



CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT
DEPARTMENT

**PLANNED DEVELOPMENT REZONING
Application Information**

Application Submittal Requirements

- **Supply one unbound copy of the Application Materials (see checklist below).** Staff will have up to 5 working days following the application deadline day to review the application for completeness. If incomplete, the application will be returned with a description of the reasons why the application is incomplete. The applicant may resubmit the application any time prior to the next application deadline day.
- **Once deemed complete, the applicant will be notified that the application has been logged-in. The applicant is then required to supply one electronic copy, in PDF format, of all documents.** Additional copies of certain items will be required prior to the public hearing dates. ***Do not*** submit the additional copies to the Building and Growth Management Department until requested by a staff member of the department.
- **If deemed complete, the application will be logged in and assigned to a P&Z and BCC hearing cycle (see attached Application Schedule).** Staff will commence review.
 - The applicant is responsible for promptly providing any information that needs to be updated, modified, or newly submitted as part of the review; otherwise the petition may be continued to a later cycle or a recommendation of denial will be necessary.
- **No additional changes may be made to any information in an application subsequent to one week before the hearing packet is due to be compiled for the Planning and Zoning Board members or the NOVUS Agenda item deadline for the Board of County Commissioners.** The planner in charge of the petition will be able to inform the applicant of the final date.

Consistency with the Comprehensive Plan

The changes proposed by this application will be reviewed with regard to consistency with the Goals, Objectives, and Policies (GOPs) of the Smart Charlotte 2050 comprehensive plan. Inconsistency with Smart Charlotte will be a basis for a recommendation of denial by Staff.

The review will also be concerned with impacts to infrastructure (i.e. roads, water and sewer facilities, libraries, public buildings, parks, and schools), services (i.e. garbage collection, police protection, and fire/EMS service), the environment (i.e. impact to listed plant and animals species, soil content, erosion, generation of hazardous waste, water quality), and the potential for natural disasters (i.e. hurricanes and flooding).

Application Materials Checklist

- ☒ Completed Application form
- ☒ Survey and accurate legal description (including acreage), signed and sealed by a registered land surveyor
 - For unplatted property, one original boundary survey - *one hard copy and one copy in AutoCAD format*
 - For platted land, one original surveyor's sketch
- ☒ Most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* for subject property
- ☐ Notarized authorization from each owner, as applicable (Form A)
- ☒ Notarized authorization for agent to submit petition, as applicable (Form B)
- N/A ☐ A copy of any covenants, easements or restrictions that have been recorded for the subject site
- ☒ *Environmental Assessment Report*
- ☒ *Traffic Impact Analysis*
 - *Hurricane Evacuation Study*, as applicable
- ☒ Letters of availability of utility service from sanitary sewer and potable water utilities that would provide service to the site and *Estimated Potable Water and Sanitary Sewer Usage Report*
- ☒ *Archeological/Historical Memo* indicating whether or not listed objects are located on the subject site
 - *Archeological/Historical Survey*, as applicable
- ☒ Narrative addressing rezoning standards of approval
- ☒ All information required by Section 15 of the application, 'A' through 'K'
- N/A ☐ Adjacent property owners map and an electronic copy of the adjacent property owners list in text format (txt file) provided on disc.
- ☒ Affidavits A & B, signed and notarized
- ☐ Filing fee of **\$4,540.00**, with check made payable to the Charlotte County Board of County Commissioners, or CCBCC.
- ☒ Filing of **\$2,590.00** for a Major Modification of a PD, with check made payable as noted above.

Additional Copies for Hearing Packet

10 copies each of the following when requested by department staff:

- any bound items
- any maps or other graphics sized larger than 11 X 17 (except surveys)
- any items in color

For Purposes of Public Hearing Presentation

Two views of the concept plan must be submitted to the County in an electronic format designed to fit on a PowerPoint slide; one view based against an off-white background, and one view presented as an overlay on a GIS aerial map of a scale to show adjacent properties. In order to make viewing of the PowerPoint concept plan easier, only the site plan, development standards, north arrow, and scale shall be portrayed. The concept (site) plan should be marked for easy reading:

- areas set aside for water retention should be colored blue
- areas set aside for Open Space should be colored green – dark green for preservation and light green for other areas
- areas set aside for Public Space should be colored brown

ATTENTION

If you are submitting an application that, if approved, will increase the amount of density allowed to be developed on your property, read this notice.

FLU Policy 1.2.7 of Smart Charlotte County outlines those situations wherein the Transfer of Density Units program is applicable.

“The TDU program shall be used during the review and approval process for all plan amendments and rezonings that propose to increase the base density on land and street vacations that would result in an accumulation of acreage allowing development of new units of density; this requirement shall continue to apply to lands that have been annexed by the City of Punta Gorda.”

Property may be exempted from the TDU program if located within a Revitalizing Neighborhood with an adopted Revitalization Plan. The exemption would need to be consistent with policies adopted into Smart Charlotte.

If not exempted, property must meet one of these requirements in order to be an acceptable Receiving Zone:

FLU Policy 1.2.10 TDU Receiving Zones

Receiving zones inside the Urban Service Area include lands within the following designations of FLUM Series Map #2: 2050 Framework:

1. Emerging Neighborhoods.
2. Maturing Neighborhoods.
3. Economic Corridors and Centers.
4. CRAs
5. Revitalizing Neighborhoods prior to adoption of a Revitalization Plan and also what may be required in accordance with a Revitalization Plan.

Receiving Zones within the Rural Service Area include lands within:

1. Rural Community Mixed Use areas.
2. The Rural Settlement Area Overlay District.

AND

Must not be in a prohibited Receiving Zone:

FLU Policy 1.2.11 Prohibited Receiving Zones

Density shall not be transferred into:

1. Lands within Managed Neighborhoods (FLUM Series Map #2).
2. Lands within the Resource Conservation and Preservation FLUM categories.
3. Land containing historical or archeological resources, or land deemed to contain environmentally sensitive resources; when a portion of a property contains resources, that area deemed not to contain resources may receive density if it meets one of the criteria of a receiving zone, a conservation easement will be required over the resource along with an undeveloped buffer of at least 100 feet. An historical structure that is to be integrated into a development will not need to be buffered.
4. Lands within the Prime Aquifer Recharge Area (FLUM Series Map #6).
5. Lands within the one-half mile setback of the Watershed Overlay District and Tippen Bay and Long Island Marsh (FLUM Series Map #4).
6. Land within a Public Water System Wellhead Protection Area (FLUM Series Map #7).
7. Land on a barrier island.



**CHARLOTTE COUNTY
 COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION for
 PLANNED DEVELOPMENT REZONING**

Date Received:	Time Received:
Date of Log-in:	Petition #: Accela #:
Receipt #:	Amount Paid:

1. PARTIES TO THE APPLICATION

Name of Applicant: Zemel Land Partners LLC

Mailing Address: 5800 Lakewood Ranch Blvd.

City: Sarasota State: FL Zip Code: 34240

Phone Number: 941-328-1142 Fax Number:

Email Address: mneal@nealcommunities.com

Name of Agent: Robert H. Berntsson

Mailing Address: 3195 S. Access Road

City: Englewood State: FL Zip Code: 34224

Phone Number: 941-627-1000 x5 Fax Number:

Email Address: rberntsson@bigwlaw.com

Name of Engineer/Surveyor: Atwell, LLC

Mailing Address: 4161 Tamiami Trail, Unit 5

City: Port Charlotte State: FL Zip Code: 33952

Phone Number: 941-625-1165 Fax Number:

Email Address: trebol@atwell.com

Name of Property Owner (if more than one property owner, attach a separate sheet with a list of all owners):

Same as applicant

Mailing Address:

City: State: Zip Code:

Phone Number: Fax Number:

Email Address:

2. PROPERTY INFORMATION

If more than one account number exists, attach a separate sheet listing all information required by this section

Property Account #: 422328200001		
Section: 28	Township: 42	Range: 23
Parcel/Lot #:	Block #:	Subdivision:
Total acreage or square feet of the property: 334+/- acres		

3. SURVEY:

- For unplatted property, provide one original boundary survey that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.
- For platted land, provide one original surveyor's sketch that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.

4. PROOF OF LAND OWNERSHIP: Provide the most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* on the subject property.

5. NOTARIZED AUTHORIZATION:

- If the applicant is not the owner of the property, a written, notarized authorization from each owner must be provided with this application – use Form A, attached. Property owner authorization is required. If the property owner withdraws permission at any point during the review and approval process, the application is considered null and void.
- If an agent is submitting the application for the applicant – authorization from the applicant is required – use Form B, attached.

6. RESTRICTIONS: Provide a copy of any covenants, easements or restrictions that have been recorded for the subject site.

7. EXISTING LAND USE DESIGNATIONS

Future Land Use Map (FLUM) designation(s)	Acreage
Burnt Store Village	334+/- acres
Residential	
Zoning District(s)	Acreage
PD	334+/- acres

8. APPLICANT'S PROPOSED CHANGE(S):

If the proposed change involves an increase in density, which of the Receiving Zone criteria does the property meet, or would this be an exemption consistent with a Revitalization Plan?
 The proposal is a reduction in density.

9. REASON FOR PROPOSED CHANGE(S):

Reduce density and allow for secondary connection to adjoining property.

10. CURRENT LAND USE OF SUBJECT PROPERTY (example: house, vacant land, barn, etc.):

Vacant

11. SURROUNDING LAND USES:

North: Resource Conservation and Burnt Store Limited Development

South: Resource Conservation

East: Resource Conservation

West: Burnt Store Village
Residential

12. ENVIRONMENTAL ASSESSMENT:

- Provide an *Environmental Assessment Report*, conducted within one year or less from the date of submittal, that includes:
 - Maps and surveys of the subject site illustrating the existing land cover according to Level 3 of the FLUCCS
 - Locations of listed flora and fauna species, if present.
 - If any wetlands are identified on site, provide a survey showing delineations of any wetlands, acreages, and the wetland Category (ENV Policy 3.1.3) under which they fall.
 - If the property is adjacent to any Federal, State, or County wildlife management areas, parks, preserves or reserves, supply a science-based analysis of possible impacts to the environmental resources of these lands and the manner in which these impacts can be eliminated. Where elimination is not possible, the analysis shall detail how these impacts can be reduced and mitigated.

13. INFRASTRUCTURE:

A. Roadway

- i. List the roads or streets upon which vehicles may travel to gain access to the site (generally within ¼ mile radius):

Zemel Road

- ii. *Traffic Impact Analysis*: This study must be authored by a registered professional engineer in the State of Florida. Provide a study showing the impacts development of the subject site would have on the surrounding roadway network. Where traffic impacts reduce LOS below 'D' provide a proportionate fair share assessment for impacted roadways.

- *Hurricane Evacuation Study*: For any property that is even partially located in a Coastal High Hazard Area, or which generates trips wherein the majority of those trips would utilize a roadway that runs through a Coastal High Hazard Area, a *Hurricane Evacuation Study* must

accompany any *Traffic Impact Analysis*.

B. Potable Water and Sanitary Sewer

- i. Submit a letter from any water or sewer utilities that will be serving the subject site stating availability of utility service to the property.
- ii. Attach an *Estimated Potable Water and Sanitary Sewer Usage Report*: provide a report showing the gallons per day that may be generated by development of the subject site at the maximum buildout

14. HISTORICAL OR ARCHEOLOGICAL SITES: When the property under review is within the area determined to contain potential historic and archeological resources by the Archaeological Predictive Model (depicted on SPAM Series Map #3), the applicant must submit an *Archeological/Historical Memo* indicating that a review of the National Register of Historic Places, the Florida Master Site File and the Local Historic Register (when available) has been performed and the results of that review. If the subject site contains any object listed in these resources, the applicant must provide an *Archeological/Historical Survey* performed by a professional archeologist licensed in the State of Florida.

15. REZONING NARRATIVE

Charlotte County Code Section 3-9-11(e) lists the following standards for approval. A narrative stating the applicant's justification for the rezoning based upon the following standards of approval is required:

- A. Whether the proposed change would be contrary to the Comprehensive Plan.
- B. The existing land use pattern in adjacent areas.
- C. The capacity of public facilities and services, including but not limited to schools, roads, recreational facilities, wastewater treatment, water supply, and stormwater drainage facilities.
- D. Whether the proposed change will adversely influence living conditions or property values in adjacent areas.
- E. Whether the proposed change will affect public safety.

16. CONCEPT PLAN and DEVELOPMENT INFORMATION: Submit the following information regarding the proposed project.

(All maps must contain title of the project, landowner of record, names of the representatives of the landowner of record, scale, date, and north arrow)

- A. Include a *General Location Map*.
- B. Include *Existing Features Map(s)* showing all streets, curb cuts, buildings, watercourses, easements, other important physical features, zoning designations and future land use map designations in the property and on adjacent lands.
- C. Include a *Concept Design Map* showing locations of structures, acreage, density, and intensity for each proposed land use; show points of access and traffic flow and road improvements; show buffers, landscaped areas, and open space.
- D. Supply tabulations of total gross acreage in the proposed development, the percentage of total acreage to be devoted to each proposed use, height, and intensity of use identified through Floor Area Ratio calculations and/or projected number of housing units proposed by dwelling type.
- E. Supply a phasing plan or general schedule of the development.
- F. Supply standards for height, open space, building density, and parking area.
- G. Include a narrative in which you cite specifically how this project meets the intent and goals of the Planned Development Zoning District, including any "community enhancements".

- H. Show the general façade and overall architectural design scheme; explain building orientation, if applicable.
- I. Describe any Green Building or Low Impact Development (LID) design techniques that will be used.
- J. Supply a copy of any draft deed restrictions, protective covenants, and other statements or devices which will be used to control the use, development and maintenance of the land and improvements thereon, including those areas which are to be commonly owned and maintained.
- K. Supply any additional information identified at the preapplication conference, at concept approval, or requested by the Zoning Official or Building and Growth Management Director prior to submittal of the rezoning application.

