



CHARLOTTE COUNTY

Community Development

DATE: March 22, 2026

TO: Honorable Board of County Commissioners

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

RE: **DRC-26-011 Final Detail Site Plan, Firelight North, Phase I & 2C**

Requested Action(s):

Atwell, LLC., is requesting a PD Modification for Firelight North - Phase 1 Entry Mod and Phase 2C (DRC-25-067). The project consists of the Phase 1 entry road on Zemel Road and Phase 2C, the addition of 43 proposed single-family lots. The project site is 349.0± acres and is located at 26000 Zemel Rd, Punta Gorda, FL. Located in Commission District II.

Analysis

This project site is 349.0 ± 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 of Phase 1 entry road on Zemel Road and Phase 2C addition of 43 proposed single-family lots 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-26-011) is generally consistent with Charlotte County's comprehensive plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.



CHARLOTTE COUNTY

Community Development

Qualifications of Maryann Franks

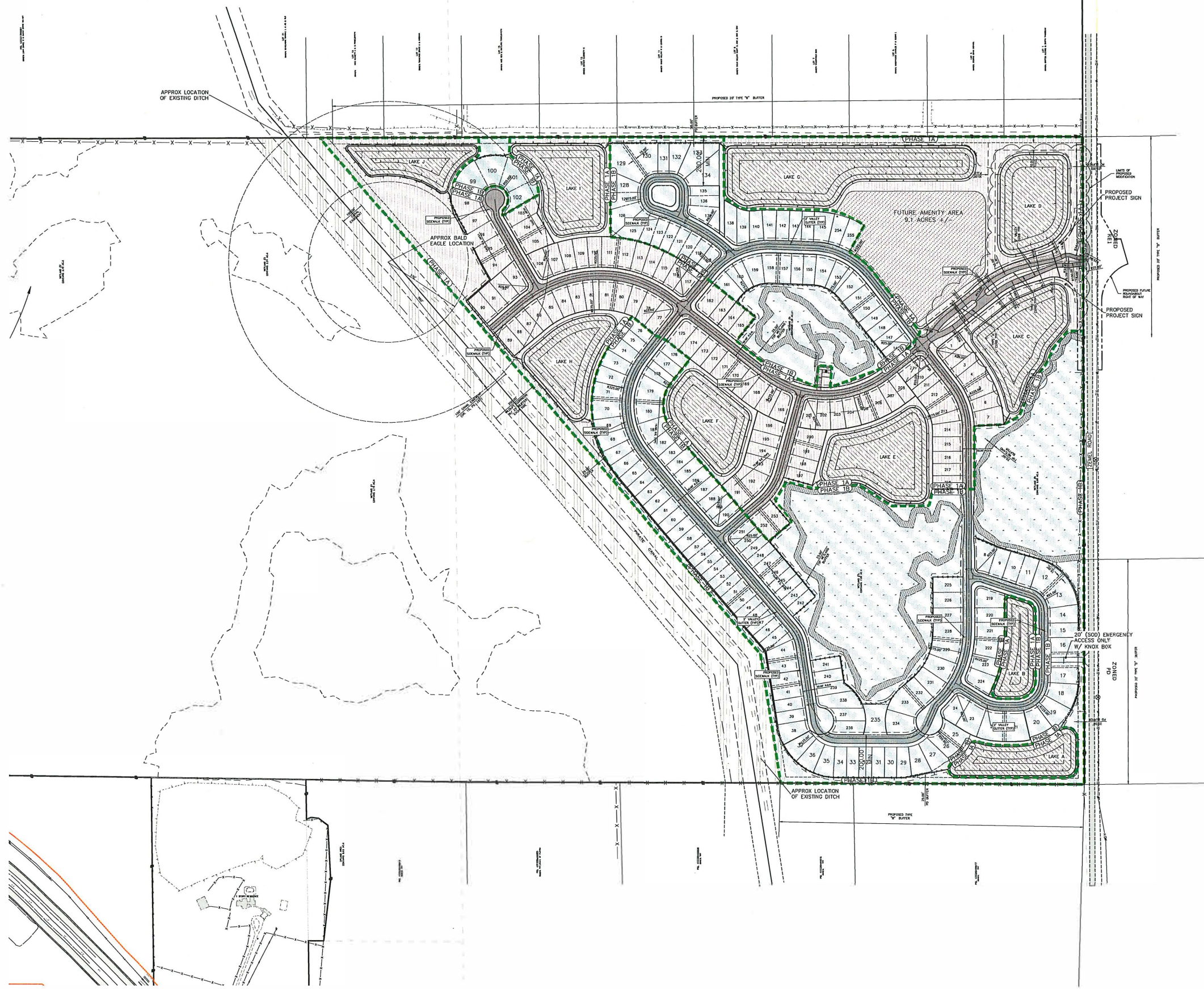
Qualifications of Maryann Franks

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
 3/18/2026 DRC-26-01



ATWELL
 866.852.200 www.atwell-group.com
 4161 TAMAMI TRAIL BLDG 5, UNIT 501
 PORTLAND, ME, FL 33952
 TEL: 813.625.1165



SCALE: 1" = 200'

OVERALL SITE PLAN

FIRELIGHT NORTH - PHASE 1

CHARLOTTE COUNTY, FLORIDA

ZEMEL LAND PARTNERS, LLC

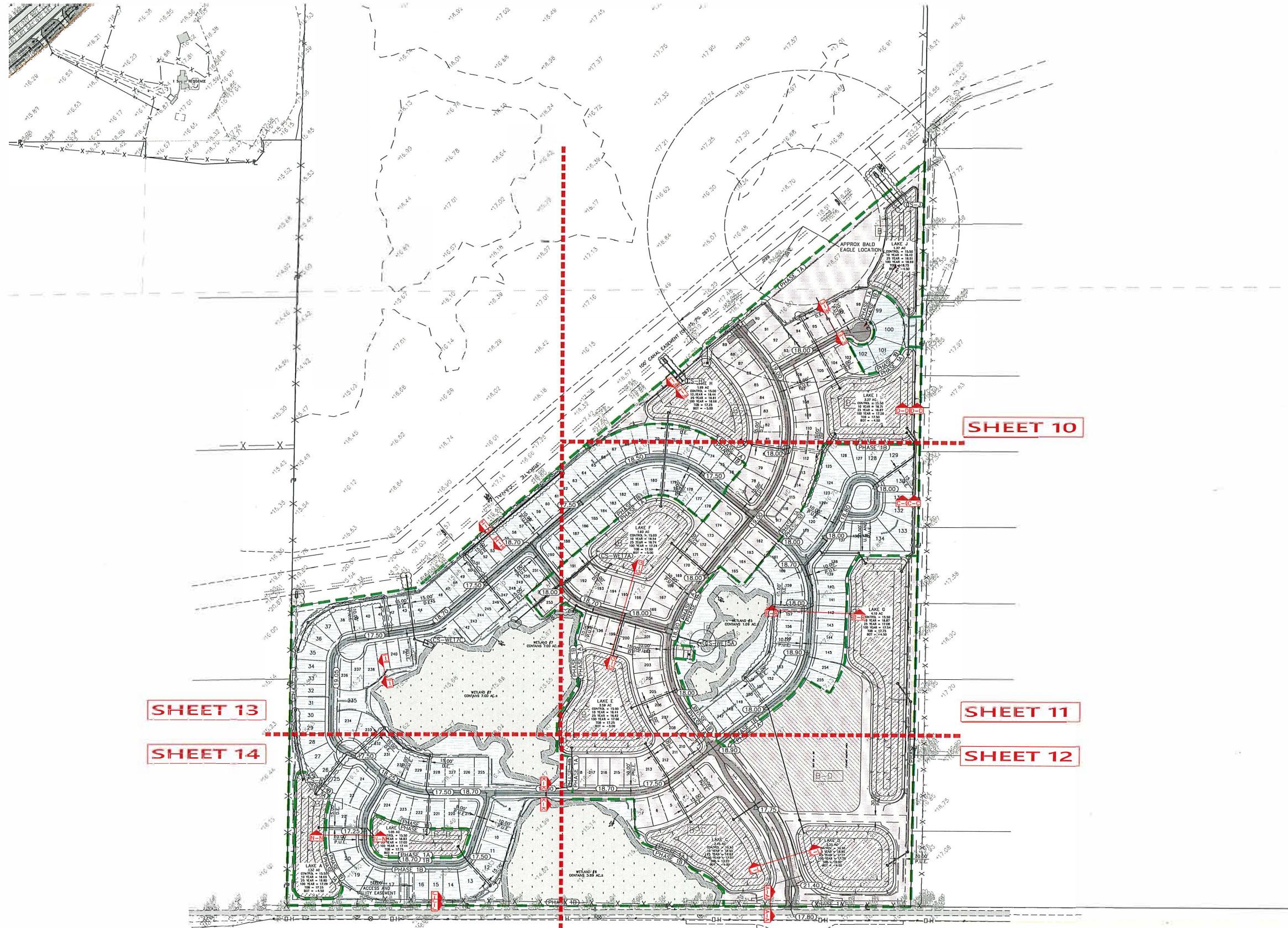
NO.	DATE	REVISION DESCRIPTION	BY
1	1-16-26	PLAN MODIFICATION	DCT



