

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

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING RESPEC COMPANY, LLC PLANNED DEVELOPMENT (PD) FINAL DETAIL SITE PLAN APPROVAL FOR WILLOW PHASE 3 (WITHIN TUCKERS POINTE PROJECT), CONSISTING OF 394 RESIDENTIAL SINGLE-FAMILY UNITS AND ASSOCIATED INFRASTRUCTURE, ON 98.41± ACRES, LOCATED AT 11710 TAMIAMI TRAIL, PUNTA GORDA, FLORIDA, IN COMMISSION DISTRICT II.

RECITALS

WHEREAS, RESPEC Company, LLC ("Applicant") submitted Application DRC-25-090 requesting Planned Development (PD) Final Detail Site Plan approval for Willow Phase 3 (within Tuckers Pointe project), which consists of 394 residential single-family units and associated infrastructure, on 98.41± acres, located at 11710 Tamiami Trail, Punta Gorda, Florida, and more particularly described in Exhibit "A" attached hereto; and

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

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-25-090 for technical compliance with the Code of Laws and Ordinances of Charlotte County, Florida ("Code") and finds it to be generally consistent with Charlotte County's Comprehensive Plan, the Code, and other applicable guidelines; and

WHEREAS, the Board has reviewed Application DRC-25-090 and the findings of the Site Plan Review committee.

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

1. Application DRC-25-090 is approved with the following conditions which must be met by the Applicant:

A. As required by Code Section 3-9-45(d)(4)(d), the projected schedule for the development approved by this Resolution from commencement to buildout shall be as follows:

- i. Commencement shall begin after approval by the Board.
- ii. Buildout shall be substantially completed prior to September 9, 2028.

B. Development standards shall comply with Ordinance Number 2022-059, as may be amended by the Board.

2. The effective date of this Resolution shall be the date this Resolution is recorded.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 9th day of September, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

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

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR2025-0678 *JSK*

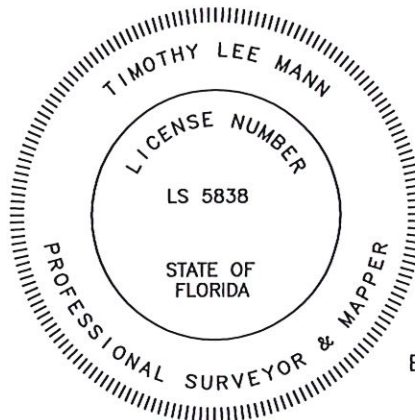
SKETCH AND DESCRIPTION OF A PARCEL LYING IN SECTION 35, TOWNSHIP 41 SOUTH RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

LEGAL DESCRIPTION

TRACT F-1, TUCKERS POINTE PHASE 1, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 3A THROUGH
PAGE 3Z-29, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PARCEL CONTAINS 98.41 ACRES, MORE OR LESS

THIS SKETCH AND DESCRIPTION
HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY TIMOTHY
LEE MANN USING A DIGITAL
SIGNATURE AND DATE. PRINT
COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.



Digitally signed by
Timothy L Mann
Date: 2025.05.02 09:48:39
BY: TIMOTHY LEE MANN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5838

NOTES:

1. BEARINGS ARE BASED ON THE PLAT OF TUCKERS POINTE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 3A THRU 3Z-29
2. DISTANCES ARE IN US SURVEY FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
5. RECORDING INFORMATION SHOWN HEREON RELATES TO THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

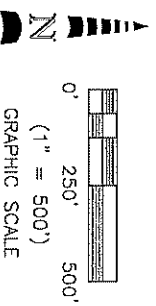
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