18. ADJACENT PROPERTY OWNERS INFORMATION:

Provide an *electronic text file (.txt)* that includes the names and addresses of all property owners within 200 feet of the subject property (excluding street right-of-ways), and a map indicating which properties are included in the address list. The Adjacent Property Owner List must be based upon the latest available property records of the Property Appraiser's Office. The list shall include property owner's name, mailing address, and parcel(s) or lot(s) description or account number so each parcel can be referenced on the Adjacent Property Owner Map. Refer to the Geographic Information System Internet site for mapping and owner information at <http://www.ccgis.com/>. (Use a buffer of 250 feet or larger in order to account for right-of-ways, canals, etc.) Every property owner within 200 feet of every parcel of land involved will be notified of the schedule of public hearings

FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for _____ to be the applicant for this REZONING.

STATE OF _____, COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by

_____ who is personally known to me or has/have produced

_____ as identification and who did/did not take an oath.

Notary Public Signature

Signature of Owner

Notary Printed Signature

Printed Signature of Owner

Title

Address

Commission Code

City, State, Zip

Telephone Number

FORM B. APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the REZONING of the property described and which is the subject matter of the proposed hearing.

I give authorization for Robert H. Berntsson to be my agent for this application.

STATE OF Florida, COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 27th day of August, 2025, by
MICHAEL P. NEAL

_____ who is personally known to me or has/have produced

_____ as identification and who did/did not take an oath.

Kris Watts
Notary Public Signature

Kris Watts

Notary Printed Signature

NOTARY

Title

Michael P. Neal
Signature of Applicant

MICHAEL P. NEAL

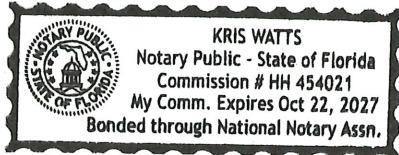
Printed Signature of Applicant

5800 Lakewood Ranch Blvd
Sarasota, FL 34240

Address

above

Commission Code



City, State, Zip

941-328-1142

Telephone Number

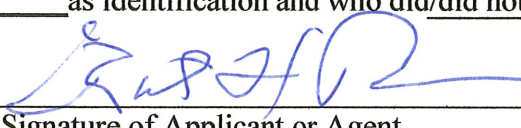
AFFIDAVIT A

I, the undersigned, being first duly sworn, depose and say that I am the owner or agent of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that if I am not the owner of the property I have attached a notarized authorization from the owner(s) to submit this application. I acknowledge that all items listed in the application must be submitted concurrent at the time the County accepts the application. I swear that the attached list of adjacent property owners is complete, including all property owners within 200 feet of the subject properties (excluding right-of-ways), that it is correct, providing addresses as listed in the County Tax Roll.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by

Robert H. Berntsson who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

 Notary Public Signature	 Signature of Applicant or Agent
	Robert H. Berntsson
Notary Printed Signature	Printed Signature of Applicant or Agent
	3195 S. Access Road
Title	Address
	Englewood, FL 34224
Commission Code	City, State, Zip
	941-627-1000 x5
	Telephone Number





AFFIDAVIT B

The applicant/owner hereby acknowledges and agrees that any staff discussion about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by

Robert H. Berntsson who is personally known to me or has/have produced
_____ as identification and who did/did not take an oath.

 _____ Notary Public Signature	 _____ Signature of Applicant or Agent Robert H. Berntsson
_____ Notary Printed Signature	_____ Printed Signature of Applicant or Agent 3195 S. Access Road
_____ Title	_____ Address Englewood, FL 34224
_____ Commission Code	_____ City, State, Zip 941-627-1000 x5
	_____ Telephone Number



Reference: REVERIE AT FIRELIGHT

NARRATIVE

PD CONCEPT MAJOR MODIFICATION

This project is a proposed modification to the previously approved 894-unit residential planned development. The property is approximately 338 acres and is located south of Zemel Road, west of US 41 and east of Burnt Store Road. The project is a proposed 715-unit residential Planned Development. The project is located at 27001 Zemel Road, Punta Gorda 33955, and the Charlotte County Parcel ID is 422328200001. There will be one point of access to the site off of Zemel Road and one connection to the adjacent property to the west via the proposed roundabout.

ZONING:

The project is currently zoned as Planned Development (PD). Future land use is Burnt Store Village Residential.

LANDSCAPING:

Landscaping will comply with the Unified Land Development Code for Charlotte County, Section 3-9-100, Buffers, Landscaping and Tree requirements.

UTILITIES:

Water and Wastewater will be provided by Charlotte County Utilities.

STORMWATER / DRAINAGE:

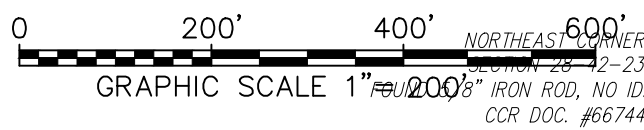
An ERP Permit modification will be permitted through the Water Management District along with a modification to the Charlotte County Stormwater Permit.

As this proposes a reduction in density, and was previously approved for a Planned Development zoning, it meets all of the requirements for a rezoning. In addition, the State Historic letter was submitted at the time of the original rezoning, so one has not been included here.

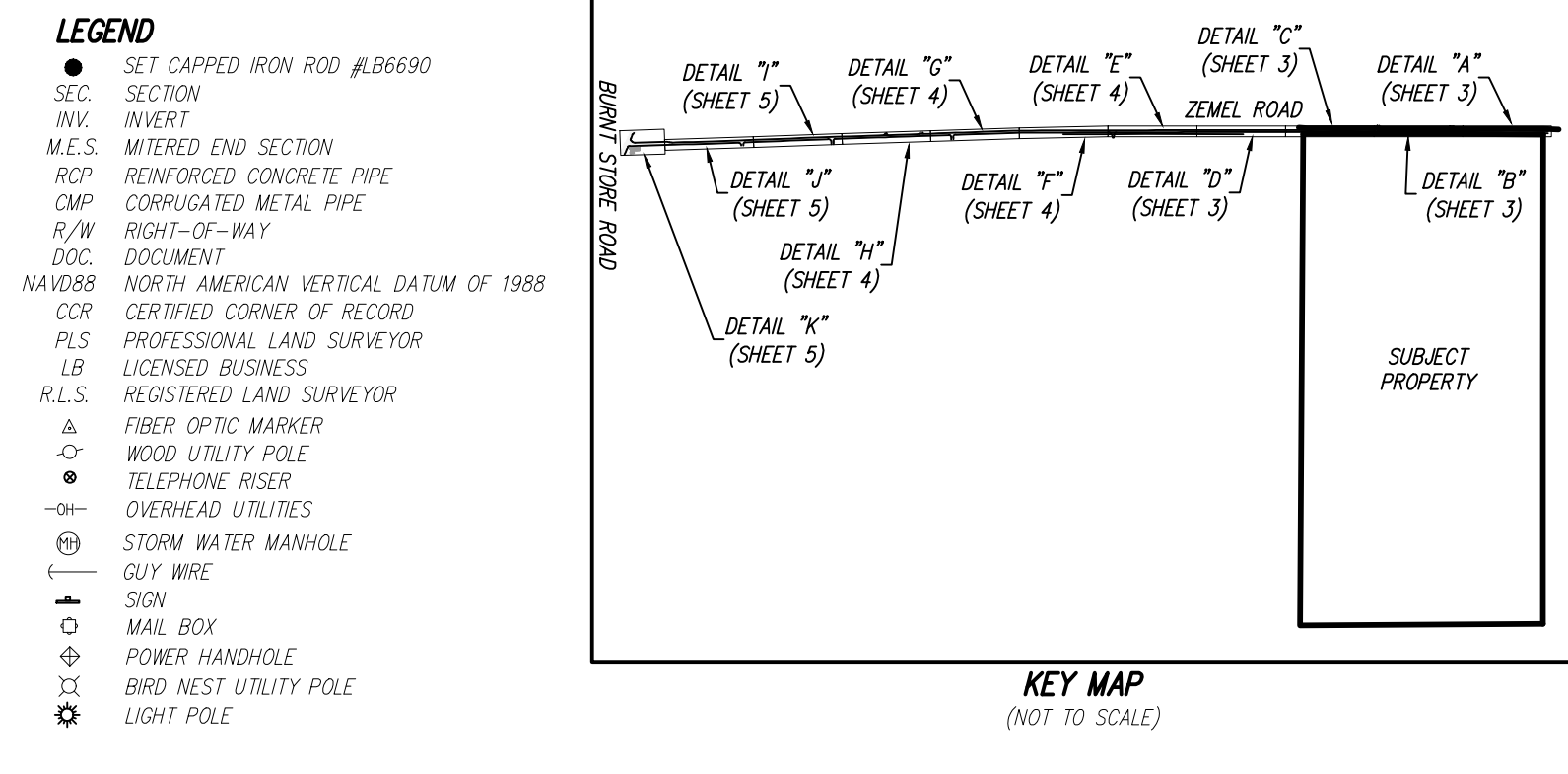
Respectfully submitted this 26th day of August, 2025.

Robert H. Berntsson

Robert H. Berntsson



OF A PARCEL OF LAND LYING IN
SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



THIS SURVEY PLAT IS PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE ANY WILDLIFE HABITATS, OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

THIS SURVEY IS BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO.: 22068527 CS, DATED MAY 25, 2022 @ 8:00 AM, PROVIDED BY CLIENT, CERTIFIED CORNERS OF RECORD, AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA". WHEREIN THE SOUTH LINE OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST BEARS S.89°35'50"W.

BEARINGS AND DISTANCES AS SHOWN ON THE PARCEL BOUNDARY ARE MEASURED, UNLESS OTHERWISE INDICATED.
ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP 1201500417G, EFFECTIVE DECEMBER 15, 2022. THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE FLOOD ZONE D (AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE).

FLOOD ZONE DETERMINATION AS SHOWN HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. FEMA RELATED INFORMATION SHOULD BE VERIFIED WITH FEMA OR THE APPROPRIATE GOVERNING AUTHORITY BEFORE USE. BASE FLOOD ELEVATIONS ARE REFERENCED TO THE NATIONAL GEODETTIC VERTICAL DATUM OF 1929 (NGVD29) PER THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP.

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AND WERE DERIVED FROM NATIONAL GEODETIC SURVEY (NGS) BENCHMARK "Z 800". ELEVATION = 14.00 FEET (NAVD88).

ALL PLAT BOOKS AND OFFICIAL RECORD BOOKS SHOWN AND DESCRIBED ON THIS SURVEY PLAT ARE RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

UNDERGROUND IMPROVEMENTS, OTHER THAN AS SHOWN, IF ANY, WERE NOT LOCATED.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

PARCEL CONTAINS 334.48 ACRES, MORE OR LESS.

LAST DATE OF FIELD WORK: 04-13-2021 (BOUNDARY)
03-31-2023 (TREE LOCATIONS)
06-05-2025 (UPDATE SURVEY)

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE No.: 22068527 CS, DATED MAY 25, 2022 @ 8:00 AM, PROVIDED BY CLIENT)

THE EAST 1/2 (ONE-HALF) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA. SUBJECT TO A ROAD RIGHT OF WAY RECORDED IN DEED BOOK 48, PAGE 129, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

3	6/09/25	UPDATE SURVEY PER R/W RESOLUTION			JSE
2	4/01/25	UPDATE SURVEY			JSE
1	4/03/23	ADD TREES IN SELECT AREAS TO SURVEY			JSE
NO.	DATE	REVISION DESCRIPTION			BY

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

4161 TAMiami TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149

ENGINEERING LICENSE # EB 6465
SURVEY LICENSE # LB 6690

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
5/31/22	3215N	3215N-SR		JS	CDB	1"=200'	1 of 6

SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 06°17'18" W	37.18'
L2	S 53°35'50" W	33.90'
L3	N 62°46'24" W	61.35'
L4	N 47°10'13" E	17.68'
L5	N 04°50'19" W	57.35'
L6	N 26°41'43" W	60.13'
L7	N 29°31'18" E	42.39'
L8	N 17°12'47" W	40.73'
L9	N 16°18'05" E	41.66'
L10	N 08°24'37" E	33.79'
L11	N 22°53'11" E	71.81'
L12	N 10°19'06" W	67.09'
L13	N 52°22'07" W	29.31'
L14	N 12°45'13" W	60.09'
L15	N 13°14'32" W	79.85'
L16	N 26°02'56" W	44.77'
L17	S 36°51'26" W	59.59'
L18	S 14°22'31" E	56.78'
L19	S 44°43'47" E	37.30'
L20	S 14°43'44" E	73.25'
L21	S 77°34'58" W	54.05'
L22	N 67°07'29" W	58.91'
L23	N 86°54'04" W	31.51'
L24	S 57°34'38" W	32.78'
L25	S 21°03'41" W	43.74'
L26	S 07°01'08" W	53.22'
L27	S 18°59'07" E	43.03'
L28	S 67°15'10" E	37.29'
L29	S 10°59'59" E	82.70'
L30	S 30°56'08" W	31.60'
L31	S 19°45'40" W	52.63'
L32	N 87°03'53" W	30.55'
L33	S 06°00'15" W	52.88'
L34	S 52°21'52" W	37.10'
L35	N 44°44'20" W	48.45'
L36	S 33°05'12" W	84.22'
L37	S 34°13'13" W	66.30'
L38	N 77°27'03" W	43.11'
L39	N 44°30'29" W	38.28'
L40	N 42°53'30" W	58.53'
L41	N 19°01'21" W	42.41'

LINE TABLE (CONTINUED)

