



DRC-25-067

(BCC Land Use Meeting 10-28-2025)

Atwell LLC./ Firelight North- Phase 1 & 2



CHARLOTTE COUNTY
FLORIDA

DRC-25-067

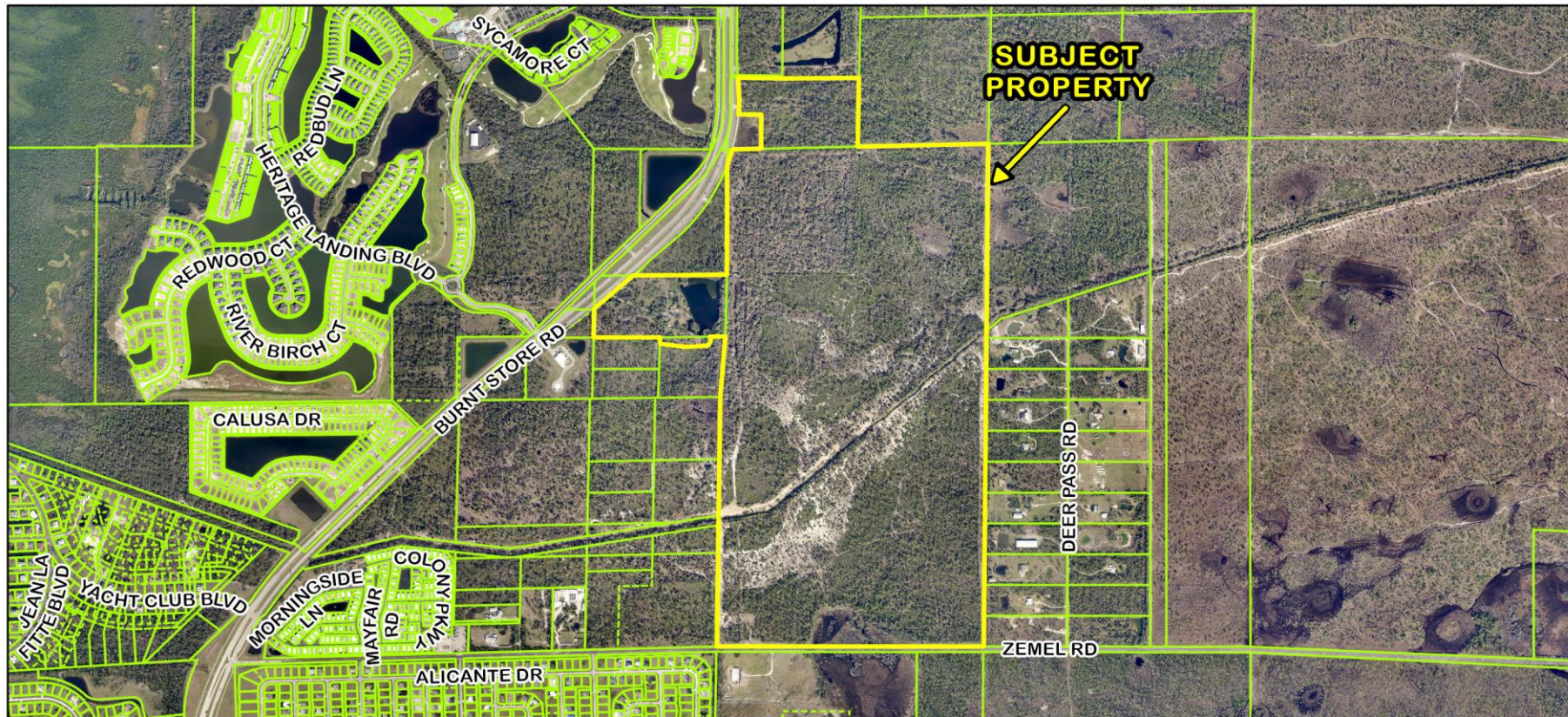
Atwell LLC is requesting a modification to a Final Detail Site Plan approval for Firelight North-Phase 1 & Phase 2. This project is a proposed major modification to Phase 1 (DRC-24-074) due to the addition of lots around the perimeter of the property boundary as well as the proposed new development for 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.