* THIS IS NOT A SURVEY *

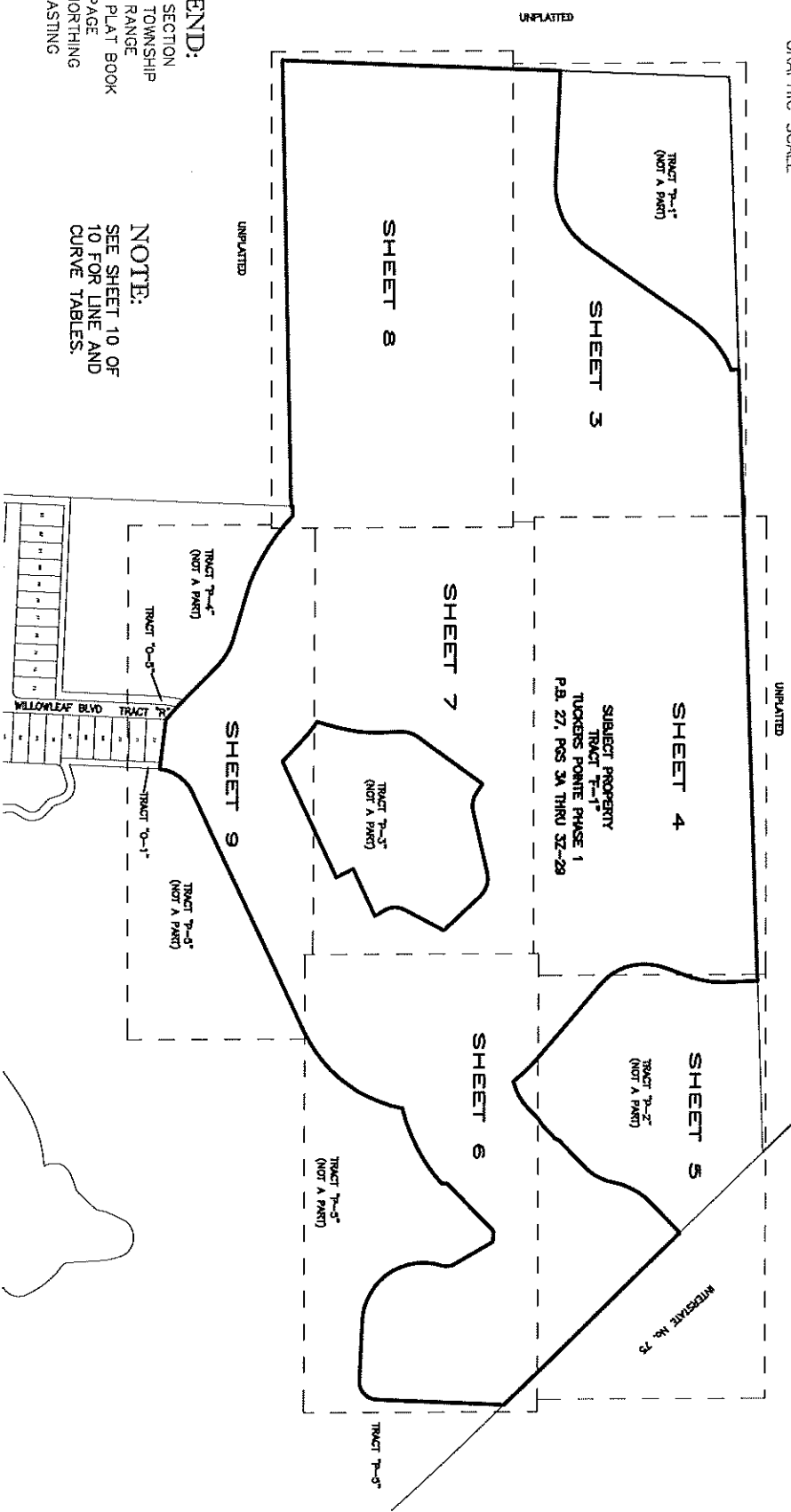
TITLE: LEGAL DESCRIPTION			
		METRON SURVEYING & MAPPING, LLC LAND SURVEYORS-PLANNERS LB# 7071	
10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com			
FILE NAME: 15524SK .DWG	FIELD BOOK/PAGE: SEE FILE	PROJECT NO.: 15499	SHEET: 1 OF 10
EXHIBIT DATE: 7/02/24	DRAWN BY: BUD	SCALE: N/A	CHECKED BY: DJO
FILE NO. (S-T-R) 35-41-23			

EXHIBIT "A"

1 of 1

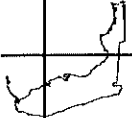


SKETCH AND DESCRIPTION OF A PARCEL LYING IN SECTION 35, TOWNSHIP 41 SOUTH RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA



* THIS IS NOT A SURVEY *

TITLE: SKETCH OF DESCRIPTION



METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS - PLANNERS
10970 S. CLEVELAND AVE.
SUITE #605
FORT MEERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457
www.metronfl.com

FILE NAME: 15524SK.DWG
DRAWN BY: BUD
7/02/24

FIELD BOOK/PAGE: SEE FILE
SCALE: 1" = 500'

PROJECT NO.: 15499
CHECKED BY: DLO

SHEET: 2 OF 10
FILE NO. (S-1-10)
35-41-23

LEGEND:

- SEC = SECTION
- TWP = TOWNSHIP
- RNG = RANGE
- P.B. = PLAT BOOK
- PG = PAGE
- N: = NORTHING
- E: = EASTING

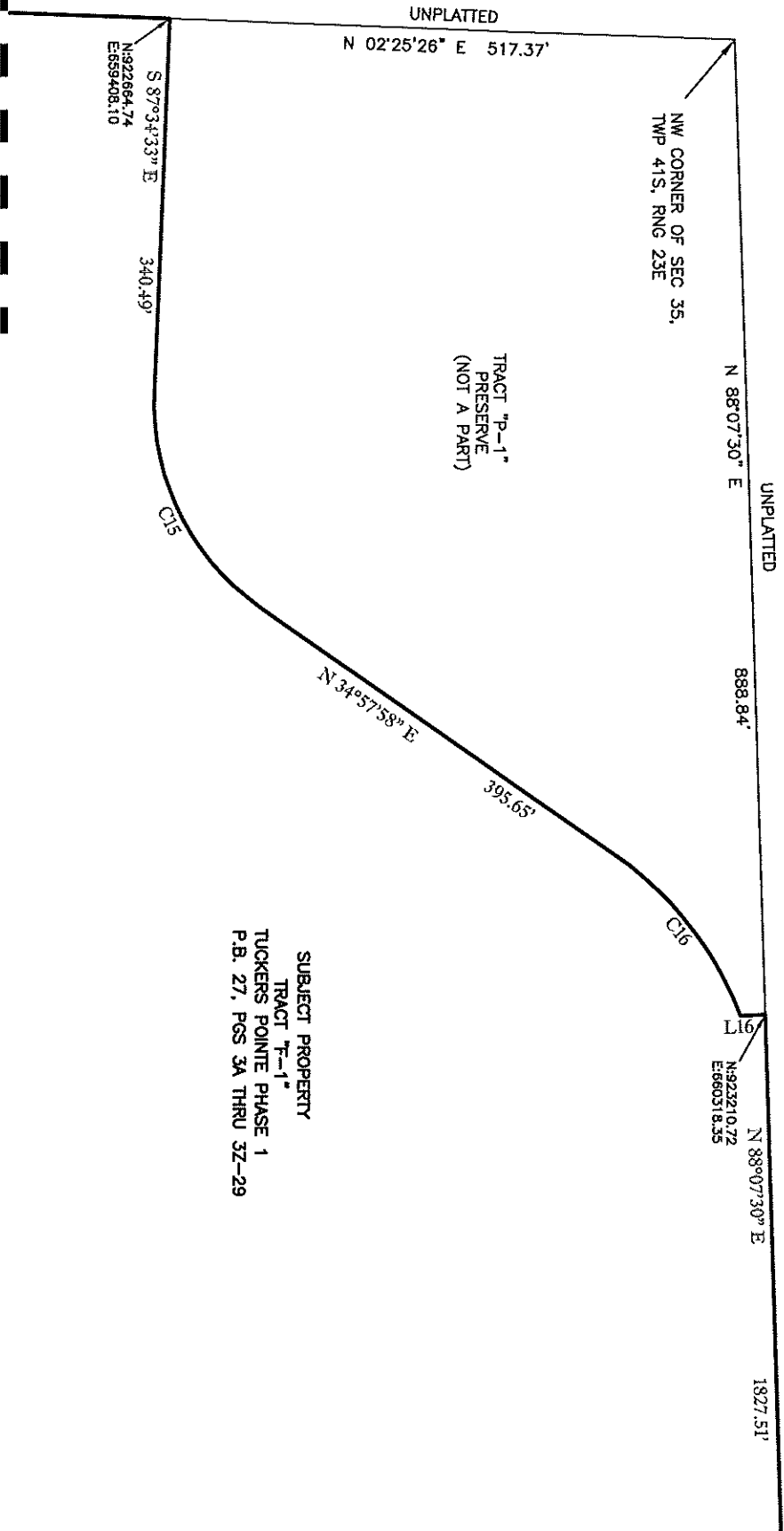
NOTE:

SEE SHEET 10 OF
10 FOR LINE AND
CURVE TABLES.

NOTES:

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SKETCH AND DESCRIPTION OF A PARCEL LYING IN SECTION 35, TOWNSHIP 41 SOUTH RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA



MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 4

TITLE: SKETCH OF DESCRIPTION

METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS PLANNERS
L.B.# 7071

10970 S. CLEVELAND AVE.
SUITE 4005
FORT MYERS, FLORIDA 33907
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FAX: (239) 275-8457
www.mtrnfl.com

FILE NAME	FIELD BOOK/PAGE	SEE FILE	PROJECT NO.	SHEET
15524SK.DWG			15499	3 OF 10
DATE	DRAWN BY	SCALE	CHECKED BY	FILE NO. (S-T-R)
7/02/24	BUD	1" = 150'	DJO	35-41-23

LEGEND:

SEC = SECTION
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E: = EASTING

NOTE:

SEE SHEET 2 OF 10
FOR FULL NOTES.
SEE SHEET 10 OF 10
FOR LINE AND CURVE
TABLES.