Know what's below.
 Call before you dig.

R. W. POWERS, P.E. L.C. # 82437		
DRAFTED BY: THOMAS GLIDENWELL	DESIGNED BY: RYAN W. POWERS	REVIEWED BY: TODD R. REBOL
PROJECT NUMBER: 4532	COMPLETION DATE: 03/28/2025	SURVEY DATUM: N.A.V.D. 1988
BOOK AND PAGE:		
SHEET	6	

S:\Data\GIS\2025\20250328\20250328_Plan\20250328_Plan.dwg, 1/16/2025 8:58:58 AM, BAK, DWG, ATWELL, LLC



REVIEWED FOR COMPLIANCE
 3/18/2026 DRG-26-01



ATWELL
 866.885.2000 www.atwell-group.com
 4161 W. TOWN CENTER BLVD, SUITE 101
 CHARLOTTE, NC 28217, TEL: 336.552.4161



OVERALL PAVING, GRADING AND DRAINAGE

FIRELIGHT NORTH - PHASE 1

CHARLOTTE COUNTY, FLORIDA

ZEMEL LAND PARTNERS, LLC

NO.	DATE	REVISION DESCRIPTION	BY
1	3-20-25	STORM STRUC. AND/OR PIPES	DT-1M

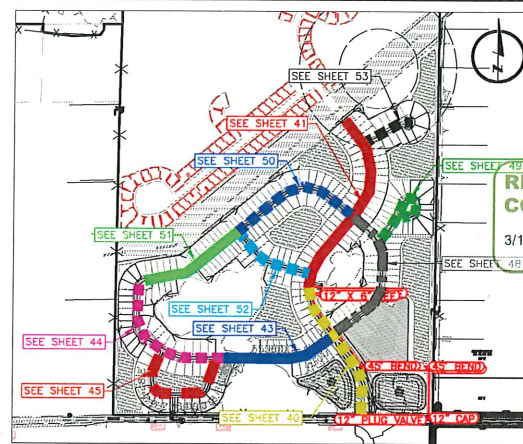
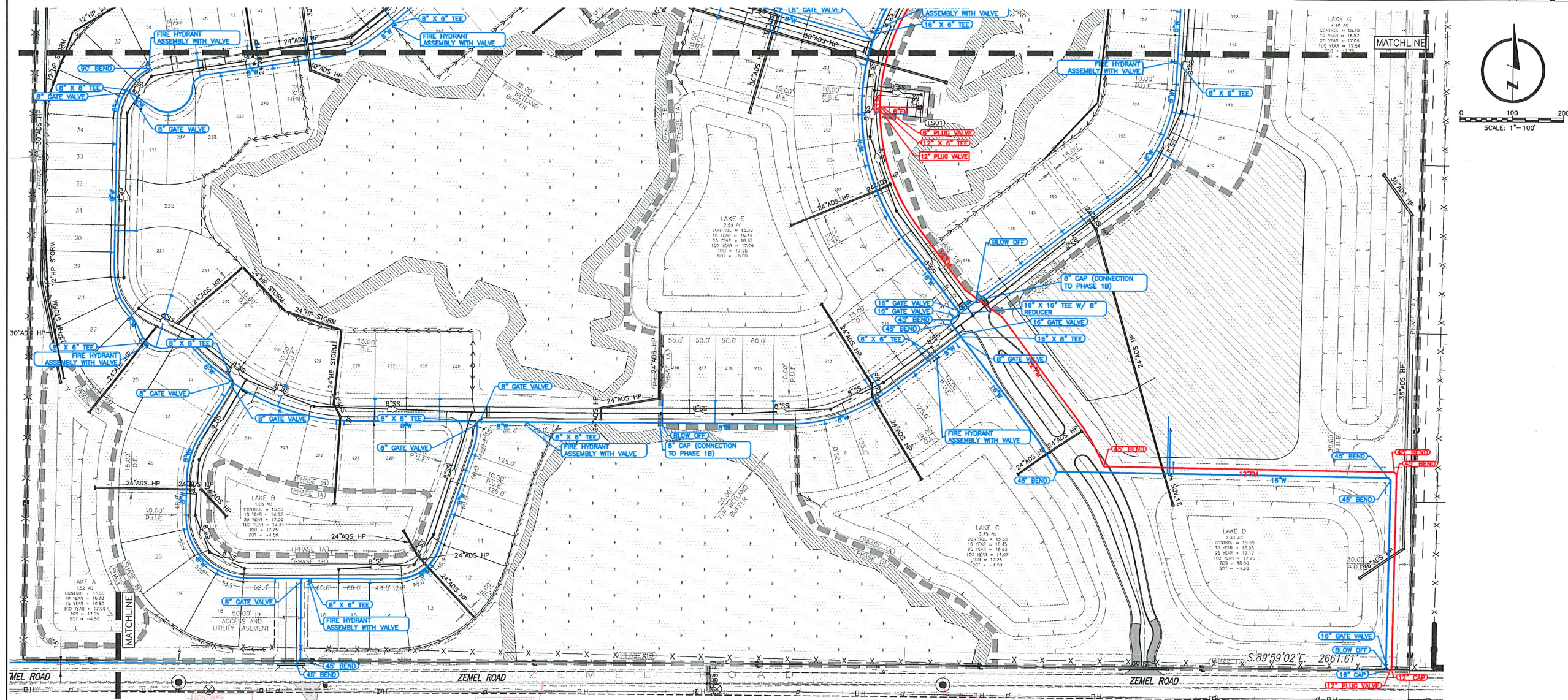


Know what's below.
 Call before you dig.

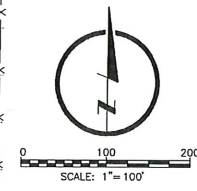
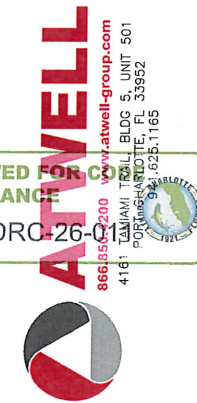
NOT RELEASED FOR CONSTRUCTION
 RYAN W. POWERS, P.E.

DESIGNED BY: THOMAS GLODINELL	DESIGNED BY: RYAN W. POWERS	REVIEWED BY: TODD R. REBOL
PROJECT NUMBER: 4532	COMPLETION DATE: 03/26/2025	SURVEY DATUM: N.A.S.D. 1988