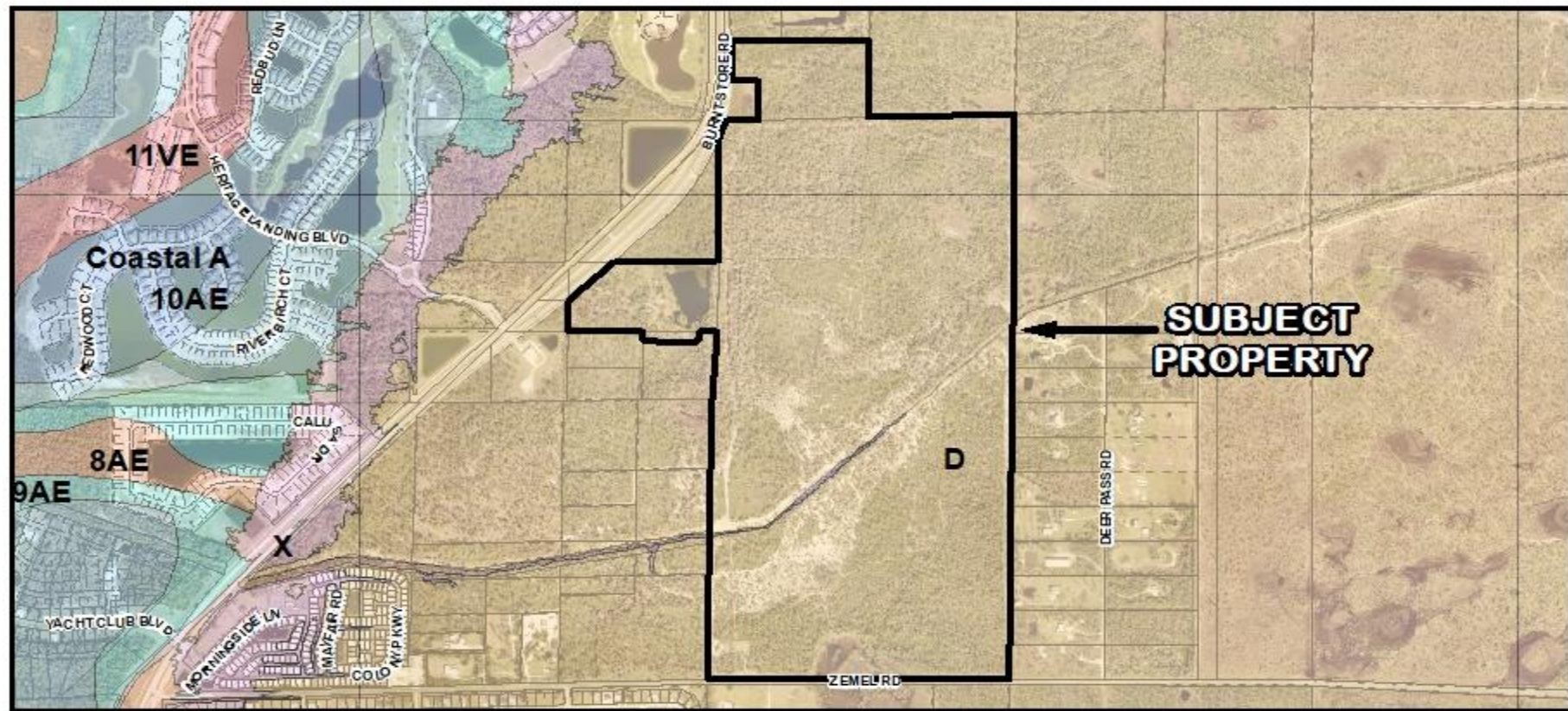
DRC-25-067 2024 Eagle View Image



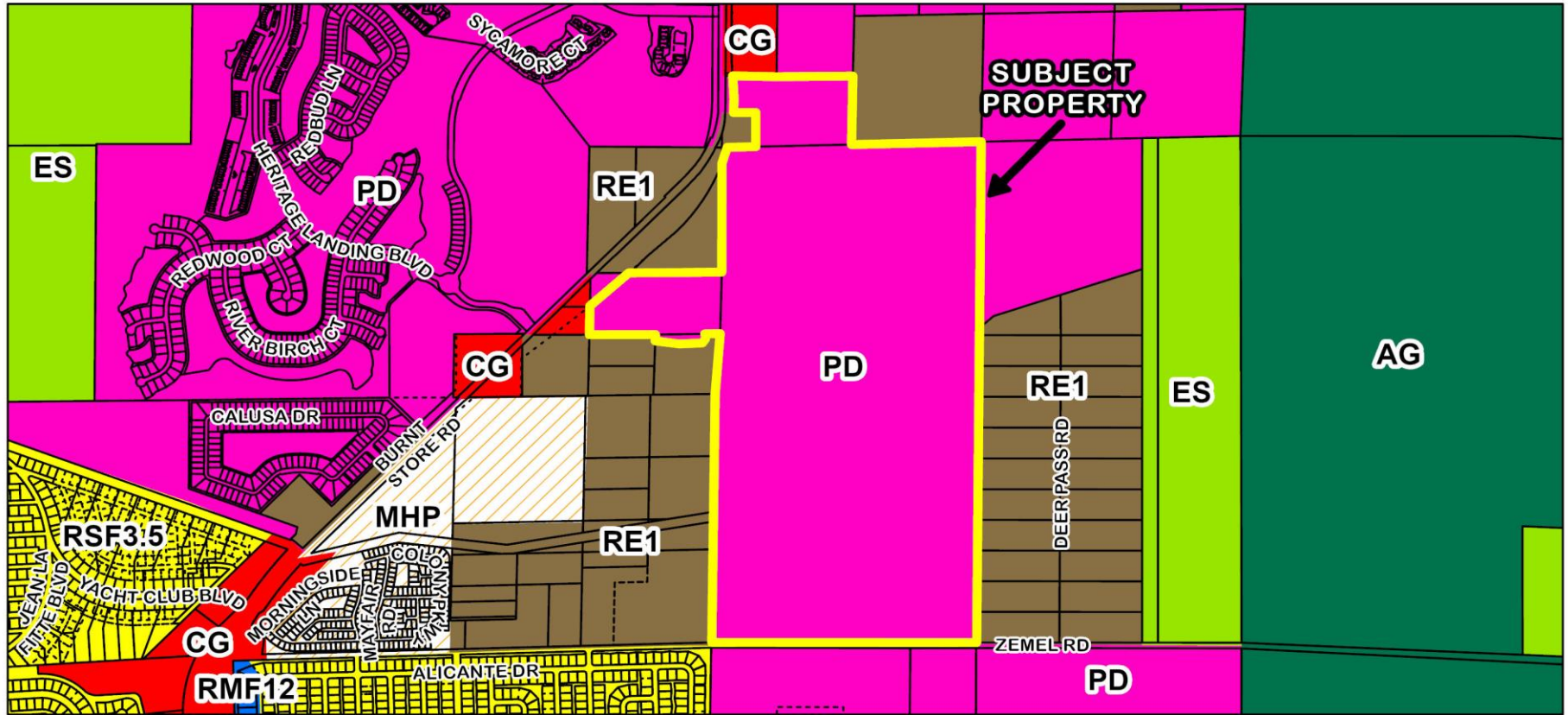
DRC-25-067 Location Map