LINE	BEARING	DISTANCE
L42	N 46°07'16" W	44.22'
L43	N 61°20'58" W	70.17'
L44	N 67°38'11" W	77.06'
L45	N 86°05'30" W	87.31'
L46	S 71°58'09" W	52.37'
L47	S 55°19'29" W	78.11'
L48	S 54°03'11" W	69.00'
L49	S 01°25'30" E	46.52'
L50	S 00°30'44" W	47.14'
L51	S 25°34'44" W	40.52'
L52	S 03°04'53" E	80.09'
L53	S 06°34'40" E	48.38'
L54	S 52°58'17" E	33.67'
L55	S 46°52'57" E	40.21'
L56	S 45°40'43" E	43.91'
L57	S 78°31'12" E	37.80'
L58	N 59°10'53" E	66.35'
L59	N 46°21'10" E	33.18'
L60	N 53°54'17" E	37.57'
L61	N 89°53'58" E	58.61'
L62	S 55°17'01" E	50.82'
L63	S 38°53'01" E	88.51'
L64	S 45°24'34" E	63.12'
L65	S 45°56'54" W	32.63'
L66	S 80°03'40" W	43.14'
L67	S 51°13'19" W	57.53'
L68	N 78°11'21" W	63.46'
L69	N 89°47'41" W	32.01'
L70	N 64°32'36" W	52.10'
L71	S 62°19'49" W	68.18'
L72	S 06°17'44" W	60.37'
L73	S 47°31'53" W	49.60'
L74	S 31°59'09" E	72.12'
L75	S 56°32'40" E	41.06'
L76	S 10°39'49" W	55.70'
L77	S 03°57'20" E	35.40'
L78	S 67°32'42" W	46.51'
L79	S 50°05'37" W	62.18'
L80	N 70°35'04" W	45.75'
L81	S 38°11'55" W	45.90'
L82	S 14°01'42" E	56.28'

LINE TABLE (CONTINUED)

LINE	BEARING	DISTANCE
L83	S 25°08'21" W	36.10'
L84	S 46°12'54" W	39.35'
L85	N 73°43'47" W	56.46'
L86	S 67°43'36" W	60.30'
L87	N 26°14'34" W	62.62'
L88	N 63°15'49" W	91.31'
L89	N 76°09'11" W	56.05'
L90	N 81°17'41" W	44.25'
L91	S 43°59'20" W	61.71'
L92	S 84°31'46" W	25.40'
L93	N 68°46'00" W	47.83'
L94	S 84°17'59" W	28.20'
L95	S 70°07'08" W	48.79'
L96	N 75°56'30" W	80.03'
L97	N 72°35'43" W	66.55'
L98	N 74°46'14" W	56.58'
L99	S 44°57'55" W	60.25'
L100	S 51°10'12" W	34.33'
L101	S 71°14'41" W	64.00'
L102	N 38°06'22" W	38.76'
L103	N 73°32'02" W	68.44'
L104	S 53°20'13" W	41.59'
L105	N 87°04'32" W	81.17'
L106	S 57°22'04" W	74.64'
L107	S 78°33'11" W	55.51'
L108	S 59°49'21" W	83.85'
L109	N 64°57'28" W	85.12'
L110	N 89°32'49" W	114.19'
L111	N 89°37'43" W	197.55'
L112	N 43°46'40" E	63.05'
L113	S 72°58'04" E	53.32'
L114	N 85°19'58" E	94.79'
L115	N 70°05'05" E	88.08'
L116	N 44°38'16" E	57.73'
L117	N 47°05'26" E	51.29'
L118	N 01°20'43" W	49.08'
L119	N 58°46'13" E	40.80'
L120	S 71°50'59" E	99.46'
L121	N 79°57'54" E	45.83'
L122	S 17°51'02" E	99.63'
L123	S 06°49'54" E	100.51'

LINE TABLE (CONTINUED)

LINE	BEARING	DISTANCE
L124	S 08°43'08" W	82.47'
L125	S 54°15'53" W	99.27'
L126	S 19°26'50" W	94.88'
L127	S 02°49'37" W	70.30'
L128	S 59°20'10" E	98.53'
L129	S 02°33'03" E	27.89'
L130	N 75°11'20" E	75.45'
L131	N 53°28'29" E	58.84'
L132	N 51°17'44" E	91.85'
L133	N 18°28'56" E	31.26'
L134	N 65°47'22" E	57.83'
L135	N 06°17'36" E	108.14'
L136	N 02°18'23" W	74.77'
L137	N 00°41'20" W	68.59'
L138	N 72°19'30" W	100.32'
L139	N 71°55'53" W	55.61'
L140	N 60°42'08" E	43.75'
L141	N 53°47'18" E	64.83'
L142	N 16°34'09" E	105.22'
L143	N 46°08'49" W	64.51'
L144	N 41°19'18" W	71.86'
L145	N 49°25'58" W	78.56'
L146	N 38°58'05" W	69.66'
L147	N 40°00'37" W	32.85'
L148	N 24°05'47" W	68.23'
L149	N 81°47'42" W	37.01'
L150	N 53°00'59" W	52.46'
L151	S 60°33'56" W	32.41'
L152	S 57°21'18" W	49.91'
L153	S 28°00'08" W	63.45'
L154	S 48°19'28" E	66.57'
L155	S 15°48'58" W	53.21'
L156	N 89°52'29" W	43.50'
L157	N 87°53'13" W	58.74'
L158	N 78°10'32" W	61.65'
L159	N 19°37'44" E	81.25'
L160	N 06°11'44" E	74.48'
L161	S 58°55'01" E	42.73'
L162	N 26°17'36" E	76.93'
L163	N 31°34'49" E	79.38'
L164	N 33°58'48" E	92.50'

LINE TABLE (CONTINUED)

LINE	BEARING	DISTANCE
L165	N 55°28'24" E	74.02'
L166	N 14°10'53" W	22.14'
L167	N 40°56'02" E	66.96'
L168	N 42°58'01" W	54.22'
L169	N 54°43'16" E	63.16'
L170	N 49°08'21" E	61.88'
L171	N 43°20'13" E	89.09'
L172	S 85°41'25" E	51.05'
L173	N 52°51'29" E	52.62'
L174	N 51°24'32" E	39.89'
L175	S 55°38'48" E	40.48'
L176	N 67°58'47" E	53.21'
L177	N 45°32'55" E	58.99'
L178	S 44°28'35" E	48.79'
L179	S 13°33'51" W	86.90'
L180	S 62°18'54" E	83.89'
L181	S 72°06'13" E	34.53'
L182	S 42°32'36" E	49.61'
L183	S 22°58'28" E	89.86'
L184	S 04°36'24" E	79.35'
L185	S 01°12'58" E	94.59'
L186	S 43°38'17" E	49.60'
L187	S 83°26'56" E	54.08'
L188	N 77°38'00" E	35.42'
L189	S 58°41'07" E	47.56'
L190	S 87°17'09" E	73.71'
L191	N 60°08'18" E	52.51'
L192	N 38°44'23" E	40.23'
L193	N 64°34'22" E	56.47'
L194	N 26°52'48" E	61.19'
L195	N 07°19'52" E	58.82'
L196	N 12°06'46" E	74.92'
L197	N 07°09'58" W	43.95'
L198	N 09°12'38" W	39.87'
L199	N 41°52'59" W	59.76'
L200	N 40°02'12" W	51.08'
L201	N 69°32'51" W	31.00'
L202	N 55°20'56" W	41.86'
L203	N 46°43'01" E	76.93'
L204	N 59°58'30" W	66.75'
L205	N 85°13'33" W	64.67'

LINE TABLE (CONTINUED)

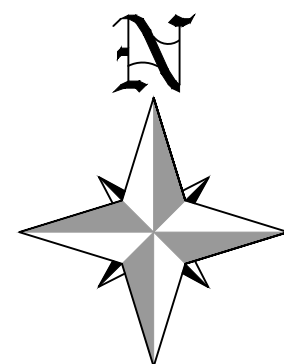
LINE	BEARING	DISTANCE
L206	N 44°28'27" W	64.01'
L207	N 34°11'23" E	63.92'
L208	N 46°46'22" W	47.55'
L209	N 05°07'37" E	56.05'
L210	N 15°13'21" E	56.22'
L211	N 79°15'54" W	48.78'
L212	N 83°38'57" W	25.34'
L213	N 33°49'15" W	79.93'
L214	N 50°43'28" E	65.55'
L215	N 28°43'57" E	35.02'
L216	N 83°35'12" E	69.26'
L217	S 22°55'58" E	62.91'
L218	S 10°03'58" W	50.00'
L219	S 28°28'08" E	55.90'
L220	S 64°16'40" E	35.41'
L221	N 57°59'45" E	57.61'
L222	S 59°45'08" E	61.36'
L223	N 86°55'20" E	75.50'
L224	N 04°09'31" E	80.65'
L225	S 84°23'32" E	74.66'
L226	N 54°59'27" E	65.22'
L227	S 64°32'43" E	65.61'
L228	N 54°59'02" E	54.79'
L229	N 70°21'13" E	52.25'
L230	N 71°47'17" E	41.74'
L231	S 00°28'09" E	29.11'
L232	S 77°43'56" W	70.86'
L233	S 75°11'18" W	53.47'
L234	S 44°52'26" W	75.49'
L235	S 11°47'20" W	45.01'
L236	S 15°30'40" W	72.24'
L237	S 21°44'22" W	28.85'
L238	S 27°51'19" E	70.04'
L239	S 57°07'31" E	62.29'
L240	S 39°57'44" E	63.10'
L241	S 41°35'54" E	75.68'
L242	S 00°17'08" E	52.83'
L243	S 18°02'30" E	78.07'
L244	S 47°27'26" E	66.95'
L245	S 83°11'52" E	74.08'
L246	N 84°38'42" E	67.01'

LINE TABLE (CONTINUED)

LINE	BEARING	DISTANCE
L247	N 36°26'19" E	68.09'
L248	N 26°20'00" E	74.49'
L249	N 62°02'44" W	53.94'
L250	N 48°03'39" W	84.19'
L251	N 30°11'30" E	46.11'
L252	N 34°17'07" E	72.66'
L253	N 08°02'03" E	31.76'
L254	N 31°49'54" W	85.11'
L255	N 46°46'03" W	52.90'
L256	N 01°44'21" W	60.40'
L257	N 79°21'28" E	37.00'
L258	N 30°19'27" E	23.82'
L259	N 48°59'57" W	53.82'
L260	N 46°06'56" E	54.00'
L261	N 35°34'59" W	64.02'
L262	N 57°16'06" W	77.87'
L263	N 04°01'19" E	57.43'
L264	N 49°53'17" E	61.22'
L265	N 39°48'03" E	88.63'
L266	N 78°56'35" E	85.16'
L267	N 54°59'27" E	65.22'
L268	N 49°46'42" E	65.61'
L269	N 54°46'23" E	49.87'
L270	N 84°07'49" E	72.93'
L271	N 35°35'33" E	72.64'
L272	N 25°52'54" E	63.19'
L273	N 17°09'52" E	42.19'
L274	N 18°51'18" E	76.81'
L275	N 50°41'15" E	36.58'
L276	N 05°09'37" W	68.75'
L277	N 33°56'29" E	71.31'
L278	N 10°26'17" W	28.85'
L279	N 76°54'14" E	67.28'
L280	N 53°13'27" E	39.87'
L281	N 88°20'48" E	63.10'
L282	S 29°27'41" E	55.95'
L283	S 27°06'48" W	73.33'
L284	S 11°54'27" W	78.07'
L285	S 08°44'01" E	71.24'
L286	S 13°55'27" W	47.70'
L287	N 86°58'11" W	63.81'

LINE TABLE (CONTINUED)

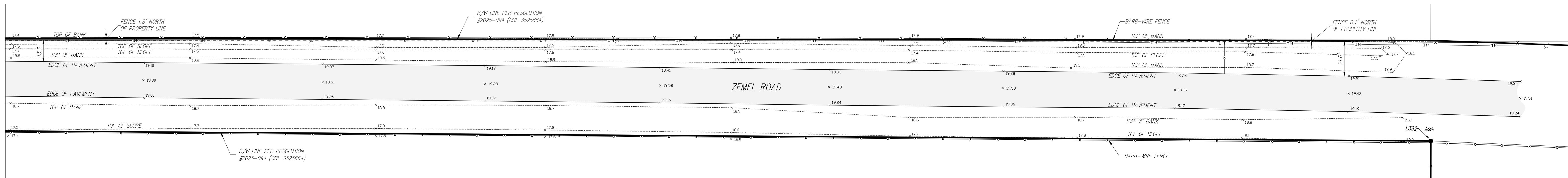
LINE	BEARING	DISTANCE
L288	S 54°31'29" W	46.76
L289	S 74°26'05" W	36.58
L290	S 18°03'19" E	47.31
L291	S 74°25'23" E	63.68
L292	N 53°50'31" E	58.89
L293	S 73°21'15" E	80.23
L301	N 56°20'54" E	60.01
L302	N 53°24'47" E	87.65
L303	N 28°27'13" E	80.87
L304	N 27°46'00" E	111.27
L305	N 40°17'16" E	96.41
L306	S 86°55'13" E	57.61
L307	S 88°56'28" E	85.79
L308	N 68°35'02" E	45.00
L309	S 79°38'03" E	79.92
L310	N 45°27'11" E	61.70
L311	N 61°13'21" E	52.49
L312	S 72°51'36" E	51.29
L313	N 62°03'03" E	80.33
L314	N 32°56'15" E	71.56
L315	S 77°19'42" E	61.11
L316	N 34°29'53" E	87.14
L317	S 70°18'23" E	92.37
L318	S 75°56'59" E	104.40
L319	N 61°08'52" E	63.69
L320	N 16°21'30" E	54.97
L321	N 62°50'01" E	52.12
L322	N 58°07'15" E	43.79
L323	S 83°15'32" E	72.44
L324	S 80°53'52" E	78.04
L325	N 56°45'35" E	84.94
L326	S 76°49'43" E	89.48
L327	S 72°17'52" E	69.99
L328	N 84°11'21" E	121.80
L329	N 69°44'31" E	72.37
L330	N 15°54'36" W	128.50
L331	N 39°30'27" W	75.39
L332	N 08°57'50" W	46.93
L333	N 70°18'21" W	98.17
L334	N 62°44'55" E	64.63
L335	N 78°05'35" E	49.44