SUBJECT PROPERTY
TRACT "P-1"
TUCKERS POINTE PHASE 1
P.B. 27, PGS 3A THRU 3Z-29



* THIS IS NOT A SURVEY *

SKETCH AND DESCRIPTION OF A PARCEL LYING IN SECTION 35, TOWNSHIP 41 SOUTH RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

UNPLATTED

N 88°07'30" E

1827.51'

MATCHLINE SEE SHEET 3

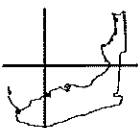
SUBJECT PROPERTY
TRACT "F-1"
TUCKERS POINTE PHASE 1
P.B. 27, PGS 3A THRU 3Z-29

TRACT "P-2"

MATCHLINE SEE SHEET 5

* THIS IS NOT A SURVEY *

SKETCH OF DESCRIPTION



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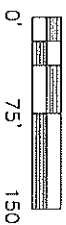
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PRINT DATE:	DRAWN BY:	SCALE:	CHECKED BY:
7/02/24	BUD	1" = 150'	DJO
			FILE NO. (S-I-N)
			35-41-23

LEGEND:

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TWP = TOWNSHIP
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E: = EASTING

NOTE:

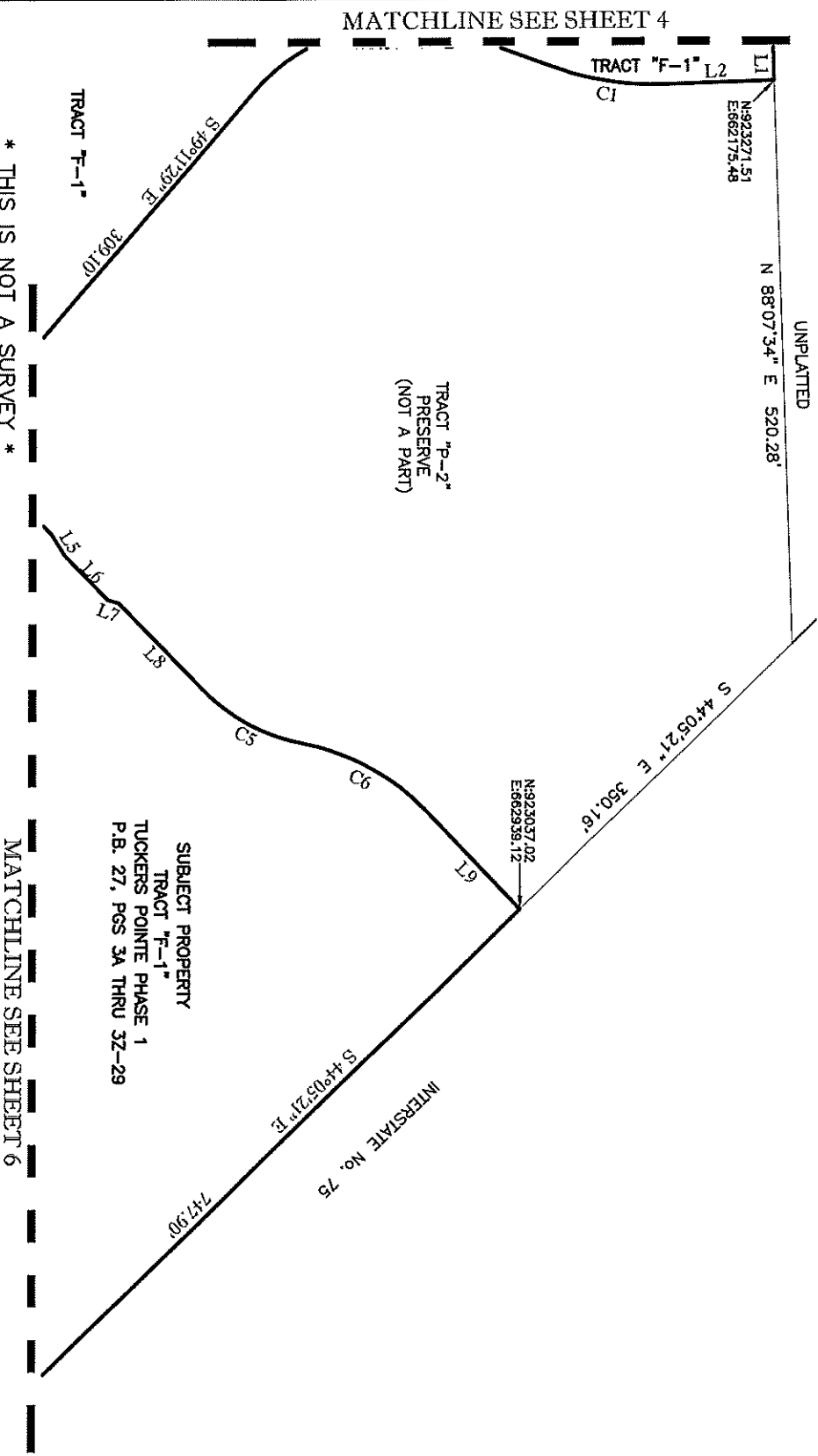
SEE SHEET 2 OF 10
FOR FULL NOTES.
SEE SHEET 10 OF 10
FOR LINE AND CURVE
TABLES.