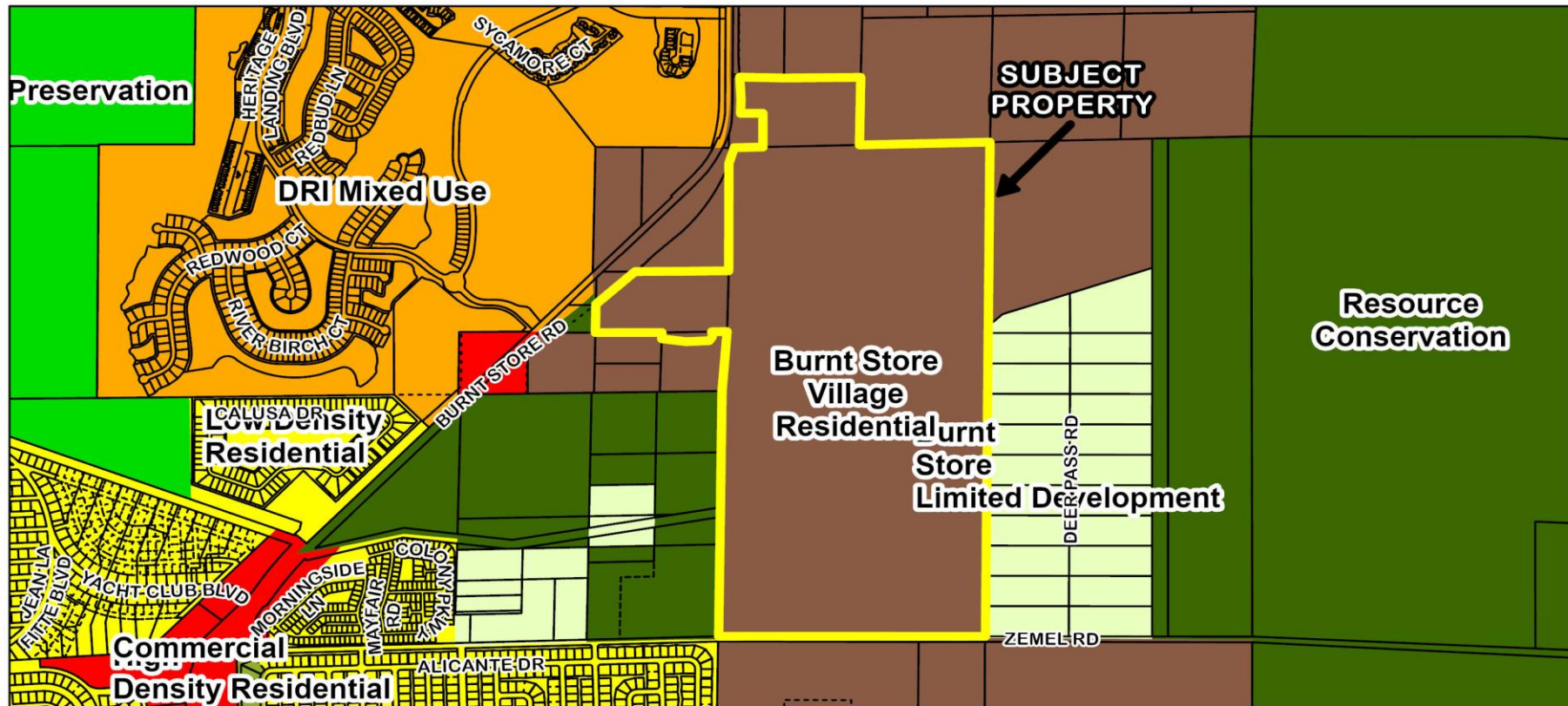
DRC-25-067 Area Image



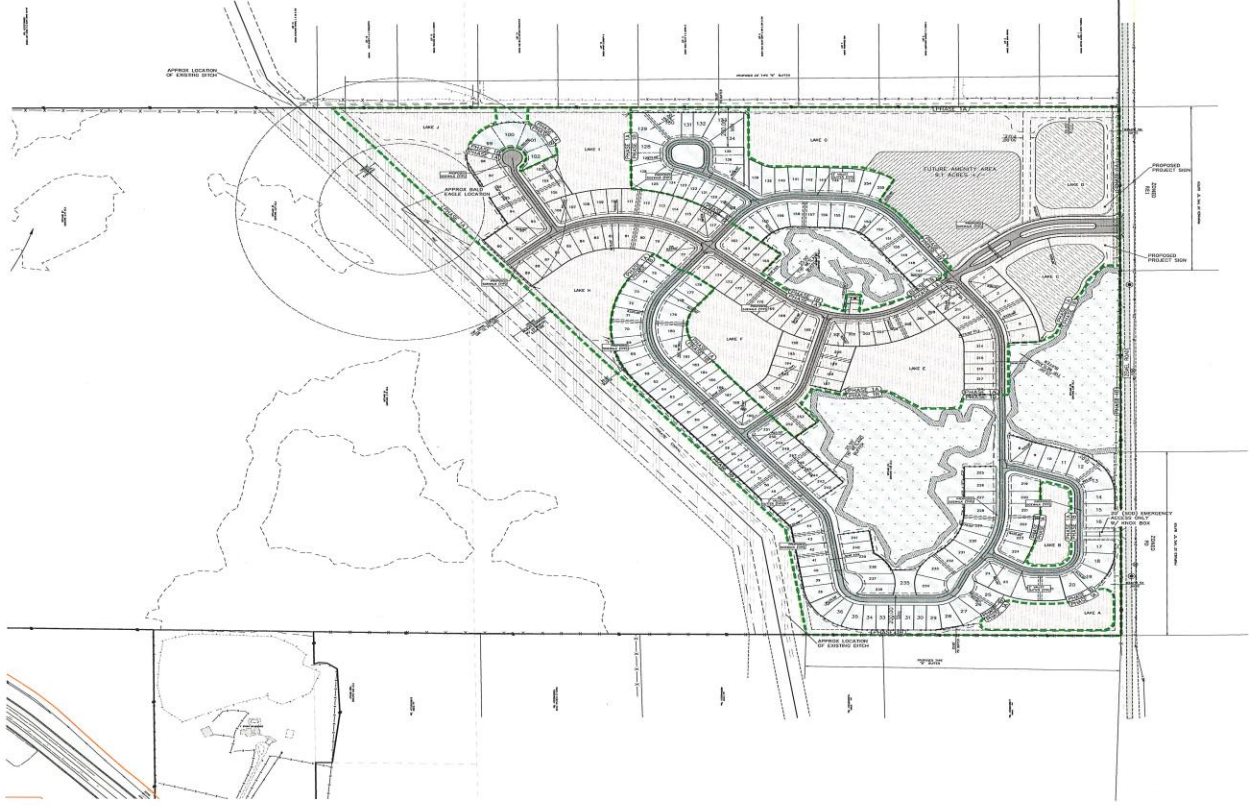
DRC-25-067 Flood Zones (Subject Property - D Zone)



