



# North Port

FLORIDA

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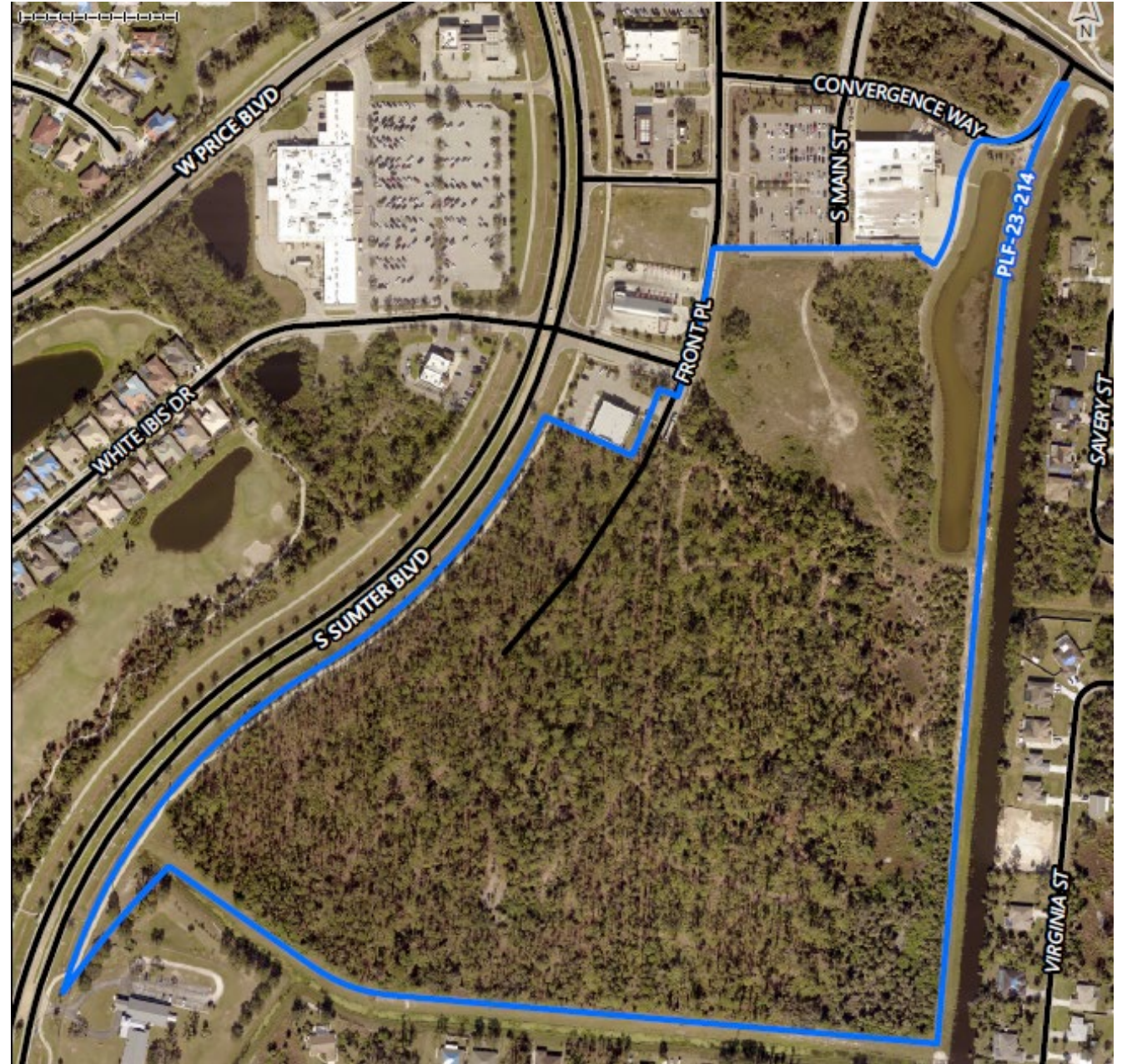
# **Heron Creek Place, Phase 2**

