

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

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING ATWELL, LLC A PLANNED DEVELOPMENT (PD) MAJOR MODIFICATION TO THE FINAL DETAIL SITE PLAN APPROVAL FOR FIRELIGHT NORTH PHASE 1 AND PHASE 2 (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; AND CONSISTS OF 337 DWELLING UNITS WITH THREE ACCESS POINTS, ON A 349± ACRE PROJECT SITE, LOCATED AT 26000 ZEMEL ROAD, PUNTA GORDA, FLORIDA, IN COMMISSION DISTRICT II.

RECITALS

WHEREAS, Atwell, LLC ("Applicant") submitted Application DRC-25-067 requesting a Planned Development (PD) Major Modification to the Final Detail Site Plan Approval for Firelight North Phase I and Phase 2 (DRC-24-074), due to the addition of lots around the perimeter of the property boundary as well as the new development for Phase 2, consisting of 337 dwelling units with three access points, on a 349± acre site, located at 26000 Zemel Road, Punta Gorda, Florida, in Commission District II, and more particularly described in Exhibit "A" attached hereto ("Property"); and

WHEREAS, the Property was rezoned to Planned Development (PD) on September 24, 2024, pursuant to Ordinance Number 2024-033, along with its associated PD conditions; and

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-25-067 for technical compliance with the Code of Laws and Ordinances of

Charlotte County, Florida ("Code") and finds it to be generally consistent with Charlotte County's Comprehensive Plan, the Code, and other applicable guidelines; and

WHEREAS, the Board has reviewed Application DRC-25-067 and the findings of the Site Plan Review committee.

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

1. Application DRC-25-067 is approved with the following conditions which must be met by the Applicant:

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

- i. Commencement shall begin after approval by the Board.
- ii. Buildout shall be substantially completed prior to October 28, 2028.

B. Development standards shall comply with Ordinance Number 2024-033, as may be amended by the Board.

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

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 28th day of October, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

