAST ON MATERIAL SELECTION, SPECIFICATIONS AND INSTALLATION REQUIREMENTS.

PREPARED FOR:

LENNAR HOMES

10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL., 33966
(239) 980-6181

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

BANKS
ENGINEERING

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

4161 TAMAMI TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149

ENGINEERING LICENSE # EB 6469
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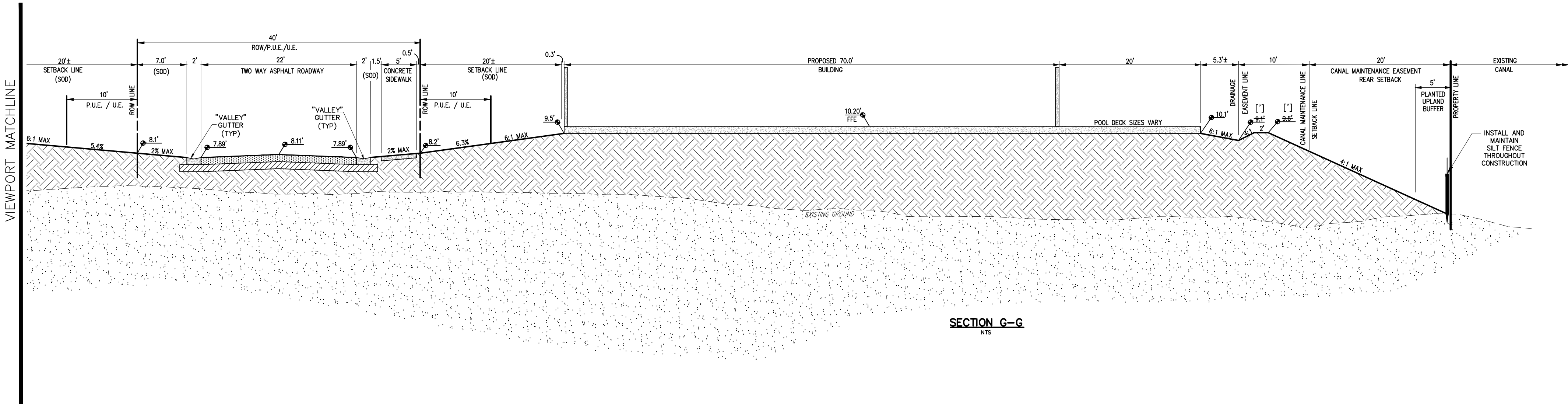
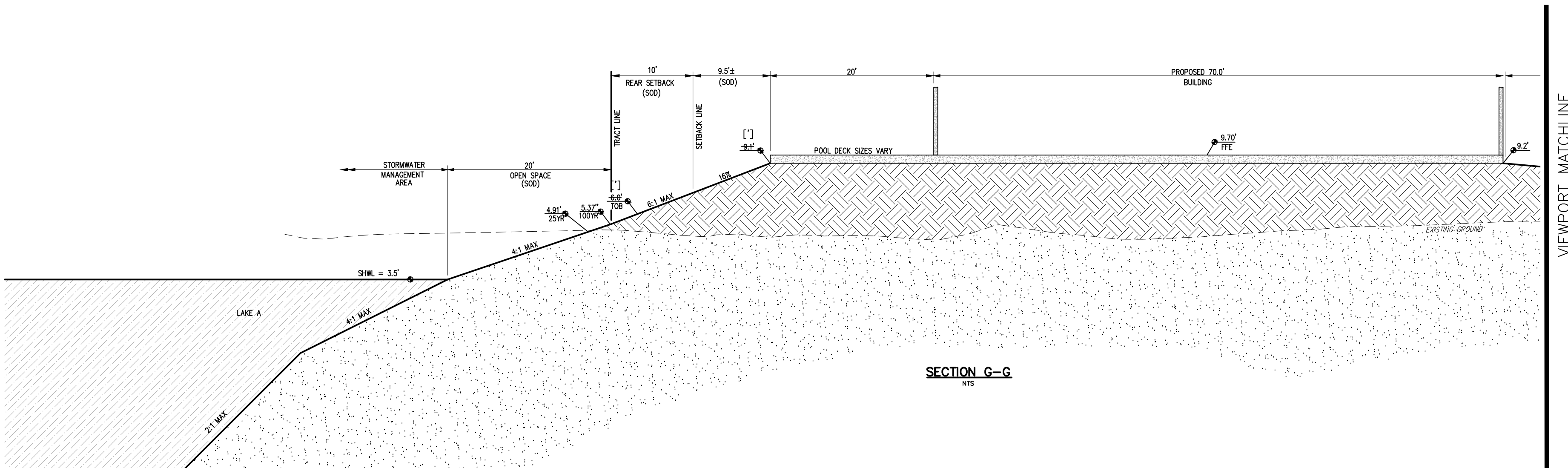
STEVEN R. SONBERG, P.E., P.S.M.
FL LIC #92103

