



DATE: September 10, 2025

TO: Honorable Board of County Commissioners

FROM: Maryann Franks, Zoning Supervisor
Professional Qualifications as provided in Exhibit 1.

RE: **DRC-25-067- Final Detail Site Plan, Firelight North Phase 1 & 2**

Requested Action(s):

Atwell LLC is requesting a modification to a Final Detail Site Plan approval for Firelight North-Phase 1 & Phase 2. This project is a proposed major modification to Phase 1 (DRC-24-074) due to the addition of lots around the perimeter of the property boundary as well as the proposed new development for Phase 2. The project consists of 337 dwelling units with three access points. This project site is 349.00 ± acres and is located at 26000 Zemel Rd. Punta Gorda, FL.

Analysis:

This project site is 349.00 ± acres and is located at 26000 Zemel Rd. Punta Gorda, FL. The site is designated as Burnt Store Village Residential in the 2030 Future Land Use Map and is currently zoned Planned Development (PD). The proposed Final Detail Site consists 337 dwelling units with three access points and is consistent with the County's Comprehensive Plan and existing PD conditions.

This Final Detail Site Plan complies with all conditions, as well as being in compliance with the approved concept plan. The site plans are attached as Exhibit 2.

The Final Detail Site Plan has been approved through the Site Plan Review process, this proposal will not create any concurrency issues (Exhibit 4, Approval Letter).

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Final Detail Site Plan, DRC-25-067) is generally consistent with Charlotte County's comprehensive plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines

COMMUNITY DEVELOPMENT DEPARTMENT

18400 Murdock Circle
Port Charlotte, FL 33948
Phone: 941.764.4909 | Fax: 941.764-4180



Qualifications of Maryann Franks

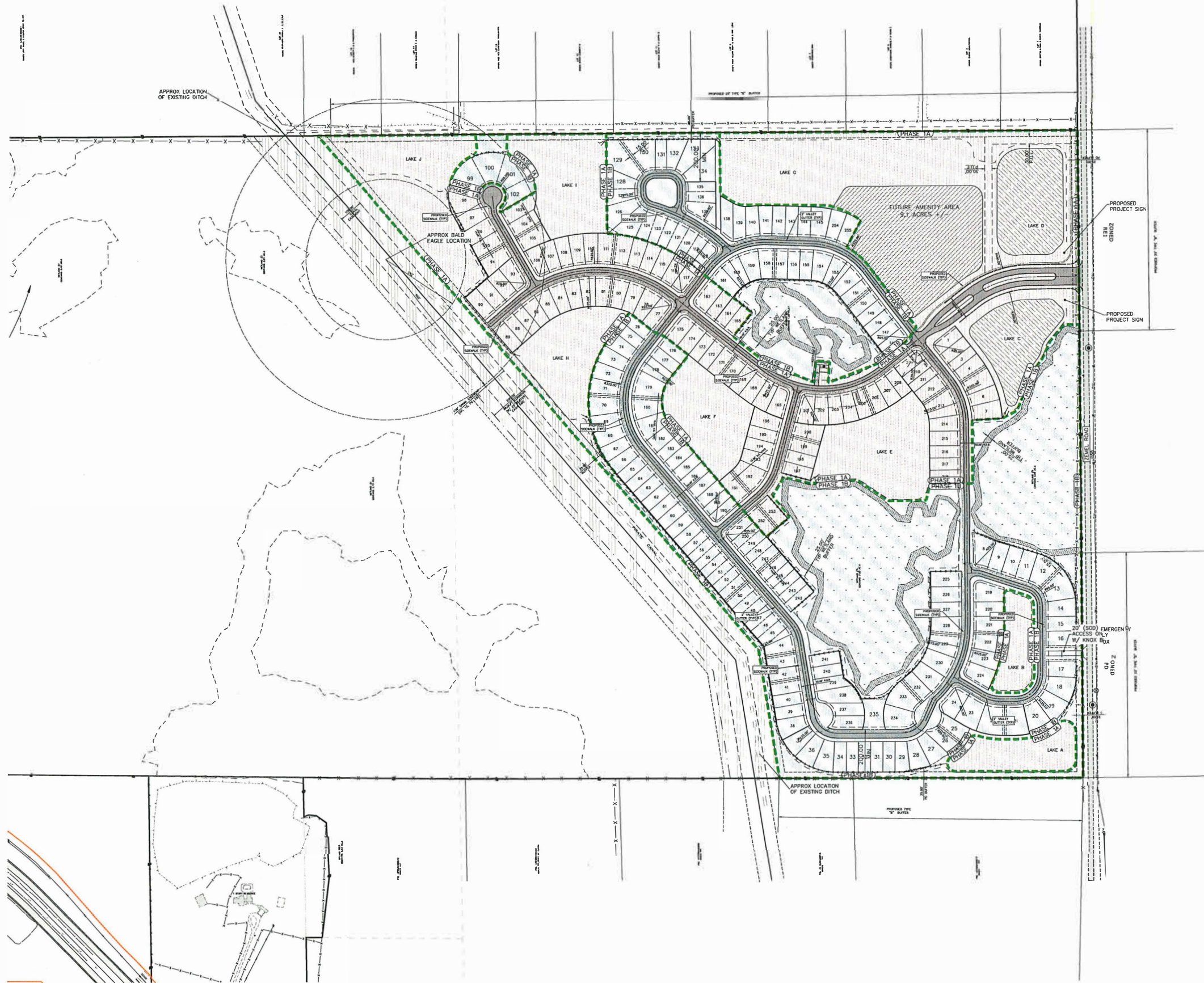
Qualifications of Maryann Franks

Position: Zoning Supervisor

Years with Charlotte County: 26

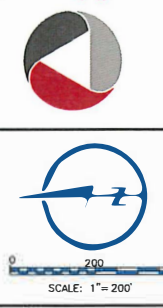
Position Summary & Experience: I have worked as a Zoning Tech I, Zoning Tech II, Permitting, Licensing & Zoning Supervisor, Zoning Coordinator and Zoning Supervisor for Charlotte County Community Development, Zoning Department for 26 years. My duties include reviewing and making recommendations of compliance with Charlotte County zoning regulations on preliminary and final detail site plans to the Board of County Commissioners. I also coordinate and compile the recommendations and conditions of the reviewing departments and agencies into the final recommendation to the Board of County Commissioners. My duties include supervising the Environmental Specialist, the Zoning Technicians, zoning reviews, host and attend meetings and providing customer service. I assist the Zoning Official and the Planners when needed.

Exhibit 1



REVIEWED FOR COMPLIANCE
9/4/2025 DRC-25-003

ATWELL
866.855.2200 www.atwell-group.com
4161 PORTLAND AVENUE, SUITE 100
PORTLAND, ME 04106



