

ORDINANCE
NUMBER 2025 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) TO PD; A MAJOR MODIFICATION AMENDING EXISTING ORDINANCE NUMBER 2007-063 AND ORDINANCE NUMBER 2023-019; AND ADOPTION OF A REVISED GENERAL PD CONCEPT PLAN; IN ORDER TO ALLOW A RESIDENTIAL DEVELOPMENT UP TO 715 RESIDENTIAL UNITS (A REDUCTION OF 179 RESIDENTIAL UNITS), REQUIRING A TRANSFER OF 371 DENSITY UNITS ABOVE THE BASE DENSITY OF 344 UNITS; ADOPTING A REVISED GENERAL PD CONCEPT PLAN; FOR PROPERTY LOCATED AT 26901 OR 27001 ZEMEL ROAD, ON THE SOUTH SIDE OF ZEMEL ROAD AND SOUTHEAST OF BURNT STORE ROAD, IN THE PUNTA GORDA AREA AND WITHIN THE BOUNDARY OF THE BURNT STORE AREA PLAN AREA; CONTAINING 334.38± ACRES; COMMISSION DISTRICT II; PETITION PD-25-10; APPLICANT: ZEMEL LAND PARTNERS LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, December 9, 2025, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-25-10, submitted by applicant, Zemel Land Partners LLC ("Applicant"), which requested a rezoning from Planned Development (PD) to PD; a major modification to the existing Ordinance Number 2007-063 and Ordinance Number 2023-019; and adoption of a revised General PD Concept Plan; in order to allow for a residential development up to 715 residential units (a reduction of 179 residential units); requiring a transfer of 371 density units above the base density of 344 units; for property located on the south side of Zemel Road and southeast of Burnt Store Road, in the Punta Gorda area and within the boundary of the Burnt Store Area Plan area, containing 334.38± acres;

Commission District II; and more particularly described in Exhibit "A" attached hereto ("Property"); and

WHEREAS, Petition PD-25-010 was heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis provided by County Staff and the evidence presented to the P&Z Board, the P&Z Board recommended approval on November 10, 2025; and

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board finds that approval of Petition PD-25-10 is consistent with the County's Comprehensive Plan, and that it meets the requirements for rezoning; and

WHEREAS, based on the above findings, the Board finds that the Petition satisfies the requirements of Section 125.66, F.S. and that it is in the best interests of the County and its citizens to approve Petition PD-25-10.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Charlotte County, Florida:

SECTION 1. The following petition, made by applicant, Zemel Land Partners LLC for an amendment to the Charlotte County Zoning Atlas is hereby approved subject to the conditions contained in the attached Exhibit "B":

Petition PD-25-10 requesting rezoning from Planned Development (PD) to PD; a major modification to the existing Ordinance Number 2007-063 and Ordinance Number 2023-019; and adoption of a revised General PD Concept Plan; to allow for a residential development up to 715 residential units; requiring a transfer of 371 density units above the base density of 344 units; for property located at 26901 or 27001

Zemel Road, on the south side of Zemel Road and southeast of Burnt Store Road, in the Punta Gorda area and within the boundary of the Burnt Store Area Plan area; containing 334.38± acres; Commission District II, Charlotte County, Florida, and more particularly described in Exhibit "A" attached hereto.

SECTION 2. That the zoning for this property shall run with the property and shall apply to any subsequent owners, heirs and assigns.

SECTION 3. This Ordinance shall take effect upon filing in the Office of the Secretary of State, State of Florida.

[SIGNATURE PAGE FOLLOWS]

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

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
_____, 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
LR2025-0883

Handwritten signature: JKW

OF A PARCEL OF LAND LYING IN
SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

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BANKS
ENGINEERING

441 Tulelake Blvd. - Tule Lake, CA 95321
Phone (916) 836-0000 Fax (916) 836-0001
E-mail: info@tulelake.org
Web: www.tulelake.org

BOUNDARY SURVEY
E. 1/2 OF SEC. 28, TWP. 42 S., RGE. 23 E.
CHARLOTTE COUNTY, FLORIDA

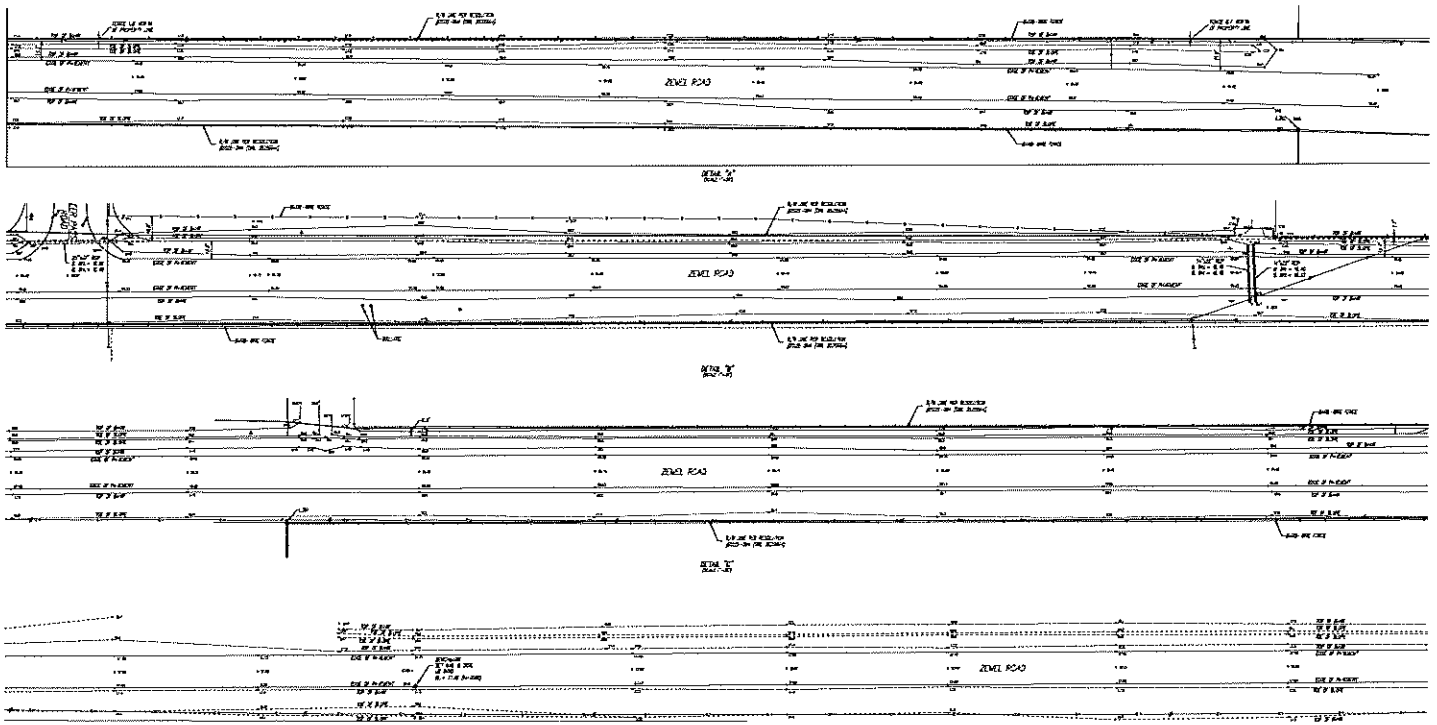
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GRAPHIC SCALE 1" = 50'