BOOK AND PAGE:
 SHEET



REVIEWED FOR COMPLIANCE
 3/18/2026 DRC-26-000



UTILITY VIC MAP - SOUTH

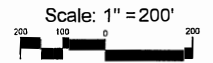
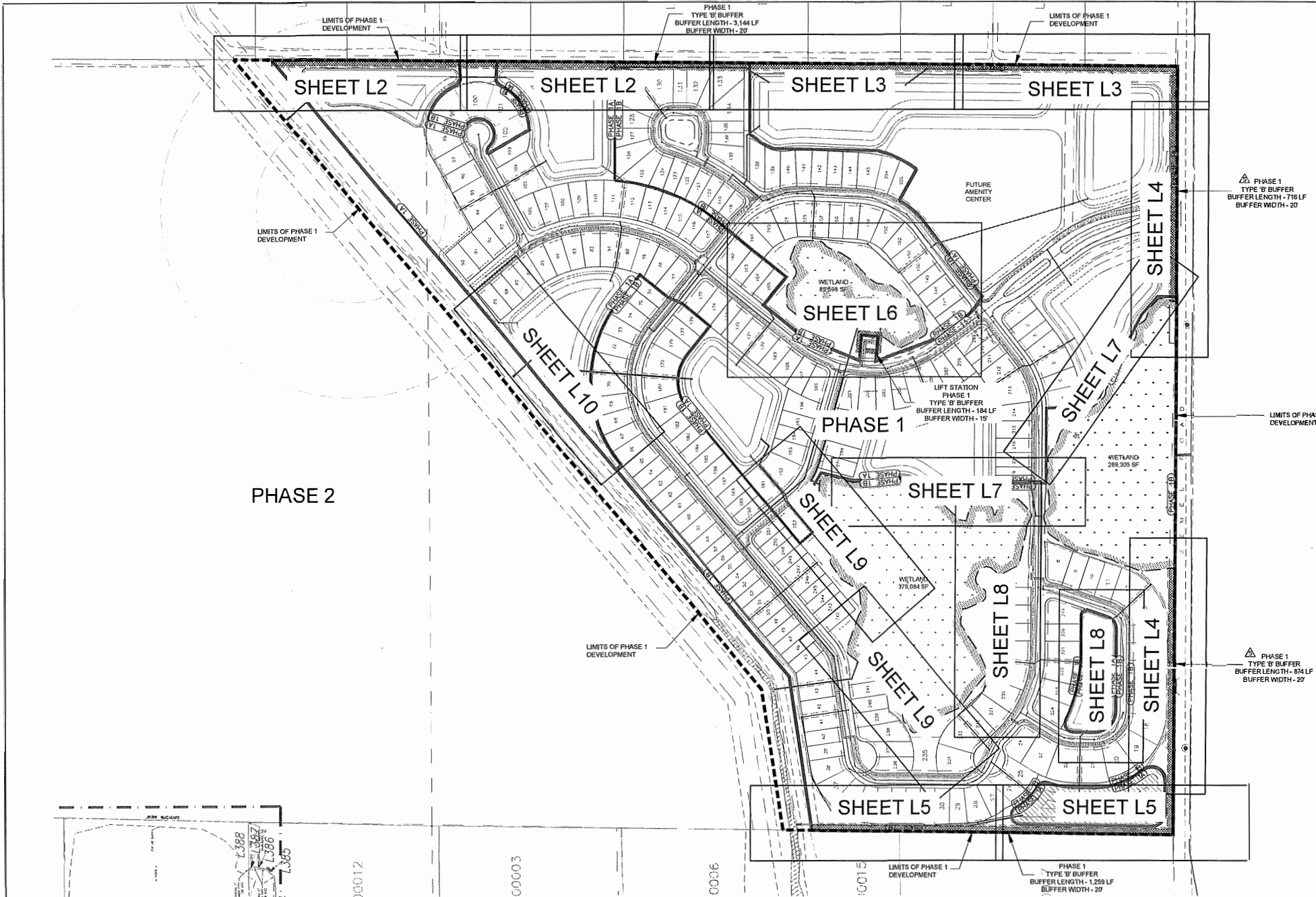
FIRELIGHT NORTH - PHASE 1
 CHARLOTTE COUNTY, FLORIDA
 PREPARED FOR: ZEMEL LAND PARTNERS, LLC

NO.	DATE	REVISION DESCRIPTION	BY

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

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.V.D. 1988
BOOK AND PAGE:	SHEET	

S:\Projects\4532\Firelight\Utility\Utility Vic Map - South.dwg, 1/11/2025, 2:58:45 PM, DWG, TDP/RYAN, ATWELL, LLC



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 Mixed Hardwood Mulch, to a depth of three (3) inches. All trees in sod areas shall have a 30' min. radius mulched tree ring. Sod shall be *Paspalum notatum* Bahiá sod.

Xeriscaping 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 landscapers shall be protected from vehicular encroachment by wheelstops and/or curbing where immediately abutted by pavement.

Australian Pine, Brazilian Pepper, Metelucca 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 plan 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' x 30' Visibility Triangles maintain a clear space with no obstruction 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 their canopy heights do not exceed these heights.

Windbreaks 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 and buffers 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 repaired or replaced, as applicable, within 90 days of 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 higher 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-irrigation should be used where possible.

Low trajectory spray nozzles are encouraged.