OVERALL SITE PLAN

FIRELIGHT NORTH - PHASE 1

CHARLOTTE COUNTY, FLORIDA

ZEMEL LAND PARTNERS, LLC

NO.	DATE	REVISION DESCRIPTION	BY

811
Know what's below.
Call before you dig.

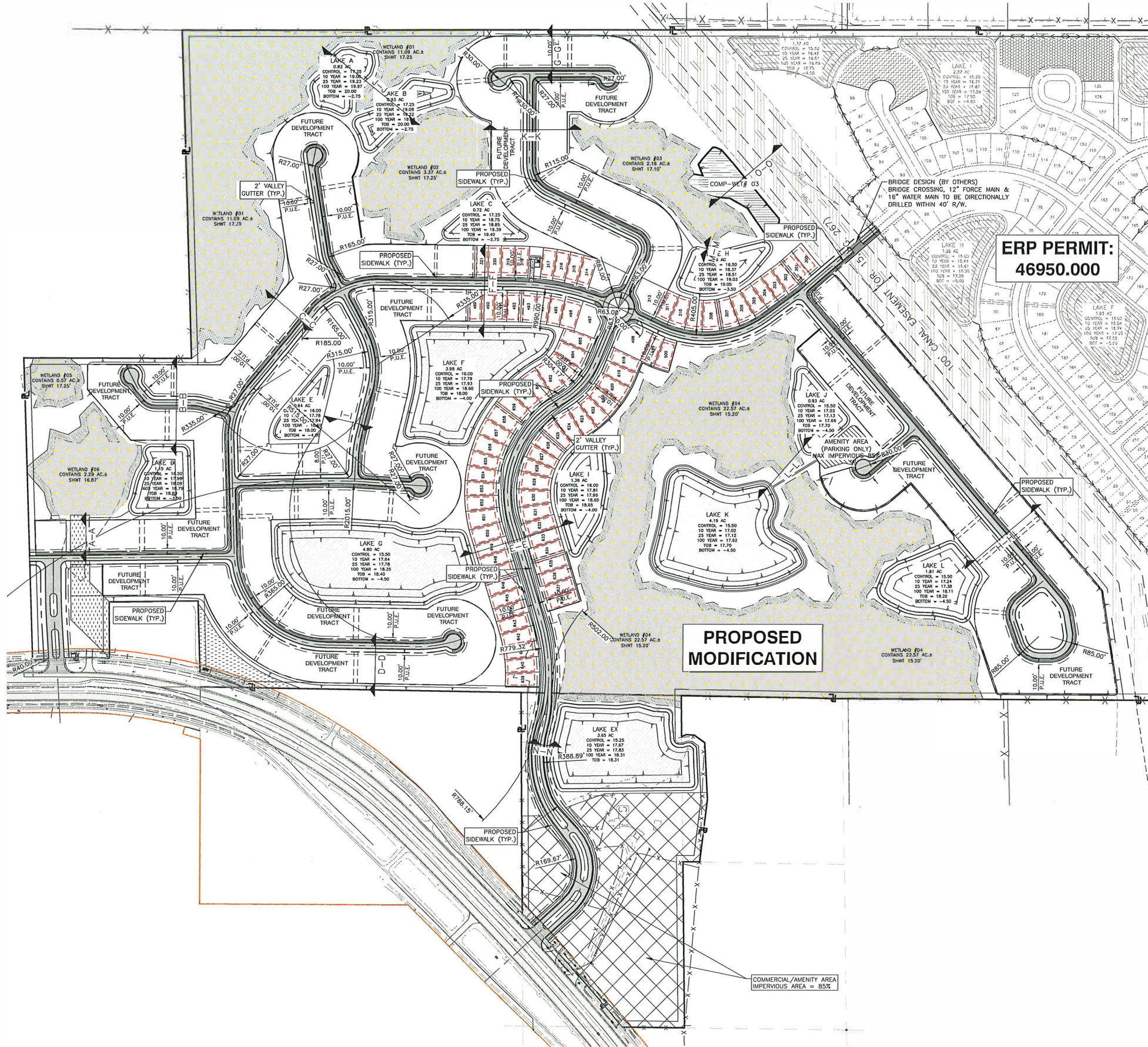
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND DIRECTION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Digitally signed by Ryan W Powers
Date: 2025.08.19 13:40:51 -04'00'

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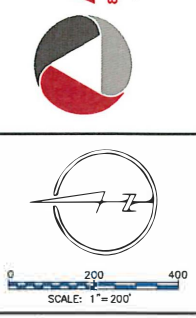
RYAN W. POWERS P.E.
LIC. #88427

DRAFTED BY: THOMAS OLIVERWELL	DESIGNED BY: RYAN W. POWERS	REVIEWED BY: TODD R. REED
PROJECT NUMBER: 4532	COMPLETION DATE: 03/28/2025	SURVEY DATUM: N.A.S.D. 1988
BOOK AND PAGE:		
SHEET 6		



ATWELL
866.855.2200 www.atwell-group.com
4161 PORTLAND AVENUE, SUITE 501
PORTLAND, ME 04106
924.625.1165