SURVEY PLAT

OF A PARCEL OF LAND LONG IN
SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



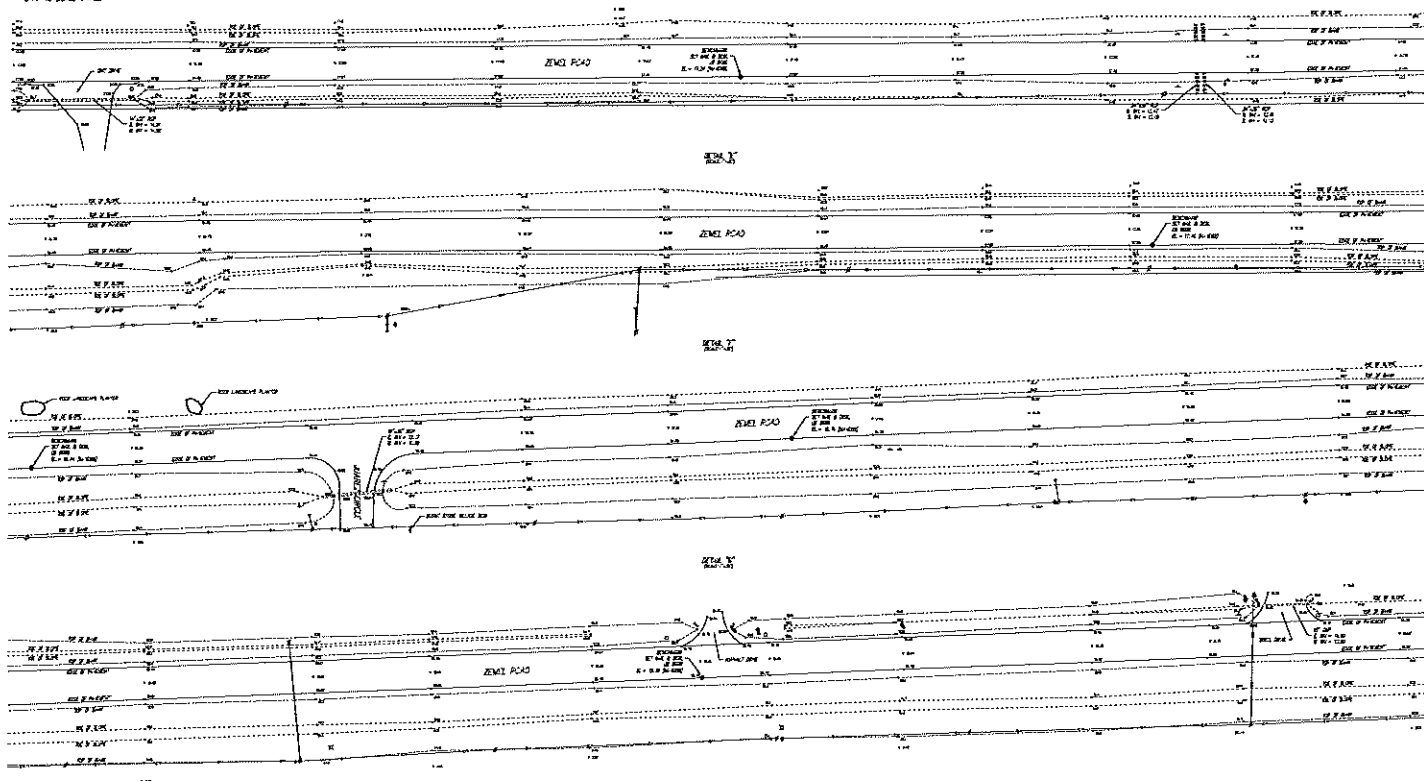
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DATE	10/1/2011
BY	J. B. BANKS
CHECKED	J. B. BANKS
APPROVED	J. B. BANKS
SCALE	1" = 50'
SHEET	3 of 6

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BOUNDARY & TOPOGRAPHIC SURVEY					
E. 1/2 OF SEC. 28, TWP. 42 S., RGE. 23 E.					
CHARLOTTE COUNTY, FLORIDA					
DATE	PROJECT	STATUS	SECTION	SCALE	SHEET
10/1/2011	32184	32184-02	28	1" = 50'	3 of 6