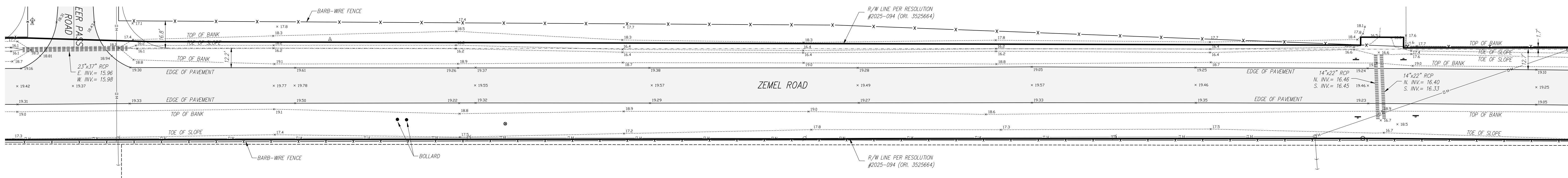
0 30' 60' 90'
GRAPHIC SCALE 1"= 30'

SURVEY PLAT

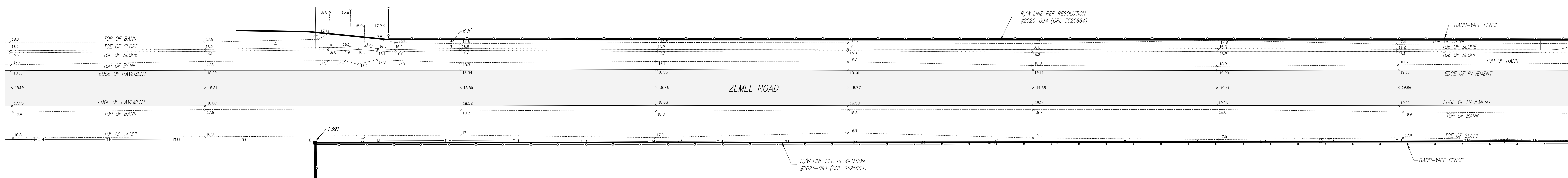
OF A PARCEL OF LAND LYING IN
SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



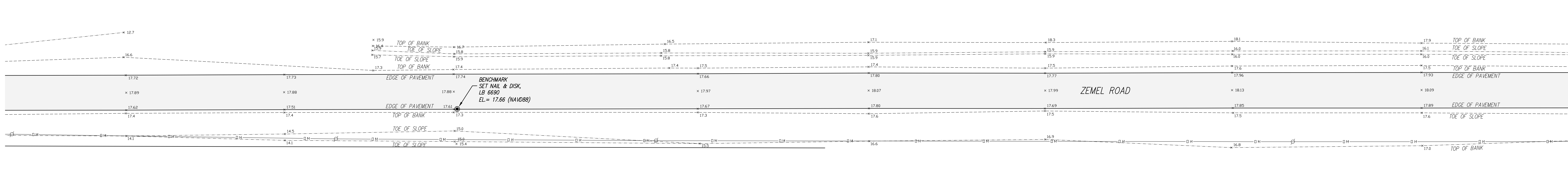
DETAIL "A"
(SCALE: 1"=30')



DETAIL "B"
(SCALE: 1"=30')



DETAIL "C"
(SCALE: 1"=30')



DETAIL "D"
(SCALE: 1"=30')

LEGEND

● SET CAPPED IRON ROD #LB6690
SEC. SECTION
INV. INVERT
M.E.S. MITERED END SECTION
R.O.P. REINFORCED CONCRETE PIPE
CMP. CORRUGATED METAL PIPE
R/W. RIGHT-OF-WAY
DOC. DOCUMENT
NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
CCR CERTIFIED CORNER OF RECORD
PLS. PROFESSIONAL LAND SURVEYOR
LB. LICENSED BUSINESS
R.L.S. REGISTERED LAND SURVEYOR

⚡ LIGHT POLE
△ FIBER OPTIC MARKER
○ WOOD UTILITY POLE
● TELEPHONE RISER
— OH — OVERHEAD UTILITIES
⊕ STORM WATER MANHOLE
⊙ GUY WIRE
⊙ SIGN
⊙ MAIL BOX
⊙ POWER HANDHOLE
⊙ BIRD NEST UTILITY POLE

NO.	DATE	REVISION DESCRIPTION	BY

BANKS
ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

4161 TAMiami TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

BOUNDARY & TOPOGRAPHIC SURVEY
E. 1/2 OF SEC. 28, TWP. 42 S., RGE. 23 E.
CHARLOTTE COUNTY, FLORIDA





DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
5/31/22	3215N	3215N-SR		JS	CDB	1"=30'	3 of 6



OF A PARCEL OF LAND LYING IN
SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



SEC.	SECTION
INV.	INVERT
M.E.S.	MITERED END SECTION
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
R/W	RIGHT-OF-WAY
DOC.	DOCUMENT
NAD88	NORTH AMERICAN VERTICAL DATUM OF 1988
CCR	CERTIFIED CORNER OF RECORD
PLS	PROFESSIONAL LAND SURVEYOR
LB	LICENSED BUSINESS
R.L.S.	REGISTERED LAND SURVEYOR

-  LIGHT POLE
-  FIBER OPTIC MARKER
-  WOOD UTILITY POLE
-  TELEPHONE RISER
-  OVERHEAD UTILITIES
-  STORM WATER MANHOLE
-  GUY WIRE
-  SIGN
-  MAIL BOX
-  POWER HANDHOLE
-  BIRD NEST UTILITY POLE

[illegible]

BANKS

ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

4161 TAMiami TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1145
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

BOUNDARY & TOPOGRAPHIC SURVEY
E. 1/2 OF SEC. 28, TWP. 42 S., RGE. 23 E.
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
5/31/22	3215N	3215N-SR		JS	CDB	1"=30'	4 of 6

OF A PARCEL OF LAND LYING IN
SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



-  LIGHT POLE
-  FIBER OPTIC MARKER
-  WOOD UTILITY POLE
-  TELEPHONE RISER
-  OVERHEAD UTILITIES
-  STORM WATER MANHOLE
-  GUY WIRE
-  SIGN
-  MAIL BOX
-  POWER HANDHOLE
-  BIRD NEST UTILITY POLE

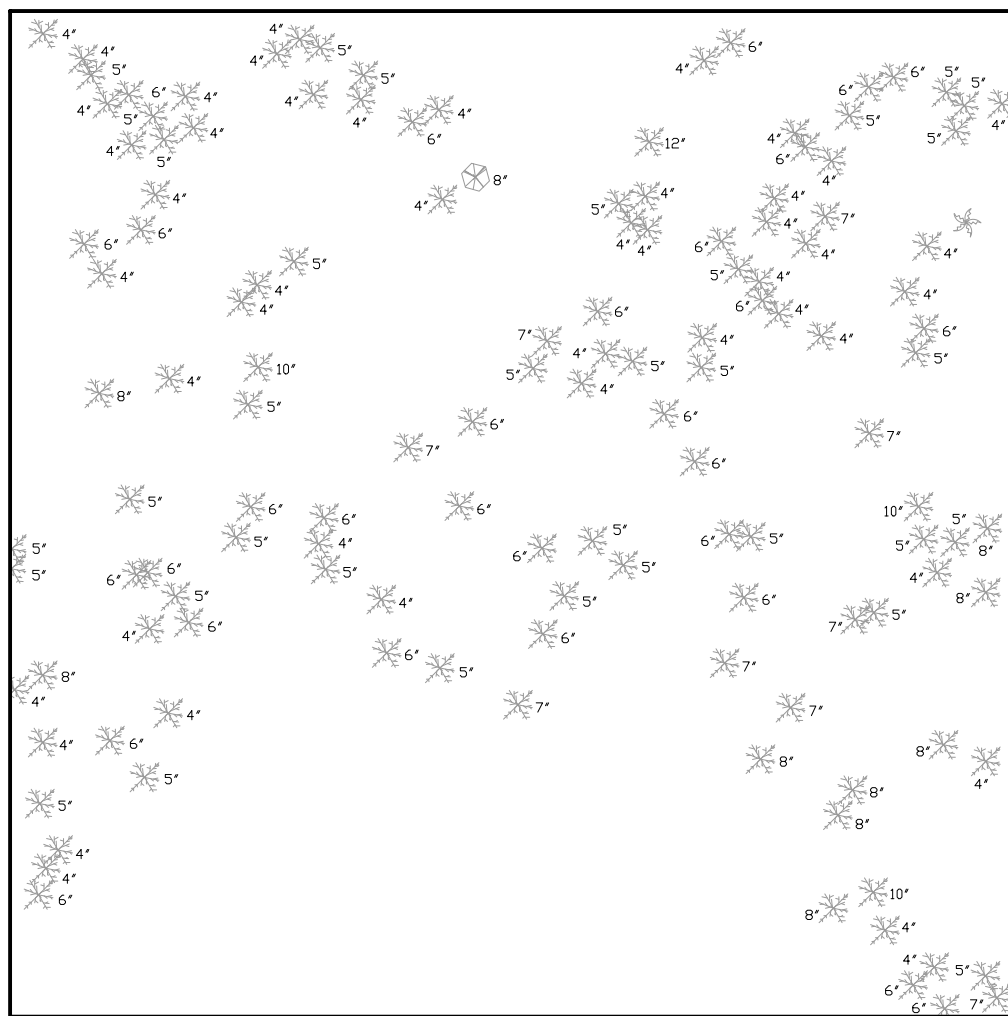
BANKS

ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

WWW.BANKSENG.COM

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
5/31/22	3215N	3215N-SR		JS	CDB	1"=30'	5 of 6

[illegible][illegible]

NO TREES PRESENT WITHIN
SELECTED 1 ACRE AREA

A large, empty rectangular box with a black border, intended for a drawing or diagram.

A diagram showing a sequence of points labeled 4, 4', 5, 5', 6, 6', 7, 7', 8, 8' arranged in a roughly circular pattern. Each point is marked with a small crosshair symbol.