REVIEWED FOR COMPLIANCE
9/4/2025 DRC-25-000



OVERALL SITE PLAN

FIRELIGHT NORTH - PHASE 2

CHARLOTTE COUNTY, FLORIDA

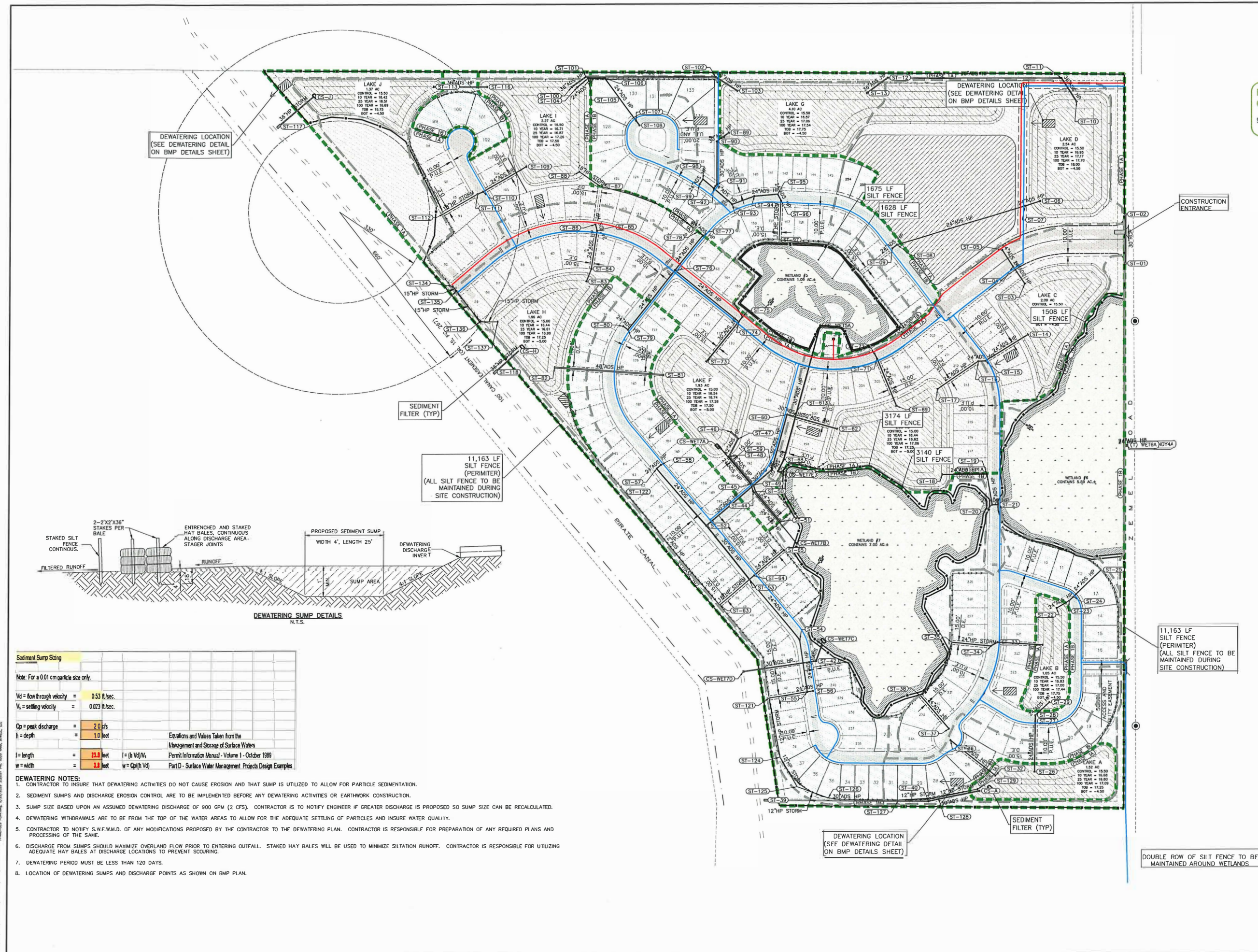
ZEMEL LAND PARTNERS, LLC

NO.	DATE	REVISION DESCRIPTION	BY

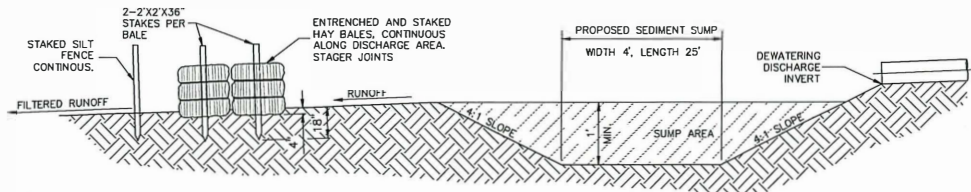
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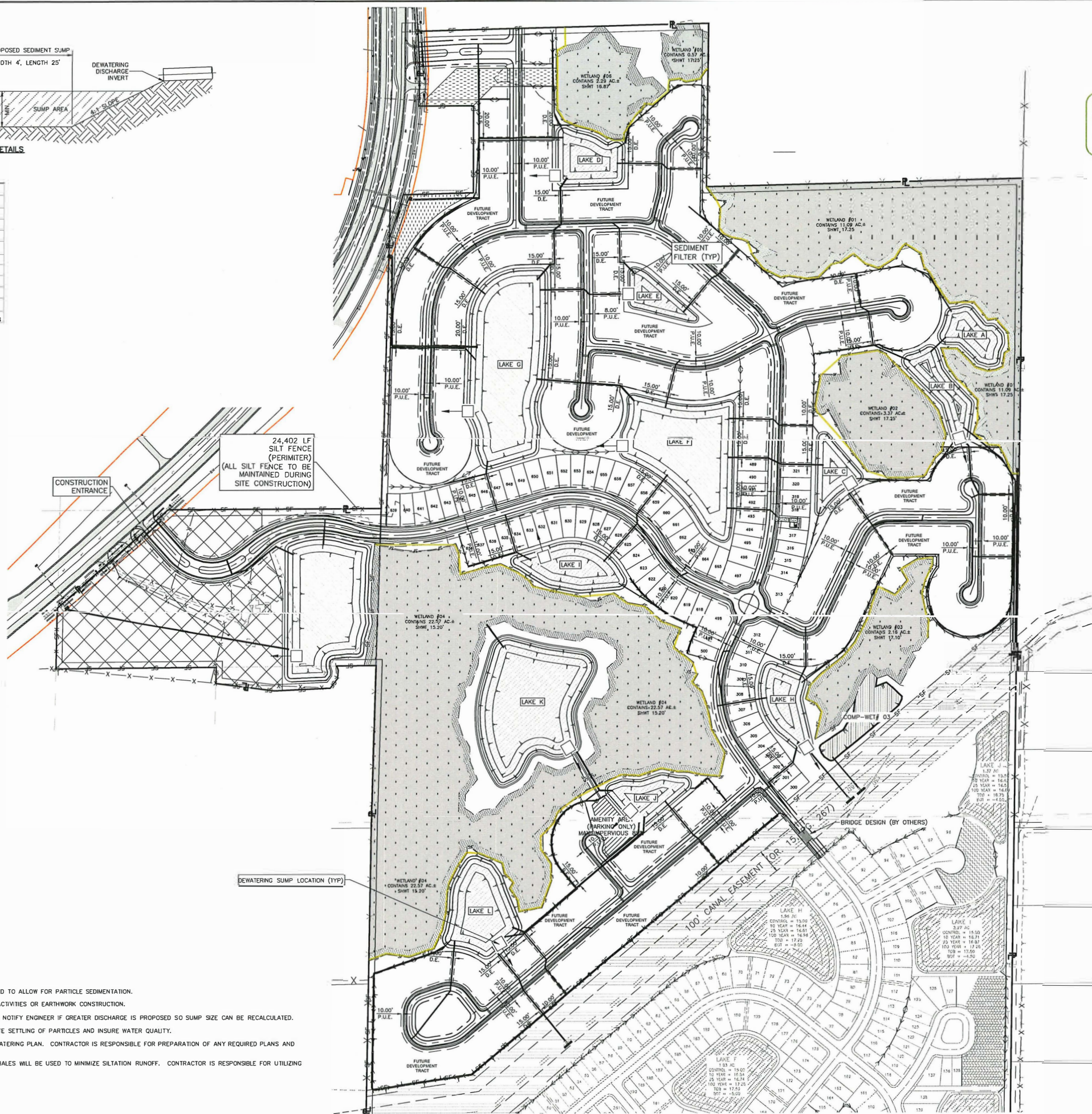
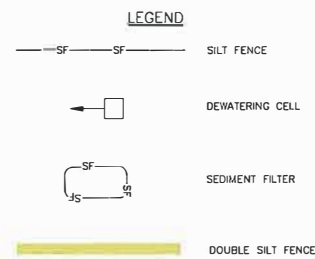
RYAN W. POWERS, P.E.		
LIC. #REAST		
DRAFTED BY: THOMAS CLUDENELL	DESIGNED BY: RYAN POWERS	REVIEWED BY: TODD REBEL
PROJECT NUMBER: 4532	COMPLETION DATE:	SURVEY DATUM: NAVD 1988
BOOK AND PAGE:		
SHEET		



ATWELL
FOR CO
CE
C-25-06
66.855-2200 www.atwell-group.com
1161 TAMAMI TRAIL, BLDG 5, UNIT 501
PORTLAND, FL 33952
921.622.1165



Sediment Sump Sizing			
Note: For a 0.01 cm particle size only.			
V_d = flow through velocity	=	0.53 ft/sec.	
V_s = settling velocity	=	0.023 ft/sec.	
Q_p = peak discharge	=	2.9 cfs	
h = depth	=	1.0 feet	
l = length	=	23.0 feet	
w = width	=	3.8 feet	
Equations and Values Taken from the Management and Storage of Surface Waters Permit Information Manual - Volume 1 - October 1989 Part D - Surface Water Management Projects Design Examples			



- DEWATERING NOTES:**
1. CONTRACTOR TO INSURE THAT DEWATERING ACTIVITIES DO NOT CAUSE EROSION AND THAT SUMP IS UTILIZED TO ALLOW FOR PARTICLE SEDIMENTATION.
 2. SEDIMENT SUMPS AND DISCHARGE EROSION CONTROL ARE TO BE IMPLEMENTED BEFORE ANY DEWATERING ACTIVITIES OR EARTHWORK CONSTRUCTION.
 3. SUMP SIZE BASED UPON AN ASSUMED DEWATERING DISCHARGE OF 900 GPM (2 CFS). CONTRACTOR IS TO NOTIFY ENGINEER IF GREATER DISCHARGE IS PROPOSED SO SUMP SIZE CAN BE RECALCULATED.
 4. DEWATERING WITHDRAWALS ARE TO BE FROM THE TOP OF THE WATER AREAS TO ALLOW FOR THE ADEQUATE SETTLING OF PARTICLES AND INSURE WATER QUALITY.
 5. CONTRACTOR TO NOTIFY S.W.F.W.M.D. OF ANY MODIFICATIONS PROPOSED BY THE CONTRACTOR TO THE DEWATERING PLAN. CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF ANY REQUIRED PLANS AND PROCESSING OF THE SAME.
 6. DISCHARGE FROM SUMPS SHOULD MAXIMIZE OVERLAND FLOW PRIOR TO ENTERING OUTFALL. STAKED HAY BALES WILL BE USED TO MINIMIZE SILTATION RUNOFF. CONTRACTOR IS RESPONSIBLE FOR UTILIZING ADEQUATE HAY BALES AT DISCHARGE LOCATIONS TO PREVENT SCOURING.
 7. DEWATERING PERIOD MUST BE LESS THAN 120 DAYS.
 8. LOCATION OF DEWATERING SUMPS AND DISCHARGE POINTS AS SHOWN ON BMP PLAN.