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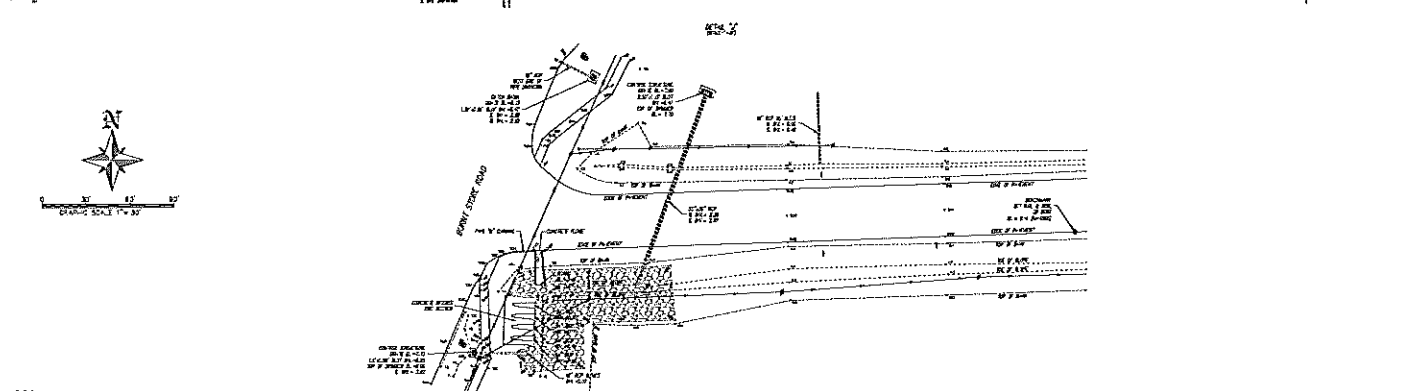
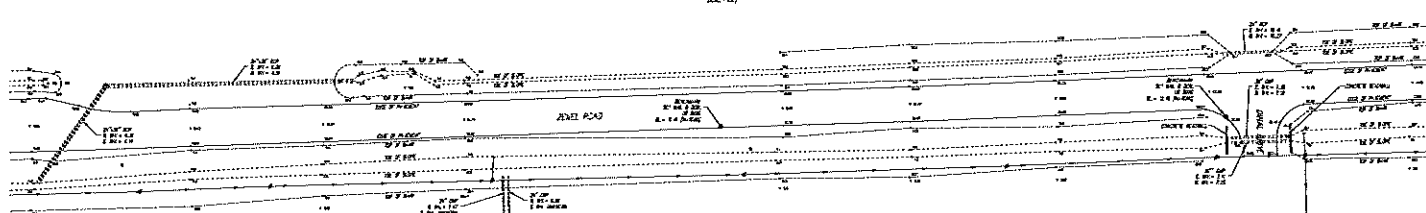
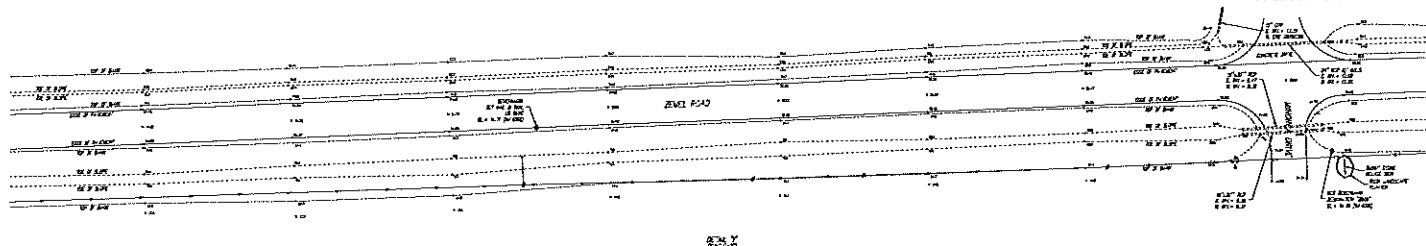
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ENGINEERING

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BOUNDARY & TOPOGRAPHIC SURVEY
E. 1/2 OF SEC. 28, TWP. 42 S., RGE. 23 E.
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	REVISION	BY	CHECKED	SCALE	SHEET
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SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



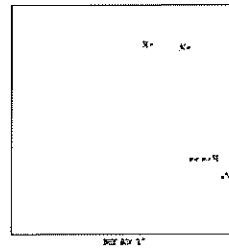
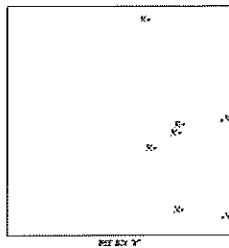
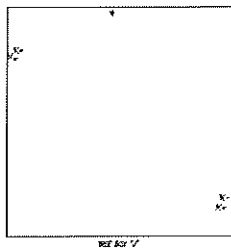
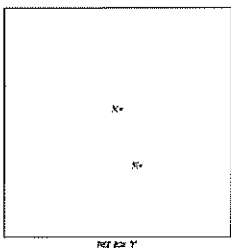
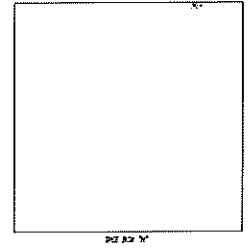
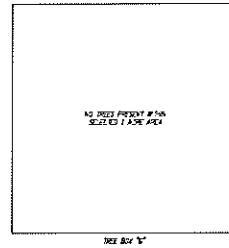
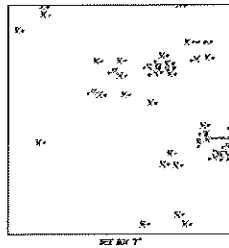
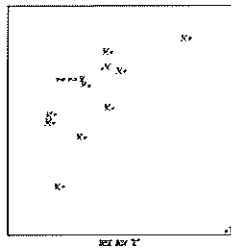
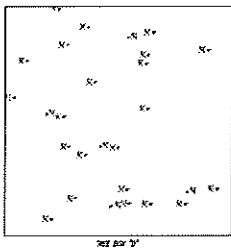
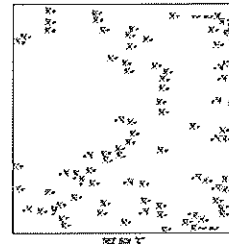
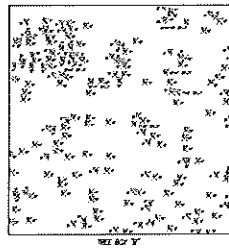
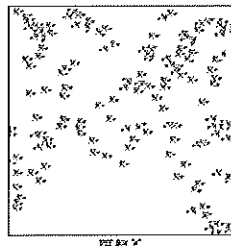
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10000 E. 15th Ave., Suite 100
Denver, CO 80231
(303) 751-1000

BOUNDARY & TOPOGRAPHIC SURVEY
E. 1/2 OF SEC. 28, TWP. 42 S., RGE. 23 E.