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

SITE CROSS SECTIONS III
HARBOR EAST
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
07-06-22	4613	XSEC III	TRR	GAE	SRS	NTS	9B



Attachment 7

Notification of Completion of Construction for a Domestic Wastewater Collection/Transmission System

From: no-reply@dep.state.fl.us
To: [Heather Polito](#)
Cc: SD_newapps@floridadep.gov; scott.edwards@lennar.com; dave.watson@charlottecountyfl.gov; dave.watson@charlottecountyfl.gov; [Steve Sonberg](#); [Heather Polito](#)
Subject: Wastewater Notification Received - Facility ID: FLA014048
Date: Friday, July 26, 2024 7:49:28 AM
Attachments: [ATT00001.bin](#)



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Receipt for Notification Submission

July 26, 2024

Heather Polito

CHARLOTTE COUNTY UTILITIES - WESTPORT WWTP - FLA014048
15005 CATTLE DOCK POINT ROAD
PORT CHARLOTTE, FL

This is to acknowledge that your Notification of Completion of Construction for a Domestic Wastewater Collection/Transmission System was received on **July 26, 2024**.

The form and supporting information fulfills the requirements to notify DEP the domestic wastewater collection/transmission system described below has been constructed in accordance with the associated DEP Permit Number and related plans and materials.

DEP may contact you for additional information. If you indicated substantial deviations and you do not hear from your district office, your project may be placed into service 10 days from the date of this letter. If you did NOT indicate substantial deviations and you do not hear from your district office, your project may be placed into service 3 days from the date of this letter.

This Clearance Notification Process does not relieve you from the responsibility of obtaining other permits or authorizations from other agencies (federal, state, city, etc.) that may be required for the project.

In support of your notification you provided the following information:

Construction Permit Number:	350901-010-DWC
Project Name:	Harbor East
Project Location:	8060 St. Paul Drive, Port Charlotte, FL 33981
Permittee:	Lennar Homes, LLC
Collection System Owner:	Charlotte County Utilities
Treatment Facility:	CHARLOTTE COUNTY UTILITIES - WESTPORT WWTP - FLA014048
Clearance Type:	Total Clearance
Submitter Indicated Substantial Deviations?:	No

Substantial Deviations (when applicable):

Attachments:

File Description: FDEP Wastewater Cert

File Name: 4613 FDEP Entire Sewer Cert.pdf

File Hash: da0001c9435184b4e458a090ea5aa6d3ec4532d85c460c0472988378bdd541a8

All files related to your facility may be viewed at our Departmental Information Portal:

<https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/FLA014048/facility!search>

Please allow up to three (3) business days for the above documents to appear.

Staff will notify you of any additional information that may be required to complete your notification.

The Office for your project is:

South District

SD_newapps@floridadep.gov

Please contact this Office for any questions regarding your project.



Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Attachment 8

Potable Water Clearance



FLORIDA DEPARTMENT OF Environmental Protection

South District
PO Box 2549
Fort Myers FL 33902-2549
SouthDistrict@FloridaDEP.gov

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

POTABLE WATER CLEARANCE – TOTAL

August 12, 2024

Scott Edwards, Vice President
Lennar Homes, LLC
10481 Six Mile Cypress Pkwy
Fort Myers, FL 33966
scott.edwards@lennar.com

Clearance Type: Total
Charlotte County
Permit Number: 344279-089-DSGP
PWS Name: Charlotte County Utilities Peace River WTP
PWS ID: 5084100
Project Name: Harbor East (CCU # 22/1066)
Project Location: Parcel IDs: 412110400002, 412110400001; Address: 8060 St. Paul Drive, Port
Charlotte, FL 33981

Dear Mr. Edwards,

This letter acknowledges receipt of the certification, dated July 25, 2024, for the subject water main extensions. The submitted information demonstrates the system extension has been constructed in accordance with the FDEP Permit Number above and related plans and materials and that satisfactory pressure and bacteriological tests were conducted in accordance with the AWWA standards. Based on the certification and satisfactory bacteriological results, the Department is clearing the system for service.