(1" = 150')
GRAPHIC SCALE

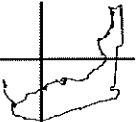


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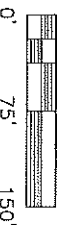
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EXPIRE DATE: 7/02/24	DRAWN BY: BUD	CHECKED BY: DJO	FILE NO. (S-T-R): 35-41-23

LEGEND:

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RNG = RANGE
P.B. = PLAT BOOK
PG = PAGE
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NOTE:

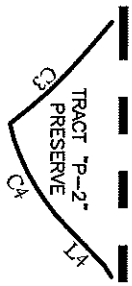
SEE SHEET 2 OF 10
FOR FULL NOTES.
SEE SHEET 10 OF 10
FOR LINE AND CURVE
TABLES.



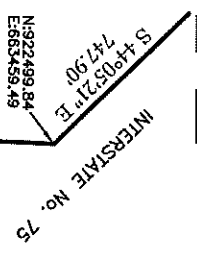
(1" = 150')
GRAPHIC SCALE



SKETCH AND DESCRIPTION OF A PARCEL LYING IN SECTION 35, TOWNSHIP 41 SOUTH RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA



MATCHLINE SEE SHEET 5



SUBJECT PROPERTY
TRACT "F-1"
TUCKERS POINT PHASE 1
P.B. 27, PGS 3A THRU 3Z-29

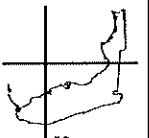
SUBJECT PROPERTY
TRACT "F-1"
TUCKERS POINT PHASE 1
P.B. 27, PGS 3A THRU 3Z-29

TRACT "P-5"
PRESERVE
(NOT A PART)

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 9

TITLE: SKETCH OF DESCRIPTION



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FILE NAME:	FIELD BOOK/INCH:	SEE FILE	PROJECT NO.:	SHEET:
15524SK.DWG			15493	6 OF 10
EXPIRE DATE:	DRAWN BY:	SCALE:	CHECKED BY:	FILE NO. (S-T-R)
7/02/24	BUD	1" = 150'	DJO	35-41-23

LEGEND:
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NOTE:
SEE SHEET 2 OF 10
FOR FULL NOTES.
SEE SHEET 10 OF 10
FOR LINE AND CURVE
TABLES.



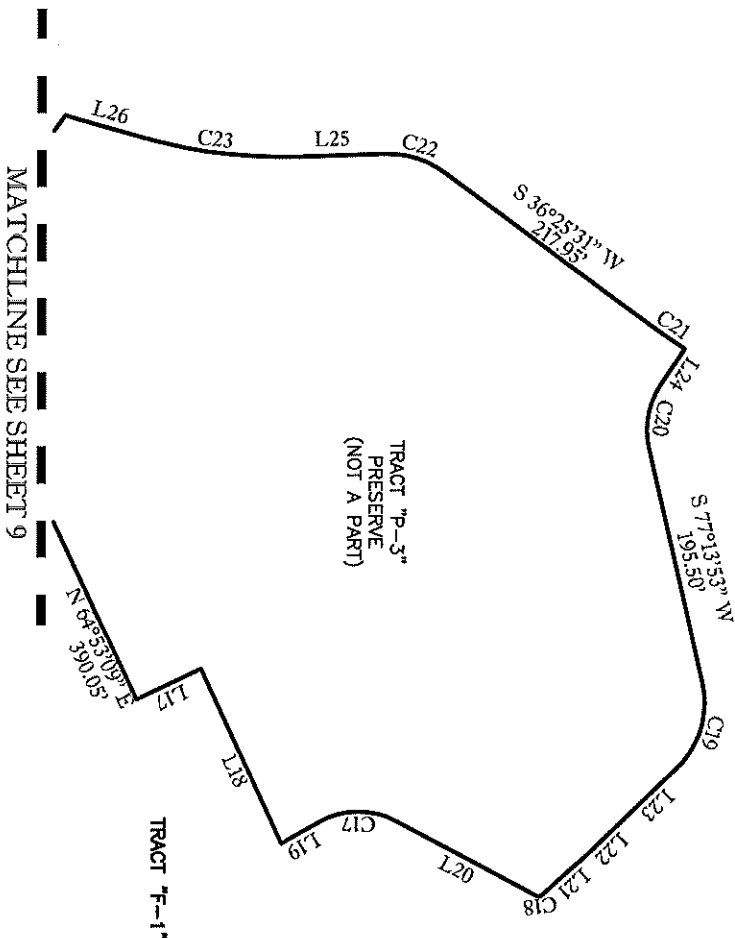
* THIS IS NOT A SURVEY *

SKETCH AND DESCRIPTION OF A PARCEL LYING IN SECTION 35, TOWNSHIP 41 SOUTH RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

SUBJECT PROPERTY
TRACT "F-1"
TUCKERS POINTE PHASE 1
P.B. 27, PGS 3A THRU 3Z-29

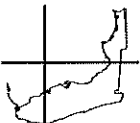
MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 6



* THIS IS NOT A SURVEY *

SKETCH OF DESCRIPTION



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LAB# 7071

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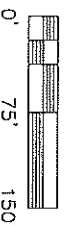
FILE NAME:	FIELD BOOK/PAGE:	PROJECT NO.:	SHEET:
15524SK.DWG	SEE FILE	15499	7 OF 10
EXPORT DATE:	DRAWN BY:	SCALE:	CHECKED BY:
7/02/24	BUD	1" = 150'	DJO
			FILE NO. (S-T-4)
			35-41-23

LEGEND:

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E = EASTING

NOTE:

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FOR FULL NOTES.
SEE SHEET 10 OF 10
FOR LINE AND CURVE
TABLES.