CHARLOTTE COUNTY, FLORIDA							
DATE	FILED IN	BOOK	PAGE	INDEXED	FILED	SCALE	SHEET
5/31/72	32134	32-3A-28		1	123	1"=30'	5 of 6

OF A PARCEL OF LAND LYING IN
SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLIE COUNTY, FLORIDA




FREE BAKERY
FREE BAKERY AND PASTRYCERY WITH THE MEAT (20% OFF) FOR ALL NEW AND OLD CUSTOMERS OF BAKERY
BREAD AT THE NEW 10% OFF (10% OFF) FOR ALL NEW AND OLD CUSTOMERS OF BAKERY

[illegible][illegible]

NEW LISTING

 PAVE THE WAY 8" x 6" BEAM (24' x 12')

 PAVE THE WAY 8" x 6" BEAM (24' x 12')

 **PAVE THE WAY 8" x 6" BEAM (24' x 12')**

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BOUNDARY & TOPOGRAPHIC SURVEY
E. 1/2 OF SEC. 28, TWP. 42 S., RGE. 23 E.
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DEPTH	EVIDENCE	SCALE	SHEET
5/7/21	32-58	37-54-58		5	CR	1"=40'	6 of 6

**Petition PD-25-10, Revisions to the PD Conditions
Established Via Ordinance Numbers 2023-019 & 2007-063**

This proposed development shall comply with all applicable requirements as set forth in Charlotte County's Code of Laws and Ordinances. In addition, the following shall apply:

- a. Development on the subject property shall occur as generally illustrated in the General PD Concept Plan (Attachment 1: Reverie At Firelight PD Concept Plan) submitted by the applicant, prepared by Banks Engineering Atwell, dated March 29, 2007 April 21, 2025, revised and signed October 22, 2025, and except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the Site Plan Review comments of recommendation of approval per the letter dated June 27, 2025, are required to be met as applicable. Such General PD Concept Plan (DRC-25-078) shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD). the Development Review Committee (DRC) conditions of approval per letter dated July 2, 2007 are required to be met. The open habitat space wetland/wetland buffer area shall be no less than 158.32 152.01± acres. The PD Concept Plan includes 34.44± acres of lake area. Areas indicated for single-family development and multi-family development will be developed as such. Revisions consistent with the notes on the approved PD Concept Plan shall be permitted. Residential development standards shall be as indicated on the PD Concept Plan, with minor modifications allowed only to increase lot sizes.
- b. The subject property currently retains 33-344 units of density. The applicant is proposing to develop a total of 894-715 units including 714 multi-family units and 180 single-family units. The mix of multi-family units and single-family units may be changed consistent with the PD Concept Plan. If more than 356 single family units are proposed, the applicant shall submit a revised Traffic Impact Statement and proportionate share analysis. Any residential development above 344 units shall require transferred density units. The subject property shall require 861 units of transferred density. The transfer of density units must be approved by the Board of County Commissioners subject to the County's Land Development Regulations 3-9-150: Transfer of Density Units, as may be amended, prior to Final Detail Site Plan or Preliminary Plat approval Preliminary Plat application or Final DRC application, whichever shall occur first.
- c. No development shall occur prior to Final DRC Detail Site Plan approval, which will be scheduled on the Board of County Commissioners land use consent agenda.
- d. Permitted uses and accessory uses.
 - i. Single-family homes attached or detached.
 - ii. Multi-family.
 - iii. Townhouse.
 - iv. Amenities such as clubhouse, community pool, tennis court or other similar non-commercial recreational uses and structures.
 - v. Community garden.
 - vi. Park, public or not-for-profit.



- vii. Accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted within this development, including, but not limited to:
- 1) Accessory structures, including, but not limited to, garages, carports and sheds.
 - 2) Fences or walls.
 - 3) Swimming pools, tennis court or other similar non-commercial recreational uses and structures.
- ~~c. The developer shall minimize impervious surfaces within the development wherever practicable.~~
- ~~d.e. A development time line and phasing plan for the entire PD shall be submitted prior to Final DRC Detail Site Plan approval. A monitoring report shall be submitted annually from the day of Final DRC Detail Site Plan approval until buildout, identifying the development activities which occurred during the past year and summarizing current and previous year statistics (as applicable).~~
- ~~e.f. The maximum building height for residential development is 38 feet from the base flood elevation. The maximum building height within the recreation area is 40-38 feet from the base flood elevation.~~
- ~~f.g. The roadways for this development shall be constructed to Charlotte County standards. If the roadways for this development are to be private, following Final DRC Detail Site Plan approval, the developer, and subsequently, the homeowner's association the Firelight East Community Development District, is required to maintain all private roads within the development area.~~
- ~~g.h. The development must utilize potable water and sanitary sewer utilities. The potable water and sanitary sewer lines must be connected to the site before any certificates of occupancy shall be issued. The developer must also extend re-used water utility lines along with the potable water and sanitary sewer lines throughout the development. A developer's agreement with Charlotte County Utilities for the extension of potable water, sanitary sewer, and re-use lines must be approved by the Board of County Commissioners prior to the final DRC application for any phase of development.~~
- ~~h.i. The site shall be developed with a unified landscaping theme. Only Florida Friendly plantings and/or xeriscaping shall be allowed for landscape plantings within the common areas. The developer shall also make every effort to ensure that residential property owners within the development also utilize Florida Friendly plantings and xeriscape landscaping. The applicant shall institute an education program for all homeowners on the correct use of pesticides, herbicides, and fertilizers. A partnership with the Cooperative Extension Service of the University of Florida to interact with the Florida Yards and Neighborhoods program is encouraged. Only natural organic or other slow release forms of fertilizers shall be utilized throughout the development.~~
- ~~i. All landscaping must be irrigated as necessary to ensure survival. When made available by the Utility, non-potable water shall be utilized for common area and private irrigation throughout the development. The developer is encouraged to construct grey water retention basins on site if at all possible. The developer, a~~

- homeowner's association, community development district or similar entity, is required to maintain all common areas within the development area.
- j. ~~The development must comply with Chapter 3-2, Article IX, Tree Requirements, of the Charlotte County Code.~~ All heritage trees shall be preserved unless the applicant can provide substantial evidence that such preservation will cause the development of the site to be severely hindered. Should any heritage tree be removed, the applicant will plant a sufficient number of trees of the same species to equal the girth of the tree removed. These trees will not be counted as part of the points needed for development but in addition to those trees needed for points.
 - k. Habitat management plan (Attachment 2: Native Habitat Management Plan) shall be implemented to make sure that the onsite wetland identified as "wetland area" on the General PD Concept Plan (Attachment 1) shall be restored and preserved in perpetuity.~~The developer shall maintain hydrogeology to all of the wetlands. The project must comply with Chapter 3-5, Article XV, Upland Buffer Zone requirements of the County Code.~~ A naturally vegetated upland buffer zone shall be preserved along the perimeter of all wetlands and natural surface waters to the edge of development. The buffer shall be a minimum of fifteen (15) feet and average twenty-five (25) feet in width as measured from the landward limit of the wetland or surface water. Signage as shown on the proposed habitat management plan (Attachment 2: Native Habitat Management Plan) shall be required to advise residents of the conservation status of the preserves and such signs shall be identified on the Final Detail Site Plan and be placed along the perimeter of the preserves, particularly where they abut development.
 - ~~l. A Conservation Easement preserving in perpetuity all wetlands and associated buffer uplands in the area shall be granted to the County or the Southwest Florida Water Management District. A copy of the easement shall be sent to the County Attorney's Office and Comprehensive Planning Section of the Community Development Department for review and approval prior to being filed with the Clerk of the Circuit Court. The filing shall be completed prior to Preliminary Plat application or Final DRC application, whichever shall occur first.~~
 - l. There shall be one full access entrance located on Zemel Road, and one pedestrian/vehicle access to the property located immediately to the west, which are shown on the General PD Concept Plan (Attachment 1). An emergency access point on Zemel Road is required unless one pedestrian/vehicle access to the property located immediately to the west is built and provides an alternative access to Zemel Road. The exact locations for these access points will be determined during the Final Detail Site Plan review stage. With respect to the site related improvements and other items, County Transportation staff reserve the right to make additional comments at the time of Final Detail Site Plan review.
 - m. Prior to Final Detail Site Plan approval, the applicant shall be required to meet concurrency per Article XIV. Concurrency Management. As to transportation concurrency, the applicant shall be required to account for project traffic and previously approved developments which have reserved capacity in the roadway level of service analysis. If the level of service (LOS) falls below the adopted minimum standard due to the proposed development traffic, a proportionate share analysis may be required to satisfy concurrency.~~A developer's agreement to fund~~