Petition No. PLF-23-214

# Overview

- Applicant: Matthew J. Morris, P.E., Morris Engineering & Consulting, LLC
- Property owner: Marsh Creek Holdings, LTD.
- Request: Final Plat approval of Heron Creek Place, Phase 2

- East side of South Sumter Boulevard, approximately 0.25 miles south of West Price Boulevard. (PID#: 0978-01-0006)
- Total of ± 64.44 acres impacted



# Proposed final Plat overview

## HERON CREEK PLACE PHASE 2

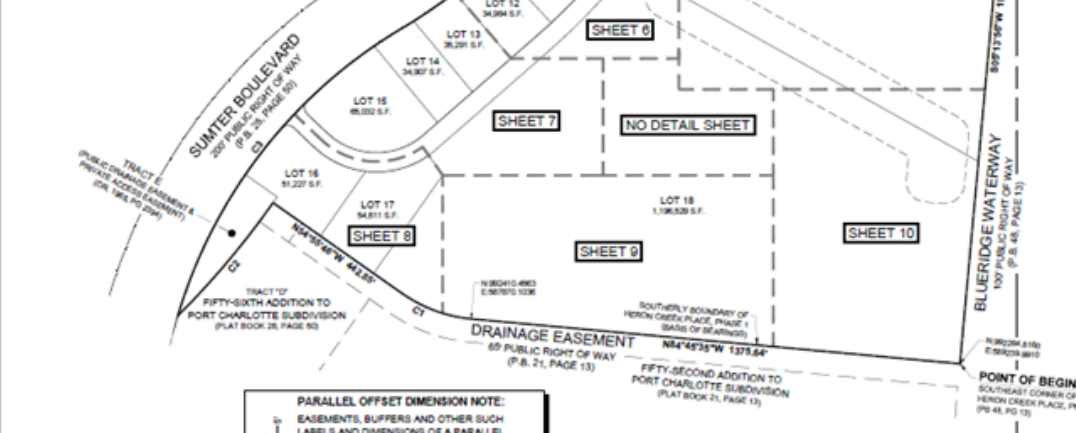
PLAT BOOK PAGE

BEING A REPLAT OF ALL OF TRACT B, PART OF PARCEL 1 AND PART OF LOT 9, HERON CREEK PLACE, PHASE 1, AS RECORDED IN PLAT BOOK 48, PAGE 13, LYING IN SECTIONS 21 AND 22, TOWNSHIP 39 SOUTH, RANGE 21 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

