

Tern Bay

Community Development District

Meeting Agenda June 2, 2026

*PFM Management Services LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900*

HERITAGE LANDING - PHASE IIA

RECORD DRAWINGS

PREPARED FOR:
LENNAR HOMES, LLC
 10481 SIX MILE CYPRESS PKWY
 FORT MYERS, FL. 33966
 239-278-1177

UTILITY SERVICE PROVIDERS

- WATER:**
 CHARLOTTE COUNTY UTILITIES
 2320 HARBORVIEW RD, SUITE 1
 FORT CHARLOTTE, FL 33980
 PHONE: (813) 784-4400
- SEWER:**
 CHARLOTTE COUNTY UTILITIES
 2320 HARBORVIEW RD, SUITE 1
 FORT CHARLOTTE, FL 33980
 PHONE: (813) 784-4400
- ELECTRIC:**
 FLORIDA POWER AND LIGHT
 3243 HUNTER CT
 NORTH FORT, FL 34888
 PHONE: (800) 372-8480
- PHONE:**
 CABLE
 CONCRETE
 4183 SONG HIGHWAY
 FORT CHARLOTTE, FL 33980
 PHONE: (813) 637-5441
- ERG PROTECTION:**
 CHARLOTTE COUNTY FIRE/EMS
 2226 DECATUR DRIVE
 FORT CHARLOTTE, FL 33980
 PHONE: (813) 622-0000
- SOLID WASTE DISPOSAL:**
 WASTE MANAGEMENT
 2815 GULF LANE, BLDG 804
 FORT CHARLOTTE, FL 33980
 PHONE: (813) 622-1105

PROJECT CONTACTS

- CIVIL ENGINEER:**
 CLAYTON W. REBO, P.E. PROJECT MANAGER
 481 TAMPA TRAIL - BLDG 3 UNIT 501
 FORT CHARLOTTE, FL 33980
 PHONE: (813) 622-1165
- SURVEYOR:**
 TERRY L. WILSON, S.S.
 481 TAMPA TRAIL - BLDG 3 UNIT 501
 FORT CHARLOTTE, FL 33980
 PHONE: (813) 622-1165
- MANAGEMENT:**
 TERRY L. WILSON
 118 SARGENT CENTER BLVD
 FORT CHARLOTTE, FL 33980
 PHONE: (813) 548-4389
- LANDSCAPE ARCHITECT:**
 P.O. BOX 48166
 FORT CHARLOTTE, FL 33949
 PHONE: (813) 524-1282

BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors
 4181 TAMPA TRAIL - BLDG 5 UNIT 501
 FORT CHARLOTTE, FL 33980
 PHONE: (813) 622-1149
 ENGINEERING LICENSE # EB 5469
 SURVEYOR LICENSE # LS 6580
 WWW.BANKS-ENG.COM

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RECORD DRAWING

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CLAYTON W. REBO, P.E. LICENSE #70073 DATE:

SHEET LIST TABLE

SHEET #	SHEET TITLE
1	COVER
2	AERIAL & EXISTING CONDITIONS
2A	DEMOLITION PLAN 1
2B	DEMOLITION PLAN 2
2C	DEMOLITION PLAN 3
2D	DEMOLITION PLAN 4
3	GENERAL NOTES & SPECIFICATIONS
4	GENERAL NOTES & LEGEND
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5C	SITE DEVELOPMENT PLAN DETAIL - 3
5D	SITE DEVELOPMENT PLAN DETAIL - 4
6	MASTER PAVING, GRADING, & DRAINAGE PLAN
6A	PAVING, GRADING, & DRAINAGE PLAN - 1
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6E	MAINTENANCE AREA DETAIL
7	PAVING, GRADING, & DRAINAGE DETAILS
7A	PAVING, GRADING, & DRAINAGE DETAILS
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7C	PAVING, GRADING, & DRAINAGE DETAILS
8	TYPICAL CROSS SECTIONS - 1
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9	BEST MANAGEMENT PRACTICES PLAN
10	BEST MANAGEMENT PRACTICES DETAILS
11	MASTER UTILITY PLAN
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25	UTILITY DETAILS 1
26	UTILITY DETAILS 2
27	LIFT STATION DETAILS
28-37	PLAN & PROFILES (PHASE IIB)
38	PLAN IIB MULTIFAMILY AREA UTILITY DETAIL

CCU PROJECT NUMBER: 20-1006
 CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES. RECORD DRAWINGS WILL BE SUPPLIED FOR THE RECORD DRAWING.

NO.	REV.	DATE	DESCRIPTION

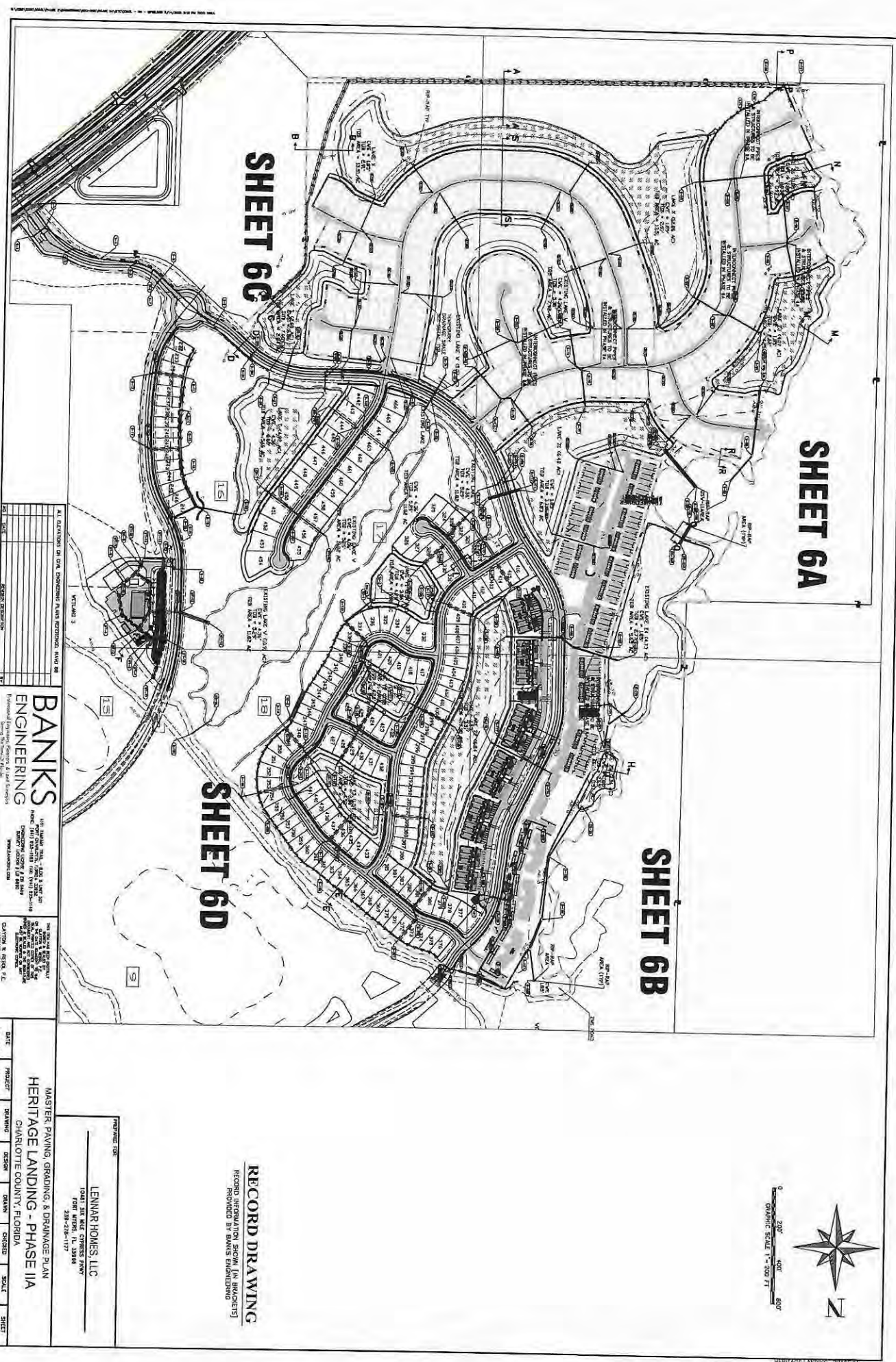


GENERAL LOCATION MAP

LOCATION MAP
 SECTION 17, 18, 19, 20, TOWNSHIP 42S SOUTH,
 RANGE 23E EAST
 CHARLOTTE COUNTY, FLORIDA

SITE INFORMATION

PROJECT AREA: 890.74 AC (TOTAL)
CURRENT ZONING: ZONING PD
PROPOSED USE: RESIDENTIAL, MULTI-FAMILY



SHEET 6A

SHEET 6B

SHEET 6C

SHEET 6D



0 200' 400' 600'
GRAPHIC SCALE 1" = 200' 0"