No above-ground impacts are permitted.

Irrigation systems shall use the lowest quality water available which will adequately and safely maintain 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 restrictions established by the applicable water management district or local authority, whichever are stricter.

PHASE 2

PLANT LIST / PHASE 1				
SYMBOL	BOTANICAL (COMMON NAME)	DESCRIPTION	QUANTITY	COMMENTS
TREES				
C.a.	<i>Coccoloba erecta</i> (Green Buttonwood)	8-10H x 4-5 Spc., 2" Cal., Multi-Trunk, (See Notes)	223	N/FF
P.a.	<i>Pinus mitis</i> (Slash Pine)	18-24H x 5-6 Spc., 3" Cal.	319	N/FF
O.c.	<i>Quercus virginiana</i> (Live Oak)	14-15H x 4-5 Spc., 4" Cal.	250	N/FF
T.C.	<i>Taxodium distichum</i> (Bald Cypress)	12-14 x 6-7 Spc., 4" Cal.	310	N/FF
PALMS				
S.p.	<i>Sabal palmetto</i> (Cabbage Palm)	8-14 C.L., Staggered Heights, Remove Boats	77	N/FF
SHRUBS				
CL	<i>Chrysanthemum leucum</i> (Red Tip Dogwood)	18-24H x 5 Spc., 3" Cal., 30" OC, Full	252	N/FF
ML	<i>Myrtilles fragrans</i> (Simpson's Shagbark)	24-30H x 18-24" Spc., 3" Cal., 30" OC, Full	911	N/FF
M.c.	<i>Muhlenbergia capillaris</i> (Mule Grass)	24-30H x 5 Spc., 3" Cal., 30" OC, Full	174	N/FF
GROUND COVER				
D.c.	<i>Duranta erecta</i> (Gold Mound) (Dwarf Golden Dewdrop)	14-16H x 16-18" Spc., 3" Cal., 24" OC, Full	510	FF
MISCELLANEOUS				
	Mixed Hardwood Mulch	3" Depth Min.		PROVIDE QUANTITY
	<i>Paspalum notatum</i> Bahiá Sod	Wired Free, Sand Green		PROVIDE QUANTITY
	Staking and Guying	Per Details		1,107 Trees / 77 Palms

LANDSCAPE REQUIREMENTS (PHASE 1)

PHASE 1 PERIMETER LANDSCAPE BUFFER REQUIREMENTS

ZEMEL ROAD (Type 'B' Buffer) - Buffer Length - 716 LF, Buffer Width - 20'

- Canopy Trees Required (3 per 100 LF) - 716 / 100 = 7.16 x 3 = 21.48 x .6 = 13
- Accent Trees Provided - 39
- Canopy Trees Required (1 per 100 LF) - 716 / 100 = 7.16 x 1 = 7.16 x .6 = 5
- Accent Trees Provided - 14
- Shrubs Required (15 per 100 LF) - 716 / 100 = 7.16 x 15 = 107.4 x .6 = 65
- Shrubs Provided - 136

ZEME L ROAD (Type 'B' Buffer) - Buffer Length - 874 LF, Buffer Width - 20'

- Canopy Trees Required (3 per 100 LF) - 874 / 100 = 8.74 x 3 = 26.22 x .6 = 16
- Canopy Trees Provided - 49
- Accent Trees Required (1 per 100 LF) - 874 / 100 = 8.74 x 1 = 8.74 x .6 = 6
- Accent Trees Provided - 20
- Shrubs Required (15 per 100 LF) - 874 / 100 = 8.74 x 15 = 131.1 x .6 = 79
- Shrubs Provided - 197

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 = 471.6 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 - 93
- 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 - 94

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 = 5,793,740 SF

Less Existing Wetlands = 474,987 SF

Adjusted Phase 1 Development Area = 5,043,753 SF / 2000 SF = 2,521.9

(Includes Future Amenity Center)

Tree Points Required - 2,521.9

Tree Points Provided - 2,523.0

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.)
2. Buffers and Common Area Trees (Refer to Landscape Plans) = 2,145.0 Tree Points

Total Tree Points Provided = 2,510.5 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
- (Proposed trees shall be comprised of a minimum of (5) different tree species)

Maximum Individual Tree Species Allowed (80%)