$\frac{\infty}{\infty} 7^*$
 $\frac{\infty}{\infty} 8^*$

$10^* \times 6^* \quad \text{SP}_{\infty,17} \frac{\infty}{\infty}$

$5^* \frac{\infty}{\infty}$

<p><u>TREE BOX "A"</u></p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>SIZE</th> <th>COUNT</th> </tr> </thead> <tbody> <tr> <td>PINE</td> <td>4"</td> <td>47</td> </tr> <tr> <td>PINE</td> <td>5"</td> <td>34</td> </tr> <tr> <td>PINE</td> <td>6"</td> <td>30</td> </tr> <tr> <td>PINE</td> <td>7"</td> <td>9</td> </tr> <tr> <td>PINE</td> <td>8"</td> <td>9</td> </tr> <tr> <td>PINE</td> <td>10"</td> <td>3</td> </tr> <tr> <td>PINE</td> <td>12"</td> <td>1</td> </tr> <tr> <td>OAK</td> <td>8"</td> <td>1</td> </tr> </tbody> </table>	TYPE	SIZE	COUNT	PINE	4"	47	PINE	5"	34	PINE	6"	30	PINE	7"	9	PINE	8"	9	PINE	10"	3	PINE	12"	1	OAK	8"	1	<p><u>TREE BOX "E"</u></p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>SIZE</th> <th>COUNT</th> </tr> </thead> <tbody> <tr> <td>PINE</td> <td>4"</td> <td>2</td> </tr> <tr> <td>PINE</td> <td>5"</td> <td>4</td> </tr> <tr> <td>PINE</td> <td>6"</td> <td>3</td> </tr> <tr> <td>PINE</td> <td>7"</td> <td>2</td> </tr> <tr> <td>PINE</td> <td>8"</td> <td>2</td> </tr> </tbody> </table>	TYPE	SIZE	COUNT	PINE	4"	2	PINE	5"	4	PINE	6"	3	PINE	7"	2	PINE	8"	2	<p><u>TREE BOX "J"</u></p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>SIZE</th> <th>COUNT</th> </tr> </thead> <tbody> <tr> <td>PINE</td> <td>6"</td> <td>2</td> </tr> <tr> <td>PINE</td> <td>7"</td> <td>1</td> </tr> <tr> <td>PINE</td> <td>10"</td> <td>1</td> </tr> <tr> <td>PALM</td> <td>10"</td> <td>1</td> </tr> </tbody> </table>	TYPE	SIZE	COUNT	PINE	6"	2	PINE	7"	1	PINE	10"	1	PALM	10"	1									
TYPE	SIZE	COUNT																																																																					
PINE	4"	47																																																																					
PINE	5"	34																																																																					
PINE	6"	30																																																																					
PINE	7"	9																																																																					
PINE	8"	9																																																																					
PINE	10"	3																																																																					
PINE	12"	1																																																																					
OAK	8"	1																																																																					
TYPE	SIZE	COUNT																																																																					
PINE	4"	2																																																																					
PINE	5"	4																																																																					
PINE	6"	3																																																																					
PINE	7"	2																																																																					
PINE	8"	2																																																																					
TYPE	SIZE	COUNT																																																																					
PINE	6"	2																																																																					
PINE	7"	1																																																																					
PINE	10"	1																																																																					
PALM	10"	1																																																																					
<p><u>TREE BOX "B"</u></p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>SIZE</th> <th>COUNT</th> </tr> </thead> <tbody> <tr> <td>PINE</td> <td>4"</td> <td>56</td> </tr> <tr> <td>PINE</td> <td>5"</td> <td>49</td> </tr> <tr> <td>PINE</td> <td>6"</td> <td>47</td> </tr> <tr> <td>PINE</td> <td>7"</td> <td>9</td> </tr> <tr> <td>PINE</td> <td>8"</td> <td>12</td> </tr> <tr> <td>PINE</td> <td>9"</td> <td>1</td> </tr> <tr> <td>PINE</td> <td>10"</td> <td>2</td> </tr> <tr> <td>OAK</td> <td>5"</td> <td>1</td> </tr> </tbody> </table>	TYPE	SIZE	COUNT	PINE	4"	56	PINE	5"	49	PINE	6"	47	PINE	7"	9	PINE	8"	12	PINE	9"	1	PINE	10"	2	OAK	5"	1	<p><u>TREE BOX "I"</u></p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>SIZE</th> <th>COUNT</th> </tr> </thead> <tbody> <tr> <td>PINE</td> <td>4"</td> <td>10</td> </tr> <tr> <td>PINE</td> <td>5"</td> <td>4</td> </tr> <tr> <td>PINE</td> <td>6"</td> <td>10</td> </tr> <tr> <td>PINE</td> <td>7"</td> <td>6</td> </tr> <tr> <td>PINE</td> <td>8"</td> <td>8</td> </tr> <tr> <td>PINE</td> <td>9"</td> <td>1</td> </tr> <tr> <td>PINE</td> <td>10"</td> <td>3</td> </tr> </tbody> </table>	TYPE	SIZE	COUNT	PINE	4"	10	PINE	5"	4	PINE	6"	10	PINE	7"	6	PINE	8"	8	PINE	9"	1	PINE	10"	3	<p><u>TREE BOX "K"</u></p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>SIZE</th> <th>COUNT</th> </tr> </thead> <tbody> <tr> <td>PINE</td> <td>4"</td> <td>4</td> </tr> <tr> <td>PINE</td> <td>6"</td> <td>2</td> </tr> <tr> <td>PINE</td> <td>7"</td> <td>1</td> </tr> <tr> <td>PINE</td> <td>8"</td> <td>2</td> </tr> <tr> <td>PINE</td> <td>9"</td> <td>1</td> </tr> </tbody> </table>	TYPE	SIZE	COUNT	PINE	4"	4	PINE	6"	2	PINE	7"	1	PINE	8"	2	PINE	9"	1
TYPE	SIZE	COUNT																																																																					
PINE	4"	56																																																																					
PINE	5"	49																																																																					
PINE	6"	47																																																																					
PINE	7"	9																																																																					
PINE	8"	12																																																																					
PINE	9"	1																																																																					
PINE	10"	2																																																																					
OAK	5"	1																																																																					
TYPE	SIZE	COUNT																																																																					
PINE	4"	10																																																																					
PINE	5"	4																																																																					
PINE	6"	10																																																																					
PINE	7"	6																																																																					
PINE	8"	8																																																																					
PINE	9"	1																																																																					
PINE	10"	3																																																																					
TYPE	SIZE	COUNT																																																																					
PINE	4"	4																																																																					
PINE	6"	2																																																																					
PINE	7"	1																																																																					
PINE	8"	2																																																																					
PINE	9"	1																																																																					
<p><u>TREE BOX "C"</u></p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>SIZE</th> <th>COUNT</th> </tr> </thead> <tbody> <tr> <td>PINE</td> <td>4"</td> <td>25</td> </tr> <tr> <td>PINE</td> <td>5"</td> <td>16</td> </tr> <tr> <td>PINE</td> <td>6"</td> <td>23</td> </tr> <tr> <td>PINE</td> <td>7"</td> <td>9</td> </tr> <tr> <td>PINE</td> <td>9"</td> <td>1</td> </tr> <tr> <td>PINE</td> <td>10"</td> <td>2</td> </tr> </tbody> </table>	TYPE	SIZE	COUNT	PINE	4"	25	PINE	5"	16	PINE	6"	23	PINE	7"	9	PINE	9"	1	PINE	10"	2	<p><u>TREE BOX "G"</u></p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>SIZE</th> <th>COUNT</th> </tr> </thead> <tbody> <tr> <td colspan="3">NO TREES WITHIN TREE BOX AREA</td></tr> </tbody> </table> <p><u>TREE BOX "H"</u></p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>SIZE</th> <th>COUNT</th> </tr> </thead> <tbody> <tr> <td>PINE</td> <td>4"</td> <td>1</td> </tr> </tbody> </table>	TYPE	SIZE	COUNT	NO TREES WITHIN TREE BOX AREA			TYPE	SIZE	COUNT	PINE	4"	1	<p><u>TREE BOX "L"</u></p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>SIZE</th> <th>COUNT</th> </tr> </thead> <tbody> <tr> <td>PINE</td> <td>5"</td> <td>1</td> </tr> <tr> <td>PINE</td> <td>6"</td> <td>1</td> </tr> <tr> <td>PINE</td> <td>7"</td> <td>1</td> </tr> <tr> <td>PINE</td> <td>8"</td> <td>1</td> </tr> <tr> <td>PINE</td> <td>10"</td> <td>1</td> </tr> </tbody> </table>	TYPE	SIZE	COUNT	PINE	5"	1	PINE	6"	1	PINE	7"	1	PINE	8"	1	PINE	10"	1																		
TYPE	SIZE	COUNT																																																																					
PINE	4"	25																																																																					
PINE	5"	16																																																																					
PINE	6"	23																																																																					
PINE	7"	9																																																																					
PINE	9"	1																																																																					
PINE	10"	2																																																																					
TYPE	SIZE	COUNT																																																																					
NO TREES WITHIN TREE BOX AREA																																																																							
TYPE	SIZE	COUNT																																																																					
PINE	4"	1																																																																					
TYPE	SIZE	COUNT																																																																					
PINE	5"	1																																																																					
PINE	6"	1																																																																					
PINE	7"	1																																																																					
PINE	8"	1																																																																					
PINE	10"	1																																																																					
<p><u>TREE BOX "D"</u></p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>SIZE</th> <th>COUNT</th> </tr> </thead> <tbody> <tr> <td>PINE</td> <td>4"</td> <td>5</td> </tr> <tr> <td>PINE</td> <td>6"</td> <td>1</td> </tr> <tr> <td>PINE</td> <td>7"</td> <td>3</td> </tr> <tr> <td>PINE</td> <td>8"</td> <td>3</td> </tr> <tr> <td>PINE</td> <td>10"</td> <td>7</td> </tr> <tr> <td>PINE</td> <td>12"</td> <td>4</td> </tr> <tr> <td>PINE</td> <td>14"</td> <td>1</td> </tr> </tbody> </table>	TYPE	SIZE	COUNT	PINE	4"	5	PINE	6"	1	PINE	7"	3	PINE	8"	3	PINE	10"	7	PINE	12"	4	PINE	14"	1	<p><u>TREE BOX "F"</u></p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>SIZE</th> <th>COUNT</th> </tr> </thead> <tbody> <tr> <td>PINE</td> <td>6"</td> <td>1</td> </tr> <tr> <td>PINE</td> <td>8"</td> <td>1</td> </tr> </tbody> </table>	TYPE	SIZE	COUNT	PINE	6"	1	PINE	8"	1																																					
TYPE	SIZE	COUNT																																																																					
PINE	4"	5																																																																					
PINE	6"	1																																																																					
PINE	7"	3																																																																					
PINE	8"	3																																																																					
PINE	10"	7																																																																					
PINE	12"	4																																																																					
PINE	14"	1																																																																					
TYPE	SIZE	COUNT																																																																					
PINE	6"	1																																																																					
PINE	8"	1																																																																					

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
5/31/22	3215N	3215N-SR		JS	CDB	1"=40'	6 of 6



REVERIE AT FIRELIGHT

**CHARLOTTE COUNTY
ENVIRONMENTAL NARRATIVE**

April 2025

Prepared for:
NEAL COMMUNITIES
5800 LAKEWOOD RANCH BLVD
SARASOTA, FL 34240

Prepared by:
KIMLEY-HORN
1777 MAIN STREET, SUITE 200
SARASOTA, FL 34236

INTRODUCTION

The Reverie at Firelight (formerly know as Firelight East) project area is approximately 338.02 acres and size and is located east of Burnt Store Road and south of Zemel Road in Section 28, Township 42S, and Range 23E, Charlotte County, as depicted on the attached Location Map and USGS Quad Map. The project area in its current state is comprised of pine flatwoods habitats, shrub and brushland, wet prairie wetlands, hydric pine flatwoods, exotic wetlands, and wax myrtle willow wetlands.

METHODOLOGY

The following methods were employed to assess the referenced parcel:

- Field inspection of the site for evidence of wetlands, surface waters, protected species, or other sensitive environmental features.
- Recent and historical aerial photograph interpretation of the subject property.
- Review of the National Wetlands Inventory (NWI) maps.
- Review of the NRCS Web Soil Survey for Charlotte County, Florida and documentation of the soil characteristics on site.
- Research of Charlotte County, and various State and Federal databases regarding protected wildlife species

SUMMARY

The subject property is comprised of improved pasture, pine flatwoods, roads and highways (Zemel Road), hydric-excavated surface water ponds, freshwater marsh, wet prairie, and hydric pine flatwoods.

EXISTING CONDITIONS:

The existing conditions of the project including upland and wetland plant communities were mapped in accordance with Florida Land Use Cover Forms and Classification System (FLUCCS, Florida Department of Transportation 1999) and are shown on the “FLUCCS Habitat Map” (attached).

Upland Descriptions

Shrub and Brushland (FLUCCS 320) – 82.41 acres

This upland habitat lacks a significant canopy but contains some scattered slash pine (*Pinus elliotii*), and melaleuca (*Melaleuca quinquenervia*). The mid-canopy and ground cover consists of saw palmetto (*Serenoa repens*), wax myrtle (*Myrica cerifera*), gallberry (*Ilex glabra*), St. John's Worts (*Hypericum spp.*), yellow-eyed grass (*Xyris spp.*), little bluestem (*Schizachyrium sp.*), wiregrass (*Aristida stricta*), downy rose myrtle (*Rhodomyrtus tomentosa*), rusty lyonia (*Lyonia ferruginea*), staggerbush (*Lyonia fruticosa*), pennyroyal (*Piloblephis rigida*), dodder (*Cuscuta sp.*), flatsedges (*Cyperus spp.*), beaksedges (*Rhynchospora spp.*), camphorweed (*Pluchea odorata*), hat-pins (*Syngonanthus sp.*), bog buttons (*Lachnocaulon sp.*), pineland heliotrope (*Heliotropium polyphyllum*), pipewort (*Eriocaulon sp.*), tarflower (*Bejaria racemosa*), and marsh pink (*Sabatia stellaris*).

Pine Flatwoods (FLUCCS 411) – 121.47 acres

This upland habitat contains a dominant canopy of slash pine (*Pinus elliotii*) and some present melaleuca. Mid-story and groundcover species present include slash pine, saw palmetto, melaleuca, dahoon holly (*Ilex cassine*), wax myrtle, gallberry, St. John's worts, tickseed (*Coreopsis sp.*), downy rose myrtle, rusty lyonia, pennyroyal, myrsine (*Myrsine cubana*), wiregrass, redroot (*Lachnanthes caroliniana*), dodder, poison ivy (*Toxicodendron radicans*), hat-pins, pineland heliotrope, camphorweed, beaksedges, grapevine (*Vitis rotundifolia*), yellow-eyed grass, and greenbrier (*Smilax sp.*).

Melaleuca (FLUCCS 424) – 7.25 acres

This upland habitat contains a canopy dominated by melaleuca. Slash pine is also present. Mid-story and groundcover species present include melaleuca, slash pine, saw palmetto, wax myrtle, dahoon holly, gallberry, tickseed, St. John's worts, downy rose myrtle, yellow-eyed grass, dodder, poison ivy, grapevine, greenbrier, myrsine, beaksedges, camphorweed, pineland heliotrope, wiregrass, and cogon grass (*Imperata cylindrica*).

Roads and Highways (FLUCCS 814) – 3.57 acres

There is a portion of Zemel Road located along the northern property boundary.

Wetland and Other Surface Water Habitats**Reservoirs less than 10 Acres (FLUCCS 534) – 0.15**

This man-made other surface water habitat contains primarily open water. Vegetation on the banks includes water-hyssop, frog-fruit, camphorweed, spikerush, rush fuirena (*Fuirena scirpoidea*), chalky bluestem, tickseed, false buttonweed, and beaksedges.

Shrub Wetland (FLUCCS 618) – 19.88 acres

This wetland habitat lacks a significant canopy. Mid-story and groundcover species present include: wax myrtle, melaleuca, slash pine, Carolina willow (*Salix caroliniana*), beaksedges, flatsedges, yellow-eyed grass, spikerushes (*Eleocharis spp.*), mermaidweed (*Proserpinaca pectinata*), camphorweed, pineland heliotrope, creeping seedbox (*Ludwigia repens*), little blue maidencane (*Amphicarpum muhlenbergianum*), St. John's worts, musky mint (*Hyptis alata*), redroot, hatpins, pipewort, corkwood (*Stillingia aquatica*), blue water-hyssop (*Bacopa caroliniana*), bladderwort, maidencane (*Panicum hemitomon*), water-hyssop (*Bacopa monnieri*), false pimpernel (*Lindernia grandiflora*), frog-fruit (*Phyla nodiflora*), sawgrass (*Cladium jamaicense*), and marsh pink.

