



COMPLETE PERMIT HISTORY PRINT

Permit No. **DRC-25-067** Permit Type / Sub-Type : Growth Mgmt / Site Plan Review / Site Plan Review

Application Status : Awaiting Plans

Date Issued

Issued By :

Master Permit :

Description of Work This proposed project is an approximately 349-acre residential planned development with 621 dwelling units located at 26000 Zemel Road in Punta Gorda.

Job Address: 26000 Zemel, Punta Gorda, FL 33955

Section: 21 Township: 42 Range: 23 Parcel ID: 422321100001

Lot/Block: 0000/0000 Subdivision: ZZZ

SETBACKS Front : Rear : Right : Left :

Owner Name : Zemel Land Partners, LLC

CONTRACTOR

License # :

:

Contacts	Primary	Phone
Michael Neal	Y	
Heather Polito	N	9999999999
Heather Polito	N	9999999999
Heather Polito	N	9999999999
John Swen	N	
Michael Neal	N	
Zemel Land Partners, LLC	N	

APPLICATION SPECIFIC INFO

ADDITIONAL PARCEL INFORMATION

Additional Parcel Information : 422320200009, 422320200013,
422316300008

APPLICATION TYPE

Preliminary :	UNCHECKED	PD Concept :	UNCHECKED
Preliminary and Final :	UNCHECKED	PD Preliminary Design :	UNCHECKED
Minor Modification :	UNCHECKED	PD Major Modification :	UNCHECKED
Major Modification :	UNCHECKED	PD Final Detail :	CHECKED
Final :	UNCHECKED		



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OVERVIEW INFORMATION

Is the project to be completed in phases? :	Yes	If Yes - the estimated number of phases is? :	4
Is the proposed development to be subdivided or platted? :	Subdivided and platted	Is the property located within a Development of Regional Impact? :	No
Is the property located within the Charlotte Harbor Community? :	No	Do commercial design standards apply? :	No
Is the proposed project a cluster development under section 3-9-71? :	No	Is the proposed project within an overlay district? :	No
Is the project located within the ECAP? :	No		

PROJECT INFORMATION

Project Name :	Firelight North - Phase 1 and Phase 2	Brief Description of Proposed Project :	proposed project is an approx. 349-acre residential planned development with 621 dwelling units
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ADDITIONAL PROPERTY DETAILS

Is the property located within a platted subdivision recorded in the official Plat Books? :	No	Is the property defined as a specific parcel? :	Yes
What is the property's zoning designation? :	PD	What is the zoning designation of the surrounding properties? - NORTH: :	PD, RE1, CG
What is the zoning designation of the surrounding properties? - EAST: :	RE1, PD	What is the zoning designation of the surrounding properties? - SOUTH: :	PD
What is the zoning designation of the surrounding properties? - WEST: :	RE1, PD	What is the property's Future Land Use Map (FLUM) designation? :	BURNT STORE VILLAGE RESIDENTIAL
What is the FLUM designation of the surrounding properties - NORTH: :	BURNT STORE VILLAGE RESIDENTIAL	What is the FLUM designation of the surrounding properties - EAST: :	BURNT STORE VILLAGE RESIDENTIAL, BURNT STORE LIMITED DEVELOPMENT
What is the FLUM designation of the surrounding properties - SOUTH: :	BURNT STORE VILLAGE RESIDENTIAL	What is the FLUM designation of the surrounding properties - WEST: :	BURNT STORE VILLAGE RESIDENTIAL, RESOURCE CONSERVATION, DRI MIXED USE
What is the current use of the property? Please also indicate if it is vacant or undeveloped. :	GRAZINGLAND SOIL CAPABILITY CLASS IV, VACANT, SINGLE FAMILY RESIDENTIAL	Is the property, or a portion of the property, within the Special Flood Hazard Area? :	Yes
Is the property, or portion of the property, in a Storm Surge Zone? :	Yes	What is the average width of the property? :	3053'
What is the minimum width of the property? :	629'	What is the average depth of the property? :	3664'
What is the length of road or street frontage? :	3827'	What is the total land area (acres or sq. ft.): :	349.10 ac
Are any taxes or assessments against the property delinquent? :	No	Is this project in the Urban Service Area? :	Yes



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PROPERTY DEVELOPMENT HISTORY

Has this property ever undergone a previous site plan review? :	Yes	If Yes - please indicate the SPR number: :	DRC-23-00043, DRC-23-00225, DRC-24-074
If Yes - was it approved? :	Yes	Are there any current re-zonings filed and/or any pending decisions? :	No
Has the property received any variance, special exception, or any other unique County approval? :	No	Have any special conditions been granted for this property which were not already listed? :	No
Is a variance from subdivision requirements or a rezoning to PD required or requested with this app? :	No		

LAND USE DETAILS

Does the development plan include any new roads that are proposed for County maintenance? :	No	Is the property proposed to be subdivided in to lots (FS Chapter 177 Subdivision)? :	Yes
Total number of lots? :	621	Total number of dwelling units? :	621
Is any portion of the development site located within 1200 feet of any of the following? :	None		

INFRASTRUCTURE INFORMATION

Please identify the type of sewer facilities being proposed? :	Charlotte County Utilities	Please identify the type of sanitary water facilities being proposed? :	Charlotte County Utilities
Is there a fire hydrant within 300 feet? :	No		

ENVIRONMENTAL INFORMATION

If Yes - what is the resultant water? :		Are there any wetlands located on or adjacent to the proposed development? :	Yes - on property and adjacent property
If Yes - have wetlands been delineated by appropriate State and Federal Agencies? :	Yes	If Yes - are impacts proposed? :	Yes
Are there any protected species on the property? :	Yes	If Yes - please list the species: :	gopher tortoises
Are there any trees on the property which are to be removed? :	Yes	Is there any exotic vegetation on the site? :	Yes
Are there any known archeological or historical sites located on this property? :	No		



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PERMITTING DETAILS

Has the County stormwater management plan approval been applied for? :	Yes	If Yes - has approval been received? :	Yes
Has a SWFWMD or SFWMD permit, or modification to an existing permit, been applied for? :	Yes	If Yes for either - has an approved permit been received? :	Yes
If Yes - what is the date of the permit? :	09/20/2024	Is there a dumpster included in the site plan? :	No
If Yes - has the location been approved by the appropriate solid waste handler? :	Yes		

PROFESSIONALS INFORMATION

Engineer :	Yes	Architect :	No
Landscape Architect :	Yes	Planner :	No
Surveyor :	Yes	Environmental Engineer :	Yes
Traffic Engineer :	Yes	Legal Representation :	No

SPECIFIC SHORTFALLS

Is the application substantially complete? :	Yes
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PLAN ROOM ACKNOWLEDGEMENT

Upload Plans Acknowledgement :	CHECKED
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WORKFLOW STATUS/COMMENTS

Action Date	Task	Status	Comment	By
04/02/2025	Intake Sufficiency Review	Awaiting Plans		PUBLICUSER1995

COMMENTS

General Application

SUBCONTRACTORS

Phone:	License # :	Type:
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SUB-PERMITS



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Application #	Status	Type	Lic Prof #	DBA	Comment
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FEES

Fee Item	Fee Description	Fee Amt	Date	Trans Type
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INSPECTIONS

Trans #	Inspection Type	Date	Inspector	Status/Result	Result/Date
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Comment :

CONDITIONS

Condition Type	Description	Status	Date	Severity	By
CC PERMIT	Open Record at Same Address	Applied	04/02/2025	Required	ADMIN ADMIN
Comment : Another permit of the same type already exists at this location, and is currently active.					