DRC-25-067 Zoning Designations



DRC-25-067 FLUM Designations



OVERALL SITE PLAN

FIRELIGHT NORTH - PHASE 1

CHARLOTTE COUNTY, FLORIDA

ZEMEL LAND PARTNERS, LLC

811
Before you dig, call 811.

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

NOT RELEASED FOR CONSTRUCTION

DESIGNED BY: RYAN W. POWERS
CHECKED BY: RYAN W. POWERS
DATE: 05/28/2025

PROJECT NUMBER: 2025-08-19
SHEET: 1 OF 1

REVISIONS BY: RYAN W. POWERS
DATE: 05/28/2025

PROJECT NUMBER: 2025-08-19
SHEET: 1 OF 1

APPROX. LOCATION OF EXISTING ROAD

PROPOSED PROJECT DATA

PROPOSED LOT DATA

APPROX. LOCATION OF EXISTING ROAD

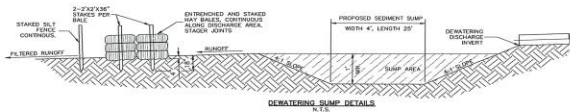
PROPOSED PROJECT DATA

PROPOSED LOT DATA

REVIEWED FOR COMPLIANCE
9/4/2025 DRC-25-067

AVELL
AVELL & ASSOCIATES, LLC
4115 N. 33RD ST.
SUITE 200
FORT MYERS, FL 33902



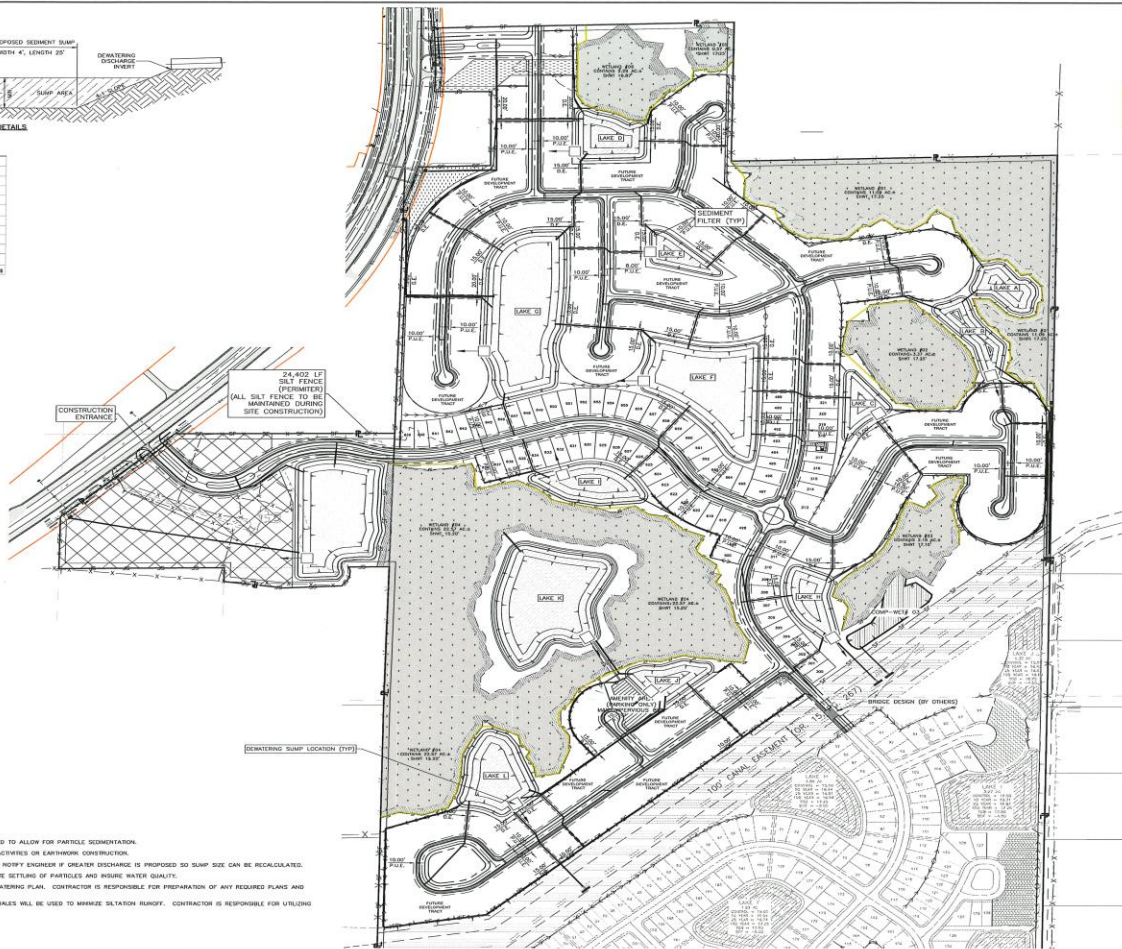
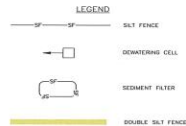


Sediment Pump Sizing

Note: For a 0.01 comparative size only.