RECORD DRAWING
RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

PREPARED FOR:
LENNAR HOMES, LLC
1041 15TH WIL CROSSING PARKWAY
FORT WORTH, TX 76104
280-250-1170

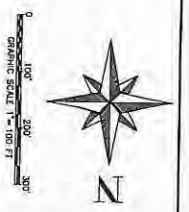
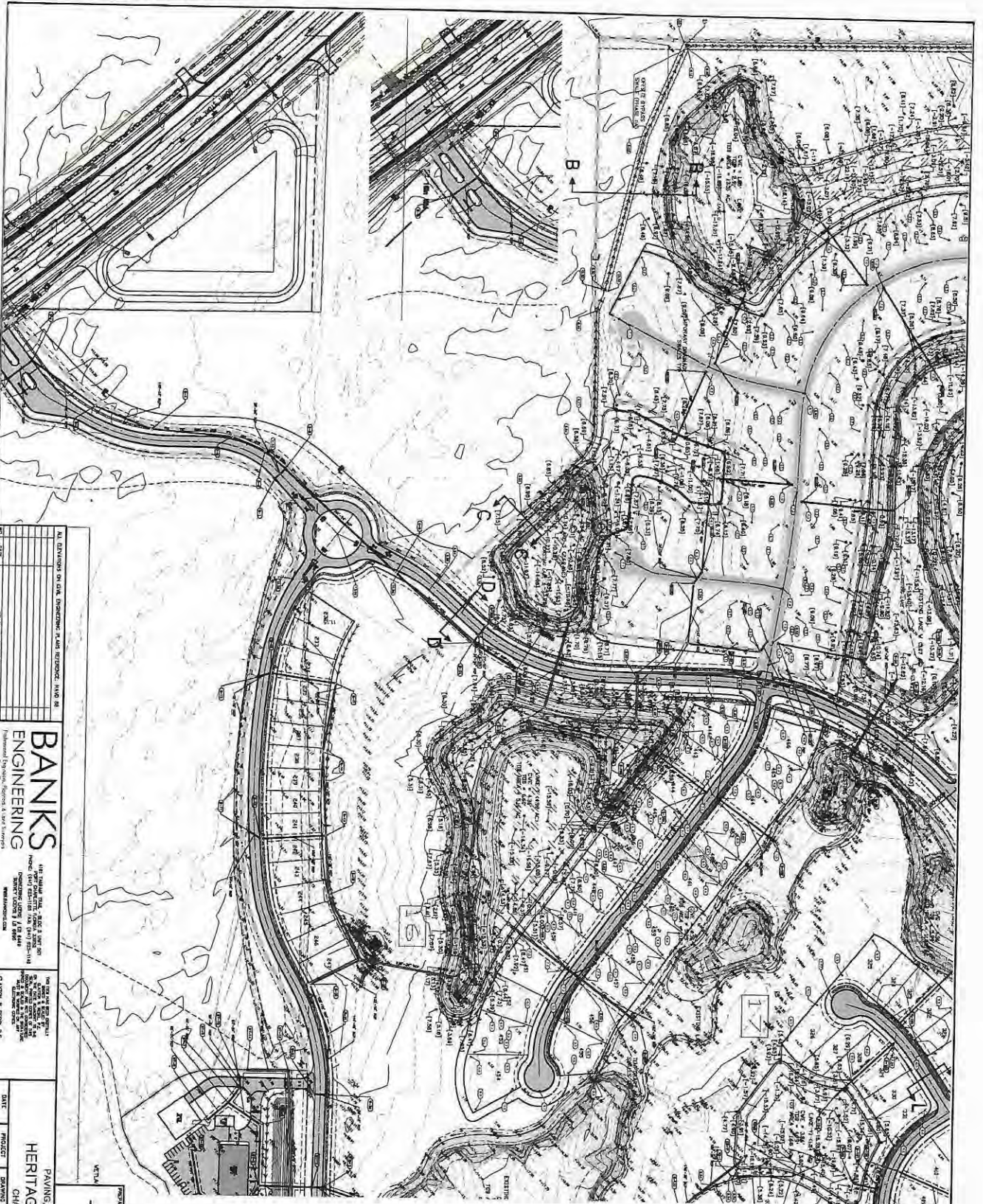
MASTER PAVING, GRADING, & DRAINAGE PLAN
HERITAGE LANDING - PHASE I/A
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6-18-20	22321	WPD	IMP	DMV	DMV	1" = 200'	6

BANKS ENGINEERING
1115 BRADLEY DRIVE, SUITE 100
FORT WORTH, TEXAS 76104
PH: 817-335-1100
WWW.BANKSENG.COM

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RECORD DRAWING
 RECORD INFORMATION SIGN [IN BRACKETS]
 PROVIDED BY BANKS ENGINEERING

LENMAR HOMES, LLC
 1041 56 WILD CRESS DRIVE
 WILMINGTON, N.C. 28416
 336-254-1111

PAVING, GRADING & DRAINAGE PLAN - 3
 HERITAGE LANDING - PHASE IIA
 CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	SCALE	SHEET
8-18-20	2281L	PHD-3	INW	1" = 100'	6C

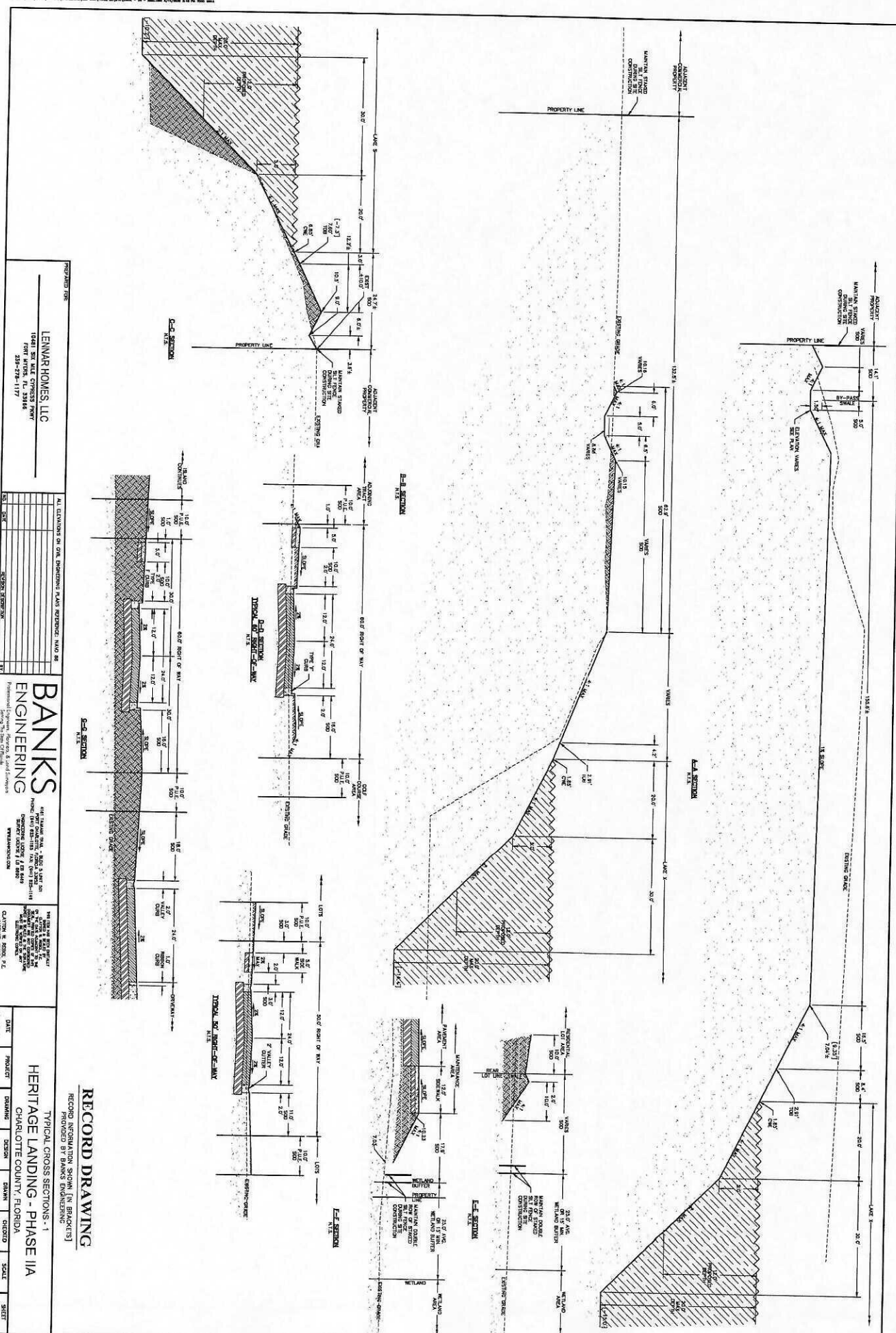
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DATE: 8-18-20
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 IN CHARGE: J. B. BROWN

BANKS ENGINEERING
 10000 W. WINDY HILLS ROAD, SUITE 100
 CHARLOTTE, NORTH CAROLINA 28217
 (704) 582-1111
 WWW.BANKSENG.COM

NO.	REVISION	DATE

ALL DRAWINGS BY BANKS ENGINEERING, INC. AND NETWORK. DRAWN BY: J. B. BROWN



PROJECT NO. _____
 LEMAR HOMES, LLC
 10441 56TH AVENUE, SUITE 100
 FORT WORTH, TX 76148
 202-278-1177

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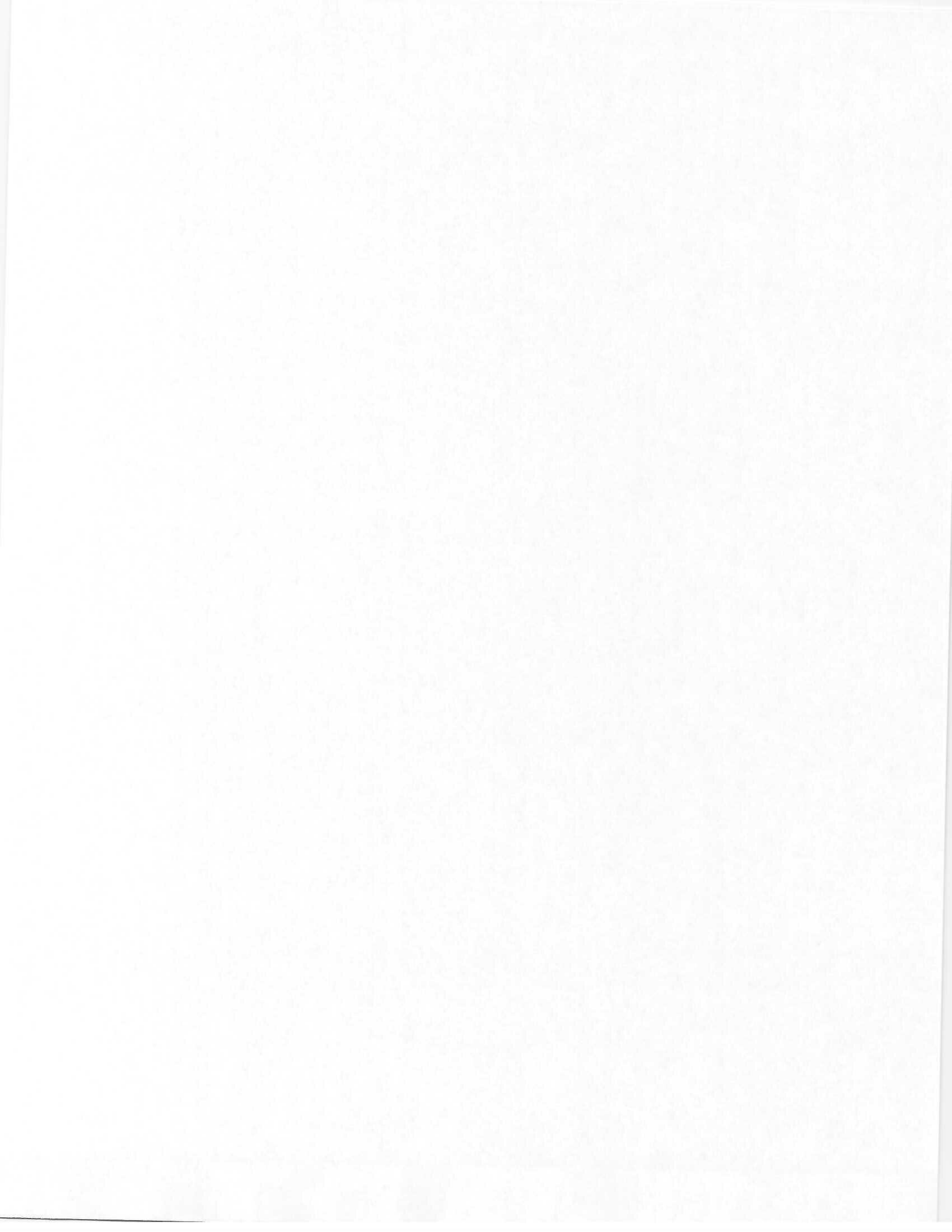
BANKS ENGINEERING
 PROFESSIONAL ENGINEERING FIRM
 1415 BROADWAY, SUITE 1000
 FORT WORTH, TEXAS 76102
 (817) 335-1111
 WWW.BANKSENGINEERING.COM