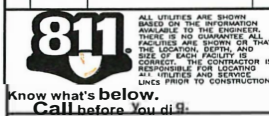


BEST MANAGEMENT PRACTICES PLAN

FIRELIGHT NORTH - PHASE 2

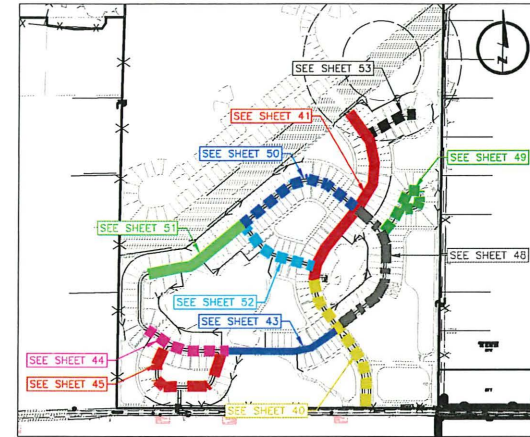
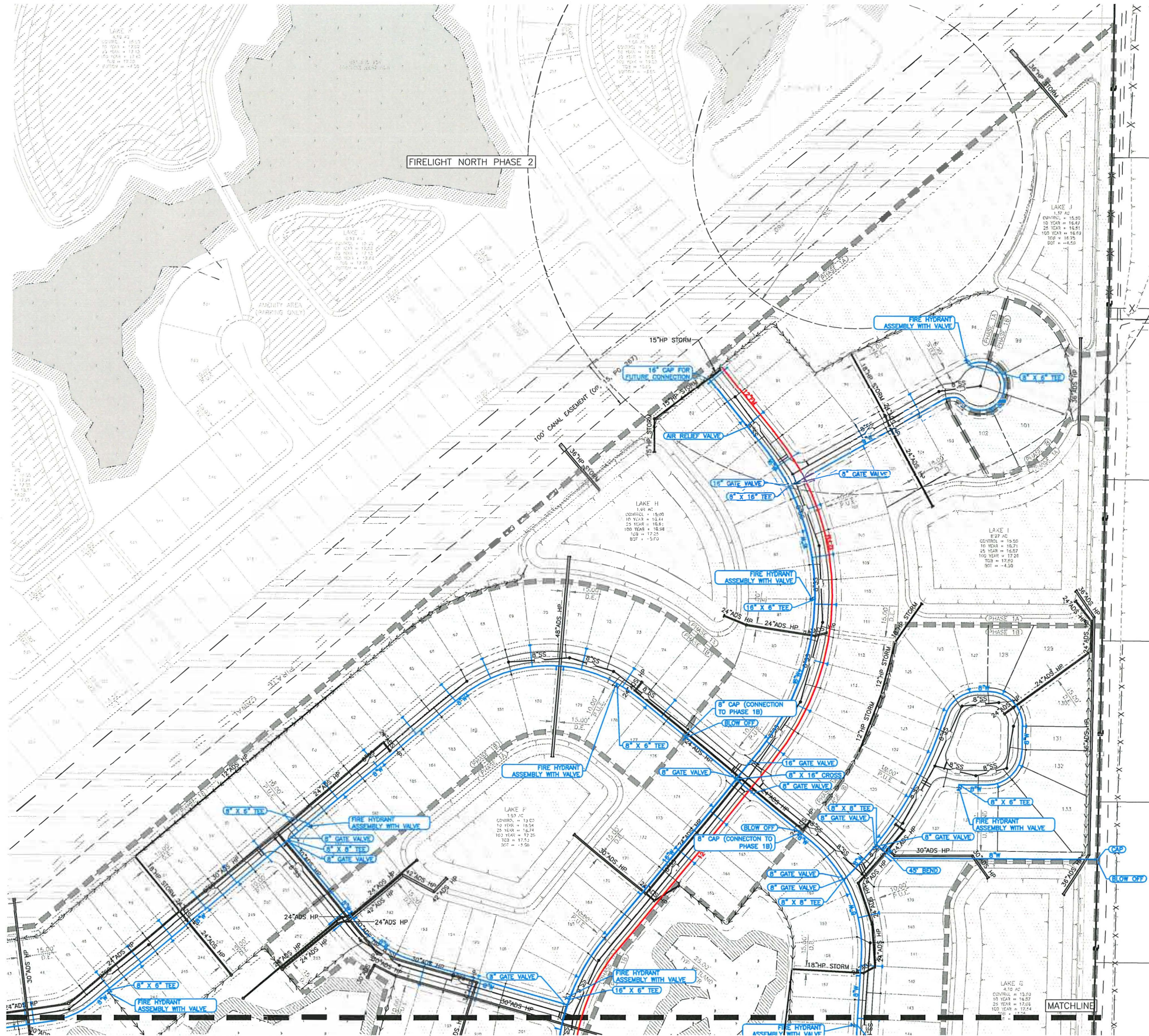
CHARLOTTE COUNTY, FLORIDA

ZEMEL LAND PARTNERS, LLC



RYAN W. POWERS, P.E.			
LIC. #2437			
DRAFTED BY: THOMAS GLIDWELL	DESIGNED BY: RYAN POWERS	REVIEWED BY: TODD REBO	
PROJECT NUMBER: 4532	COMPLETION DATE:	SURVEY DATING: NAVD 1988	
BOOK AND PAGE:			
SHEET			