~~the widening the Burnt Store Road shall be finalized and approved prior to the final DRG application for any phase of development.~~

m.n. At the Final Detail Site Plan for any phase of the development submittal, the developer shall prepare an updated traffic impact study to include a signal warrant at the intersection of Burnt Store Road and Zemel Road. If signal warrants are met at the intersection of Burnt Store Road and Zemel Road, and before a certificate of occupancy for any project phase can be issued, the traffic signal development shall be memorialized in a developer's agreement acceptable to the County.

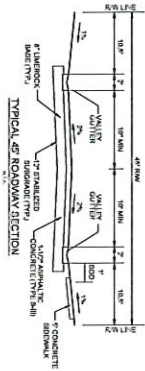
n.o. Landscaping and Buffer requirements:

- i. At a minimum, the 25-foot PD setback for the property boundary adjacent to Zemel Road shall be landscaped.
- ii. At a minimum, a type B buffer must be placed within the 25-foot PD setback along the northern, eastern, and western portion of the property lines except for wetland area which are adjacent to the property zoned AE.
- iii. At a minimum, a type B Buffer must be placed within the multi-family development area which is adjacent to internal single-family development.
- iv. At a minimum, a type C buffer must be provided around the recreation area as it considered to be similar to an "active use park". ~~The applicant must comply with Chapter 3-5, Article XVIII, Landscaping and Buffer Requirements, of the County Code.~~
- v. ~~The developer is required to remove exotic/nuisance species from the subject property.~~
- o. ~~The developer shall obtain stormwater approval prior to final DRG approval. Applicable SWFWMD and Army Corp. permits must be obtained prior to the commencement of development. All stormwater facilities must be designed to protect groundwater and surface water resources.~~
- p. The developer is required to provide a sidewalk throughout the subject site, with a minimum width of five (5)-feet along at least one side of all internal roadways. An eight (8)-foot wide bicycle/pedestrian trail is required along the northern property line on Zemel Road or enter into an agreement with the County addressing the sidewalk construction or payment in lieu of construction. All sidewalks shall be shown on Final Detail Site Plan. The developer shall coordinate with the Department of Public Works. ~~The sidewalk must be completed at the time of the 50% completion of the residential development.~~
- q. The recreation amenity areas shall be a total of 7.143.62± acres and will contain a clubhouse with a swimming pool together with other amenities such as a basketball court, tennis courts, and a parking area. The final design of the recreation amenity area shall be determined at Final Detail Site Plan approval. The clubhouse shall be built to the highest wind-bearing loads required by Charlotte County and will be made available for use as a post-storm hurricane refuge to the proposed neighborhood following a natural disaster. It is understood that the clubhouse will not be able to accommodate all residents of the community.
- r. Regarding the school concurrency issues:
 - i. If the school concurrency process is still required under a valid interlocal agreement, prior to Final Detail Site Plan or Final Plat approval for any residential development for any Phases, the applicant/property owner must

obtain a School Concurrency Availability Determination Letter (SCADL) from Charlotte County Public Schools (CCPS) indicating that sufficient capacity exists or has been accounted for through a binding and enforceable agreement with CCPS to address school concurrency.

- ~~q.ii.~~ If an agreement is required, the terms of the agreement shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.
 - ~~r.~~ The applicant shall work with the Charlotte County Public Schools Transportation Department to provide a bus stop(s) and shelter(s) for the community. Should the pick up and drop off point be located at the entrance of the development, the developer shall allow for sufficient room for a parent drop-off and bus pick-up along with an adequate means for traffic circulation at the entrance. A shelter for the children is required at the pick-up area(s). This addition must be shown on the Final DRC plan for approval.
 - ~~s.~~ Any changes in the Concept Plan must receive a recommendation from the Natural Resources Planning Section and the Comprehensive Planning Section.
- ~~The developer shall install a sign at the end of the cul-de-sac in the northwest corner of the project informing residents that, in the future, a connection may be provided to the properties to the west of the site.~~

Attachment 1
General PD Concept Plan
Reverie At Firelight PD Concept Plan



PROPOSED MAXIMUM DENSITY: 75 UNITS / 33444 SQ.FT. = 2.24 UNITS / ACRE

PARKING REQUIREMENTS:

ALL RESIDENTIAL UNITS:	
REQUIRED	2.0 SPACES PER DWELLING UNIT
PROPOSED	2.0 SPACES PER DWELLING UNIT

AGENCY DATA:

PAVED FOR THE PROJECT ASSESSMENT AREA WILL BE PROVIDED AT THE TIME OF FINAL PERMIT. SITE MAP APPROVED BY CHESAPEAKE COUNTY LAND DEVELOPMENT RELATIONSHIP SECTION 3-2-79 AND PD CONDITIONS.