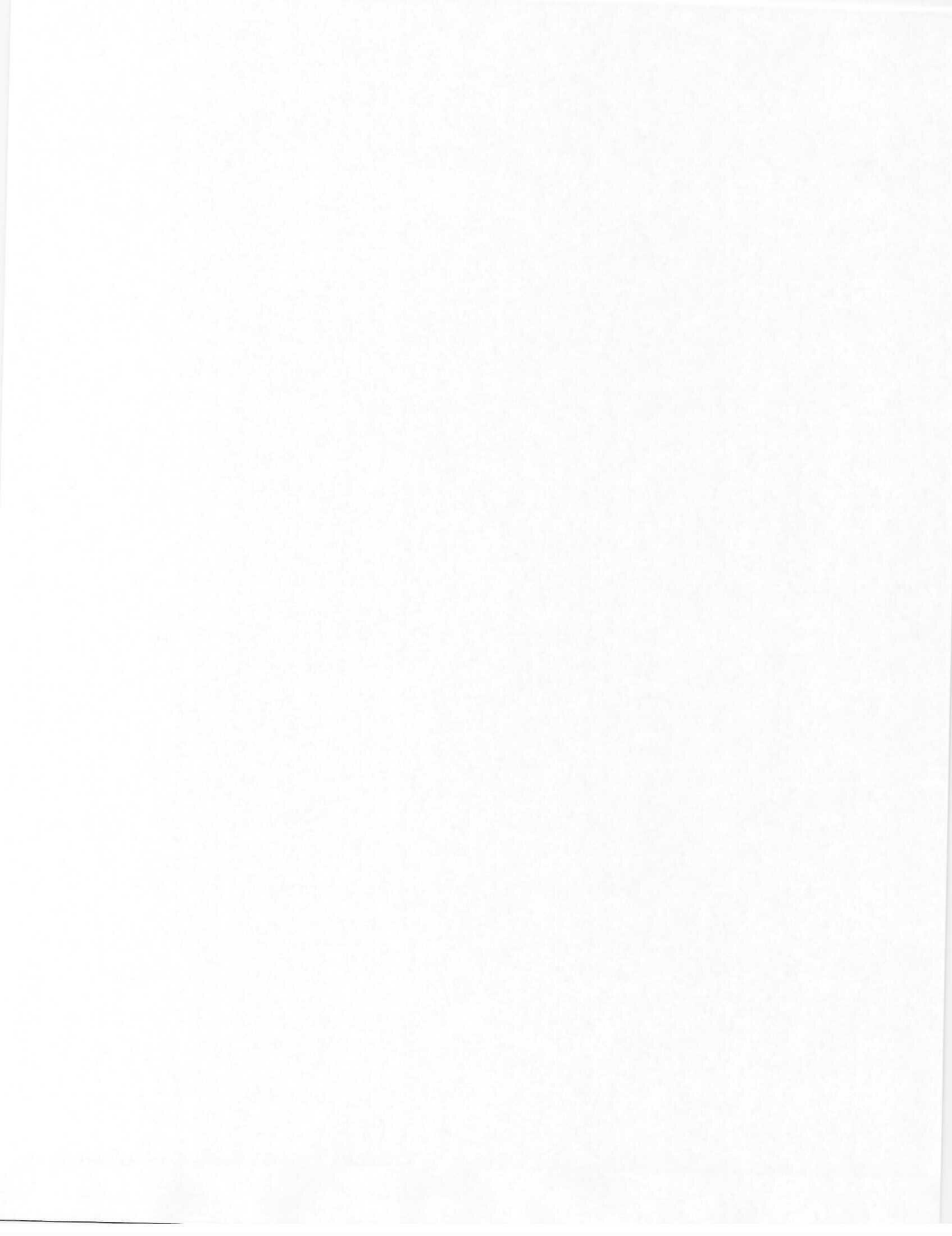
THE SEAL OF REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 NO. 12345
 EXPIRES 12/31/2024
 CLAYTON W. ROSS, P.E.
 LICENSE NO. 12345

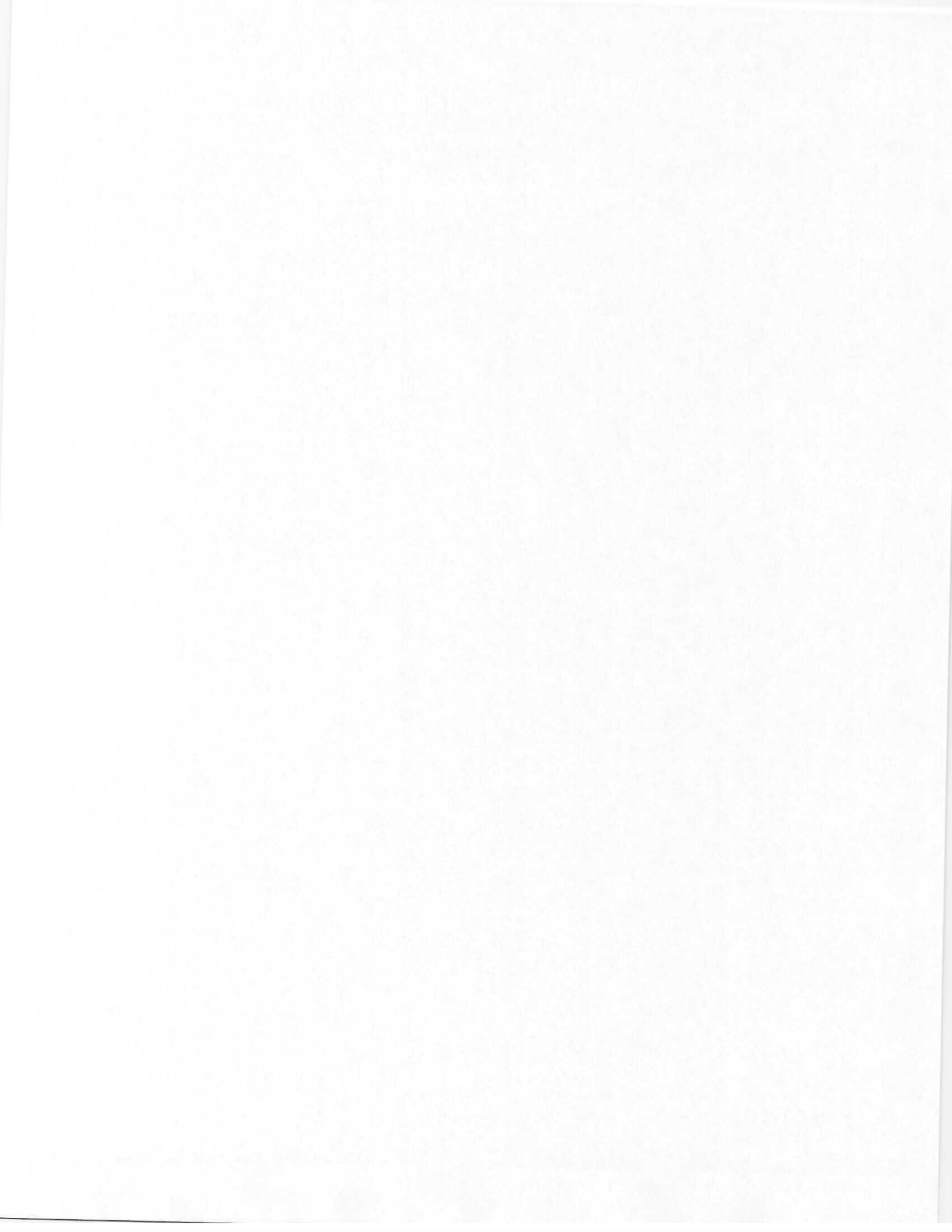
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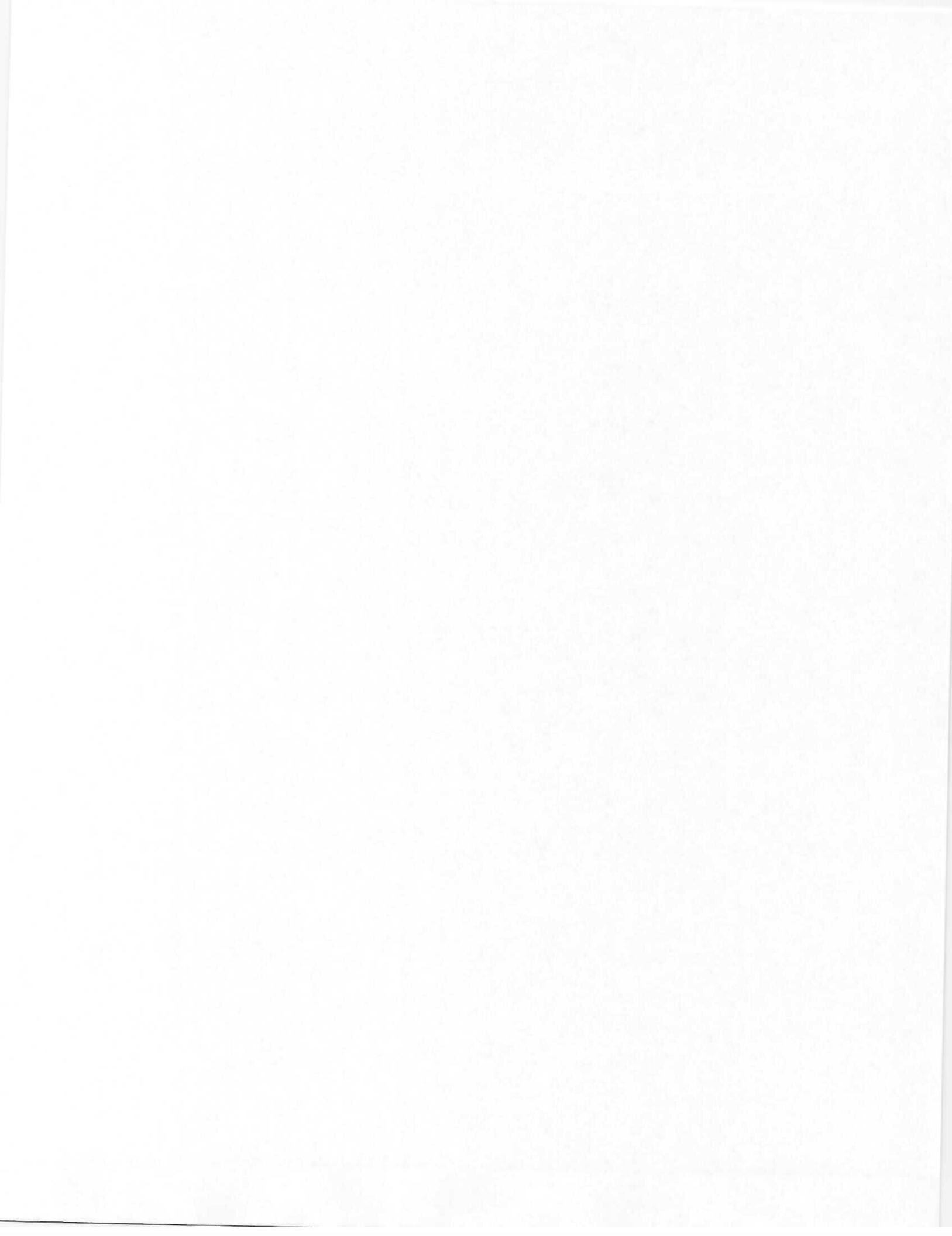
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 HERITAGE LANDING - PHASE IIA
 CHARLOTTE COUNTY, FLORIDA
 PROVIDED BY BANKS ENGINEERING