Exotic Wetland Hardwoods (FLUCCS 619) – 17.29 acres

This wetland habitat contains a canopy dominated by melaleuca. Mid-story and groundcover species present include melaleuca, slash pine, dahoon holly, wax myrtle, beaksedges, flatsedges, yellow-eyed grass, spikerushes, camphorweed, St. John's worts, redroot, corkwood, hatpins, little blue maidencane, sawgrass, marsh pink, and bladderwort.

Hydric Pine Flatwoods (FLUCCS 625) – 82.84 acres

This wetland habitat contains a canopy of slash pine and melaleuca. Mid-story and groundcover species present include slash pine, dahoon holly, melaleuca, wax myrtle, beaksedges, flatsedges, yellow-eyed grass, spikerushes, camphorweed, St. John's worts, redroot, corkwood, hatpins, little blue maidencane, sawgrass, marsh pink, bladderwort, grapevine, redroot, and pineland heliotrope.

Freshwater Marsh (FLUCCS 641) – 3.16 acres

This wetland habitat lacks a significant canopy. Mid-story and groundcover species present include: flatsedges, beaksedges, spikerushes, mermaid weed, camphorweed, creeping seedbox, little blue maidencane, yellow-eyed grass, maidencane, St. John's worts, musky mint, corkwood, water-hyssop, bladderwort, blue water-hyssop, false pimpernel, sawgrass, marsh pink, and Mexican primrose willow (*Ludwigia octovalvis*).

PROTECTED SPECIES

Kimley-Horn has reviewed the subject property for the potential presence of listed species. This review included field survey and research of available databases for documented listed species presence relative to the proposed project. Recent onsite evaluations occurred in January 2025.

To assist in determining potential utilization of the subject parcel by listed species, a search of available databases was conducted including review of Florida Native Areas Inventory (FNAI) and Florida Fish and Wildlife Conservation Commission (FWC) bald eagle nest locator databases. These database searches revealed no documented utilization of the project area or areas adjacent to the project area by listed species; however, a bald eagle nest was previously observed onsite, adjacent to the drainage canal extending through the center of the project area. Subsequent field reconnaissance did not observe any bald eagle nests within the project area.

In addition to the database searches, scientists with Kimley-Horn have performed multiple field surveys of the project. The most recent field survey was conducted by Jeb King in January 2025. Species surveyed for included the species listed in the table below. Methodology utilized to evaluate the site for gopher tortoise was consistent with FFWCC Gopher Tortoise Permitting Guidelines.

The table below lists both the species that are likely and or have a potential to utilize the project area, results of the preliminary surveys, and results from the updated survey.

Common Name	Scientific Name	Federal/State Status	Likelihood of Occurrence	Results of Updated Survey
Bald Eagle	<i>Haliaeetus leucocephalus</i>	Migratory Bird/X	Potential	There is a nest located offsite to the south (greater than 660' from the proposed development).
Eastern Indigo Snake	<i>Drymarchon couperi</i>	T/T	Documented (FNAI)	Not observed.
Gopher Tortoise	<i>Gopherus polyphemus</i>	X/T	Documented (FNAI)	No potentially occupied burrows observed within the project area.
American Alligator	<i>Alligator mississippiensis</i>	SAT/T	Likely (FNAI)	Not observed.
Red-Cockaded Woodpecker	<i>Dryobates borealis</i>	E/E	Likely (FNAI)	Not observed.
Southeastern American Kestrel	<i>Falco sparverius paulus</i>	X/T	Likely (FNAI)	Not observed.
Wood Stork	<i>Mycteria americana</i>	T/T	Documented (FNAI)	Not observed.
Florida Sandhill Crane	<i>Antigone canadensis pratensis</i>	X/T	Potential (FNAI)	Not observed.
Florida Burrowing Owl	<i>Athene cunicularia floridana</i>	X/T	Potential (FNAI)	Not observed.

Florida Bonneted Bat	<i>Eumops floridanus</i>	E/E	Potential (FNAI)	Not observed.
American Mink	<i>Neovison vison</i>	X/T	Potential (FNAI)	Not observed.
Florida Panther	<i>Puma concolor coryi</i>	E/E	Potential (FNAI)	Not observed.
Everglade Snail Kite	<i>Rosthamus sociabilis</i>	E/E	Potential (FNAI)	Not observed.

Bald Eagle (*Haliaeetus leucocephalus*)

A search of the Florida Fish and Wildlife Conservation Commission (FWC) bald eagle database was completed to determine whether any known bald eagle nests occur within the vicinity of the subject parcel. The database revealed one (1) known bald eagle nest located within 660 feet of the parcel, FWC documented bald eagle nest CH034, which is located approximately 500' of the southern property boundary. The nest is approximately 1,500' from the proposed development area, therefore the project is not located within any bald eagle protection zones and coordination with the US Fish and Wildlife Service (FWS) should not be necessary.

Eastern Indigo Snake (*Drymarchon couperi*)

The eastern indigo snake is listed as "Threatened" by both the FWS and FWC. The snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, dry prairie, edges of freshwater marshes, agricultural fields, and human-altered habitats. According to FNAI data, the eastern indigo snake has been documented within the immediate vicinity of the project area and suitable habitat may be present onsite. During the field reviews and wetland evaluations, no eastern indigo snakes were observed within or adjacent to the project area. The project will likely implement the U.S. Fish and Wildlife Service's (USFWS) '*Standard Protection Measures for the Eastern Indigo Snake*' (revised August 12, 2013) in order to prevent any adverse impacts to this species.

Gopher Tortoise (*Gopherus polyphemus*)

The gopher tortoise is listed as "Threatened" by FWC. Potentially occupied gopher tortoise burrows were not observed within the pine flatwoods habitat during preliminary surveys. A 100 percent survey of suitable habitat within the project area to determine the number and location of potentially occupied burrows has been conducted, and no potentially occupied burrows were found. If gopher tortoise burrows are found during construction in or within 25' of the limits of clearing all construction activities will cease and a relocation permit will be acquired from FWC.

American Alligator (*Alligator mississippiensis*)

The American alligator is listed as "Threatened" by FWS and FWC for its similarity of appearance to the American crocodile. This species is found in a range of freshwater habitats consisting of freshwater lakes, slow-moving rivers, and associated wetlands. The project area contains one freshwater marsh in the southern portion of the site containing potential habitat for this species. Given the minimal impacts associated with the proposed project to potential alligator habitat, no adverse impacts are anticipated to this species.

Red-Cockaded Woodpecker (*Drobates borealis*)

The red-cockaded woodpecker is listed as “Endangered” by FWS and FWC. This species occurs in old growth longleaf, slash, and loblolly pine ecosystems. Although the project area contains slash pines within pine flatwood areas, these species did not appear to consist of old growth pines trees. Additionally, no cavities were observed in onsite pine trees, and no individuals were observed during field reconnaissance. No adverse impacts are anticipated to this species.

Southeastern American Kestrel (*Falco sparverius paulus*)

The Southeastern American kestrel is listed as “Threatened” by FWC. This species occurs in open woodlands, sandhills, and fire-maintained pine habitats. Open pine habitats are found throughout the project area; however, these areas appear to lack a consistent fire regimen. Additionally, no cavities were observed within trees or snags onsite, and no individuals were observed during field reconnaissance. No adverse impacts are anticipated to this species.

Wood Stork (*Mycteria americana*) and Wading Birds

The wood stork is listed as “Threatened” by the FWS. According to FWS data, the project does fall within the Core Foraging Area (CFA) for two wood stork colonies. No evidence of breeding or nesting occurring within the onsite wetlands was observed during any of the field surveys.

Florida Sandhill Crane (*Antigone canadensis pratensis*)

The Florida sandhill crane is listed as “Threatened” by the FWC. Sandhill cranes forage within prairies and pastures, nesting within freshwater marshes. Potential nesting habitat occurs onsite within herbaceous wetlands throughout the project area; however, no foraging habitat exists. No sandhill cranes or nests were observed during field reconnaissance and no adverse impacts are anticipated to this species.

Florida Burrowing Owl (*Athene cunicularia floridana*)

The Florida burrowing owl is listed as “Threatened” by FWC. This species occurs in open prairies, pastures, and agricultural fields with little understory. No burrowing owls or burrows were observed during field reconnaissance. No adverse impacts are anticipated to this species.

Florida Bonneted Bat (*Eumops floridana*)

The Florida bonneted bat is listed as “Endangered” by both the FWS and FWC. Bonneted bats have been detected foraging in a variety of habitats including semitropical forests with tropical hardwood, pineland, and mangrove habitats, as well as man-made areas such as golf courses and neighborhoods. The project area provides potential roosting and foraging habitats for this species; however, no bonneted bats or signs of bonneted bats were observed during limited roost surveys of the project area.

American Mink (*Neovison vison*, pop. 1)

The Southern Florida population of the American mink is listed as “Threatened” by FWC. This species is found near water sources including freshwater marshes and streams. No American minks were observed during any of the preliminary listed species’ surveys of the subject property.

Florida Panther (*Puma concolor coryi*)

The Florida panther is listed as “Endangered” by the FWS and FWC. This species uses a variety of habitats, relying on forested areas with dense understories for rest and den sites. No panthers or signs of panthers were observed during field reconnaissance, and as a result no adverse impacts are anticipated to this species.

Everglade Snail Kite (*Rostrhamus sociabilis*)

The Everglade snail kite is listed as “Endangered” by FWS and FWC. This species utilizes freshwater marshes and shallow grassy lake shorelines. No individuals or signs of individuals were observed during field reconnaissance.

PROPOSED CONDITIONS:

Please also refer to the concept plan prepared by Banks Engineering and the Wetland Impact and Preservation Map prepared by Kimley-Horn for the proposed conditions of this project.

Identification and Categorization of Wetlands

Please see the attached exhibit identifying Category I and II Wetlands within the project area per ENV Policy 3.1.3 of the Charlotte County Comprehensive Plan. The total acreage of Category I wetlands within the project area is 123.81 acres. There are no Category II wetlands located within the project area.

Proposed Wetland Impacts and Preservation

Impacts to onsite wetlands have been avoided and minimized to the maximum extent feasible in accordance with the requirements of the ERP Applicant’s Handbook Section 10.2.1.1. In total, the project proposes to impact 0.27 acres of wetlands within the project area for a roadway crossing to provide ingress/egress to the southern portion of the project area. Due to design constraints of the site, no reasonable alternative exists.

Proposed Mitigation

Compensatory wetland mitigation will be provided in compliance with the Environmental Resource Permit (ERP) issued for the project by the Southwest Florida Water Management District (SWFWMD).

Wetland Buffers

All wetlands in their post-development state will include a 15’ minimum and 25’ average width buffer.

If you have any questions, or if we can provide any additional information, please do not hesitate to contact me at 941-404-1639.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Kennedy", with a stylized flourish at the end.

Chris Kennedy
Environmental Scientist

Native Habitat Management Plan

Reverie at Firelight

April 2025

Introduction

The following Native Habitat Management Plan has been prepared to address the long-term management of the wetland and upland preservation areas for the proposed development.

The subject property is approximately 338.02 acres in size and is located east of Burnt Store Road and south of Zemel Road in Section 28, Township 42S, and Range 23E, Charlotte County. The project area in its current state is comprised of pine flatwoods habitats, shrub and brushland, wet prairie wetlands, hydric pine flatwoods, exotic wetlands, and wax myrtle willow wetlands.

I. Baseline Environmental Assessment

Preservation areas within the project are depicted on the attached habitat map. The wetland and upland habitats identified on this parcel are categorized using nomenclature found in the most recent edition of the Florida Department of Transportation's Florida Land Use Cover and Forms Classification System (FLUCCS).

II. Prohibited and Permissible Activities

Filling, dumping, construction of buildings, roads, billboards or other advertising, excavating, alternation, trimming, or removal of native vegetation within the preservation area will be prohibited except for restoration activities consistent with natural areas conservation management, the removal of dead trees and shrubs or leaning trees that could cause property damage, and activities conducted in accordance with a prescribed burn plan developed with the Florida Forest Service. For areas where the preserve abuts development, signage will be installed in the preserve stating no dumping, filling, etc.

III. Wildlife Protection

Any maintenance occurring in preservation areas will be conducted with consideration of listed species or wildlife utilization. Such protective measures may include pre-management censuses to identify the location of any listed species and their nests and/or burrows to avoid impacting them. If a listed species is observed nesting and/or denning during maintenance activities, the maintenance activities in that area will cease until the species in question vacates the area or an appropriate environmental professional or regulatory agency is contacted to provide additional guidance.

IV. Native Habitat Preservation and Management

A maintenance plan shall be implemented to ensure that the preserve area remain relatively free (<5% aerial coverage) of exotic and nuisance vegetation species and maintain a minimum 80% aerial coverage of desirable native vegetation species. The maintenance plan will consist of an initial exotic/nuisance vegetation treatment and removal event, with scheduled maintenance events to ensure that regrowth of exotic and nuisance vegetation is limited. All maintenance activities will be conducted via a combination of hand removal and in place treatment in conjunction with spray application of approved aquatic herbicides which can be used to selectively treat undesirable vegetation. No herbicide treatment of desirable native species is permitted.

V. Fortuitous Finds Policy

Land management activities will adhere to federal, state and local regulations regarding any historic resources found on site.



If evidence of the existence of historic resources is discovered or observed at development sites or during development activities after final approval, all work shall cease in the area of effect as determined by the Historical Advisory Committee. The developer, owner, contractor, or agent thereof shall notify the Historical Advisory immediately after finding any artifact of historical significance. Examples of such evidence include human remains, whole or fragmentary stone tools, shell tools, aboriginal or historic pottery, historic glass, historic bottles, bone tools, historic building foundations, shell mounds, shell middens, or sand mounds. The Director shall assess the significance of the finds within three working days of notification and suggest methods to mitigate any adverse effects so as to minimize delays in development activities.