DISCOUNTS

UNIT PRICE INCLUDES: 12.000 kg of 100% = 8.800 Kč
Combined with 200 kg of 100% = 1.600 Kč
= 10.400 Kč / 12.200 kg = 852 Kč

= 10.400 Kč / 12.400 kg = 839 Kč

2.0. OPTIMIZATION SPACE

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DEVELOPMENT STANDARDS									
TYPE OF DEVELOPMENT	REQUIREMENTS	MINIMUM LOT AREA		MINIMUM LOT WIDTH		MINIMUM LOT DEPTH		MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK
		SQ. FT.	SQ. YD.	FEET	FEET	FEET	FEET		
1. SINGLE-FAMILY RESIDENTIAL	MIN. LOT AREA: 10,000 SQ. FT.	2,200	25.0	20.0	20.0	20.0	20.0	10.0	5.0
2. TWO-FAMILY RESIDENTIAL	MIN. LOT AREA: 12,000 SQ. FT.	2,400	27.7	22.0	22.0	22.0	22.0	11.0	6.0
3. THREE-FAMILY RESIDENTIAL	MIN. LOT AREA: 15,000 SQ. FT.	3,000	34.7	27.0	27.0	27.0	27.0	14.0	8.0
4. FOUR-FAMILY RESIDENTIAL	MIN. LOT AREA: 20,000 SQ. FT.	4,000	46.4	36.0	36.0	36.0	36.0	18.0	10.0
5. FIVE-FAMILY RESIDENTIAL	MIN. LOT AREA: 25,000 SQ. FT.	5,000	58.1	45.0	45.0	45.0	45.0	22.0	12.0
6. SIX-FAMILY RESIDENTIAL	MIN. LOT AREA: 30,000 SQ. FT.	6,000	69.7	54.0	54.0	54.0	54.0	27.0	15.0
7. SEVEN-FAMILY RESIDENTIAL	MIN. LOT AREA: 35,000 SQ. FT.	7,000	81.3	63.0	63.0	63.0	63.0	32.0	18.0
8. EIGHT-FAMILY RESIDENTIAL	MIN. LOT AREA: 40,000 SQ. FT.	8,000	93.0	72.0	72.0	72.0	72.0	36.0	20.0
9. NINE-FAMILY RESIDENTIAL	MIN. LOT AREA: 45,000 SQ. FT.	9,000	104.7	81.0	81.0	81.0	81.0	40.0	22.0
10. TEN-FAMILY RESIDENTIAL	MIN. LOT AREA: 50,000 SQ. FT.	10,000	116.4	90.0	90.0	90.0	90.0	45.0	24.0
11. ELEVEN-FAMILY RESIDENTIAL	MIN. LOT AREA: 55,000 SQ. FT.	11,000	128.0	99.0	99.0	99.0	99.0	50.0	26.0
12. TWELVE-FAMILY RESIDENTIAL	MIN. LOT AREA: 60,000 SQ. FT.	12,000	139.7	108.0	108.0	108.0	108.0	55.0	28.0
13. THIRTEEN-FAMILY RESIDENTIAL	MIN. LOT AREA: 65,000 SQ. FT.	13,000	151.4	117.0	117.0	117.0	117.0	60.0	30.0
14. FOURTEEN-FAMILY RESIDENTIAL	MIN. LOT AREA: 70,000 SQ. FT.	14,000	163.0	126.0	126.0	126.0	126.0	65.0	32.0
15. FIFTEEN-FAMILY RESIDENTIAL	MIN. LOT AREA: 75,000 SQ. FT.	15,000	174.7	135.0	135.0	135.0	135.0	70.0	34.0
16. SIXTEEN-FAMILY RESIDENTIAL	MIN. LOT AREA: 80,000 SQ. FT.	16,000	186.4	144.0	144.0	144.0	144.0	75.0	36.0
17. SEVENTEEN-FAMILY RESIDENTIAL	MIN. LOT AREA: 85,000 SQ. FT.	17,000	198.0	153.0	153.0	153.0	153.0	80.0	38.0
18. EIGHTEEN-FAMILY RESIDENTIAL	MIN. LOT AREA: 90,000 SQ. FT.	18,000	209.7	162.0	162.0	162.0	162.0	85.0	40.0
19. NINETEEN-FAMILY RESIDENTIAL	MIN. LOT AREA: 95,000 SQ. FT.	19,000	221.4	171.0	171.0	171.0	171.0	90.0	42.0
20. TWENTY-FAMILY RESIDENTIAL	MIN. LOT AREA: 100,000 SQ. FT.	20,000	233.0	180.0	180.0	180.0	180.0	95.0	44.0
21. TWENTY-ONE-FAMILY RESIDENTIAL	MIN. LOT AREA: 105,000 SQ. FT.	21,000	244.7	189.0	189.0	189.0	189.0	100.0	46.0
22. TWENTY-TWO-FAMILY RESIDENTIAL	MIN. LOT AREA: 110,000 SQ. FT.	22,000	256.4	198.0	198.0	198.0	198.0	105.0	48.0
23. TWENTY-THREE-FAMILY RESIDENTIAL	MIN. LOT AREA: 115,000 SQ. FT.	23,000	268.0	207.0	207.0	207.0	207.0	110.0	50.0
24. TWENTY-FOUR-FAMILY RESIDENTIAL	MIN. LOT AREA: 120,000 SQ. FT.	24,000	279.7	216.0	216.0	216.0	216.0	115.0	52.0
25. TWENTY-FIVE-FAMILY RESIDENTIAL	MIN. LOT AREA: 125,000 SQ. FT.	25,000	291.4	225.0	225.0	225.0	225.0	120.0	54.0
26. TWENTY-SIX-FAMILY RESIDENTIAL	MIN. LOT AREA: 130,000 SQ. FT.	26,000	303.0	234.0	234.0	234.0	234.0	125.0	56.0
27. TWENTY-SEVEN-FAMILY RESIDENTIAL	MIN. LOT AREA: 135,000 SQ. FT.	27,000	314.7	243.0	243.0	243.0	243.0	130.0	58.0
28. TWENTY-EIGHT-FAMILY RESIDENTIAL	MIN. LOT AREA: 140,000 SQ. FT.	28,000	326.4	252.0	252.0	252.0	252.0	135.0	60.0
29. TWENTY-NINE-FAMILY RESIDENTIAL	MIN. LOT AREA: 145,000 SQ. FT.	29,000	338.0	261.0	261.0	261.0	261.0	140.0	62.0
30. THIRTY-FAMILY RESIDENTIAL	MIN. LOT AREA: 150,000 SQ. FT.	30,000	349.7	270.0	270.0	270.0	270.0	145.0</	

18" MIN, 24" MAX
WETLAND BUFFER AREA

Know what's below.
Call before you dig.

ZEMEL LAND PARTNERS, LLC



Attachment 2
Native Habitat Management Plan

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Native Habitat Management Plan

Reverie at Firelight

October 2025

Introduction

The following Native Habitat Management Plan has been prepared to address the long-term management of the wetland and upland preservation areas for the proposed development.