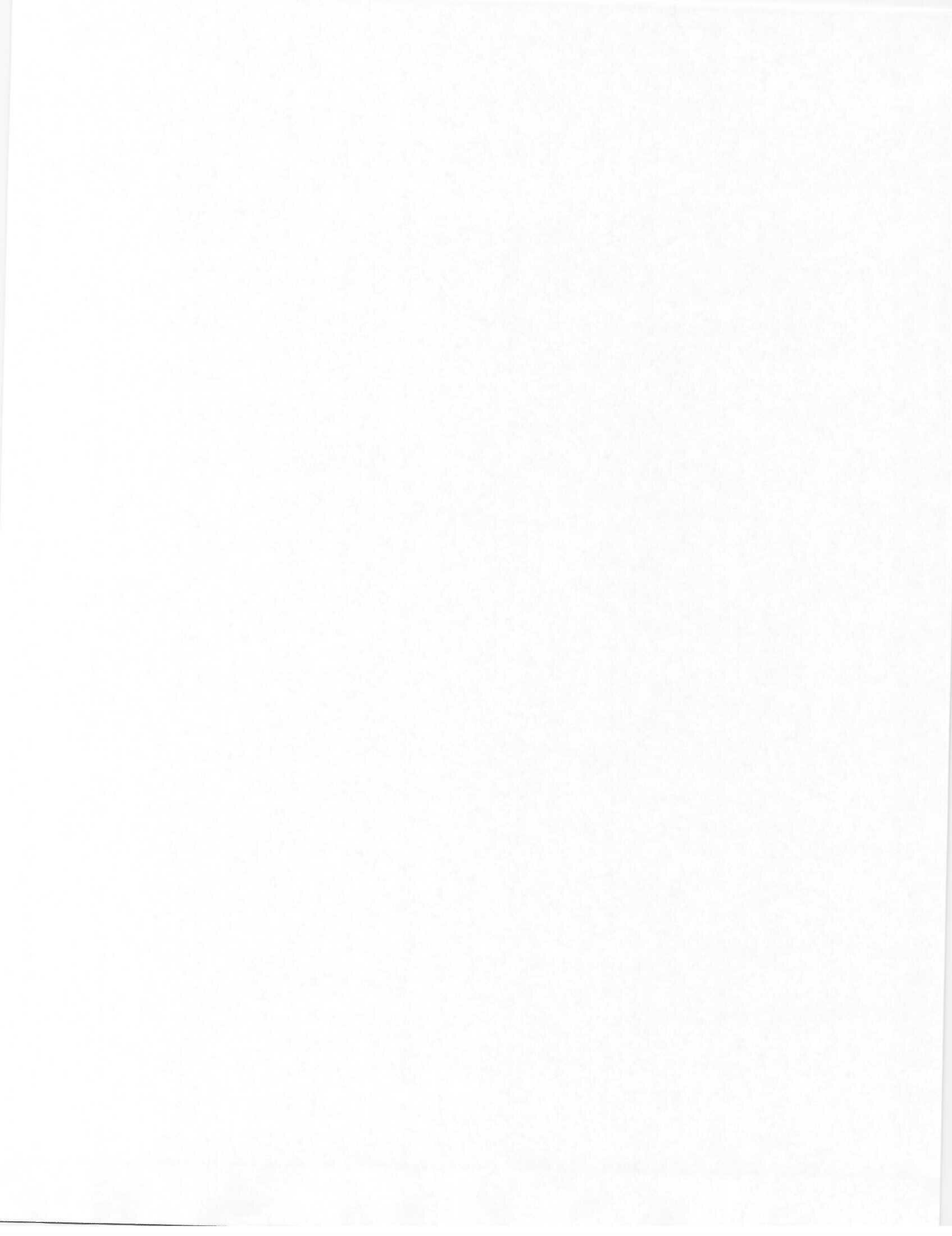
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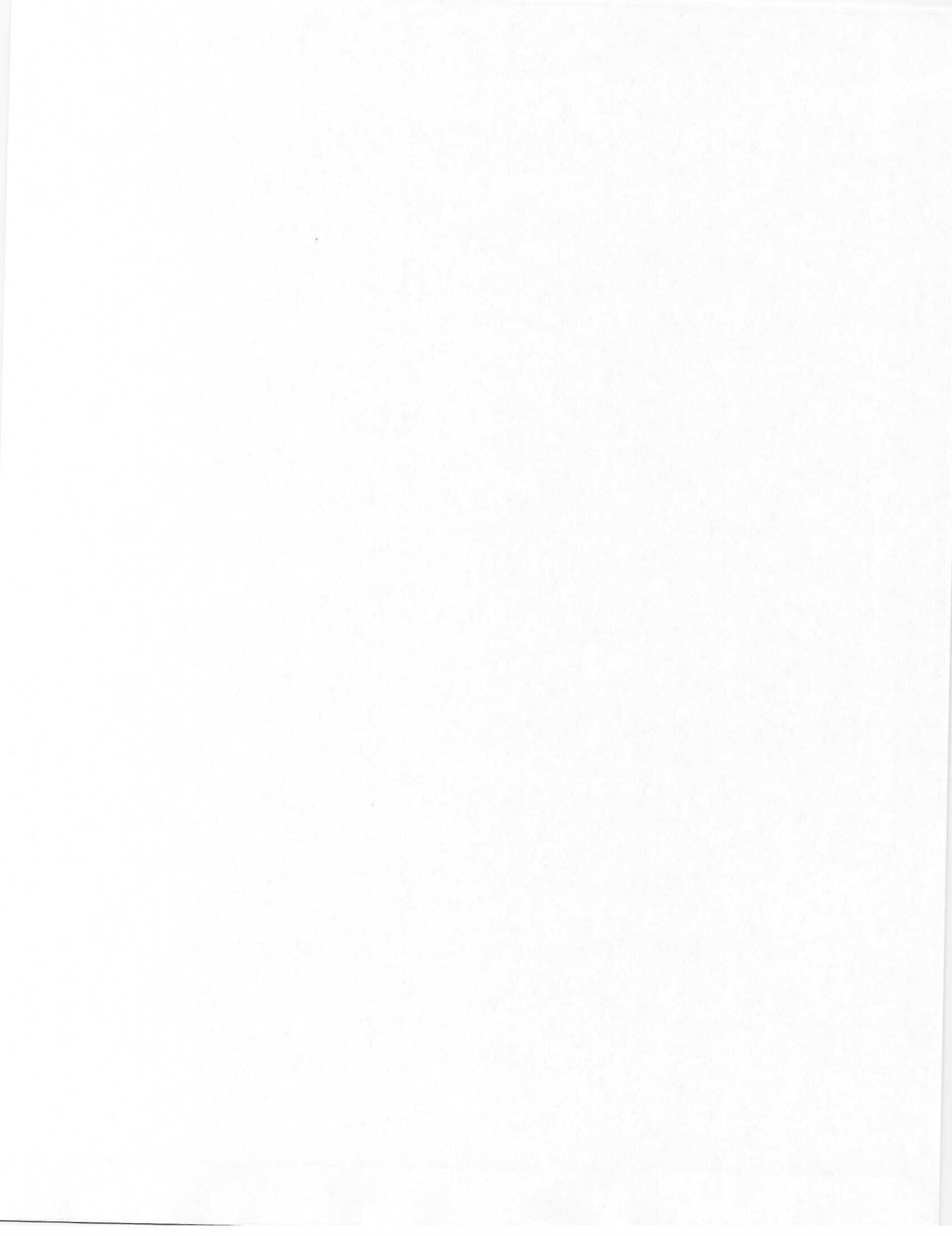