V_s = back-siphon velocity	= 0.005 ft/sec	
V_s = settling velocity	= 0.005 ft/sec	
Q_p = peak discharge	= 2.0 cfs	
h = depth	= 1.0 ft	
h = length	= 20 ft	
h = width	= 4 ft	

Equations and Values Taken from the Management and Storage of Surface Waters Part 2 - Surface Water Management Projects Design Examples



- DEWATERING NOTES:**
- CONTRACTOR TO INSURE THAT DEWATERING ACTIVITIES DO NOT CAUSE EROSION AND THAT SUMP IS UTILIZED TO ALLOW FOR PARTICLE SEDIMENTATION.
 - SEDIMENT SUMP AND DISCHARGE DRAINAGE CONTROL ARE TO BE IMPLEMENTED BEFORE ANY DEWATERING ACTIVITIES ON EXISTING CONSTRUCTION.
 - SUMP SIZE BASED UPON AN ASSUMED DEWATERING DISCHARGE OF 900 GPM (2 IPS). CONTRACTOR IS TO NOTIFY ENGINEER IF GREATER DISCHARGE IS PROPOSED SO SUMP SIZE CAN BE RECALCULATED.
 - DEWATERING WINDMILLS ARE TO BE FROM THE TOP OF THE WATER AREAS TO ALLOW FOR THE ADEQUATE SETTLING OF FIBROUS AND INSURE WATER QUALITY.
 - CONTRACTOR TO NOTIFY DESIGNER IMMEDIATELY IF ANY MODIFICATIONS PROPOSED BY THE CONTRACTOR TO THE DEWATERING PLAN. CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF ANY REQUIRED PLANS AND PROCEEDING OF THE SAME.
 - DISCHARGE FROM SUMP SHOULD BE DISCHARGED TO THE EXISTING DRAINAGE. CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF ANY REQUIRED PLANS AND PROCEEDING OF THE SAME.
 - DEWATERING PERIOD MUST BE LESS THAN 120 DAYS.
 - LOCATION OF DEWATERING SUMP AND DISCHARGE POINTS AS SHOWN ON BMP PLAN.