If you have any questions or comments regarding this total clearance, please contact Bill Robertson at 239-344-5657 or Bill.D.Robertson@FloridaDEP.gov.

Sincerely,

A handwritten signature in blue ink that reads "Jessica Douglas".

Jessica Douglas
Environmental Manager

cc:

E. David Watson, P.E., Charlotte County Utilities, dave.watson@charlottecountyfl.gov
Steven R. Sonberg, P.E., P.S.M., Banks Engineering, ssonberg@bankseng.com

RE: FP-22-12-16 Harbor East Bond Reduction

From Benjamin, Roy <Roy.Benjamin@charlottecountyfl.gov>

Date Wed 4/30/2025 7:01 AM

To Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>; Baster, Basia <Basia.Baster@charlottecountyfl.gov>

Cc Weaver, Sandra <Sandra.Weaver@charlottecountyfl.gov>; Benjamin, Roy <Roy.Benjamin@charlottecountyfl.gov>

Approved on Accela. Thanks

If you have further concerns please contact me at the information below.

Best Regards,

Roy Benjamin
Construction Services Manager
Charlotte County Public Works
410 Taylor Road, Unit 104
Punta Gorda, Florida 33950
Roy.benjamin@charlottecountyfl.gov

Office (941) 575-3628

Cell (941) 628-8065

Fax (941) 575-3664

To Exceed Expectations in the Delivery of Public Services"



From: Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>

Sent: Monday, April 28, 2025 4:47 PM

To: Baster, Basia <Basia.Baster@charlottecountyfl.gov>

Cc: Benjamin, Roy <Roy.Benjamin@charlottecountyfl.gov>; Weaver, Sandra <Sandra.Weaver@charlottecountyfl.gov>

Subject: FP-22-12-16 Harbor East Bond Reduction

Good afternoon,

Lennar Homes, LLC is requesting a bond reduction for FP-22-12-16 Harbor East. The Accela reference # is BRR-25-06 and I have assigned the reviews to you.

Attachment 9

As-built Certification and Request for conversion to Operation Phase

As-Built Certification And Request for Conversion to Operation Phase

Instructions: Complete and submit this page within 30 days of completion of the entire project, or any independent portion of the project, as required by the permit conditions. The operation phase of the permit is effective when the construction certification for the entire permit/application is approved by the Agency. If the final operation and maintenance entity is not the permittee, the permittee shall operate the project, system, works, or other activities temporarily until such time as the transfer to the operation entity is finalized (use Form 62-330.310(2)).

Permit No: _____ Application No: _____ Permittee: _____
Project Name: _____ Phase or Independent Portion (if applicable): _____

I HEREBY CERTIFY THAT (please check only one box):

- ☐ To the best of my knowledge, information, and belief, construction of the project has been completed in substantial conformance with the plans specifications and conditions permitted by the Agency. Any minor deviations will not prevent the project from functioning in compliance with the requirements of Chapter 62-330, F.A.C. Attached are documents to demonstrate satisfaction of the outstanding permit conditions, other than long term monitoring and inspection requirements.
- ☐ Construction of the project was NOT completed in substantial conformance with the plans and specifications permitted by the Agency. Any deviations or independent phasing will not prevent the project from functioning in compliance with the requirements of Chapter 62-330, F.A.C. (Contact the permitting agency to determine whether a modification of the permit will be required in accordance with Rule 62-330.315, F.A.C.) Attached is a description of substantial deviations, a set of as-built drawings, and documents to demonstrate satisfaction of the outstanding permit conditions, other than long term monitoring and inspection requirements.
- ☐ Construction of the project was NOT completed in substantial conformance with the plans and specifications permitted by the Agency. There are substantial deviations that prevent the project from functioning in compliance with the requirements of Chapter 62-330, F.A.C. I acknowledge that corrections to the project and/or a modification of the permit will likely be required, and that conversion to the operation phase cannot be approved at this time. As-built or record drawings reflecting the substantial deviations are attached.