The subject property is approximately 338.02 acres and size and is located east of Burnt Store Road and south of Zemel Road in Section 28, Township 42S, and Range 23E, Charlotte County. The project area in its current state is comprised of pine flatwoods habitats, shrub and brushland, wet prairie wetlands, hydric pine flatwoods, exotic wetlands, and wax myrtle willow wetlands.

I. Baseline Environmental Assessment

Preservation areas within the project are depicted on the attached habitat map. The wetland and upland habitats identified on this parcel are categorized using nomenclature found in the most recent edition of the Florida Department of Transportation's Florida Land Use Cover and Forms Classification System (FLUCCS).

II. Prohibited and Permissible Activities

Filling, dumping, construction of buildings, roads, billboards or other advertising, excavating, alternation, trimming, or removal of native vegetation within the preservation area will be prohibited except for restoration activities consistent with natural areas conservation management, the removal of dead trees and shrubs or leaning trees that could cause property damage, and activities conducted in accordance with a prescribed burn plan developed with the Florida Forest Service. For areas where the preserve abuts development, signage will be installed in the preserve stating no dumping, filling, etc.

III. Wildlife Protection

Any maintenance occurring in preservation areas will be conducted with consideration of listed species or wildlife utilization. Such protective measures may include pre-management censuses to identify the location of any listed species and their nests and/or burrows to avoid impacting them. If a listed species is observed nesting and/or denning during maintenance activities, the maintenance activities in that area will cease until the species in question vacates the area or an appropriate environmental professional or regulatory agency is contacted to provide additional guidance.

IV. Native Habitat Preservation and Management

A maintenance plan shall be implemented to ensure that the preserve area remain relatively free (<5% aerial coverage) of exotic and nuisance vegetation species and maintain a minimum 80% aerial coverage of desirable native vegetation species. The maintenance plan will consist of an initial exotic/nuisance vegetation treatment and removal event, with scheduled maintenance events to ensure that regrowth of exotic and nuisance vegetation is limited. All maintenance activities will be conducted via a combination of hand removal and in place treatment in conjunction with spray application of approved aquatic herbicides which can be used to selectively treat undesirable vegetation. No herbicide treatment of desirable native species is permitted.

V. Fortuitous Finds Policy

Land management activities will adhere to federal, state and local regulations regarding any historic resources found on site.



If evidence of the existence of historic resources is discovered or observed at development sites or during development activities after final approval, all work shall cease in the area of effect as determined by the Historical Advisory Committee. The developer, owner, contractor, or agent thereof shall notify the Historical Advisory immediately after finding any artifact of historical significance. Examples of such evidence include human remains, whole or fragmentary stone tools, shell tools, aboriginal or historic pottery, historic glass, historic bottles, bone tools, historic building foundations, shell mounds, shell middens, or sand mounds. The Director shall assess the significance of the finds within three working days of notification and suggest methods to mitigate any adverse effects so as to minimize delays in development activities.

If any human skeletal remains or associated burial artifacts are discovered at development sites or during development activity, all work in the area must cease, and the permittee must notify the nearest law enforcement office immediately and notify the Historical Committee.

VI. Monitoring Plan

To ensure that the preservation areas meet the success criteria described above, a Time Zero Monitoring Event will be conducted within 45 days of the initial exotic removal event. Subsequent monitoring events will be conducted annually for a period of no less than 5 years. If, at the end of five years, the preservation areas have met or exceeded the success criteria described above, monitoring requirement for the preservation area shall be suspended. However, additional monitoring may be required if the success criteria of native or invasive/nuisance plant coverage has not been achieved.

If assessment of the preserve areas demonstrates that the success criteria have been achieved, the responsible party shall provide written certification by an Environmental Scientist that the maintenance efforts have met applicable success criteria. If certification of success is not submitted or is not approved by the county, then annual monitoring shall continue until the criteria has been met and deemed successful. The monitoring program and any corrective actions to maintain the preserve area shall be at the sole expense of the property owners or developer.

The results of these monitoring events will be compiled in monitoring reports which will include:

- Qualitative overview of vegetation species present
- Percent coverage by exotic/nuisance vegetation
- Wildlife observations
- Permanent fixed-point photo stations
- Discussion of ongoing maintenance activities
- Identification of insufficiencies and recommendations of future remediation

Monitoring reports will be provided to the County within 45 days of the monitoring inspection events, unless an extension by Charlotte County is granted.

