



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 337 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