### LEGAL DESCRIPTION:

ALL OF TRACT B, PART OF PARCEL 1 AND PART OF LOT 9, HERON CREEK PLACE, PHASE 1, according to the plat thereof, as recorded in Plat Book 48, Page 13, of the Public Records of Sarasota County, Florida, being more particularly described as follows: COMMENCE at the Southeast corner of said HERON CREEK PLACE, PHASE 1 for a POINT OF BEGINNING, run thence along the Southern boundary thereof, the following four (4) courses: 1) N 84° 45' 30" W, 1375.54 feet to a point of curvature; 2) Westerly, 205.91 feet along the arc of a curve to the right having a radius of 400.00 feet and a central angle of 29° 49' 48" (chord bearing N 89° 50' 41" W, 205.91 feet) to a point of tangency; 3) N 54° 35' 06" W, 442.85 feet to a point on a curve; 4) Southwesterly, 414.50 feet along the arc of a curve to the right having a radius of 2300.00 feet and a central angle of 10° 56' 22" (chord bearing S 40° 50' 27" W, 413.87 feet) to the Southeast corner of said HERON CREEK PLACE, PHASE 1, also being a point on a curve on the Eastern boundary of the right-of-way for Sumter Boulevard, according to the plat of FIFTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 28, Page 50, of the Public Records of Sarasota County, Florida, thence along said Eastern boundary of the right-of-way for Sumter Boulevard, the following two (2) courses: 1) Northwesterly, 1044.11 feet along the arc of a curve to the right having a radius of 1400.00 feet and a central angle of 47° 45' 19" (chord bearing N 57° 56' 29" E, 1020.08 feet) to a point of reverse curvature; 2) Northwesterly, 878.02 feet along the arc of a curve to the left having a radius of 1900.00 feet and a central angle of 33° 32' 18" (chord bearing N 42° 32' 17" E, 865.54 feet) to the Southwest corner of Parcel 1, as conveyed by that certain Special Warranty Deed, recorded in Office Records Instrument # 2022059134, of the Public Records of Sarasota County, Florida, thence along the Southern boundary of said Parcel 1, S 67° 43' 39" E, 240.07 feet to a point on a curve on the Eastern boundary of the aforesaid said LOT 9, thence along said Eastern boundary of LOT 9, Northwesterly, 173.43 feet along the arc of a curve to the left having a radius of 1740.00 feet and a central angle of 07° 54' 39" (chord bearing N 22° 39' 31" E, 173.39 feet) to a point on the Southern boundary of TRACT A, of the aforesaid HERON CREEK PLACE, PHASE 1, thence along said Southern boundary and the Eastern boundary of said TRACT A, in their respective order, the following two (2) courses: 1) S 70° 22' 08" E, 50.00 feet to a point on a curve; 2) Northwesterly, 381.50 feet along the arc of a curve to the left having a radius of 1790.00 feet and a central angle of 12° 52' 32" (chord bearing N 13° 32' 37" E, 381.18 feet) to the Southeast corner of HERON CREEK PLACE PARCEL 1A, according to the plat thereof, as recorded in Plat Book 48, Page 22, of the Public Records of Sarasota County, Florida, thence along the Southern and Eastern boundary of said HERON CREEK PLACE PARCEL 1A, in their respective order, the following eight (8) courses: 1) S 89° 06' 29" E, 617.87 feet to a point on a curve; 2) Southwesterly, 13.05 feet along the arc of a curve to the left having a radius of 287.00 feet and a central angle of 02° 39' 22" (chord bearing S 34° 02' 34" W, 13.05 feet); 3) S 58° 57' 02" E, 50.00 feet to the Southwest corner of said HERON CREEK PLACE PARCEL 1A, also being a point on a curve; 4) Northwesterly, 15.00 feet along the arc of a curve to the right having a radius of 337.00 feet and a central angle of 02° 39' 22" (chord bearing N 34° 35' 08" E, 15.00 feet) to a point on a curve; 5) Northwesterly, 101.14 feet along the arc of a curve to the left having a radius of 313.00 feet and a central angle of 18° 50' 57" (chord bearing N 28° 47' 51" E, 100.79 feet) to a point on a curve; 6) Northwesterly, 35.55 feet along the arc of a curve to the left having a radius of 513.00 feet and a central angle of 10° 42' 18" (chord bearing N 11° 42' 27" E, 35.41 feet) to a point of reverse curvature; 7) Northwesterly, 78.90 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 18° 20' 22" (chord bearing N 14° 27' 28" E, 78.93 feet) to a point of compound curvature; 8) Northwesterly, 27.80 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 04° 46' 52" (chord bearing N 25° 33' 12" E, 27.59 feet) to the Northeast corner of said HERON CREEK PLACE PARCEL 1A, also being a point on a curve on the aforesaid Eastern boundary of TRACT A, thence along said Eastern boundary of TRACT A, the following four (4) courses: 1) Northwesterly, 52.00 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 71° 26' 22" (chord bearing N 88° 58' 42" E, 30.59 feet) to a point on a curve; 2) Northwesterly, 189.89 feet along the arc of a curve to the left having a radius of 125.00 feet and a central angle of 77° 48' 59" (chord bearing N 84° 58' 11" E, 156.88 feet) to a point of reverse curvature; 3) Northwesterly, 70.48 feet along the arc of a curve to the right having a radius of 1189.20 feet and a central angle of 03° 27' 18" (chord bearing N 27° 48' 25" E, 70.48 feet) to a point on a curve; 4) Eastern, 33.58 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 77° 11' 18" (chord bearing N 08° 58' 04" E, 31.18 feet) to a point on a curve on the Eastern boundary of the right-of-way for Blue Ridge Waterway, according to the aforesaid HERON CREEK PLACE, PHASE 1, thence along said Western boundary of the right-of-way for Blue Ridge Waterway, the following two (2) courses: 1) Southwesterly, 512.15 feet along the arc of a curve to the left having a radius of 1150.11 feet and a central angle of 25° 30' 51" (chord bearing S 17° 59' 24" W, 507.93 feet) to a point of tangency; 2) S 05° 13' 58" W, 1932.28 feet to the POINT OF BEGINNING.