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UTILITY VIC MAP - NORTH

FIRELIGHT NORTH - PHASE 1

CHARLOTTE COUNTY, FLORIDA

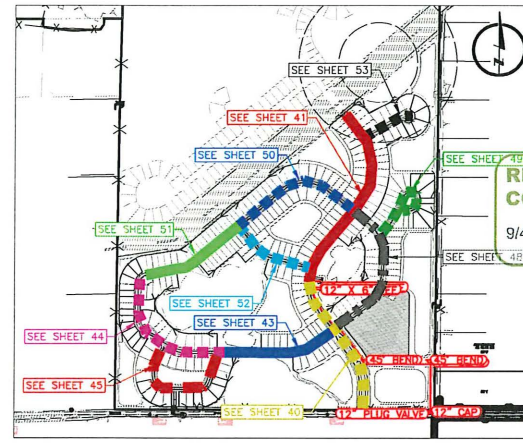
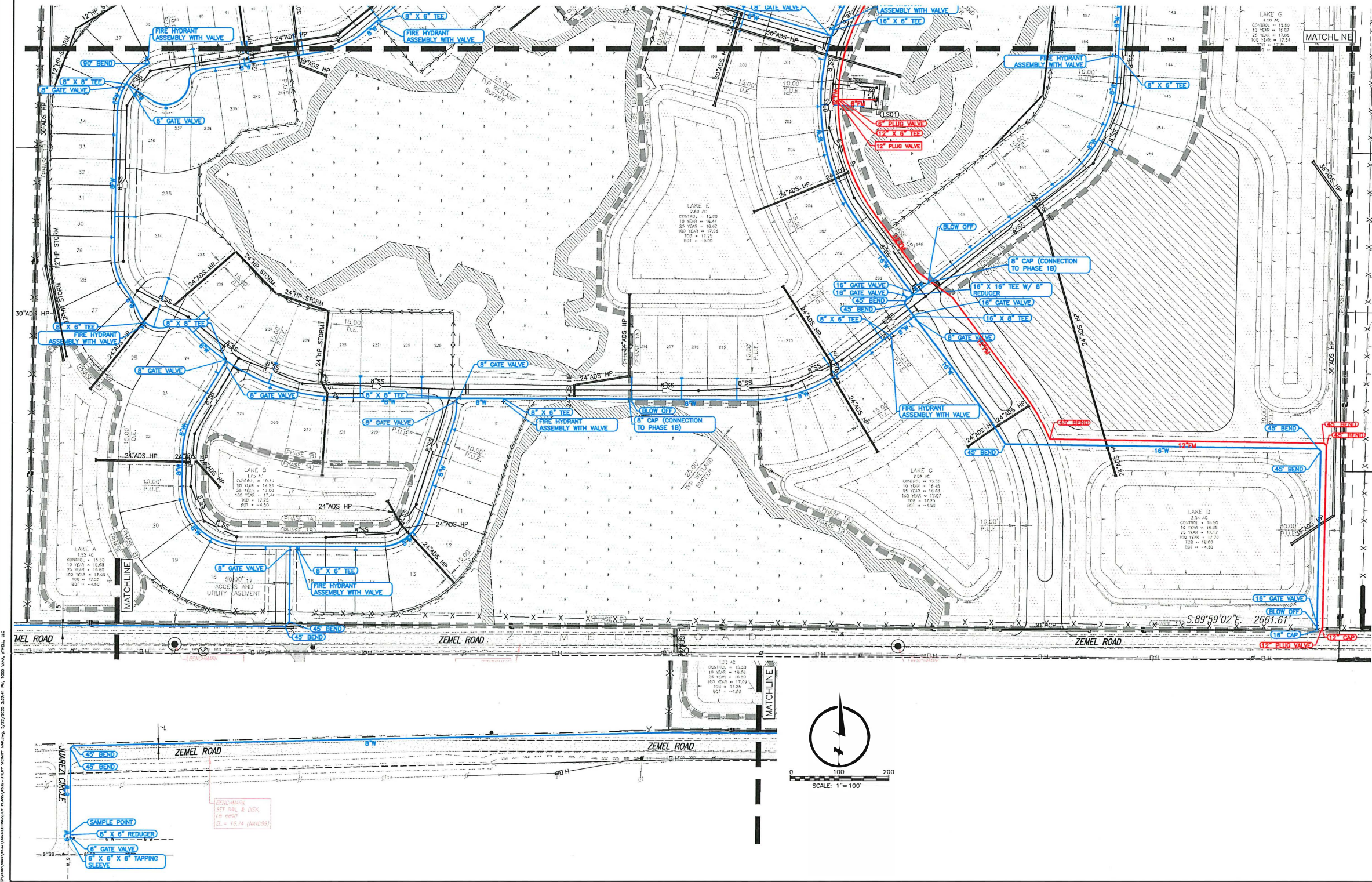
ZEMEL LAND PARTNERS, LLC

NO.	DATE	REVISION DESCRIPTION	BY

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Know what's below.
Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THESE ARE NOT GUARANTEES. ALL UTILITIES ARE SHOWN FOR THAT THE LOCATION, DEPTH, AND CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

NOT RELEASED FOR CONSTRUCTION		
RYAN W. POWERS, P.E.		
LIC. # 82437		
DRAFTED BY: THOMAS GLIDENELL	DESIGNED BY: RYAN W. POWERS	REVIEWED BY: TODD R. REBOL
PROJECT NUMBER: 4532	COMPLETION DATE: 03/28/2025	SURVEY DATUM: N.A.Y.D. 1988
BOOK AND PAGE:		
SHEET		



REVIEWED FOR COMPLIANCE
9/4/2025 DRC-25-066



UTILITY VIC MAP - SOUTH

FIRELIGHT NORTH - PHASE 1

CHARLOTTE COUNTY, FLORIDA

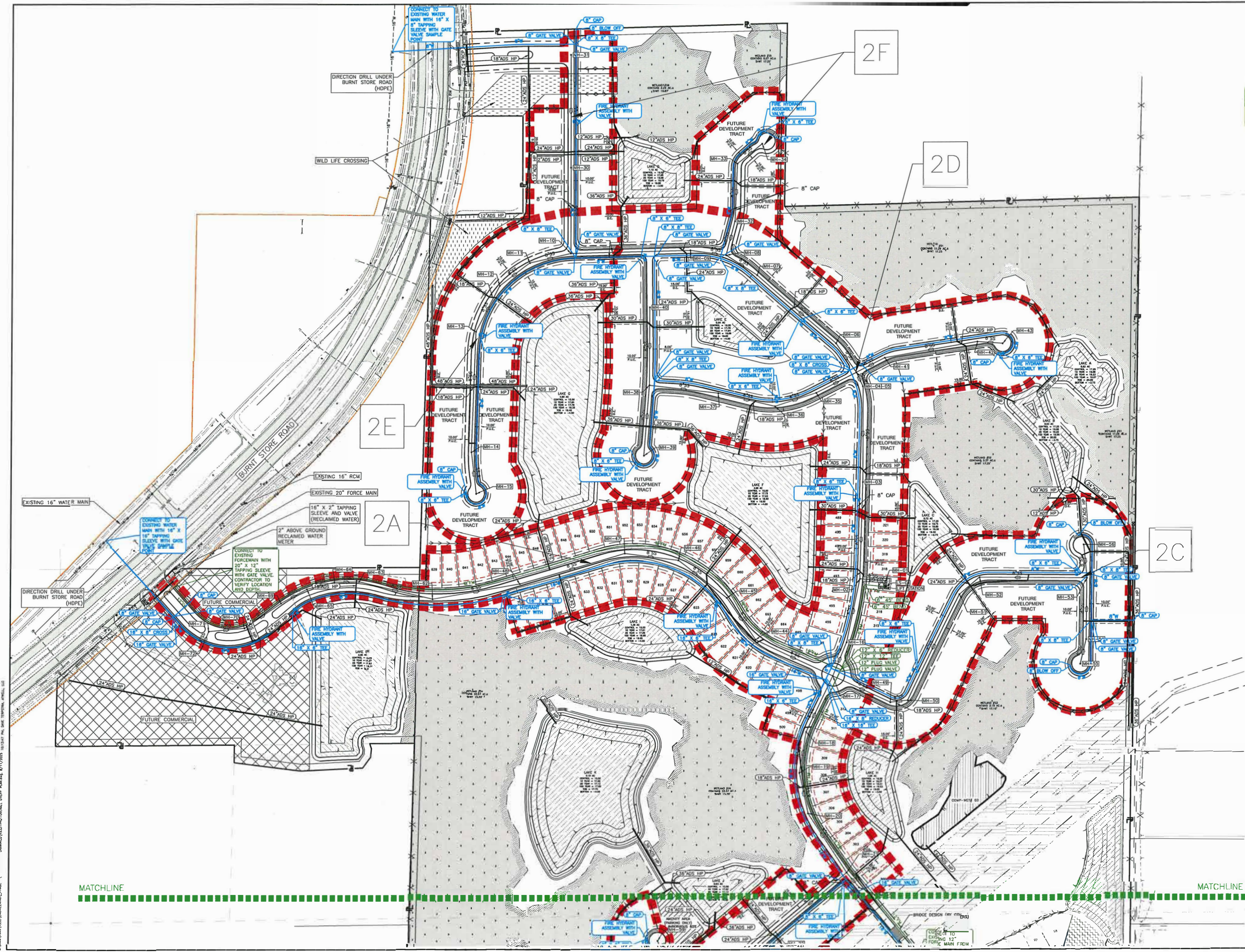
ZEMEL LAND PARTNERS, LLC

NO.	DATE	REVISION DESCRIPTION	BY

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ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL UTILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH UTILITY IS CORRECT. THE ENGINEER IS NOT RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

NOT RELEASED FOR CONSTRUCTION		
RYAN W. POWERS, P.E.		
LIC. # 82427		
DRAFTED BY: THOMAS GLIDENWELL	DESIGNED BY: RYAN W. POWERS	REVIEWED BY: TODD R. REBOL
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BOOK AND PAGE:		
SHEET		



REVIEWED FOR COMPLIANCE
9/4/2025 DRC-25-06

ATWELL
866.855.2200
4161 PORTLAND AVENUE, SUITE 501
PORTLAND, ME 04106

OVERALL UTILITY PLAN - NORTH

FIRELIGHT NORTH - PHASE 2

CHARLOTTE COUNTY, FLORIDA

ZEMEL LAND PARTNERS, L.L.C.