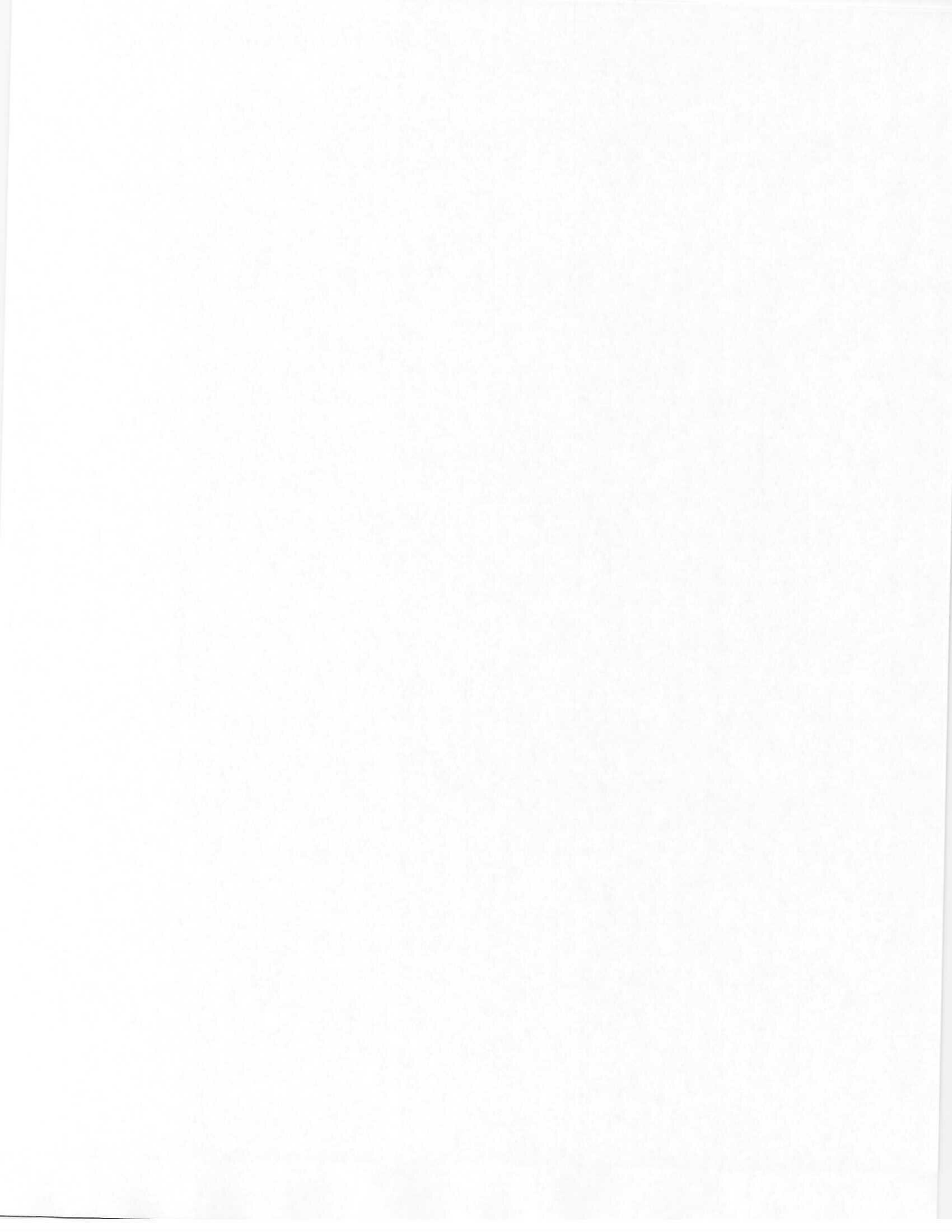


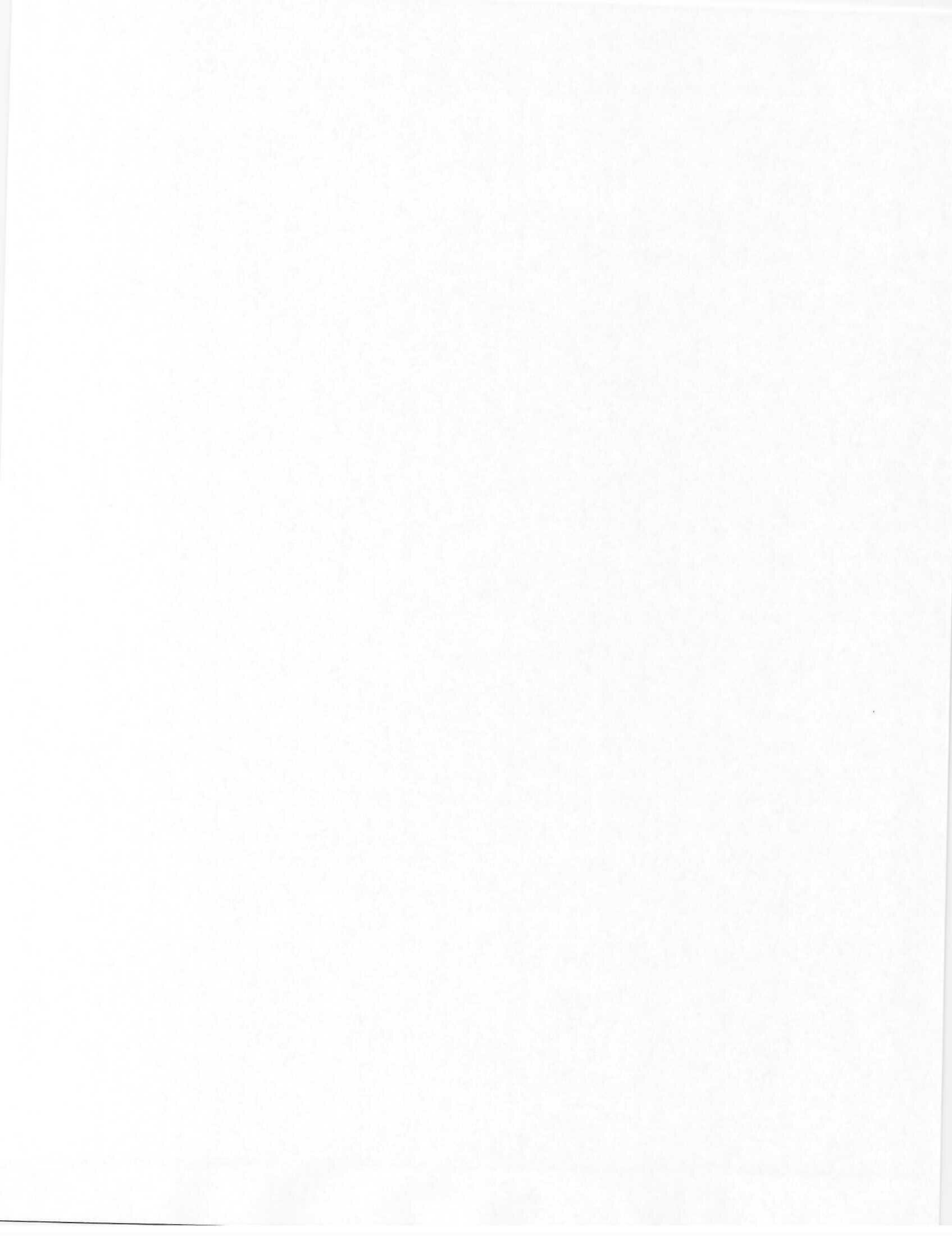


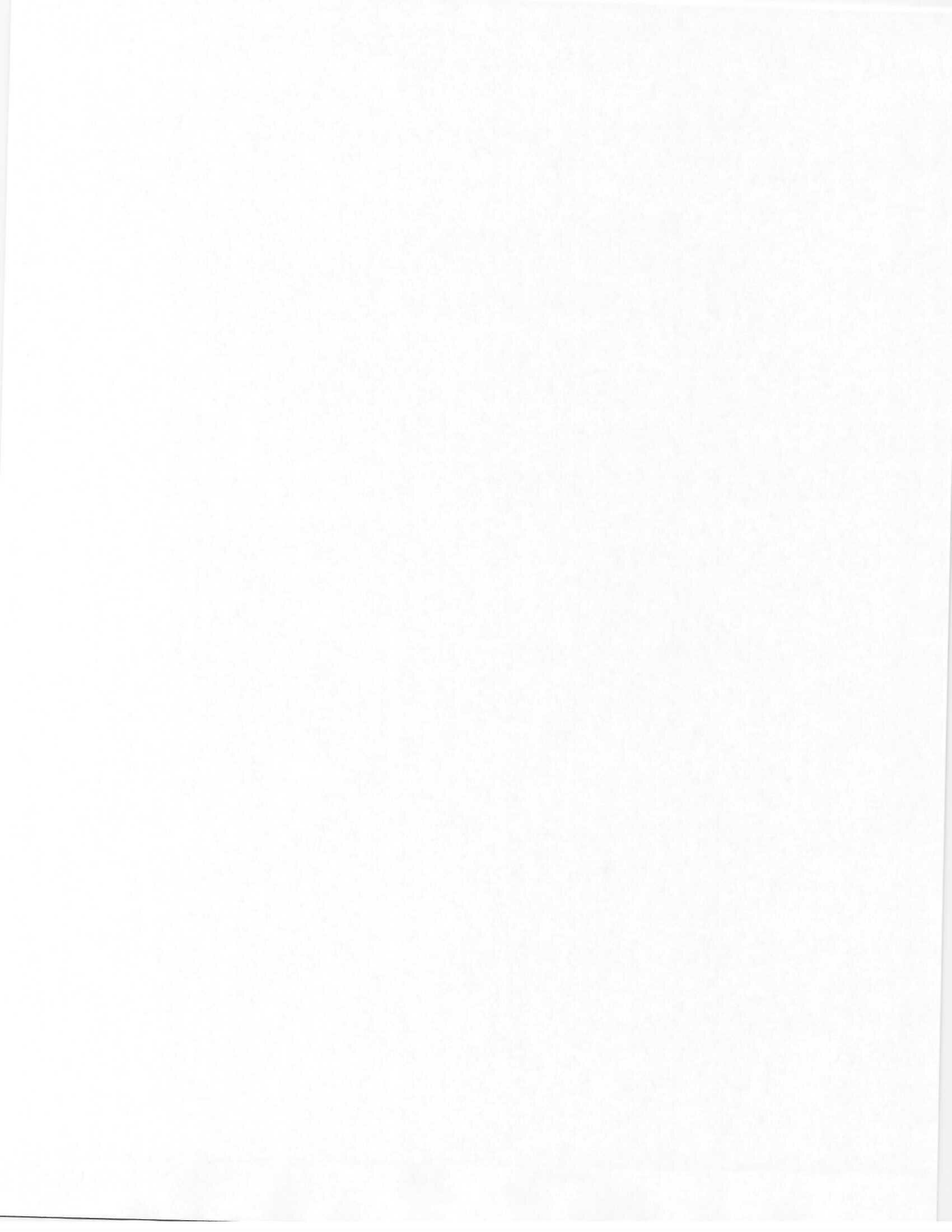












HERITAGE LANDING - PHASE 2

FORMERLY KNOW AS TERN BAY

PREPARED FOR:
LENNAR HOMES, LLC
 10481 SIX MILE CYPRESS PKWY
 FORT MYERS, FL 33966
 239-278-1177

UTILITY SERVICE PROVIDERS

- WATER:**
 HARBORVIEW RD, SITE 1
 FORT CHARLOTTE, FL 33980
 PHONE: (941) 764-4300
- SEWER:**
 CHARLOTTE COUNTY UTILITIES
 2550 HARBORVIEW RD, SITE 1
 FORT CHARLOTTE, FL 33980
 PHONE: (941) 764-4300
- ELECTRIC:**
 FLORIDA POWER AND LIGHT
 7245 HURRY CT
 NORTH FORT, FL 32889
 PHONE: (888) 275-8400
- PHONE:**
 CENTURION
 4185 KINGS HIGHWAY
 FORT CHARLOTTE, FL 33980
 PHONE: (941) 527-5441
- CABLE:**
 7254 ROSSMAYER LN#1
 FORT CHARLOTTE, FL 33980
 PHONE: (941) 629-8000
- FIRE PROTECTION:**
 CHARLOTTE COUNTY FIRE/EMS
 2651A AIRPORT RD
 PINA COYU, FL 33980
 PHONE: (941) 527-1100
- SOLID WASTE DISPOSAL:**
 7801 SOUTHERN ROAD
 FORT CHARLOTTE, FL 33980
 PHONE: (941) 529-1100