- Total Trees Provided - 1,195
- Maximum Individual Tree Species Allowed - 1,195 x .80 = 956
- (More than (17) 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 @ 5-10H x 3" Cal., Min. 8" DB) Cypress (Taxodium distichum)

- Junco Limbo (Burrheadtree)
- Live Oak (*Quercus virginiana*)
- Mahogany (*Swietenia mahogany*)
- Pigeon Plum (*Coccoloba diversifolia*)
- South Florida Slash Pine (*Pinus slashii* var. *densa*)
- Southern Magnolia (*Magnolia grandiflora*)
- Southern Red Maple (*Acer rubrum*)
- Sweetgum (*Liquidambar styraciflua*)
- Buttonwood (*Coccoloba erecta*)
- Dahoon Holly (*Ilex cassine*)
- East Palatka Holly (*Ilex alternata* East Palatka)
- Gesner Tree (*Cordia sebestena*)

TREE POINTS				
QUA./IT.	DESCRIPTION	CALIPER	TREE POINTS	TOTAL TREE POINTS
PROPOSED TREES				
223	Green Buttonwood	2" Cal.	1.0	228.0
319	Slash Pine	3" Cal.	1.5	478.5
250	Live Oak	4" Cal.	2.5	625.0
310	Bald Cypress	4" Cal.	2.5	775.0
77	Cabbage Palm	> 8 DB	0.5	38.5 (1.5%)
TOTAL TREE POINTS				2,145.0

JOHN T. SWEN
LANDSCAPE ARCHITECT

JOHN T. SWEN, P.A., P.O. Box 494466, Port Charlotte, FL 33949
(941) 626-7365 johnswenrfa@gmail.com LC 26000566

Landscape Plan

Freight North Phase 1
26000 Zemel Road
Punta Gorda, Florida

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
- Rev. Zemel Rd Buffers 03/02/2025

Date: 02/20/2024
Scale: 1" = 200'
Drawn By: JTS
Checked By: JTS
Project #: 24102

CALL 48 HOURS BEFORE YOU BID
It's the Law 1-800-432-4770
BANKING STATE BANK CALL BY FLOOR OR A.C.

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

SHEET L1



March 19, 2026

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

**Re: DRC-26-011 Firelight North Phase 1 Entry Mod & Phase 2C – PD Modification
Date February 19, 2026, Site Plan Review agenda**

County staff has reviewed the PD Modification for the Firelight North Phase 1 Entry Mod & Phase 2C. The project consists of the Phase 1 entry road on Zemel Road and Phase 2C includes the addition of 43 single-family lots. This project site is overall 349.0± acres and is located at 26000 Zemel Rd, Punta Gorda, FL.

It is the decision of the Zoning Official to forward DRC-26-011 to the Board of County Commissioners with a recommendation of approval. The comments are as follows:

1. Reviewed site plan for residential plat development. All structures are subject to further review at time of Building permitting.
2. Applicant must obtain an updated Tree Removal Permit Application if more trees are to be removed than are stated in the previously Approved Tree Removal Permits #20241247264 and #20250930416.
3. Applicant must abide by the previously approved Native Habitat Management Plan.
4. Applicant must abide by the previously approved Bald Eagle Management Plan.
5. Roadways shall be at least 20' wide of clear space for fire department access.
6. Gates shall be installed with an EVAC System for emergency operation use.
7. Fire hydrant required within 800' between each fire hydrant.
8. Design of the turn lanes shall be reviewed and approved by Engineering at the Final detail site plan phase.

9. CCU approves the PD modification. If utilities are impacted by the proposed modifications, CCU plan submission, review, and approval will be required prior to utility construction.
10. The base density for the entire subject property is currently 337 units. The applicant has requested an additional 250 density units, which would allow for residential development of up to 587 dwelling units on the subject property if the BCC approves the TDU application on February 25, 2026.
11. FPC-26-01-no consolidation is needed. lots will be platted.FPC-26-01
12. 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).
13. 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.
14. 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 (informational comment).

The decision to approve or deny this PD Final Detail Site application will be made by the Board of County Commissioners on the April 28, 2026, 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.
When you submit for a building permit, be sure to include a copy of this approval letter.

Shaun Cullinan

Shaun Cullinan
Planning and Zoning Official