GRAPHIC SCALE

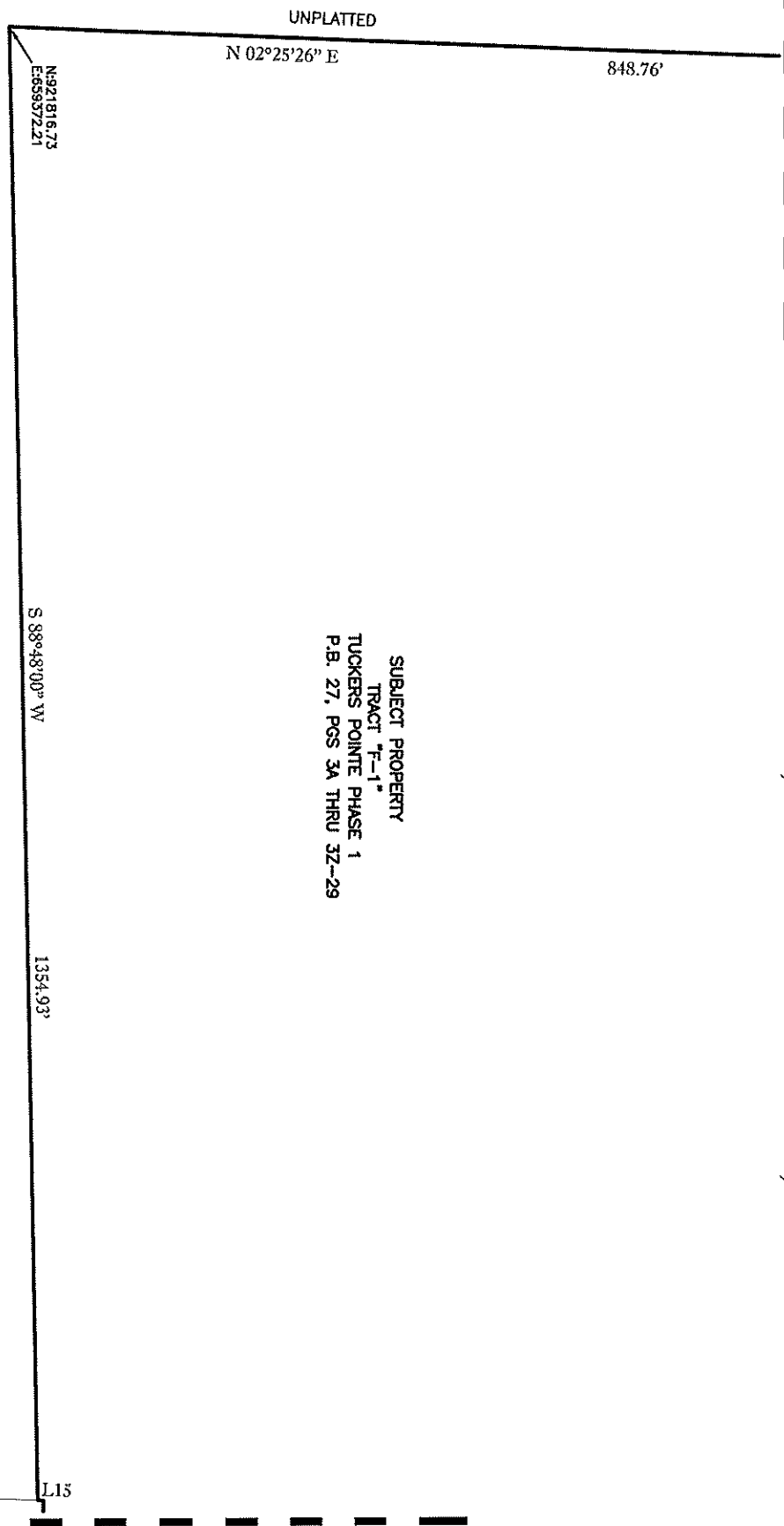


MATCHLINE SEE SHEET 3

SKETCH AND DESCRIPTION

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

SUBJECT PROPERTY
TRACT "F-1"
TUCKERS POINTE PHASE 1
P.B. 27, PGS 3A THRU 3Z-29



* THIS IS NOT A SURVEY *

SKETCH OF DESCRIPTION



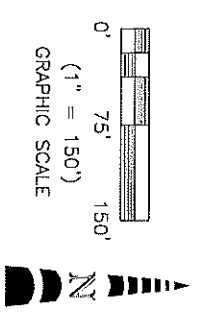
METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS & PLANNERS
I.B.# 7071
www.metronfl.com