If any human skeletal remains or associated burial artifacts are discovered at development sites or during development activity, all work in the area must cease, and the permittee must notify the nearest law enforcement office immediately and notify the Historical Committee.

VI. Monitoring Plan

To ensure that the preservation areas meet the success criteria described above, a Time Zero Monitoring Event will be conducted within 45 days of the initial exotic removal event. Subsequent monitoring events will be conducted annually for a period of no less than 5 years. If, at the end of five years, the preservation areas have met or exceeded the success criteria described above, monitoring requirement for the preservation area shall be suspended. However, additional monitoring may be required if the success criteria of native or invasive/nuisance plant coverage has not been achieved.

If assessment of the preserve areas demonstrates that the success criteria have been achieved, the responsible party shall provide written certification by an Environmental Scientist that the maintenance efforts have met applicable success criteria. If certification of success is not submitted or is not approved by the county, then annual monitoring shall continue until the criteria has been met and deemed successful. The monitoring program and any corrective actions to maintain the preserve area shall be at the sole expense of the property owners or developer.

The results of these monitoring events will be compiled in monitoring reports which will include:

- Qualitative overview of vegetation species present
- Percent coverage by exotic/nuisance vegetation
- Wildlife observations
- Permanent fixed-point photo stations
- Discussion of ongoing maintenance activities
- Identification of insufficiencies and recommendations of future remediation

Monitoring reports will be provided to the County within 45 days of the monitoring inspection events, unless and extension by Charlotte County is granted.

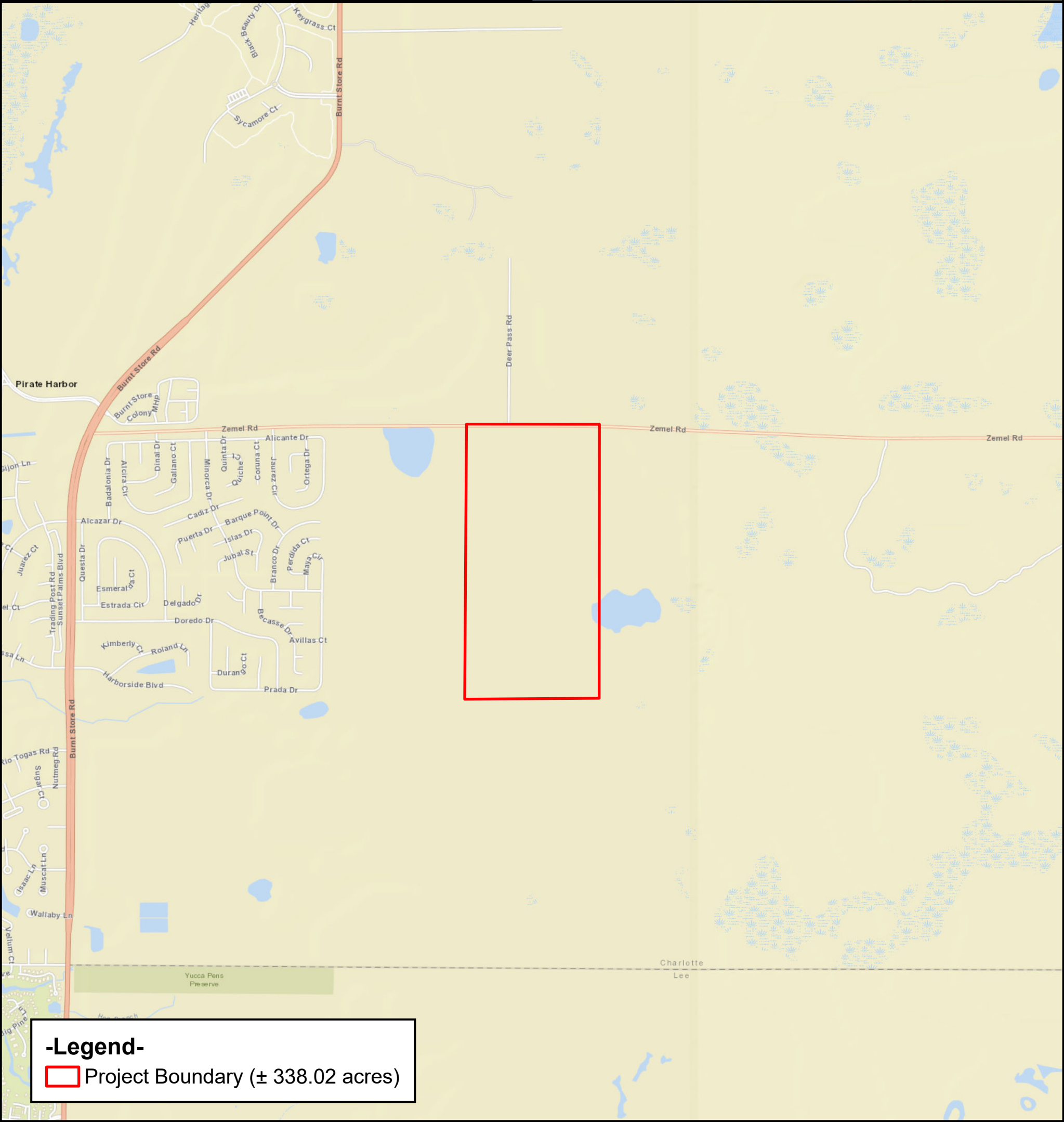
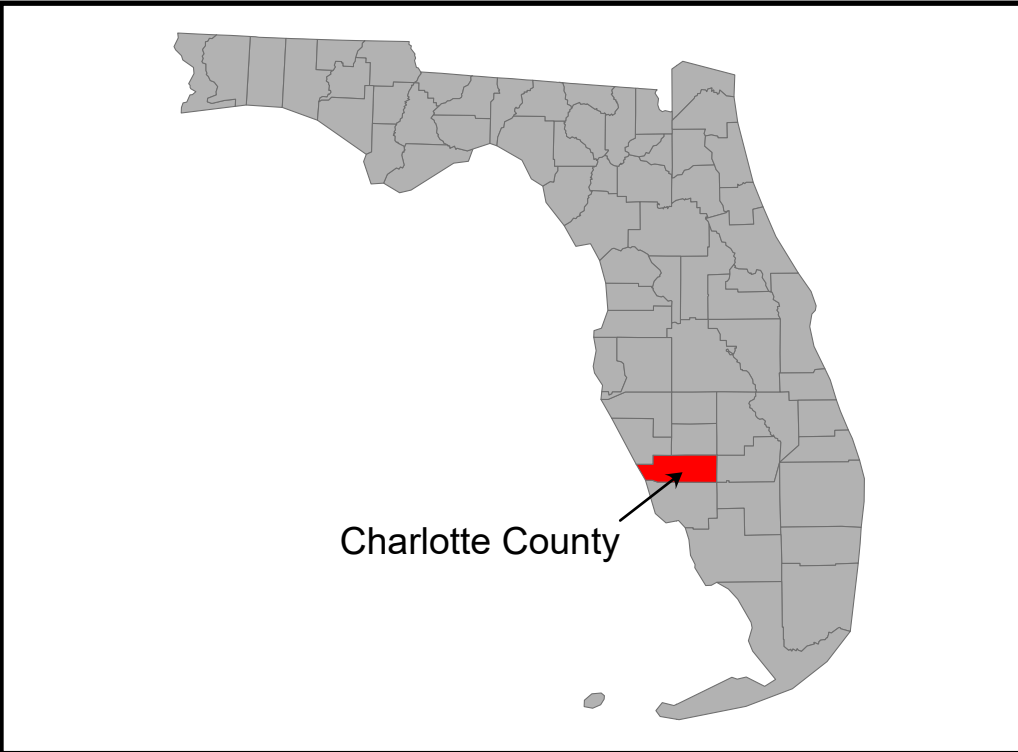
If you have any questions or if I can provide any additional clarification please feel free to contact me at 941-404-1639 and chris.kennedy@kimley-horn.com.



Sincerely,

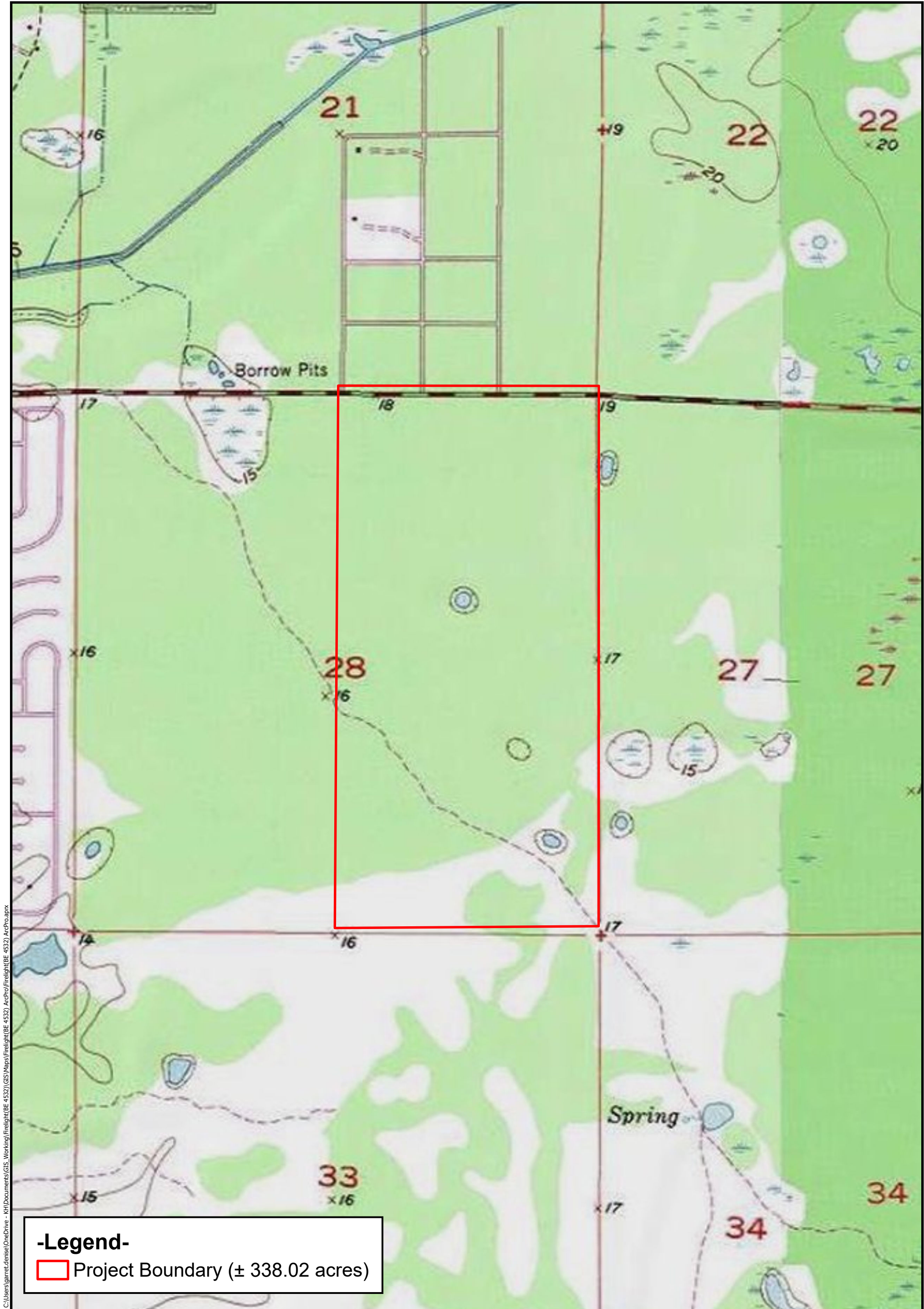
A handwritten signature in blue ink, appearing to read "Chris Kennedy".