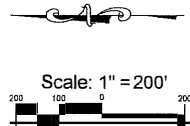
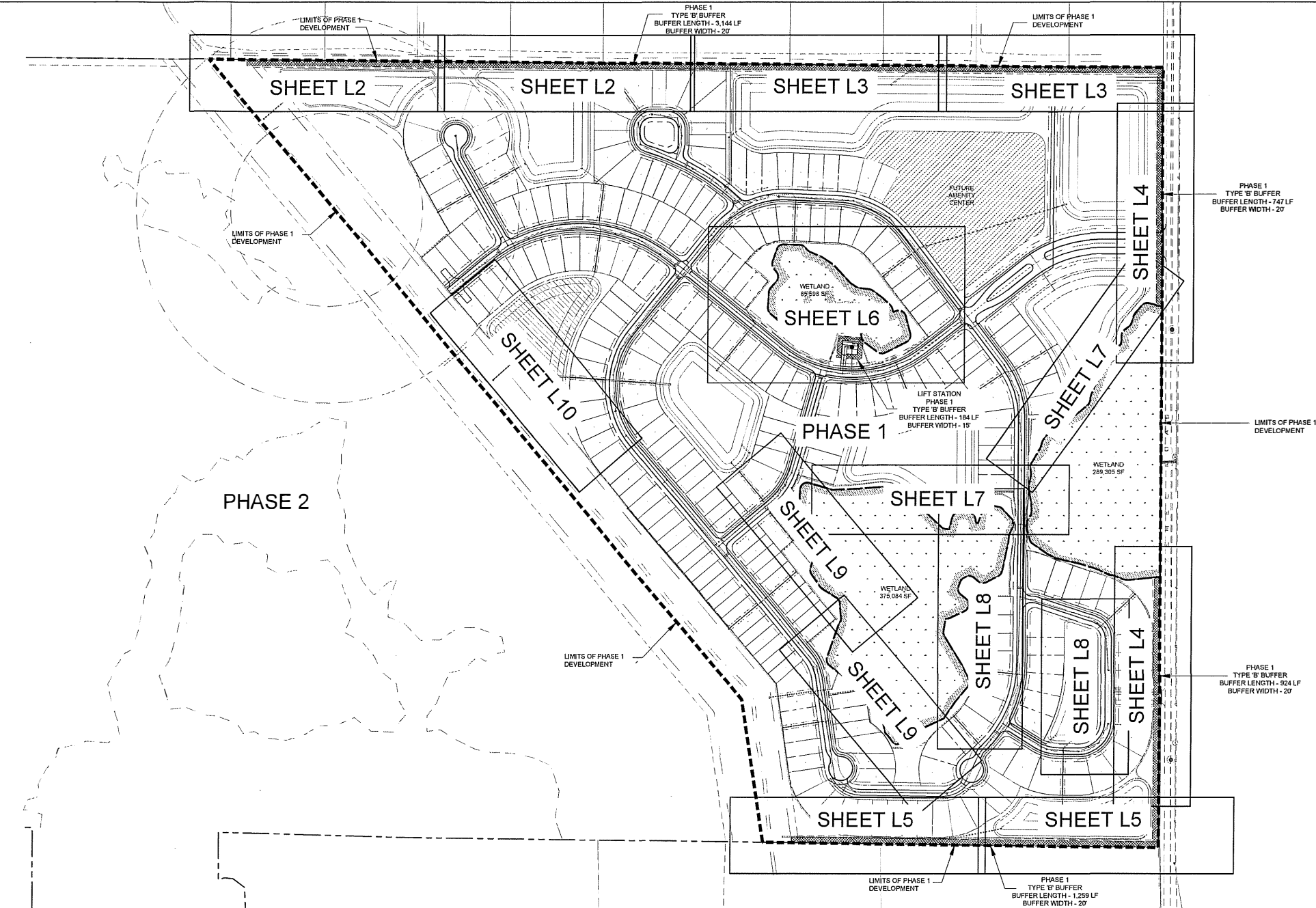
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RYAN POWERS, P.E. LIC. #10107		
DRAFTED BY: THOMAS GLIDENWELL	DESIGNED BY: RYAN POWERS	REVIEWED BY: TODD REBOL
PROJECT NUMBER: 4532	COMPLETION DATE: 	SURVEY DATUM: NAD 1988
BOOK AND PAGE: SHEET		

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GENERAL NOTES

All plant materials shall be Florida Grade No. 1 or better, as specified in GRADES AND STANDARDS FOR NURSERY PLANTS, Part I and II, by the Division of Plant Industry, Florida Department of Agriculture and Consumer Services, and shall conform to current American Association of Nurserymen STANDARDS FOR NURSERY STOCK, unless otherwise specified on the plans and plant list.

All plant materials shall be guaranteed for a period of one year (365 days) after final acceptance. All replacement materials shall be guaranteed for an additional 365 days.

All planting beds shall be mulched with Mulch Hardwood Mulch, to a depth of three (3) inches. All trees in soil areas shall have a 36" min. radius mulched tree ring. Sod shall be Paspalum notatum 'Bahia' sod.

Xeriscape principles shall be utilized as outlined by the Southwest Florida Water Management District.

The Contractor shall identify each tree with a plastic tag, identifying its species, and retained until the Certificate of Occupancy is granted.

All landscape areas shall be protected from vehicular encroachment by wheelstops and/or curbing where immediately abutted by pavement.

Australian Pine, Brazilian Pepper, Melaleuca and Downy Rose Myrtle located on the property shall be removed during site preparation.

Multi-trunk trees required to be 2" Cal., shall have a minimum of one (1) 2" Cal. trunk.

The quantities indicated on the plant list are intended as a guide for comparison bidding and does not relieve the CONTRACTOR from providing a comprehensive material take off. In the event that a discrepancy occurs between the quantities listed in the plant list and the quantities indicated on the plan, the quantities indicated on the plan shall govern, and the contractor shall notify the LANDSCAPE ARCHITECT of the discrepancy.

Any alterations to this landscape plan will require prior written permission of the Growth Management Department of Charlotte County.

The 20' x 20' & 30' x 30' Visibility Triangles maintain a clear space with no obstructions to vision between a height of two (2) feet and a height of six (6) feet above grade. Trees shall be permitted in the clear space as long as there is no foliage between these heights.

Walls/fences when required as part of the landscape buffer requirements shall be: a minimum of six (6) feet in height from finished grade; opaque; decorative; and made of one (1) of the following materials: concrete aggregate, stucco finish (either painted or colored), brick, stone, wood, vinyl or plastic. When required as part of a landscape buffer, chain link fences and walls constructed of bare concrete block, even if painted, are prohibited.

MAINTENANCE AND IRRIGATION

(1) Plantings, fences, walls, berms and irrigation systems required by this section must be maintained in good repair. Landscaped areas and berms must be kept free of weeds, litter and debris.