For activities that require certification by a registered professional:

By: _____ (Print Name) (Fla. Lic. or Reg. No.)
Signature

(Company Name)

(Company Address)

(Telephone Number)

(Email Address)

AFFIX SEAL

(Date)

For activities that do not require certification by a registered professional:

By: _____ (Print Name)
Signature

(Company Name)

(Company Address)



(Telephone Number)

(Email Address)

(Date)



Drawings and Information Checklist

Following is a list of information that is to be verified and/or submitted by the Registered Professional or Permittee:

1. All surveyed dimensions and elevations shall be certified by a registered Surveyor or Mapper under Chapter 472, F.S.
2. The registered professional's certification shall be based upon on-site observation of construction (scheduled and conducted by the registered professional of record or by a project representative under direct supervision) and review of as-built drawings, with field measurements and verification as needed, for the purpose of determining if the work was completed in accordance with original permitted construction plans, specifications, and conditions.
3. If submitted, the as-built drawings are to be based on the permitted construction drawings revised to reflect any substantial deviations made during construction. Both the original design and constructed condition must be clearly shown. The plans need to be clearly labeled as "as-built" or "record" drawings that clearly highlight (such as through "red lines" or "clouds") any substantial deviations made during construction. As required by law, all surveyed dimensions and elevations required shall be verified and signed, dated, and sealed by an appropriate registered professional. The following information, at a minimum, shall be verified on the as-built drawings, and supplemental documents if needed:
 - a. Discharge structures - Locations, dimensions and elevations of all, including weirs, orifices, gates, pumps, pipes, and oil and grease skimmers;
 - b. Detention/Retention Area(s) – Identification number, size in acres, side slopes (h:v), dimensions, elevations, contours, or cross-sections of all, sufficient to determine stage-storage relationships of the storage area and the permanent pool depth and volume below the control elevation for normally wet systems,
 - c. Side bank and underdrain filters, or exfiltration trenches - locations, dimensions, and elevations of all, including clean-outs, pipes, connections to control structures, and points of discharge to receiving waters;
 - d. System grading - dimensions, elevations, contours, final grades, or cross-sections to determine contributing drainage areas, flow directions, and conveyance of runoff to the system discharge point(s);
 - e. Conveyance - dimensions, elevations, contours, final grades, or cross-sections of systems utilized to divert off-site runoff around or through the new system;
 - f. Benchmark(s) - location and description (minimum of one per major water control structure);
 - g. Datum- All elevations should be referenced to a vertical datum clearly identified on the plans, preferably the same datum used in the permit plans.
4. Wetland mitigation or restoration areas - Show the plan view of all areas, depicting a spatial distribution of plantings conducted by zone (if plantings are required by permit), with a list showing all species planted in each zone, numbers of each species, sizes, date(s) planted, and identification of source of material; also provide the dimensions, elevations, contours, and representative cross-sections depicting the construction.
5. A map depicting the phase or independent portion of the project being certified, if all components of the project authorized in the permit are not being certified at this time.
6. Any additional information or outstanding submittals required by permit conditions or to document permit compliance, other than long-term monitoring or inspection requirements.

Attachment 10

Public Works Department Approval

Please let me know if the standards of approval have been met for the reduction of the bond or if more information is required.

Kind regards,



Jenny Shao

Planner

Charlotte County Community Development

941.764.4954

CharlotteCountyFL.gov

Delivering Exceptional Service

How was your service? [CLICK HERE](#) to let us know

Re: FP-22-12-16 Harbor East Bond Reduction

From Baster, Basia <Basia.Baster@charlottecountyfl.gov>
Date Tue 4/29/2025 11:03 AM
To Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>
Cc Benjamin, Roy <Roy.Benjamin@charlottecountyfl.gov>; Weaver, Sandra <Sandra.Weaver@charlottecountyfl.gov>

Bond reduction approved.

Thank you,



Basia Baster
Utilities Engineering Supervisor
Charlotte County Utilities
3100 Loveland Blvd, Port Charlotte, FL 33980
Office: 941-764-4586
basia.baster@CharlotteCountyFL.gov
CharlotteCountyFL.gov
Delivering Exceptional Service

From: Shao, Jenny
Sent: Monday, April 28, 2025 4:47 PM
To: Baster, Basia
Cc: Benjamin, Roy; Weaver, Sandra
Subject: FP-22-12-16 Harbor East Bond Reduction

Good afternoon,

Lennar Homes, LLC is requesting a bond reduction for FP-22-12-16 Harbor East. The Accela reference # is BRR-25-06 and I have assigned the reviews to you.

Please let me know if the standards of approval have been met for the reduction of the bond or if more information is required.