GENERAL LOCATION MAP

LOCATION MAP
 SECTION 17, 18, 19, 20, TOWNSHIP 42S SOUTH,
 RANGE 23E EAST
 CHARLOTTE COUNTY, FLORIDA

SITE INFORMATION

PROJECT AREA: 880.74 AC (TOTAL)
 262.56 AC (PHASE 1)
ZONING: RESIDENTIAL, MULTIFAMILY
CURRENT ZONING:
PROPOSED USE:

PROJECT CONTACTS

- CIVIL ENGINEER:**
 BANKS ENGINEERING
 CLAYTON W. REBO, P.E. PROJECT MANAGER
 4181 TAMPAI TRAIL, BLDG 5 UNIT 501
 FORT CHARLOTTE, FL 33982
 PHONE: (941) 823-1183
- SEWER:**
 BANKS ENGINEERING
 HOWARD R. RITZ, P.E.
 4181 TAMPAI TRAIL, BLDG 5 UNIT 501
 FORT CHARLOTTE, FL 33982
 PHONE: (941) 823-1183
- ENVIRONMENTAL:**
 ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC
 TAMMY LIBBY
 LANDSCAPE ARCHITECT
 SARA J. STONE, AIA
 P.O. BOX 494469
 FORT CHARLOTTE, FL 33949
 PHONE: (941) 521-7293
- 118 SARAGOYA CENTER BLVD
 FORT CHARLOTTE, FL 33982
 PHONE: (941) 548-1488**

BANKS ENGINEERING

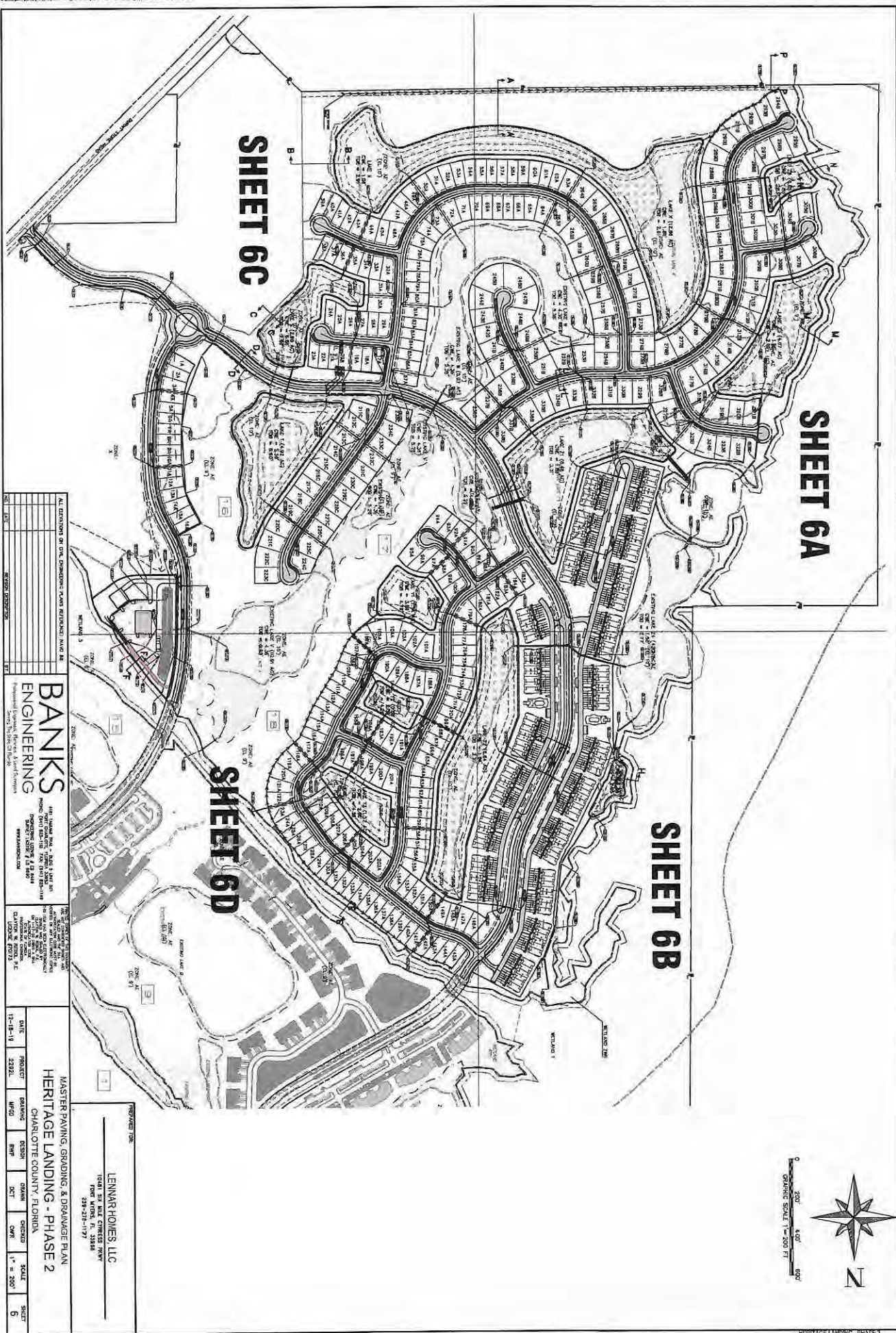
Professional Engineers, Planners, & Land Surveyors
 Serving the State of Florida
 4181 TAMPAI TRAIL - BLDG 5 UNIT 501
 FORT CHARLOTTE, FLORIDA 33982
 PHONE: (941) 823-1183 FAX: (941) 623-1149
 D SURVEY LICENSE # LA 66880
 WWW.BANKSINC.COM

SHEET LIST TABLE

SHEET #	SHEET TITLE
1	COVER
2	AERIAL & EXISTING CONDITIONS
3	GENERAL NOTES & SPECIFICATIONS
4	GENERAL NOTES & LEGEND
5	OVERALL MASTER SITE PLAN
6	MASTER PAVING, GRADING, & DRAINAGE PLAN
6A	PAVING, GRADING, & DRAINAGE PLAN - 1
6B	PAVING, GRADING, & DRAINAGE PLAN - 2
6C	PAVING, GRADING, & DRAINAGE PLAN - 3
6D	PAVING, GRADING, & DRAINAGE PLAN - 4
7	PAVING, GRADING, & DRAINAGE DETAILS
7A	STORM STRUCTURE TABLE
7B	CONTROL STRUCTURE DETAIL
8	TYPICAL CROSS SECTIONS - 1
8A	TYPICAL CROSS SECTIONS - 2
9	BEST MANAGEMENT PRACTICES PLAN
10	BEST MANAGEMENT PRACTICES DETAILS

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 SHEET: 1010
 DRAWN BY: CLAYTON W. REBO, P.E.
 CHECKED BY: CLAYTON W. REBO, P.E.
 LICENSE # 27013

NO.	DATE	REVISION



SHEET 6A

SHEET 6B

SHEET 6C

SHEET 6D



0 200 400 600
GRAPHIC SCALE 1" = 200 FT

ALL DIMENSIONS IN FEET UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

NO.	DATE	REVISIONS

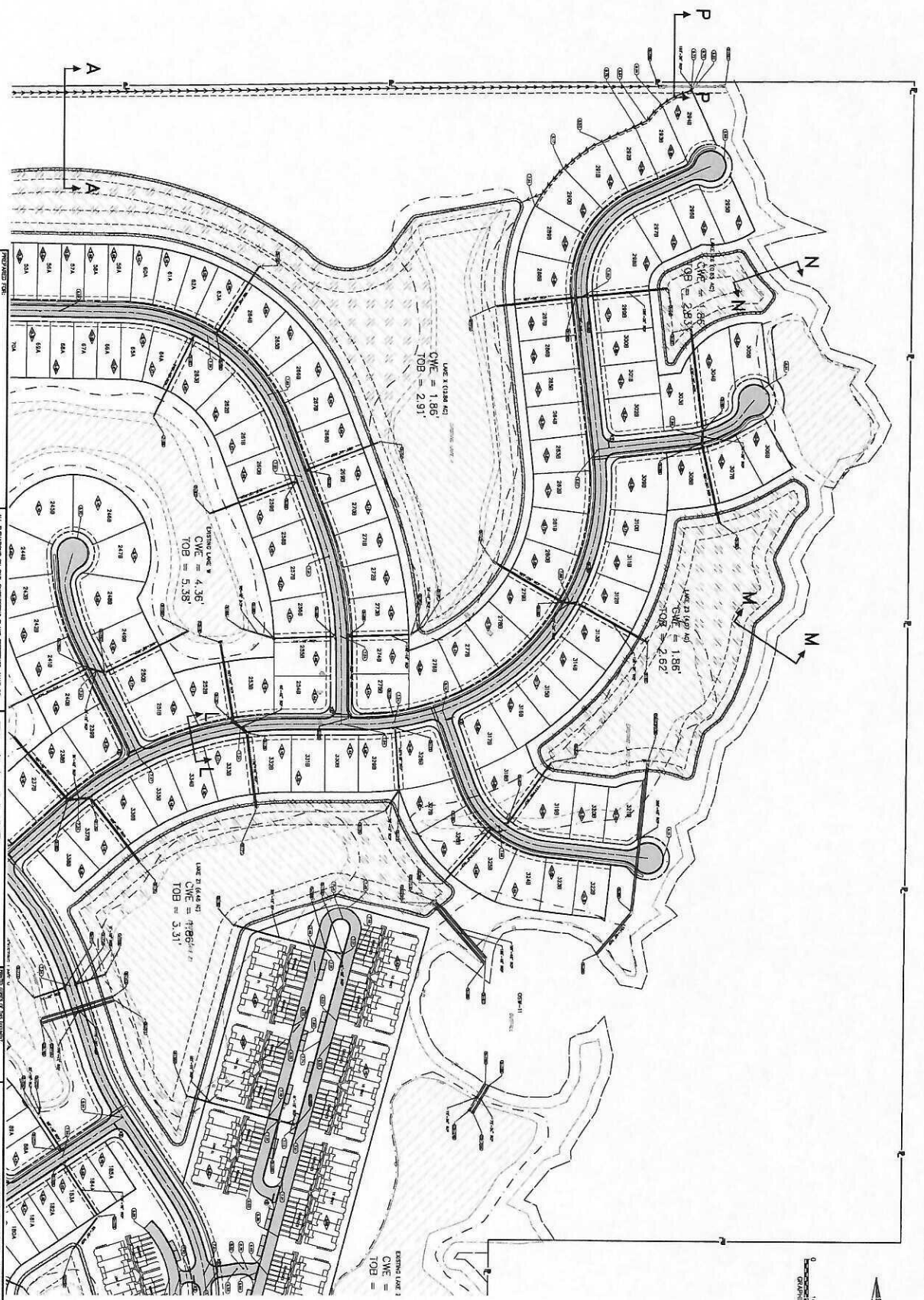
BANKS ENGINEERING
 4415 LINDALE ROAD, SUITE 201, FORT WORTH, TEXAS 76116
 PHONE: 817.335.1111 FAX: 817.335.1111
 PROJECT: HERITAGE LANDING - PHASE 2
 SHEET: 6A, 6B, 6C, 6D
 www.banks-engineering.com