10970 S. CLEVELAND AVE.
SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

FILE NAME:	15524SK.DWG	FIELD BOOK/PAGE:	SEE FILE	PROJECT NO.:	15499	SHEET:	8 OF 10
EXHIBIT DATE:	7/02/24	DRAWN BY:	BUD	SCALE:	1" = 150'	CHECKED BY:	DJO
						FILE NO. (S-T-R):	35-41-23

LEGEND:
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NOTE:
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FOR FULL NOTES.
SEE SHEET 10 OF 10
FOR LINE AND CURVE
TABLES.



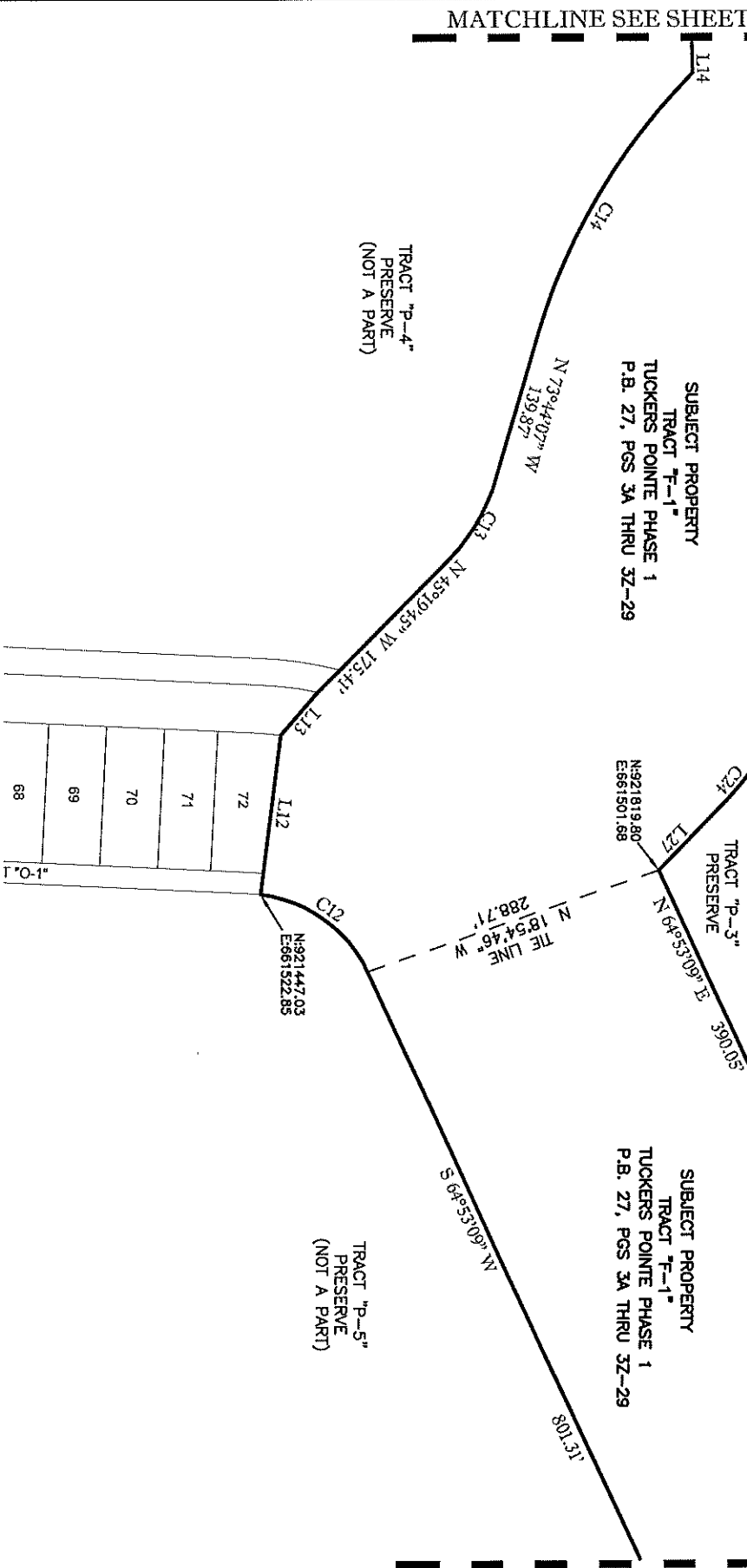
SKETCH AND DESCRIPTION

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

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 6



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TITLE: SKETCH OF DESCRIPTION



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LAND SURVEYORS PLANNERS

1.B# 7071

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FILE NAME:	FIELD BOOK/PAGE:	SEE FILE	PROJECT NO.:	SHEET:
15524SK.DWG			15499	9 OF 10
PRINT DATE:	DRAWN BY:	SCALE:	CHECKED BY:	FILE NO. (S-T-A)
7/02/24	BUD	1" = 150'	DJO	35-41-23

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P.B. = PLAT BOOK
PG = PAGE
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NOTE:

SEE SHEET 2 OF 10
FOR FULL NOTES.
SEE SHEET 10 OF 10
FOR LINE AND CURVE
TABLES.