Containing 84.44 acres, more or less.



Tract Table		
Tract Identifier	Tract Use/Purpose	Area
Tract 'A'	Private Access, Drainage, and Public Utility Easement	55,128 S.F.
Tract 'B'	Stormwater Retention, Drainage Area, and Flowage Easement	68,071 S.F.
Tract 'C'	Stormwater Retention, Drainage Area, and Flowage Easement	452,299 S.F.
Tract 'D'	Common Area	5,300 S.F.
Tract 'E'	Public Drainage, and Private Access Easement	100,741 S.F.
Tract 'F'	Private Access, Drainage, and Public Utility Easement	107,993 S.F.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	208.28	400.00	02° 49' 48"	N 89° 50' 41" W	208.21
C2	414.50	2300.00	01° 06' 22"	S 40° 50' 27" W	413.97
C3	1044.11	1400.00	04° 43' 51"	N 57° 56' 29" E	1030.08
C4	878.02	1900.00	03° 32' 18"	N 42° 32' 17" E	868.54
C5	173.43	1740.00	08° 54' 39"	N 22° 39' 31" E	173.39
C6	381.50	1790.00	01° 27' 32"	N 13° 32' 37" E	381.18
C7	13.05	287.00	02° 39' 22"	S 34° 02' 34" W	13.06
C8	15.00	337.00	02° 39' 22"	N 34° 35' 08" E	15.00
C9	101.14	313.00	01° 30' 57"	N 28° 47' 51" E	100.79
C10	35.55	513.00	01° 42' 18"	N 11° 42' 27" E	35.41
C11	78.90	275.00	01° 20' 22"	N 14° 27' 28" E	78.93
C12	27.80	275.00	04° 46' 52"	N 25° 33' 12" E	27.59
C13	30.59	25.00	07° 26' 22"	N 88° 58' 42" E	30.59
C14	156.88	125.00	07° 48' 59"	N 84° 58' 11" E	156.88
C15	70.48	1189.20	03° 27' 18"	N 27° 48' 25" E	70.48
C16	33.58	25.00	07° 11' 18"	N 08° 58' 04" E	33.19
C17	512.15	1150.11	02° 30' 51"	S 17° 59' 24" W	507.93

**PARALLEL OFFSET DIMENSION NOTE:**  
EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

**LEGEND:**  
 IN --- INSTRUMENT  
 PO --- PLAT BOOK  
 DR --- DISTRICT NON-PARALLEL LINE  
 D.R. --- DISTRICT RECORDS BOOK  
 P.B. --- PLAT BOOK

**KEY SHEET**  
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.



# Compliance with Florida Statutes and ULDC Chapter 37 Subdivision Regulations

- The final plat was reviewed and approved by the contracted City Surveyor for conformance with the Florida Statutes Chapter 177 Part I
- The final plat was reviewed for conformance with the approved Subdivision (SCP-22-078) and Infrastructure (INF-22-077) plans.





# Staff Recommendations

- The Planning & Zoning Division recommends approval of petition No. PLF-23-214 Heron Creek Place, Phase 2.





**Thank you!**