BEST MANAGEMENT PRACTICES PLAN

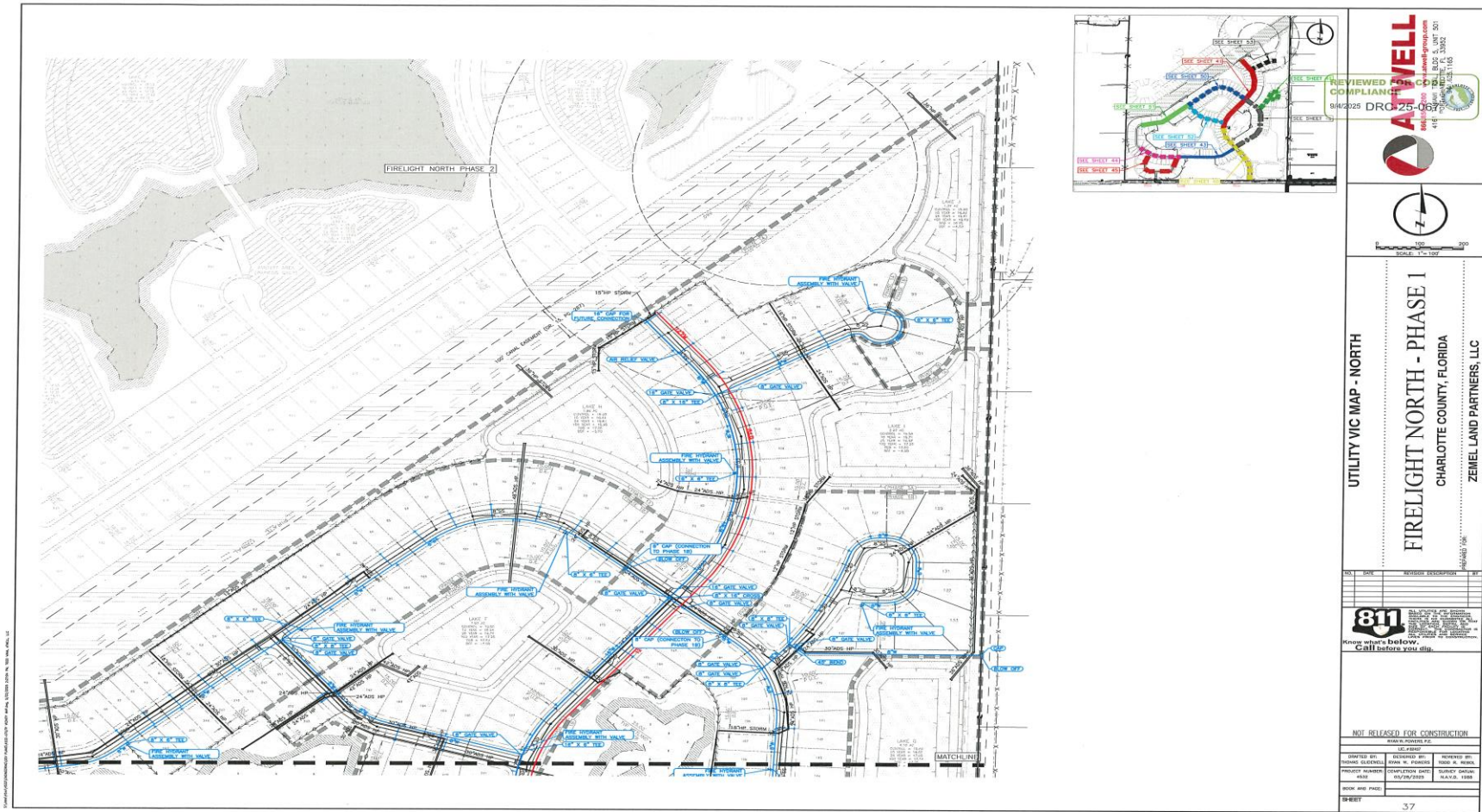
FIRELIGHT NORTH - PHASE 2

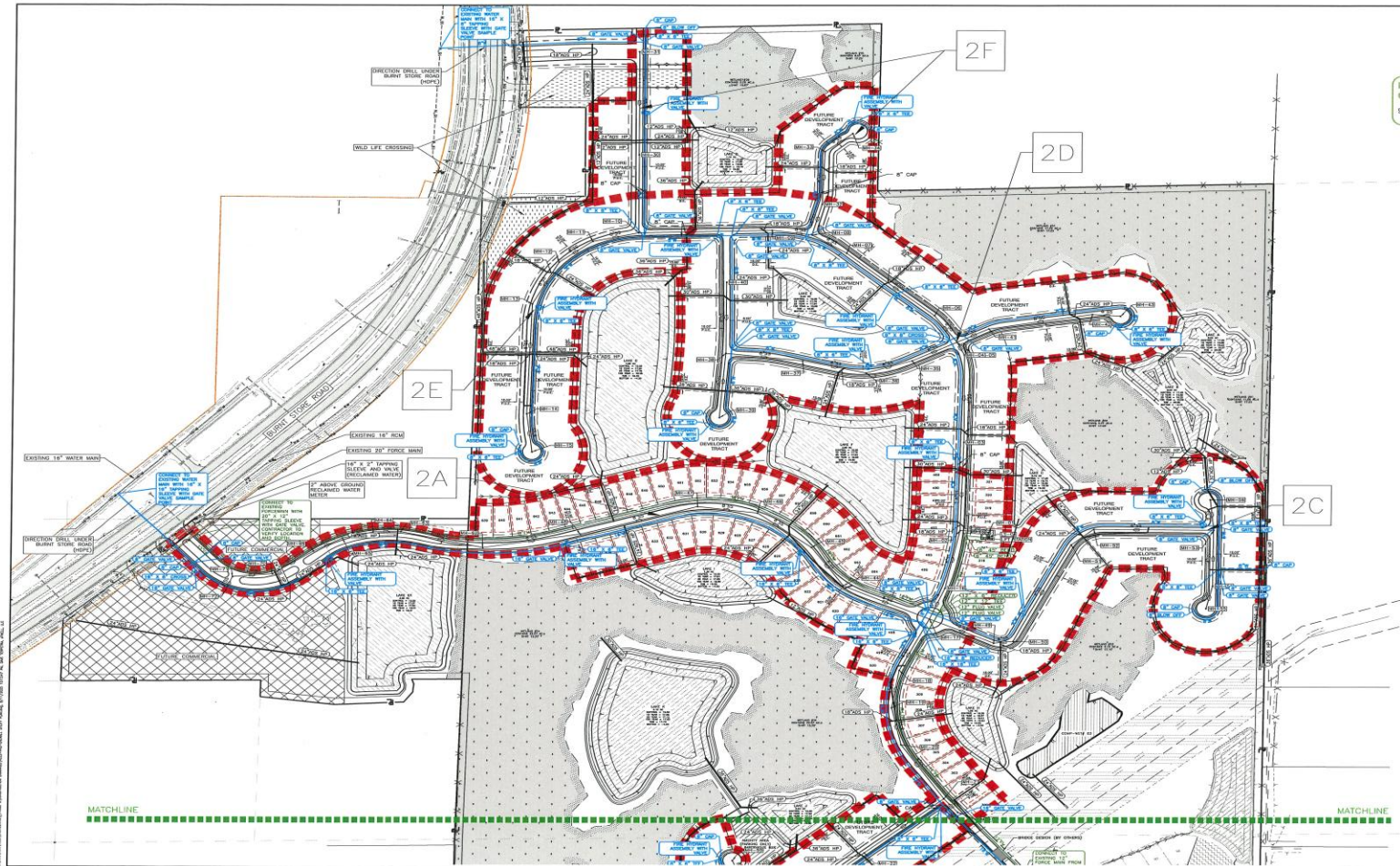
CHARLOTTE COUNTY, FLORIDA

ZEMEL LAND PARTNERS, LLC

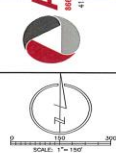


DATE	PROJECT NUMBER	COMPLETION DATE	SURVEY DATE
10/4/2025	2025-067	10/4/2025	10/4/2025





REVIEWED FOR CODE COMPLIANCE
04/02/25 DRC-25-067



OVERALL UTILITY PLAN - NORTH

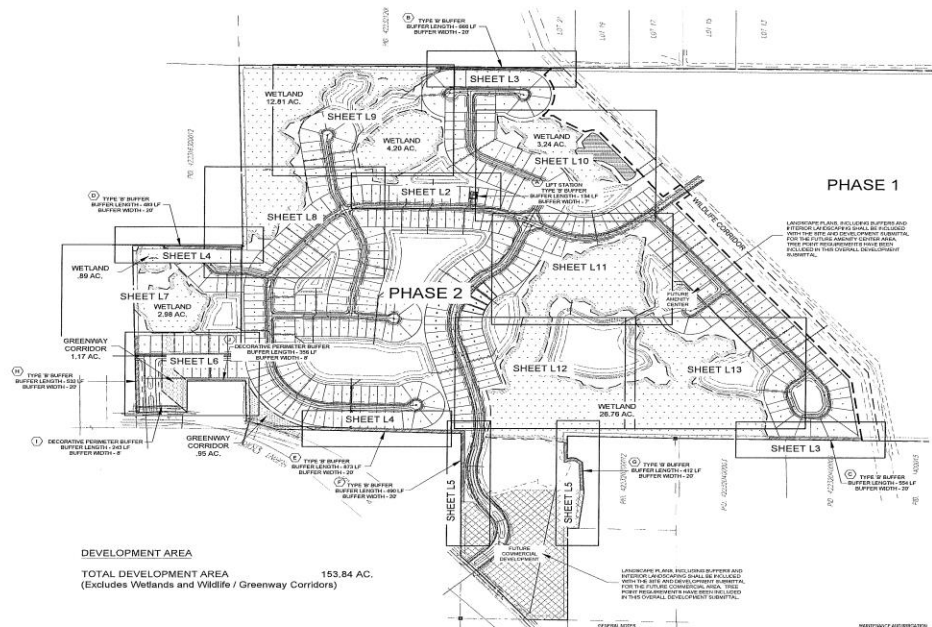
FIRELIGHT NORTH - PHASE 2

CHARLOTTE COUNTY, FLORIDA

ZEMEL LAND PARTNERS, LLC

811
Before you dig, Call before you dig.

DESIGNED BY	DESIGNED BY	DESIGNED BY
PROJECT NUMBER	COMPLETION DATE	SURVEY DRAIN
DATE		DATE
SHEET		



LANDSCAPE REQUIREMENTS (PHASE 2)