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DATE	PROJECT	DRAWN	CHECKED	SCALE	SHEET
11-18-19	32321	RMP	DMV	1" = 200'	6

LENMAR HOMES, LLC
 1001 37th STREET NORTH
 FORT WORTH, TEXAS 76107
 817.335.2121

MASTER PAVING, GRADING, & DRAINAGE PLAN
 HERITAGE LANDING - PHASE 2
 CHARLOTTE COUNTY, FLORIDA



LENMAR HOMES, LLC
 10415 STATE CROSS ROAD
 FORT WORTH, TX 76184
 281-778-1177

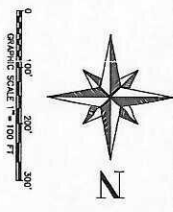
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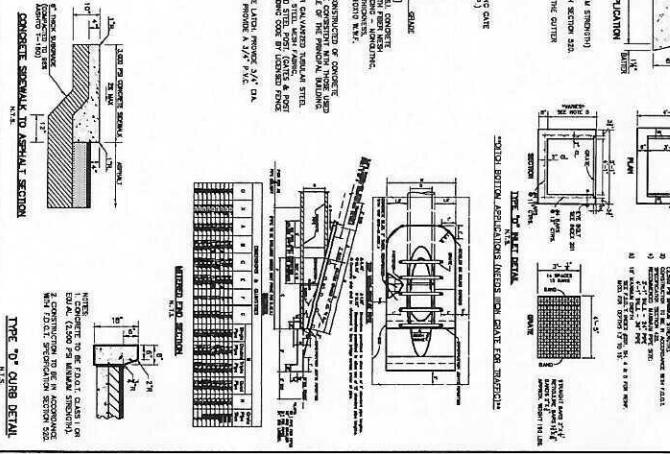
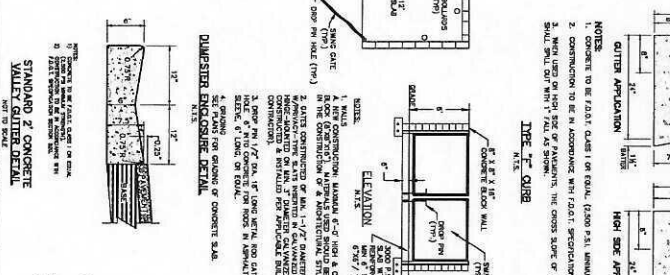
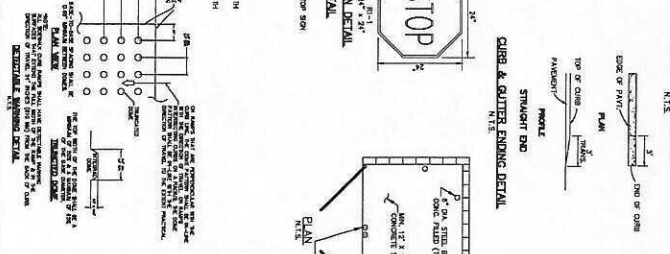
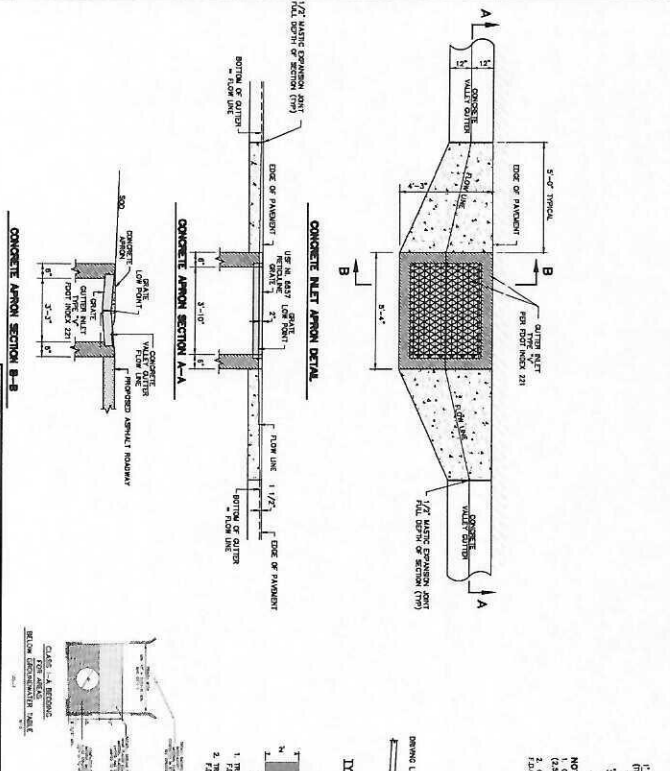
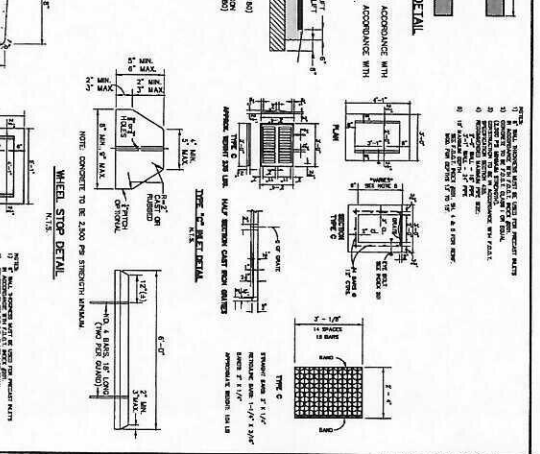
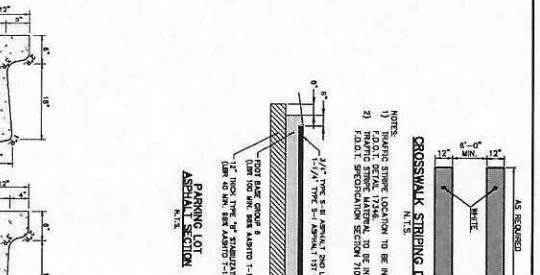
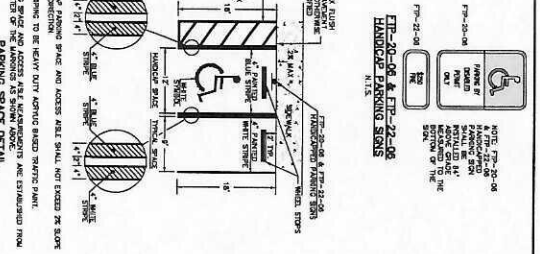
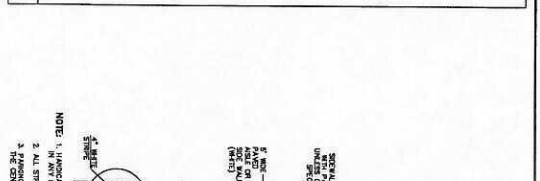
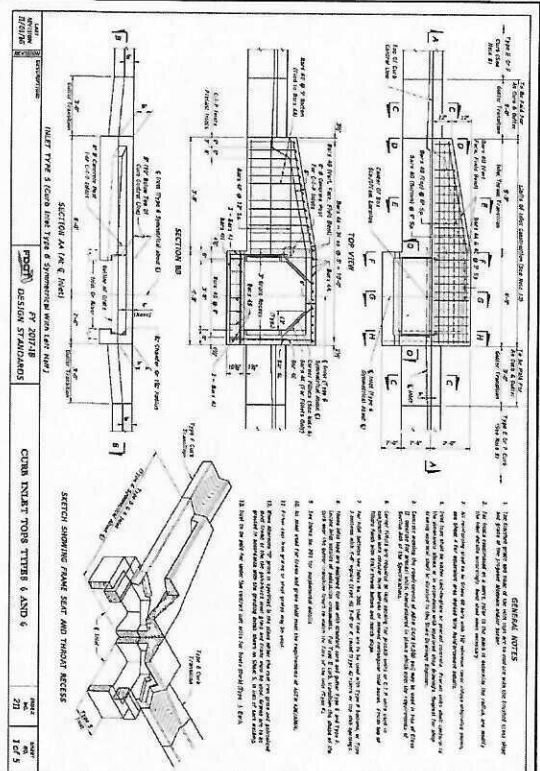
NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT

BANKS ENGINEERING
 1418 THUNDER ROAD, SUITE 100
 FORT WORTH, TEXAS 76104
 PHONE: (817) 551-1111 FAX: (817) 551-1114
 WWW.BANKSENG.COM
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10073