(2) Damage to any of the landscaping or structures required by Section 3-9-100, shall be replaced or repaired, as applicable, within 90 days or one growing season, whichever is sooner. Damage to a required fence or wall by a natural disaster shall be repaired within 180 days.

(3) It is unlawful to violate any of the provisions of Section 3-9-100.

(4) The Department (Zoning) may enforce compliance with Section 3-9-100 as provided by law and may perform reasonable inspections to insure continued compliance.

(5) All required landscaping and buffers may be served by an automatic irrigation system designed to eliminate the application of water to impervious areas and reduce impacts to existing native vegetation. All required landscaping and buffers shall be irrigated during the establishment period. The applicant may use a temporary irrigation system or hand watering if the applicant can demonstrate that such an approach will provide adequate water for plant survival. All alternative plans of irrigation must be approved by the Zoning Official or his/her designee.

Irrigation design standards. The following standards shall apply to the design, installation and maintenance of the irrigation systems.

Automatic rain and soil moisture sensing devices shall be installed with irrigation systems in accordance with industry standards.

Drip or micro-jet irrigation should be used where possible.

Low trajectory spray nozzles are encouraged.

No above ground impact heads are permitted.

Irrigation systems shall use the lowest quality water available which will adequately and safely meet the water needs of the landscaping.

Planted/detention areas and undisturbed natural areas do not require irrigation systems, provided however that the property owner is responsible for providing irrigation for supplemental plants within natural areas and plants within detention areas.

Irrigation systems must be properly maintained and operated in a manner consistent with watering regulations established by the applicable water management district or local authority, whichever are stricter.

PLANT LIST PHASE 1				
SYMBOL	BOTANICAL COMMON NAME	DESCRIPTION	QUANTITY	COMMENTS
TREES				
C.B.	Canavajus erectus (Green Buttonwood)	8-10H x 4-5 Spr., 2" Cal., Multi-Trunk (See Notes)	235	N/FF
P.P.	Pinus elliotii (Slash Pine)	10-12H x 5-6 Spr., 3" Cal.	319	N/FF
O.V.	Quercus virginiana (Live Oak)	14-18H x 7-8 Spr., 4" Cal.	251	N/FF
T.C.	Taxodium distichum (Bald Cypress)	12-14 x 6-7 Spr., 4" Cal.	310	N/FF
PALMS				
S.p.	Sabal palmetto (Cabbage Palm)	8-14" C.T., Staggered Heights, Remove Bolls	77	N/FF
SHRUBS				
C.L.	Chrysanthemum (Red Tip Red Tip Coccoloba)	18-24H x 8 Spr., 3 gal., 30" OC, Full	302	N/FF
M.L.	Myciandra fragrans (Simpson's Stopping)	24-30H x 18-24 Spr., 3 gal., 30" OC, Full	911	N/FF
M.C.	Muhlenbergia capillaris (Muddy Grass)	24-30H x 8 Spr., 3 gal., 3" OC, Full	174	N/FF
GROUND COVER				
D.C.	Duranto erecta (Gold Mount) (Dwarf Golden Dewdrop)	14-16H x 16-18 Spr., 3 gal., 24" OC, Full	630	FF
MISCELLANEOUS				
	Mixed Hardwood Mulch	3" Depth Min.	PROVIDE QUANTITY	
	Paspalum notatum 'Bahia' Sod	Wood Free, Sand Green	PROVIDE QUANTITY	
	Staking and Guying	Per Details	1,118 Trees / 77 Palms	
			PLANT LIST LEGEND	
			N - Native	
			FF - Florida Friendly	

LANDSCAPE REQUIREMENTS (PHASE 1)

PHASE 1 PERIMETER LANDSCAPE BUFFER REQUIREMENTS

ZEMEL ROAD (Type 'B' Buffer) - Buffer Length - 747 LF, Buffer Width - 20'
Canopy Trees Required (3 per 100 LF) - 747 / 100 = 7.47 x 3 = 22.41 x .6 = 14
Canopy Trees Provided - 42
Accent Trees Required (1 per 100 LF) - 747 / 100 = 7.47 x 1 = 7.47 x .6 = 5
Accent Trees Provided - 18
Shrubs Required (15 per 100 LF) - 747 / 100 = 7.47 x 15 = 112.0 x .6 = 68
Shrubs Provided - 161

ZEMEL ROAD (Type 'B' Buffer) - Buffer Length - 924 LF, Buffer Width - 20'
Canopy Trees Required (3 per 100 LF) - 924 / 100 = 9.24 x 3 = 27.72 x .6 = 17
Canopy Trees Provided - 52
Accent Trees Required (1 per 100 LF) - 924 / 100 = 9.24 x 1 = 9.24 x .6 = 6
Accent Trees Provided - 24
Shrubs Required (15 per 100 LF) - 924 / 100 = 9.24 x 15 = 138.6 x .6 = 84
Shrubs Provided - 222

EAST PROPERTY LINE (Type 'B' Buffer) - Buffer Length - 3,144 LF, Buffer Width - 20'
Canopy Trees Required (3 per 100 LF) - 3,144 / 100 = 31.44 x 3 = 94.32 x .6 = 57
Canopy Trees Provided - 232
Accent Trees Required (1 per 100 LF) - 3,144 / 100 = 31.44 x 1 = 31.44 x .6 = 19
Accent Trees Provided - 136
Shrubs Required (15 per 100 LF) - 3,144 / 100 = 31.44 x 15 = 471.60 x .6 = 283
Shrubs Provided - 528

WEST PROPERTY LINE (Type 'B' Buffer) - Buffer Length - 1,259 LF, Buffer Width - 20'
Canopy Trees Required (3 per 100 LF) - 1,259 / 100 = 12.59 x 3 = 37.77 x .6 = 23
Canopy Trees Provided - 59
Accent Trees Required (1 per 100 LF) - 1,259 / 100 = 12.59 x 1 = 12.59 x .6 = 8
Accent Trees Provided - 56
Shrubs Required (15 per 100 LF) - 1,259 / 100 = 12.59 x 15 = 188.85 x .6 = 114
Shrubs Provided - 208

LANDSCAPE REQUIREMENTS (PHASE 1)

LIFT STATION (Type 'B' Buffer) - Buffer Length - 184 LF, Buffer Width - 15'
Canopy Trees Required (3 per 100 LF) - 184 / 100 = 1.84 x 3 = 6
Canopy Trees Provided - 7
Accent Trees Required (1 per 100 LF) - 184 / 100 = 1.84 x 1 = 2
Accent Trees Provided - 2
Shrubs Required (15 per 100 LF) - 184 / 100 = 1.84 x 15 = 28
Shrubs Provided - 34

INTERIOR LANDSCAPE REQUIREMENTS

AMENITY CENTER (Not Included in Phase 1)
(Not Applicable / No Parking Proposed)

TREE REQUIREMENTS

TREE POINTS REQUIRED (One (1) Tree Point per 2000 SF of Development Area)
Limits of Phase 1 Development Area - 5,753,740 SF
Less Existing Wetlands - <749,987 SF
Adjusted Phase 1 Development Area - 5,043,753 SF / 2000 SF = 2,521.8
Tree Points Required - 2,521.8
Tree Points Provided - 2,533.5

The following Tree Points shall be provided for the project:

- (252) Single Family Lots @ (1) 3" Cal. Tree per Lot @ 1.5 Tree Points per Tree = 378.0 Tree Points (NOTE: Tree Points Required for the Single Family Lots shall not be eligible for the tree buy-out option.)
- Buffers and Common Area Trees (Refer to Landscape Plans) = 2,155.5 Tree Points

Total Tree Points Provided = 2,533.5 Tree Points

NOTE: Refer to the "Approved Tree List" for trees approved for planting on the Single Family Lots.