PERIMETER LANDSCAPE BUFFER REQUIREMENTS

- | | |
|----------|---|
| A | <p>WEST PROPERTY LINE (Type W Buffer): Buffer Length = 134.1 ft, Buffer Width = 7' 0"</p> <p>Acres Transferred (per 100 ft Buffer): 134.1 / 100 = 1.341 = 1.34</p> <p>County Taxes Paid: -</p> <p>Acres Transferred (per 100 ft Buffer): 134.1 / 100 = 1.341 = 1.34 ± 0.1</p> <p>Shaded Property: -</p> <p>Shaded Area (per 100 ft Buffer): 134 / 100 = 1.34 ± 0.1 = 20.1 ± 0.16</p> <p>Shaded Property: -</p> <p>City/County Water: Farm Required - Yes</p> <p>City/County Sewer: Farm Required - Yes</p> |
| B | <p>EAST PROPERTY LINE (Type W Buffer): Buffer Length = 166.0 ft, Buffer Width = 25' 0"</p> <p>Acres Transferred (per 100 ft Buffer): 166.0 / 100 = 1.66 ± 0.05 = 1.66 ± 0.05</p> <p>County Taxes Paid: -</p> <p>Acres Transferred (per 100 ft Buffer): 166.0 / 100 = 1.66 ± 0.05 = 1.66 ± 0.05</p> <p>Shaded Property: -</p> <p>Shaded Area (per 100 ft Buffer): 166 / 100 = 1.66 ± 0.05 = 10.2 ± 0.3</p> <p>Shaded Property: -</p> <p>City/County Water: Farm Required - Yes</p> <p>City/County Sewer: Farm Required - Yes</p> |
| C | <p>WEST PROPERTY LINE (Type W Buffer): Buffer Length = 154.0 ft, Buffer Width = 20' 0"</p> <p>Acres Transferred (per 100 ft Buffer): 154.0 / 100 = 1.54 ± 0.05 = 1.54 ± 0.05</p> <p>County Taxes Paid: -</p> <p>Acres Transferred (per 100 ft Buffer): 154.0 / 100 = 1.54 ± 0.05 = 1.54 ± 0.05</p> <p>Shaded Property: -</p> <p>Shaded Area (per 100 ft Buffer): 154 / 100 = 1.54 ± 0.05 = 1.54 ± 0.05</p> <p>Shaded Property: -</p> <p>City/County Water: Farm Required - Yes</p> <p>City/County Sewer: Farm Required - Yes</p> |
| D | <p>EAST PROPERTY LINE (Type W Buffer): Buffer Length = 143.0 ft, Buffer Width = 20' 0"</p> <p>Acres Transferred (per 100 ft Buffer): 143.0 / 100 = 1.43 ± 0.05 = 1.43 ± 0.05</p> <p>County Taxes Paid: -</p> <p>Acres Transferred (per 100 ft Buffer): 143.0 / 100 = 1.43 ± 0.05 = 1.43 ± 0.05</p> <p>Shaded Property: -</p> <p>Shaded Area (per 100 ft Buffer): 143 / 100 = 1.43 ± 0.05 = 1.43 ± 0.05</p> <p>Shaded Property: -</p> <p>City/County Water: Farm Required - Yes</p> <p>City/County Sewer: Farm Required - Yes</p> |
| E | <p>WEST PROPERTY LINE (Type W Buffer): Buffer Length = 172.5 ft, Buffer Width = 20' 0"</p> <p>Acres Transferred (per 100 ft Buffer): 172.5 / 100 = 1.725 ± 0.05 = 1.725 ± 0.05</p> <p>County Taxes Paid: -</p> <p>Acres Transferred (per 100 ft Buffer): 172.5 / 100 = 1.725 ± 0.05 = 1.725 ± 0.05</p> <p>Shaded Property: -</p> <p>Shaded Area (per 100 ft Buffer): 172.5 / 100 = 1.725 ± 0.05 = 1.725 ± 0.05</p> <p>Shaded Property: -</p> <p>City/County Water: Farm Required - Yes</p> <p>City/County Sewer: Farm Required - Yes</p> |
| F | <p>NORTH PROPERTY LINE (Type W Buffer): Buffer Length = 400.0 ft, Buffer Width = 20' 0"</p> <p>Acres Transferred (per 100 ft Buffer): 400.0 / 100 = 4.00 ± 0.05 = 4.00 ± 0.05</p> <p>County Taxes Paid: -</p> <p>Acres Transferred (per 100 ft Buffer): 400.0 / 100 = 4.00 ± 0.05 = 4.00 ± 0.05</p> <p>Shaded Property: -</p> <p>Shaded Area (per 100 ft Buffer): 400.0 / 100 = 4.00 ± 0.05 = 4.00 ± 0.05</p> <p>Shaded Property: -</p> <p>City/County Water: Farm Required - Yes</p> <p>City/County Sewer: Farm Required - Yes</p> |
| G | <p>SOUTH PROPERTY LINE (Type W Buffer): Buffer Length = 175.0 ft, Buffer Width = 20' 0"</p> <p>Acres Transferred (per 100 ft Buffer): 175.0 / 100 = 1.75 ± 0.05 = 1.75 ± 0.05</p> <p>County Taxes Paid: -</p> <p>Acres Transferred (per 100 ft Buffer): 175.0 / 100 = 1.75 ± 0.05 = 1.75 ± 0.05</p> <p>Shaded Property: -</p> <p>Shaded Area (per 100 ft Buffer): 175 / 100 = 1.75 ± 0.05 = 1.75 ± 0.05</p> <p>Shaded Property: -</p> <p>City/County Water: Farm Required - Yes</p> <p>City/County Sewer: Farm Required - Yes</p> |
| H | <p>NORTH PROPERTY LINE (Type W Buffer): Buffer Length = 130.0 ft, Buffer Width = 20' 0"</p> <p>Acres Transferred (per 100 ft Buffer): 130.0 / 100 = 1.3 ± 0.05 = 1.3 ± 0.05</p> <p>County Taxes Paid: -</p> <p>Acres Transferred (per 100 ft Buffer): 130.0 / 100 = 1.3 ± 0.05 = 1.3 ± 0.05</p> <p>Shaded Property: -</p> <p>Shaded Area (per 100 ft Buffer): 130 / 100 = 1.3 ± 0.05 = 1.3 ± 0.05</p> <p>Shaded Property: -</p> <p>City/County Water: Farm Required - Yes</p> <p>City/County Sewer: Farm Required - Yes</p> |
| I | <p>WEST PROPERTY LINE (Type W Buffer): Buffer Length = 243.0 ft, Buffer Width = 20' 0"</p> <p>Acres Transferred (per 100 ft Buffer): 243.0 / 100 = 2.43 ± 0.05 = 2.43 ± 0.05</p> <p>County Taxes Paid: -</p> <p>Acres Transferred (per 100 ft Buffer): 243.0 / 100 = 2.43 ± 0.05 = 2.43 ± 0.05</p> <p>Shaded Property: -</p> <p>Shaded Area (per 100 ft Buffer): 243 / 100 = 2.43 ± 0.05 = 2.43 ± 0.05</p> <p>Shaded Property: -</p> <p>City/County Water: Farm Required - Yes</p> <p>City/County Sewer: Farm Required - Yes</p> |
| J | <p>WEST PROPERTY LINE (Divisional Property): Buffer Length = 200.0 ft, Buffer Width = 20' 0"</p> <p>Acres Transferred (per 100 ft Buffer): 200.0 / 100 = 2.00 ± 0.05 = 2.00 ± 0.05</p> <p>County Taxes Paid: -</p> <p>Acres Transferred (per 100 ft Buffer): 200.0 / 100 = 2.00 ± 0.05 = 2.00 ± 0.05</p> <p>Shaded Property: -</p> <p>Shaded Area (per 100 ft Buffer): 200 / 100 = 2.00 ± 0.05 = 2.00 ± 0.05</p> <p>Shaded Property: -</p> <p>City/County Water: Farm Required - Yes</p> <p>City/County Sewer: Farm Required - Yes</p> |