Kind regards,



Jenny Shao
Planner
Charlotte County Community Development
941.764.4954
CharlotteCountyFL.gov
Delivering Exceptional Service

How was your service? [CLICK HERE](#) to let us know

HARBOR EAST
CHARLOTTE COUNTY, FLORIDA
FINAL PLAT - ENGINEER'S OPINION OF PROBABLE COST
PROJECT No. 4613
Date: February 27, 2025

APPROVED

By Roy Benjamin at 9:23 am, Apr 07, 2025

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
EARTHWORK					
A-1	Lake Excavation & Site Cut (-20.0 Elevation)	CY	145,500	\$0.00	\$0.00
A-2	Clearing	AC	31	\$0.00	\$0.00
A-3	Silt Fence	LF	4,860	\$0.00	\$0.00
A-4	Floating Turbidity Barrier	LF	191	\$0.00	\$0.00
A-5	Sod	SY	14,031	\$0.00	\$0.00
A-6	Seed & Mulch	AC	18.65	\$0.00	\$0.00
EARTHWORK SUBTOTAL					\$0.00

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
ROADWAY					
B-1	1-1/4" type S-I Asphalt (1st Lift)	SY	9,203	\$0.00	\$0.00
B-2	3/4" Asphalt Type S-III (2nd Lift)	SY	9,203	\$8.75	\$80,526.25
B-3	FDOT Base Group 6	SY	10,857	\$0.00	\$0.00
B-4	12" Thick Type "B" Stabilized Subgrade (LBR 40)	SY	11,635	\$0.00	\$0.00
B-5	4" Thick Concrete Sidewalks	SY	2,132	\$34.70	\$73,980.40
B-6	12" Thick Type "B" Stabilized Subgrade (LBR 40)	SY	2,988	\$0.00	\$0.00
B-7	Type "F" Curb	LF	214	\$0.00	\$0.00
B-8	2' Valley Gutter	LF	6,932	\$0.00	\$0.00
B-9	Signing & Marking	LS	1	\$0.00	\$0.00
ROADWAY SUBTOTAL					\$154,506.65

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
STORMWATER					
C-1	10" ADS PIPE	LF	2,917	\$0.00	\$0.00
C-2	18" ADS PIPE	LF	1,605	\$0.00	\$0.00
C-3	24" ADS PIPE	LF	330	\$0.00	\$0.00
C-4	Type "C" Inlet	EA	3	\$0.00	\$0.00
C-5	Type "H" Inlet Control Structure	EA	1	\$0.00	\$0.00
C-6	Type "V" Inlet	EA	12	\$0.00	\$0.00
C-7	12" Yard Drain Inlet	EA	12	\$0.00	\$0.00
C-8	18" Pipe End Support	EA	5	\$0.00	\$0.00
STORMWATER SUBTOTAL					\$0.00

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
WATER (ON-SITE)					
D-1	8" DR-18 C900 PVC Main and Fittings	LF	4,156	\$0.00	\$0.00
D-2	6" Fire Hydrant Assembly	EA	4	\$0.00	\$0.00
D-3	12" x 8" Reducer	EA	1	\$0.00	\$0.00
D-4	8" Gate Valve	EA	7	\$0.00	\$0.00
D-5	Residential Water Meter Service (single)	EA	10	\$0.00	\$0.00
D-6	Residential Water Meter Service (double)	EA	36	\$0.00	\$0.00
D-7	Locate Balls & Marker Tape	LS	1	\$0.00	\$0.00
D-8	Air Release Valve	EA	2	\$0.00	\$0.00
D-9	Connection to Existing Main	EA	1	\$0.00	\$0.00
ON-SITE WATER SUBTOTAL					\$0.00

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
LOW PRESSURE FORCE MAIN (ON-SITE)					
E-1	Sanitary Sewer Service (single)	EA	16	\$0.00	\$0.00
E-2	Sanitary Sewer Service (double)	EA	33	\$0.00	\$0.00
E-3	4" DR-18 C900 PVC LPS Force main	LF	3,456	\$0.00	\$0.00
E-4	4" Force Main Gate Valve	M	4	\$0.00	\$0.00
E-5	Locate Balls & Marker Tape	LS	1	\$0.00	\$0.00
E-6	Connection to Existing Force main	LS	1	\$0.00	\$0.00
GRAVITY & FORCEMAIN SUBTOTAL					\$0.00

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
MISCELLANEOUS					
F-1	Testing	LS	1	\$0.00	\$0.00
MISCELLANEOUS SUBTOTAL					\$0.00

CONSTRUCTION TOTAL: \$154,506.65
10% CONSTRUCTION CONTINGENCY: \$15,450.67

CONSTRUCTION TOTAL WITH CONTINGENCY: \$169,957.32

APPROVED

By Roy Benjamin at 9:22 am, Apr 07, 2025