TREE REQUIREMENTS (PHASE 1)

TREE SPECIES MIX

Total trees provided - 1,195
Tree Species Mix Required - 5
Tree Species Mix Provided - 5
(No more than (7) of the proposed trees shall be of a single individual species)

APPROVED TREES FOR TREE POINTS ON SINGLE FAMILY LOTS

NATIVE TREES (1.5 Tree Points) 8-10H, 3" Cal. Min.

Bald Cypress (Taxodium distichum)
Cumbo Limbo (Bursera simaruba)
Live Oak (Quercus virginiana)
Mahogany (Swietenia mahogany)
Pigeon Plum (Coccoloba diversifolia)
South Florida Slash Pine (Pinus elliotii var. densa)
Southern Magnolia (Magnolia grandiflora)
Southern Red Maple (Acer rubrum)
Sweetgum (Liquidambar styraciflua)
Buttonwood (Corkcappus erectus)
Dahoon Holly (Ilex cassine)
East Palatka Holly (Ilex attenuata, East Palatka)
Geiger Tree (Cordascelestena)

TREE POINTS				
QUANT.	DESCRIPTION	CALIPER	TREE POINTS	TOTAL TREE POINTS
PROPOSED TREES				
235	Green Buttonwood	2" Cal.	1.0	235.0
319	Slash Pine	3" Cal.	1.5	478.5
251	Live Oak	4" Cal.	2.5	627.5
310	Bald Cypress	4" Cal.	2.5	775.0
77	Cabbage Palm	>5" C.T.	0.5	38.5 (13%)
TOTAL TREE POINTS				2,155.5

FOR

Banks Engineering

4161 Tamiami Trail, Bldg. 5, Unit 501
Port Charlotte, FL 33952
Phone: (941) 625-1165

Revisions:

Rev. per CCU 4/22/2024
Rev. Buffer 2/03/2025
Rev. per Comments 04/23/25

Date: 02/20/2024

Scale: 1"=200'

Drawn By: JTS

Checked By: JTS

Project #: 24102

SHEET L1

CALL 48 - DIALS EC-CRE 10, DIG
It's the Law! 1-800-432-4770
SUNSHINE STATE ONE CALL 97 FLORIDA, INC.

The seal appearing on this document was authorized by
John T. Swen, R.L.A., L.A. No. 000122, State of Florida,
on the date adjacent to the seal.



The seal appearing on this document was authorized by:
John T. Siren, R.L.A., L.A. No. 0001032, State of Florida,
on the date adjacent to the seal.

SHEET L1

CALL 48 HOURS BEFORE YOU DIG
It's the Law! 1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

The seal appearing on this document was authorized by:
John T. Siren, R.L.A., L.A. No. 0001032, State of Florida,
on the date adjacent to the seal.



September 4, 2025

Atwell LLC
Attn: Heather Polito
4161 Tamiami Trail, Bldg. 5, Unit 501
Port Charlotte, FL. 33952

Re: DRC-25-067 Firelight North-Phase 1 and Phase 2 – PD Final Detail Site Plan
Date: May 1, 2025, Site Plan Review agenda

County staff has reviewed the PD Final Detail Site Plan for Firelight North-Phase 1 and Phase 2. The project consists of planned development with 621 dwelling units to be done in 2 phases with three (3) access points. This project site is 349± acres and is located at 26000 Zemel Rd. Punta Gorda, FL.

It is the decision of the Zoning Official to forward DRC-25-067 to the Board of County Commissioners with a recommendation of approval. The comments are as follows:

1. Site plan for single family development only without any gathering areas. All structures are subject to further review at time of building permitting.
2. Plans are approved by CCU.
3. All utilities construction must be performed in accordance with the Utilities Department approved and signed plans and in accordance with any conditions specified in the Utility Department plans approval letter.
4. CCU Final Plans Approval Letter is required prior to the issuance of any construction permits.
5. A Utility Agreement must be executed and all applicable utility connection fees paid PRIOR to construction of utilities.
6. Contact Sandra Weaver at Sandra.Weaver@charlottecountyfl.gov for further information on these items.
7. Use CCU Application for Plans Review and Utility Agreement and Minimum Technical & Drawing Standards found at these links:
<https://www.charlottecountyfl.gov/core/fileparse.php/529/urlt/plan-review-new-service-application.pdf>
Design Compliance Standards | Charlotte County, FL (charlottecountyfl.gov)
8. Roadways shall be at least 20' wide of clear space for fire department access.
9. Gates shall be installed with an EVAC System for emergency operation use.

10. Fire hydrant required within 800' between each fire hydrant.
11. Prior to or at the time of building permit application, provide a completed Tree Permit Application as appropriate for this site, along with a tree inventory of location, types, sizes of trees overlaid on a site plan of the building, parking, and other site amenities. Identify the trees proposed to be removed and preserved. All trees to be preserved or removed must be in accordance with Section 3-9-100: Buffers, Landscaping, and Tree Requirements, of the County Code. Tree permits must be obtained prior to any land clearing/ fill activity or the issuance of any building permits.
12. Applicant will need to provide a Gopher Tortoise After-Action Report stating the burrows have been excavated / bucket-trapped and tortoise moved out of harm's way for Tree Removal Approval
13. At the time of development, the project must comply with Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation requirements of the County Code. Best Use Management Plans must be documented on final site plans and utilized during all land clearing and development activities.
14. The project must also comply with Chapter 3-5, Article XVI, Open Space/Habitat Reservation Trust requirements of the County Code. Given the presence of habitat for use by listed species, the Final site and Landscape plans should depict, and label as preserved, in perpetuity a minimum of 5% of the development area for preservation area with calculations shown to meet or exceed requirements OR absence of preservation of habitat, the applicant must contribute an equal amount of \$300 per acre or fraction thereof, to the Open Space/Habitat Reservation Fund.
15. The project must comply with Chapter 3-5, Article XV, Surface Water and Wetland Protection requirements of the County Code. A naturally vegetated upland buffer zone shall be preserved along the perimeter of all wetlands and natural surface waters and shall be a minimum of 15-feet in width.
16. Applicant must adhere to the Bald Eagle Management Plan submitted.
17. All internal roadways will need to be named.
18. Firelight North PD rezoning, PD-24-04, Traffic Conditions are applicable as noted below:
19. 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.
20. 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 project entrance on Zemel Road. Before the project can receive any residential Certificates of Occupancy, and if the Traffic Impact Study shows that a signal meets the warrants, the design, construction, and installation requirements for a traffic signal at the project entrance shall be memorialized in a developer's agreement acceptable to the County. The applicant has an option to build a roundabout at the project entrance on Zemel Road, the design, construction and installation requirements for such roundabout shall be memorialized in a developer's agreement acceptable to the County.

21. 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.
22. At Final Site Plan approval process a revised TIS is required to address the site related improvements at all access points.
23. Landscaping, buffers, and tree requirements must be consistent with the conditions established in the PD rezoning and meet all applicable regulations of Section 3-9-100: Buffers, Landscaping, and Tree Requirements (informational comment).
24. The landscape plans have been approved for this project. A copy of the approved landscape plans, with the digital approval stamps, must be uploaded/included with any/all permits for the site.
25. The TDU application is scheduled on the September 23, 2025, BCC Land Use Consent agenda.
26. SWP-25-00034 approved on 8/11/25.
27. 5' Sidewalks are provided per PD condition

The decision to approve or deny this PD Final Detail Site Plan application will be made by the Board of County Commissioners on the October 28, 2025, Land Use Consent Agenda. It is recommended but not required to have a representative present at the meeting. No permits will be issued until final approval of the Board of County Commissioners.

Maryann Franks Zoning Supervisor,

Maryann Franks

On behalf of Shaun Cullinan
Planning and Zoning Official