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

By: _____
Deputy Clerk

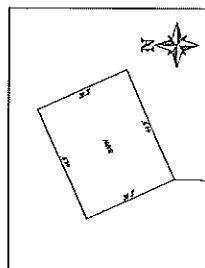
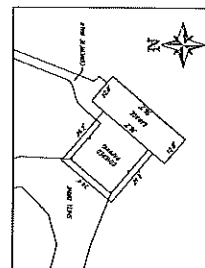
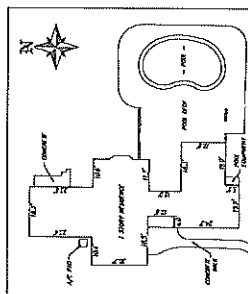
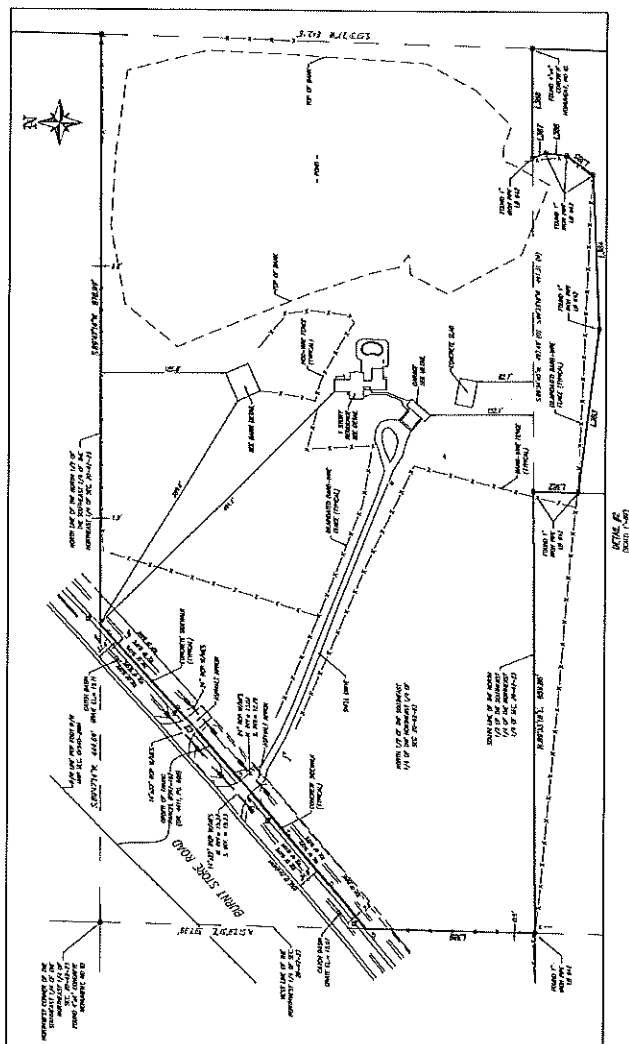
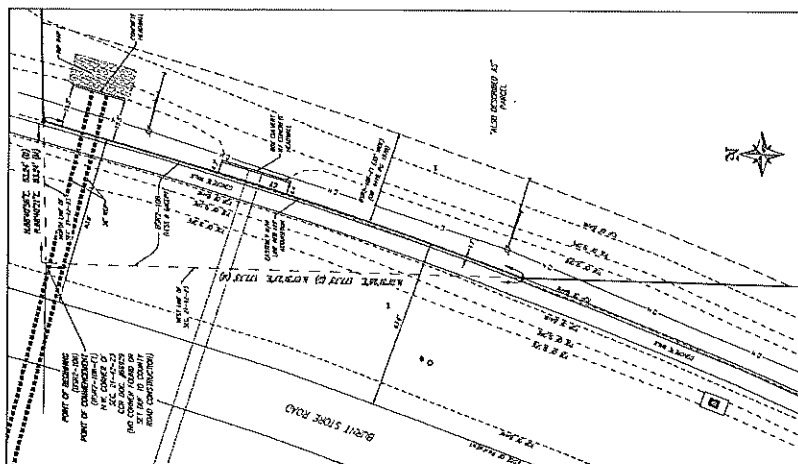
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney

LR2025-0419

JSK

OF A PARCEL OF LAND LYING IN
SECTION 21, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



ONE TABLE

[illegible]

State	Year	Age	Sex	Occupation	Education	Income	Assets	Liabilities	Net Worth
Alabama	1960	20-24	M	Farmer	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	25-29	F	Homemaker	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	30-34	M	Farmer	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	35-39	F	Homemaker	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	40-44	M	Farmer	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	45-49	F	Homemaker	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	50-54	M	Farmer	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	55-59	F	Homemaker	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	60-64	M	Farmer	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	65-69	F	Homemaker	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	70-74	M	Farmer	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	75-79	F	Homemaker	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	80-84	M	Farmer	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	85-89	F	Homemaker	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	90-94	M	Farmer	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	95-99	F	Homemaker	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	100+	M	Farmer	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	20-24	F	Homemaker	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	25-29	M	Farmer	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	30-34	F	Homemaker	High School	\$1,000	\$500	\$500	\$500
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Alabama	1960	45-49	M	Farmer	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	50-54	F	Homemaker	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	55-59	M	Farmer	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	60-64	F	Homemaker	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	65-69	M	Farmer	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	70-74	F	Homemaker	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	75-79	M	Farmer	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	80-84	F	Homemaker	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	85-89	M	Farmer	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	90-94	F	Homemaker	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	95-99	M	Farmer	High School	\$1,000	\$500	\$500	\$500
Alabama	1960	100+	F	Homemaker	High School	\$1,000	\$500	\$500	\$500

BANKS
ENGINEERING

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TELETYPE 909/947-4411
E-MAIL BANKS@AOL.COM

BANKS.
ENGINEERING

BOUNDARY SURVEY
FIRELIGHT NORTH
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
1/18/73	4157	1517	4157	4157	4157	1/4" = 1'-0"	2 of 3

Delmarwood Engineering, Plastics, & Wood
Systems The Best Of Woods