DATE: 11-18-11
 PROJECT: 22921
 DRAWING: HQ-1
 DESIGN: HWP
 DRAIN: DCT
 CHECKED: CWR
 SCALE: 1" = 100'
 SHEET: 6A

PAVING, GRADING, & DRAINAGE PLAN - 1
HERITAGE LANDING - PHASE 2
 CHARLOTTE COUNTY, FLORIDA



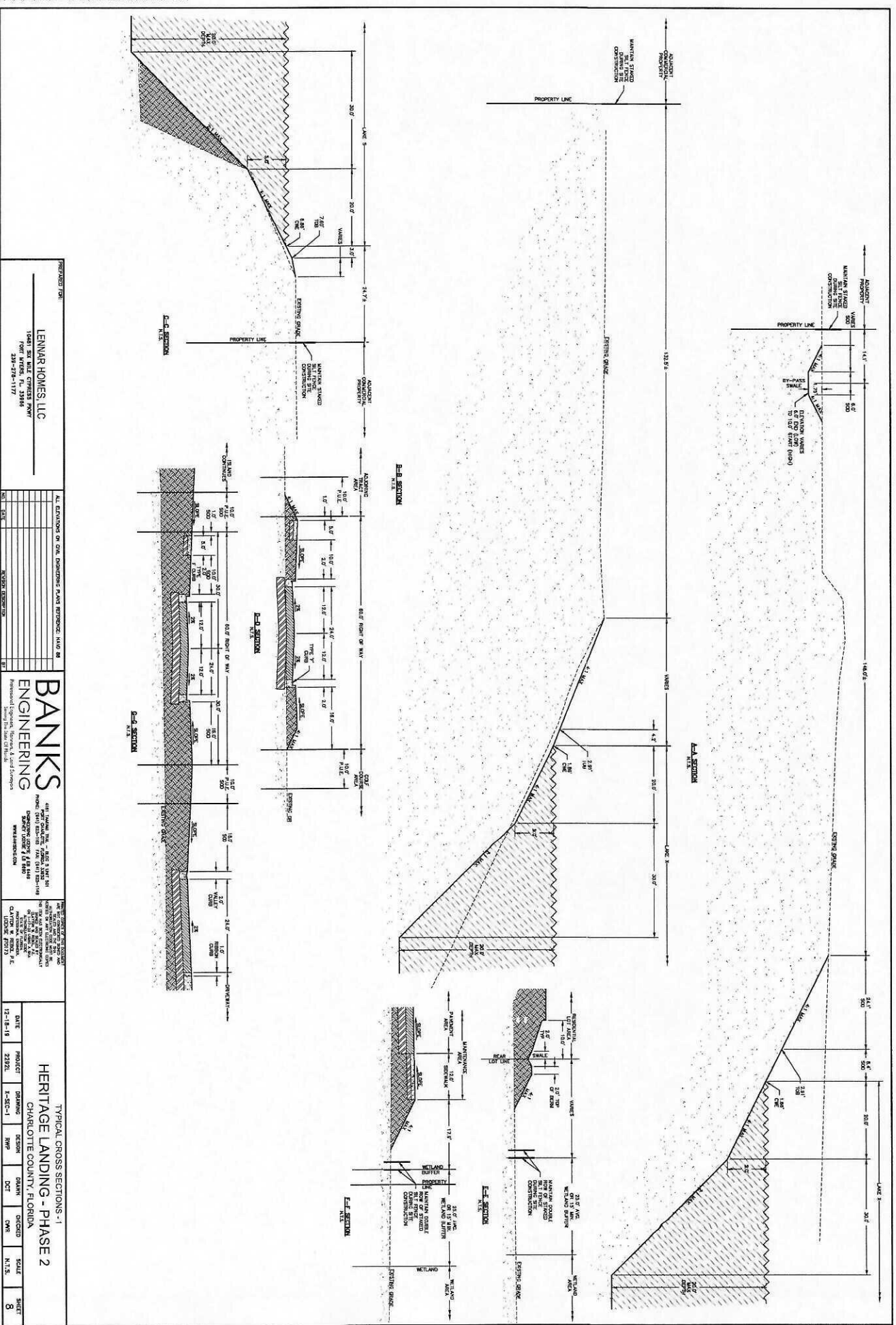


LENNAH HOMES, LLC
 10001 W. STATE ROAD 70
 PORT WORTH, FL 33848
 239-274-1177

BANKS ENGINEERING
 401 N. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 (954) 561-1111
 Professional Engineers, Surveyors & Land Surveyors
 License No. 12000
 Survey License No. 12000

HERITAGE LANDING - PHASE 2
 CHARLOTTE COUNTY, FLORIDA

DATE: 12-18-19
 PROJECT: 2224L
 DRAWING: "CON-01"
 DESIGN: RHP
 CHECK: DCT
 CDR: CBR
 SHEET: 7



PREPARED FOR:
LENNAR HOMES, LLC
 15481 SW BLUE CROSS AVENUE
 FORT MYERS, FL 33908
 239-770-1177

ALL DIMENSIONS IN FEET UNLESS OTHERWISE NOTED

NO.	DATE	DESCRIPTION
1	12-15-15	ISSUE FOR PERMIT

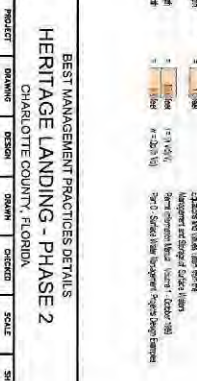
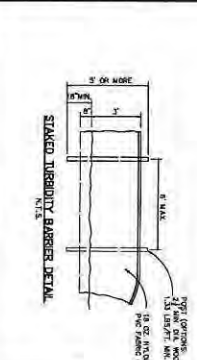
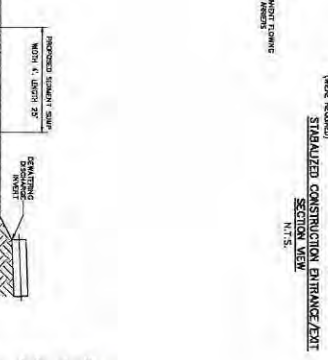
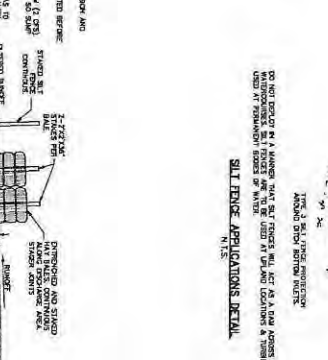
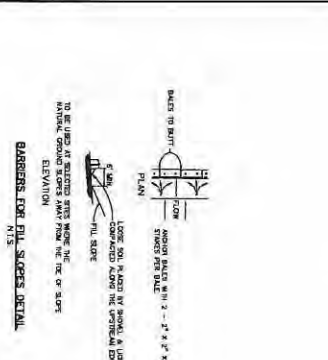
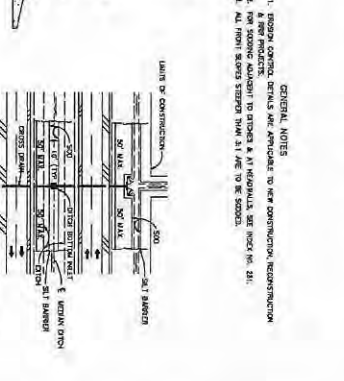
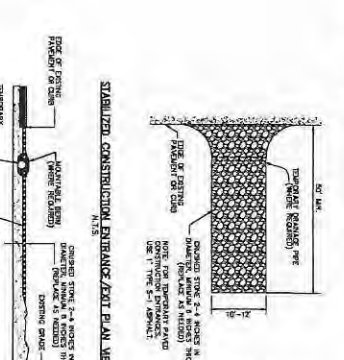
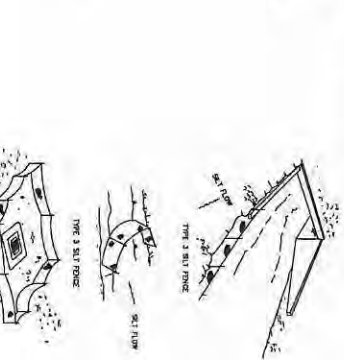
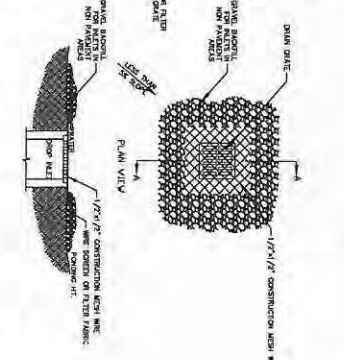
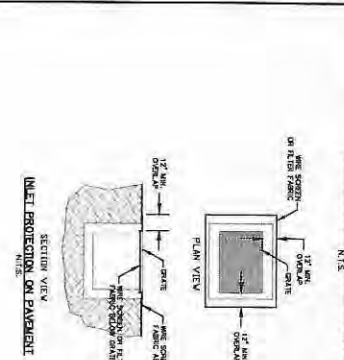
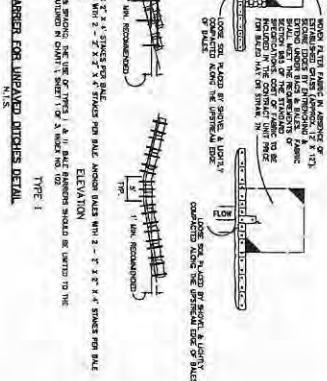
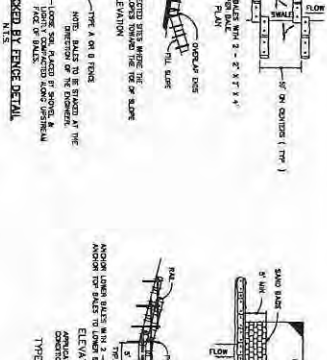
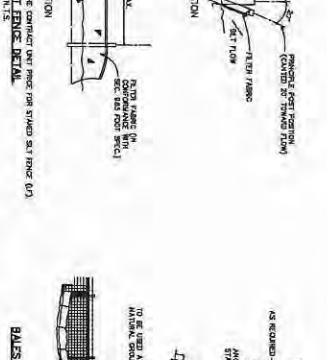
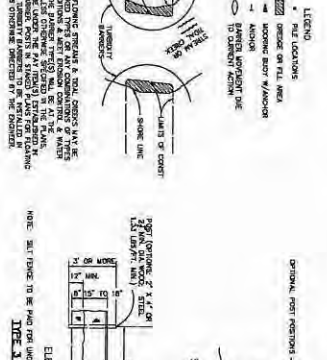
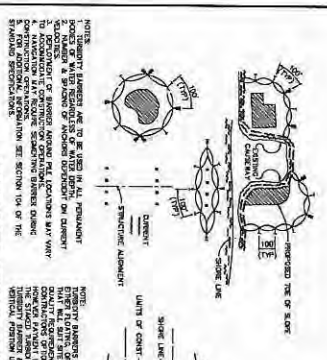
BANKS ENGINEERING
 1415 TOWNHALL DRIVE, SUITE 100
 FORT MYERS, FL 33908
 PHONE: 239-939-1111
 FAX: 239-939-1112
 WWW.BANKSENG.COM

THE PROFESSIONAL SEAL OF THE REGISTERED PROFESSIONAL ENGINEER IS REQUIRED FOR ALL DIMENSIONS AND NOTES ON THIS DRAWING. THE REGISTERED PROFESSIONAL ENGINEER'S SIGNATURE AND SEAL MUST BE PLACED ON THIS DRAWING.

TYPICAL CROSS SECTIONS - 1

HERITAGE LANDING - PHASE 2
 CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	REVISION	DATE	SHEET
12-15-15	23231	E-SEC-1	RWP	02/1	8



<p>APPROVED FOR:</p> <p>LENNAR HOMES, LLC</p> <p>1501 14TH ST, SUITE 1000 FORT LAUDERDALE, FL 33304 352-373-1177</p>		<p>ALL DIMENSIONS ON THE DRAWINGS SHALL BE TO FACE UNLESS OTHERWISE NOTED.</p>	
NO.	DATE	BY	REVISION
1	12-18-11	22921	ISSUE FOR CONSTRUCTION
<p>BANKS ENGINEERING</p> <p>4145 WINDY HILL, SUITE 200, FORT LAUDERDALE, FL 33407 PHONE: (954) 875-1111 FAX: (954) 875-1114 WWW.BANKSENG.COM 1000 W. UNIVERSITY BLVD., SUITE 1000, FORT LAUDERDALE, FL 33402 PHONE: (954) 875-1111 FAX: (954) 875-1114 WWW.BANKSENG.COM</p>			
<p>BEST MANAGEMENT PRACTICES DETAILS</p> <p>HERITAGE LANDING - PHASE 2</p> <p>CHARLOTTE COUNTY, FLORIDA</p>		DATE	PROJECT
DATE	PROJECT	DRAWING	DESIGN
12-18-11	22921	IMP-07	IMP
SCALE	SHEET	CAD	CAD
N.T.S.	10		