LANDSCAPE REQUIREMENTS (PHASE 2)

INTENSIVE LANDSCAPE REQUIREMENT

FUTURE AMENITY CENTER (not included in Scope)

(Not Applicable / Not Being Proposed)

TREE REQUIREMENTS

- THREE POINTS REQUIRED (One (1) Tree Point per 2000 SF of Development Area)**
 Land of 100' x 200' Development Area = 153,600 AC. (70' x 270' x 6 SF) / 2,000 SF = 3,350.8
 (Includes Future Commercial and Amenity Center)
 Tree Points Required = 3,350.8
 Tree Points Provided = 3,350.8
- The following Tree Points shall be provided for the project:
- 1. (180) Single Family Lots @ (1) 3" Cal. Tree per Lot @ 1.5 Tree Points per Tree = 945.0
- (NOTE: Tree Points Lost for the Single Family Lots shall not be included for the tree loss.)
- 2. Buffers and Common Areas Trees (Refer to Landscape Plans) = 2,605.0 Tree Points
- Total Tree Points Provided = 3,350.8 Tree Points**

TREE POINTS				
QTY/CT	DESCRIPTION	CALIBER	TREE POINTS	TOTAL TREE POINTS
PROPOSED TREES				
182	Green Buttonwood	2" Cal.	1.0	182.0
289	Slum Pine	3" Cal.	1.5	433.5
312	Live Oak	4" Cal.	2.0	624.0
167	Bald Cypress	4" Cal.	2.5	417.5
34	College Pine	>6" Cal.	0.5	17.0 (25%)
TOTAL TREE POINTS				1,264.0

TREE REQUIREMENTS (PHASE 2)

- TREE SPECIES MIX**
Total Trees Provided - 1,374
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 - 1,374
Maximum Individual Tree Species Allowed - 1,374 x .80 = 824
(No more than (824) of the proposed trees shall be of a single individual species)

APPROVED TREES FOR TREE FUNDS OR INDIVIDUAL FAMILY LOTS

- [illegible]

DEVELOPMENT AREA

TOTAL DEVELOPMENT AREA 153.84 AC.
(Excludes Wetlands and Wildlife / Greenway Corridors)

[illegible]

All plant materials shall be Florida Grown, 1 or better, as specified on GREEN AND WHITE TAGS FOR FLORIDA GROWN, Plant I and 2, by the Division on Industry and Florida Department of Agriculture and Consumer Services, and shall continue to exceed American Association of Nurseryman 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 reseeded with Bluebonnet Hardwood Mulch, in a depth of three (3) inches, and a layer of straw shall have a 20" min. radius mulched tree ring. Bed shall be Paspalum notatum Tilled soil.

Xeriscaping principles shall be utilized as outlined by the Southdwest Florida Water Management District.

The Contractor shall provide a minimum of 100% of the cost of the following:

All listed areas shall be protected from vehicular encroachment by windbreaks and/or curbing where immediately adjacent to pavement.

Australian Pine, Brazilian Pepper, Mulberry and Dengue Mosquito larvae on the property shall be removed after 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 that are intended to be a guideline for quantities listing are due to the fact the CONTRACTOR is providing a rough estimate of material to be used. It is the responsibility of the CONTRACTOR to verify the quantities listed in the plan and to purchase 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" x 30" **Wickley** **Flanges** maintain a clear space with no obstruction in clear height a height of from (12) feet and a height of (18) feet above grade. Items shall be permitted in the clear space as long as there is no foliage between these heights.

Whereas items required as part of The landscape buffer requirements shall be: a minimum of six (6) feet in height from finished grade; opaque, noncorrosive, and made of steel, brick, or of other materials, concrete aggregate, stone block (stone pavers or cultured), block, chain link fence, or other material. Where required as part of a landscape buffer, chain-link fence and walls constructed of brick concrete block, stone & painted, are prohibited.

(2) Plantings, trees, walls, fences and irrigation systems required by this section must be maintained in good repair. Landscaping and buffers must be kept free of weeds, littered debris.

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

(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.

Automatically rain- and wind-sensitive watering devices shall be installed with irrigation systems in accordance with industry standards.

Leakage detection sensors should be used where possible.

Leakage detection sensors should be used where possible.

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.

Plastic detection sensors and undisturbed reduced error do not require irrigation systems.

Irrigation systems must be properly maintained and operated in a manner consistent with existing restrictions established by the applicable water management district or local authority whenever are needed.