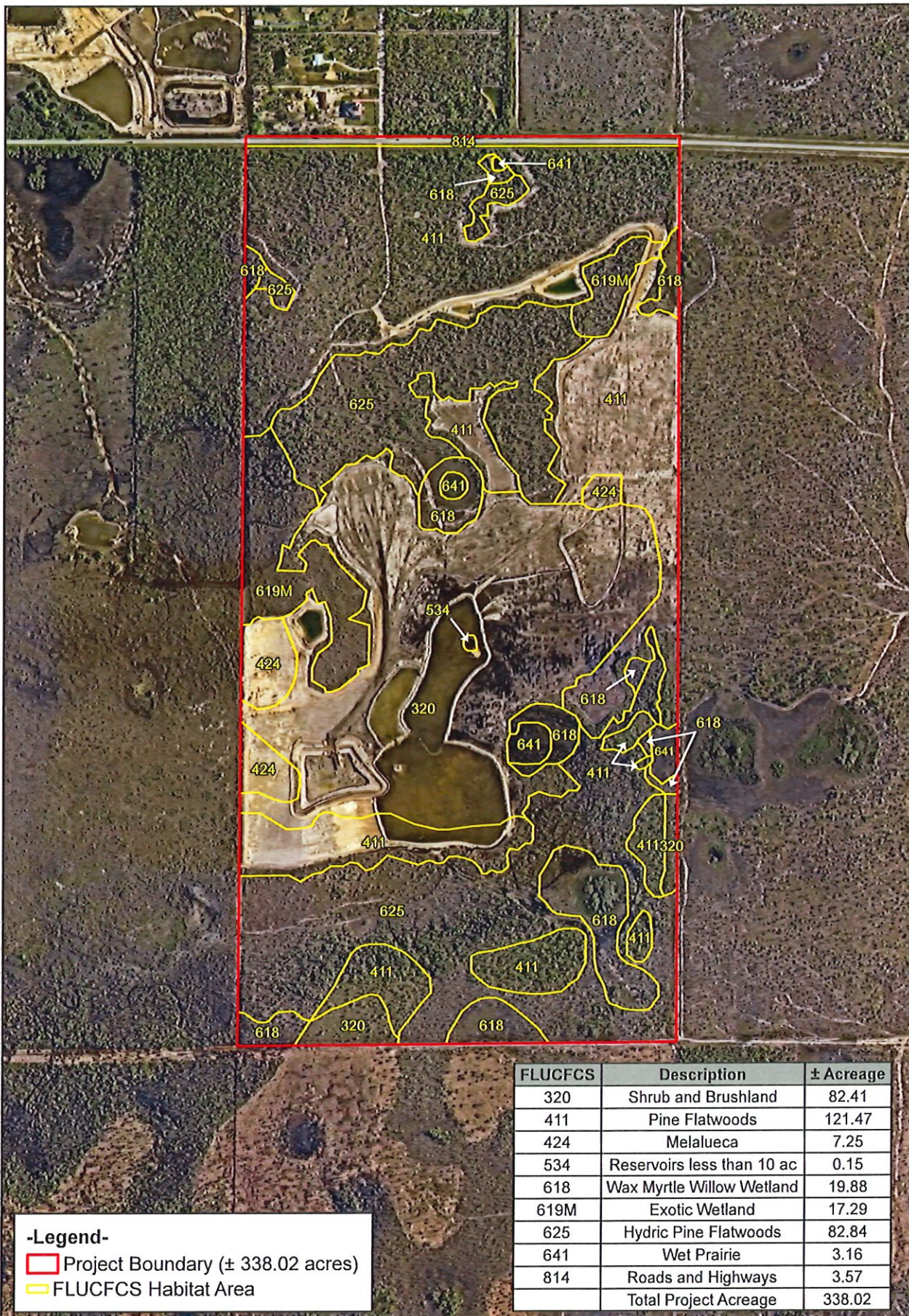
If you have any questions or if I can provide any additional clarification please feel free to contact me at 941-404-1639 and chris.kennedy@kimley-horn.com.



Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Kennedy".

Chris Kennedy
Environmental Scientist



Kimley»Horn

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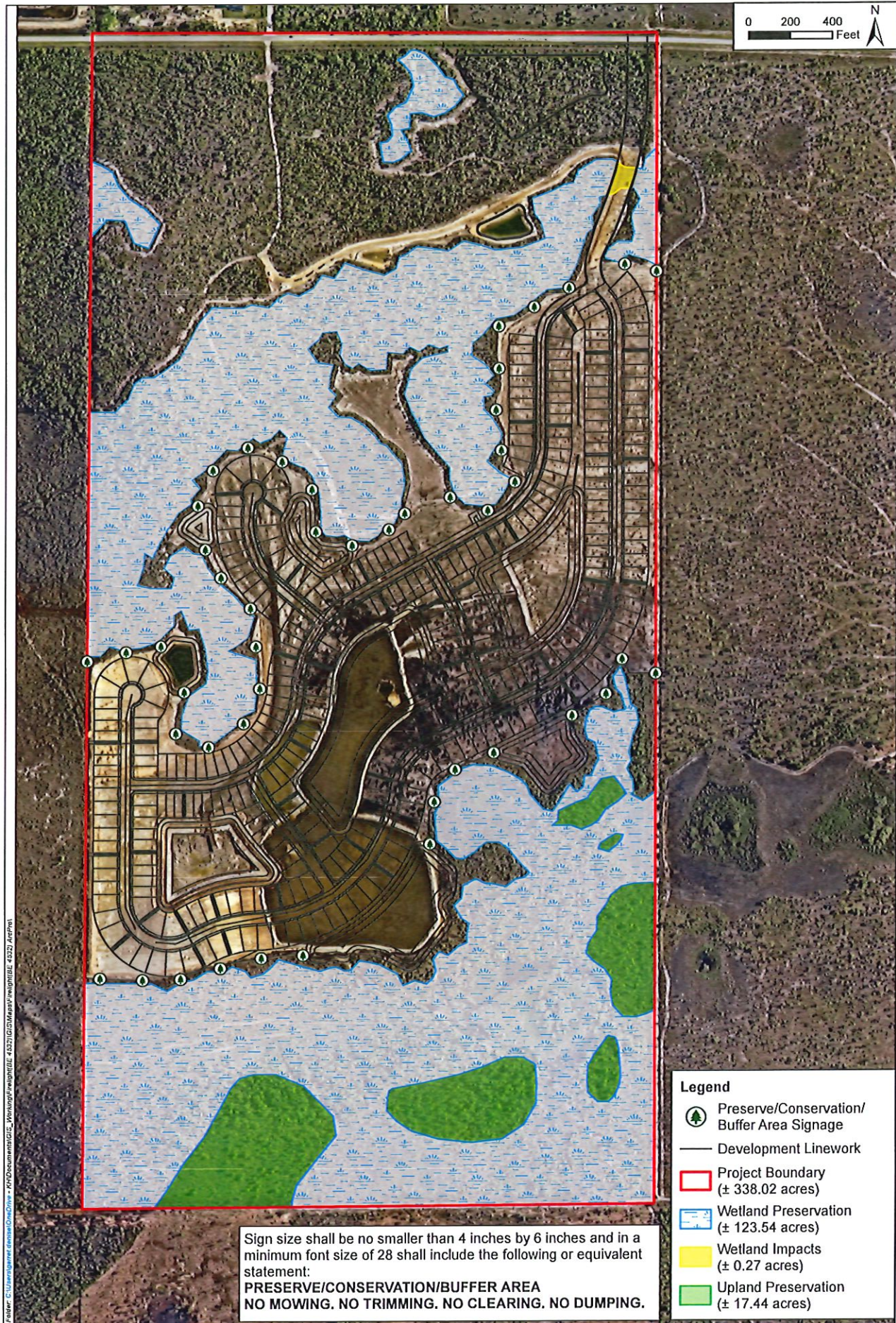
Client: Neal Communities Inc.
Project: Reverie at Firelight
Location: Charlotte County
STR:Sec: 28, 21Twp: 42S Rng: 23E
Title: FLUCFCS Habitat Map
Source: Nearmap 2023, FWC

Drawn By: GD
Date: 10/21/2025

SCALE: 1" = 600'

0 500 1,000
Feet





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Wetland Impact and Preservation Map

Reverie at Firelight
Charlotte County, Florida

1 IN = 400 FT

PROJECT NUMBER 048119224

OCTOBER 2025

FIGURE 2