(1" = 150')
GRAPHIC SCALE



SKETCH AND DESCRIPTION OF A PARCEL LYING IN SECTION 35, TOWNSHIP 41 SOUTH RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	272.50'	103.99'	103.36'	S 09°02'49" W	21°51'54"
C2	177.50'	214.29'	201.51'	S 14°36'21" E	69°10'15"
C3	422.50'	86.69'	86.54'	S 43°18'48" E	11°45'21"
C4	177.50'	96.10'	94.93'	N 61°20'15" E	31°01'18"
C5	180.00'	109.53'	107.85'	N 28°23'41" E	34°51'50"
C6	210.00'	128.18'	126.20'	N 28°26'56" E	34°58'20"
C7	55.00'	86.39'	77.78'	S 47°40'44" W	90°00'00"
C8	187.00'	349.68'	300.92'	N 36°27'54" W	107°08'28"
C9	55.00'	45.47'	44.19'	N 06°34'44" W	47°22'08"
C10	522.50'	261.03'	258.32'	S 62°20'59" W	28°37'26"
C11	422.50'	399.13'	384.46'	S 37°49'20" W	54°07'37"
C12	127.50'	128.55'	123.18'	S 36°00'04" W	57°46'09"
C13	177.50'	88.00'	87.10'	N 59°31'56" W	28°24'22"
C14	572.50'	285.78'	282.82'	N 59°26'06" W	28°36'04"
C15	227.50'	228.14'	218.70'	N 63°41'43" E	57°27'29"
C16	322.50'	190.82'	188.05'	N 51°55'01" E	33°54'05"
C17	65.00'	64.73'	62.09'	N 00°23'35" W	57°03'30"
C18	5.00'	6.10'	5.72'	N 06°47'09" W	69°50'37"
C19	75.00'	76.90'	73.58'	N 73°23'36" W	58°45'03"
C20	65.00'	52.30'	50.90'	N 79°43'00" W	46°06'15"
C21	422.50'	24.97'	24.97'	S 34°43'56" W	3°23'11"
C22	77.50'	51.52'	50.57'	S 17°22'55" W	38°05'12"
C23	422.50'	132.19'	131.65'	S 07°18'06" W	17°55'34"
C24	522.50'	91.28'	91.16'	S 50°20'01" E	10°00'32"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°07'34" E	30.62'
L2	S 01°53'08" E	101.59'
L3	S 19°58'46" W	87.02'
L4	N 45°49'35" E	44.97'
L5	N 57°16'04" E	22.77'
L6	N 45°49'35" E	56.73'
L7	N 20°22'14" E	10.51'
L8	N 45°49'35" E	109.39'
L9	N 45°56'06" E	129.74'
L10	N 85°46'33" W	32.52'
L11	S 04°22'04" W	16.61'
L12	N 82°53'00" W	150.00'
L13	N 48°59'33" W	52.60'
L14	S 88°48'10" W	29.64'

LINE TABLE

LINE	BEARING	DISTANCE
L15	S 02°30'44" W	4.88'
L16	N 01°52'11" W	23.26'
L17	N 25°06'51" W	57.98'
L18	N 64°53'09" E	156.51'
L19	N 28°55'20" W	35.76'
L20	N 28°08'10" E	129.44'
L21	N 41°42'27" W	46.28'
L22	N 43°42'53" W	37.13'
L23	N 44°01'04" W	64.30'
L24	N 56°39'53" W	35.10'
L25	S 01°39'41" E	69.70'
L26	S 16°15'53" W	62.43'
L27	S 45°19'45" E	69.69'

NOTES:

1. BEARINGS ARE BASED ON THE PLAT OF TUCKERS POINTE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 3A THRU 3Z-29


2. DISTANCES ARE IN US SURVEY FEET AND DECIMALS THEREOF.

3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

5. RECORDING INFORMATION SHOWN HEREON RELATES TO THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

* THIS IS NOT A SURVEY *

TITLE: LEGAL DESCRIPTION			
 <div style="margin-left: 10px;"> METRON SURVEYING & MAPPING, LLC LAND SURVEYORS - PLANNERS L.B.# 7071 </div>		10970 S. CLEVELAND AVE. SUITE #805 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com	
FILE NAME: 15524SK .DWG	FIELD BOOK/PAGE: SEE FILE	PROJECT NO.: 15499	SHEET: 10 OF 10
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