Chris Kennedy
Environmental Scientist



-Legend-

Project Boundary (± 338.02 acres)



-Legend-

 Project Boundary (± 338.02 acres)

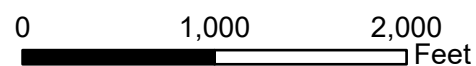
Kimley»Horn

© 2024 Kimley-Horn and Associates Inc.
1800 2nd St Suite 900, Sarasota, FL 34236
Phone (941)- 379 7600
www.kimley-horn.com

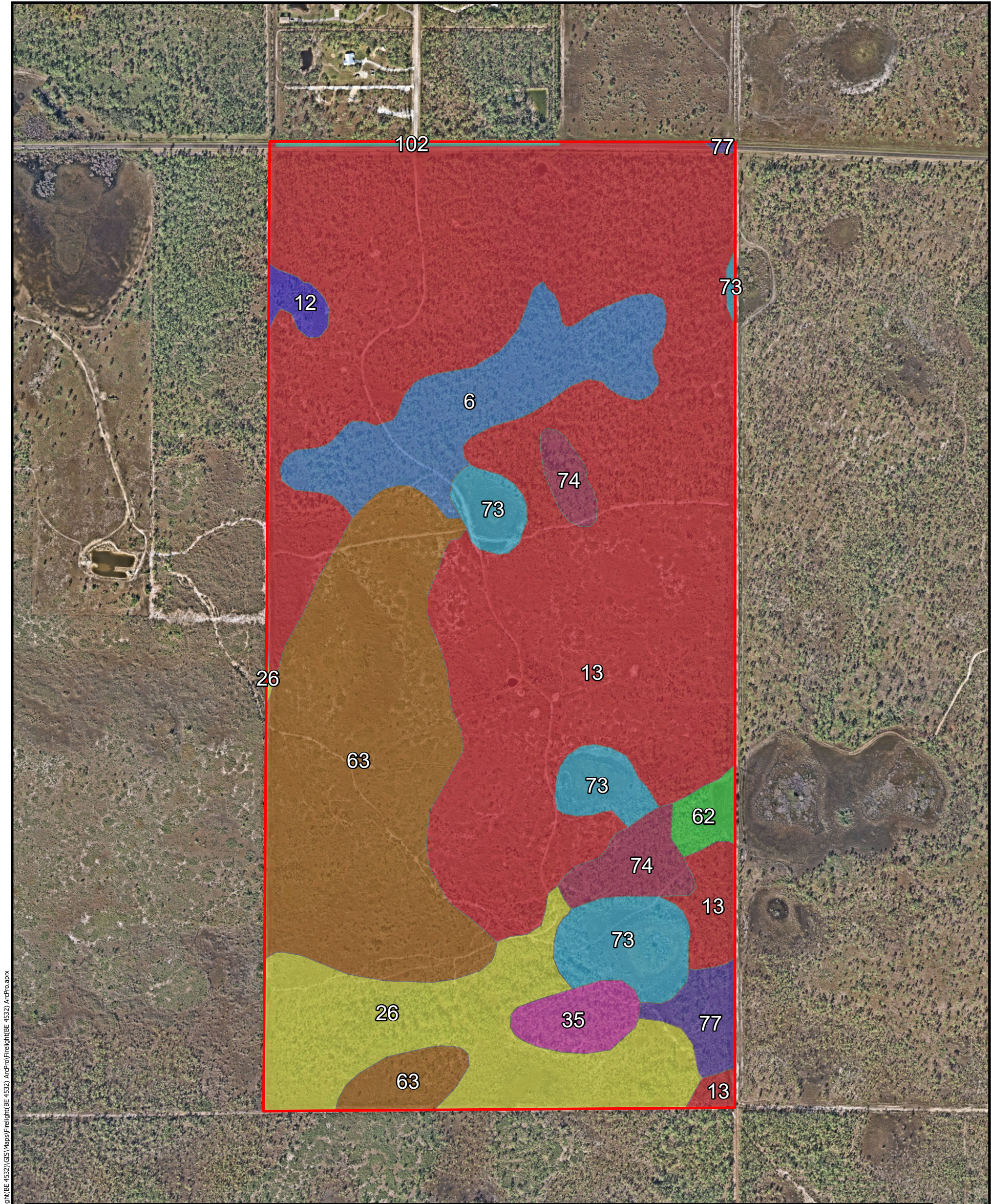
Client: Neal Communities Inc.
Project: Firelight East
Location: Charlotte County
STR: Sec: 28, 21Twp: 42S Rng: 23E
Title: USGS Quad Map
Source: ESRI Topo Map

Drawn By: GD
Date: 3/25/2024

SCALE: 1" = 1,000'



C:\Users\garret.denis\OneDrive - KHL\Documents\GIS\Working\Firelight\BE 4532\GIS\Maps\Firelight\BE 4532) ArcPro\Firelight\BE 4532) ArcPro.aprx



-Legend-

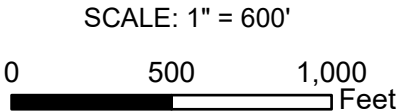
<div><div></div><div>Project Boundary (± 338.02 acres)</div></div>	<div><div></div><div>13: Cypress Lake fine sand, 0 to 2 percent slopes (± 177.40 acres)</div></div>	<div><div></div><div>62: Winder sand, frequently ponded, 0 to 1 percent slopes (± 2.90 acres)</div></div>	<div><div></div><div>74: Cypress Lake fine sand, slough, 0 to 1 percent slopes (± 8.16 acres)</div></div>
Soil Description			
<div><div></div><div>6: Brynwood fine sand, wet, 0 to 2 percent slopes (± 23.51 acres)</div></div>	<div><div></div><div>26: Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes (± 34.14 acres)</div></div>	<div><div></div><div>63: Malabar fine sand, high, 0 to 2 percent slopes (± 62.32 acres)</div></div>	<div><div></div><div>77: Pineda fine sand, limestone substratum, 0 to 2 percent slopes (± 4.69 acres)</div></div>
<div><div></div><div>12: Felda fine sand, 0 to 2 percent slopes (± 2.03 acres)</div></div>	<div><div></div><div>35: Wabasso sand, 0 to 2 percent slopes (± 5.20 acres)</div></div>	<div><div></div><div>73: Pineda fine sand, frequently ponded, 0 to 1 percent slopes (± 16.71 acres)</div></div>	<div><div></div><div>102: Cypress Lake fine sand-Urban land complex, 0 to 2 percent slopes (± 0.96 acres)</div></div>

Kimley»Horn

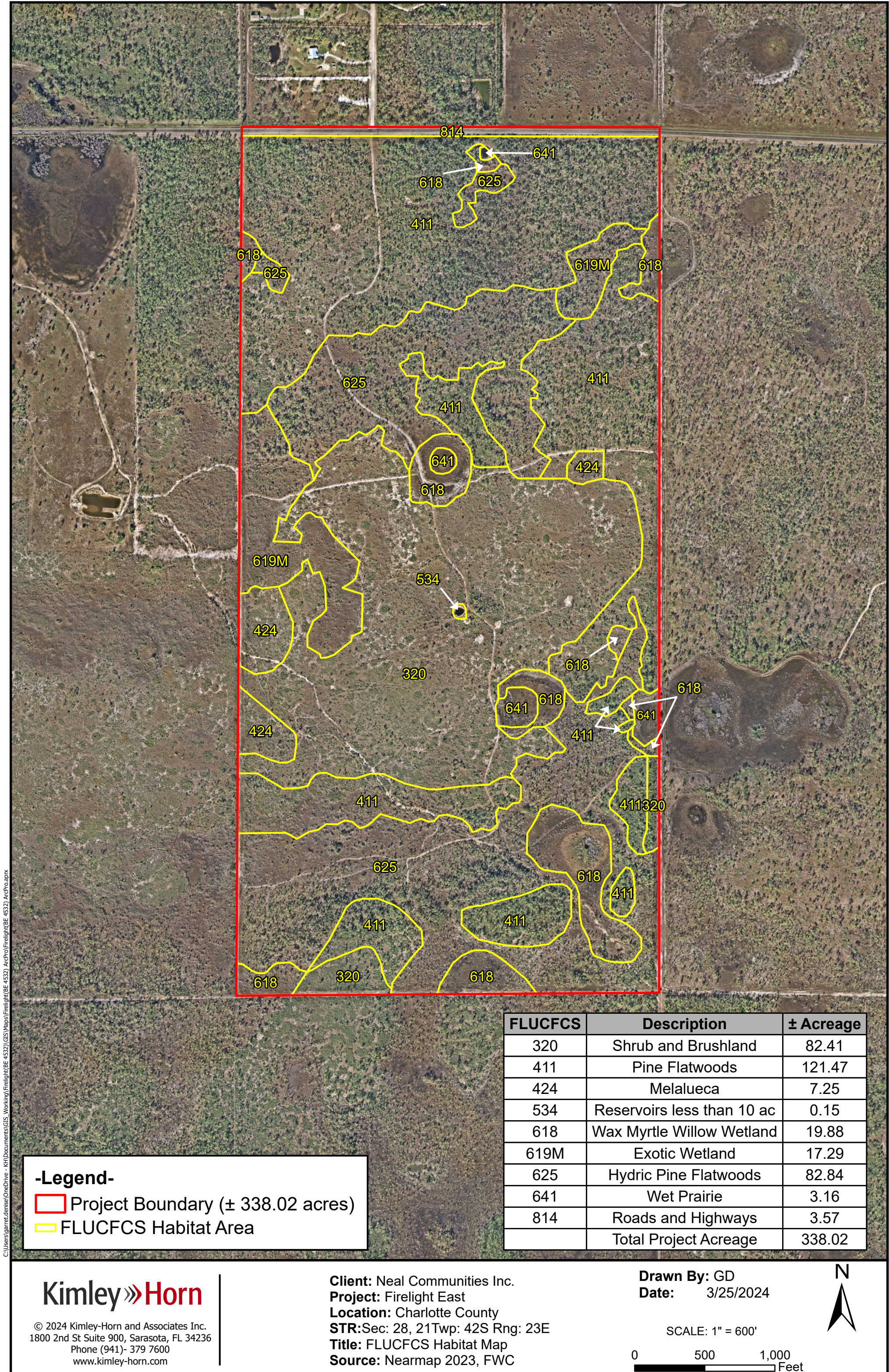
© 2024 Kimley-Horn and Associates Inc.
1800 2nd St Suite 900, Sarasota, FL 34236
Phone (941)- 379 7600
www.kimley-horn.com

Client: Neal Communities Inc.
Project: Firelight East
Location: Charlotte County
STR:Sec: 28, 21Twp: 42S Rng: 23E
Title: Soils Map
Source: Nearmap 2023, NRCS

Drawn By: GD
Date: 3/25/2024



C:\Users\jgarret-denise\OneDrive - KHI\Documents\GIS - Working\Firelight\Firelight(BE 4532)\GIS\Maps\Firelight(BE 4532) ArcPro\Firelight(BE 4532) ArcPro.aprx



FLUCFCS	Description	± Acreage
320	Shrub and Brushland	82.41
411	Pine Flatwoods	121.47
424	Melalueca	7.25
534	Reservoirs less than 10 ac	0.15
618	Wax Myrtle Willow Wetland	19.88
619M	Exotic Wetland	17.29
625	Hydric Pine Flatwoods	82.84
641	Wet Prairie	3.16
814	Roads and Highways	3.57
	Total Project Acreage	338.02

-Legend-

Project Boundary (± 338.02 acres)

FLUCFCS Habitat Area

Kimley»Horn

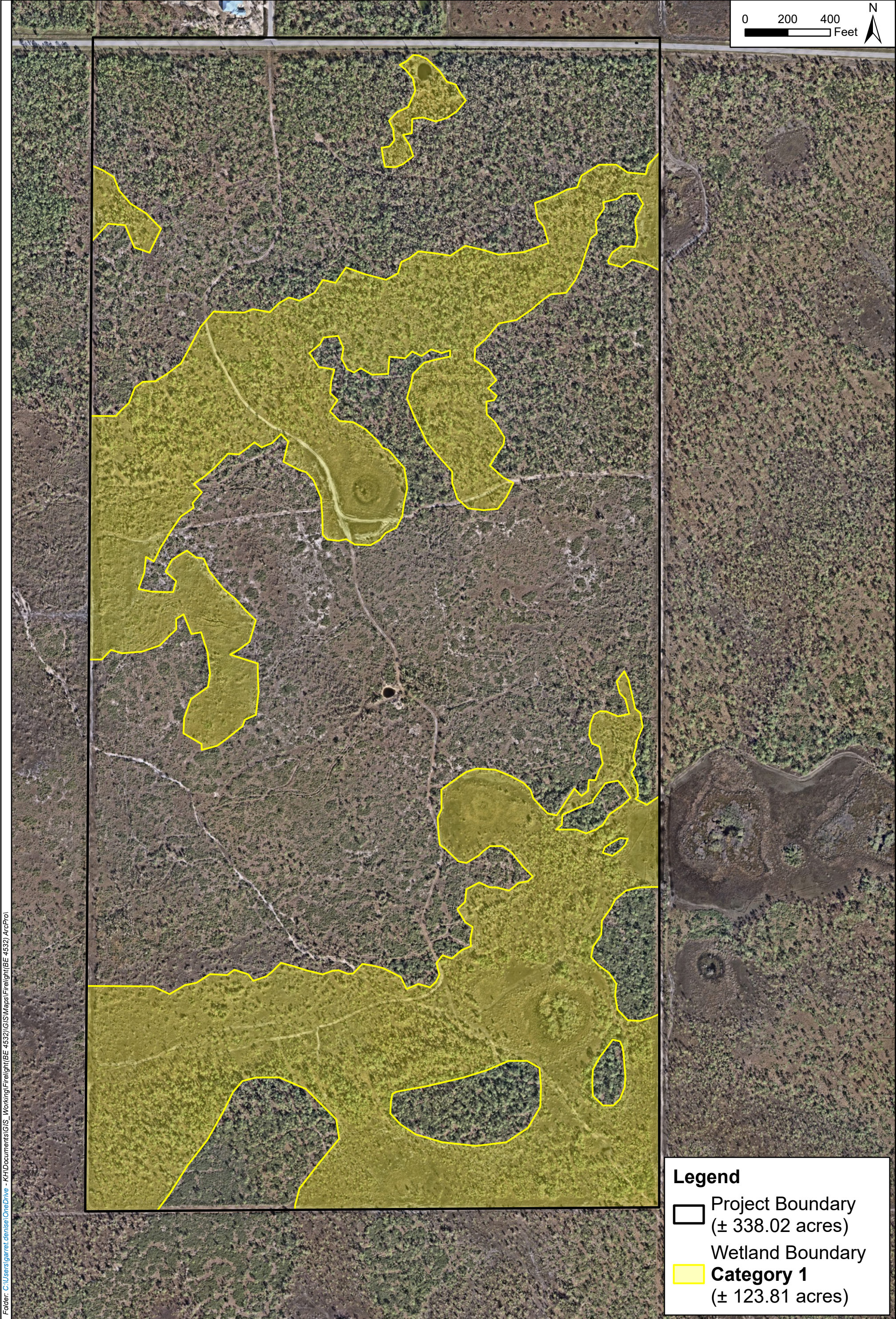
© 2024 Kimley-Horn and Associates Inc.
1800 2nd St Suite 900, Sarasota, FL 34236
Phone (941)- 379 7600
www.kimley-horn.com

Client: Neal Communities Inc.
Project: Firelight East
Location: Charlotte County
STR:Sec: 28, 21Twp: 42S Rng: 23E
Title: FLUCFCS Habitat Map
Source: Nearmap 2023, FWC

Drawn By: GD
Date: 3/25/2024

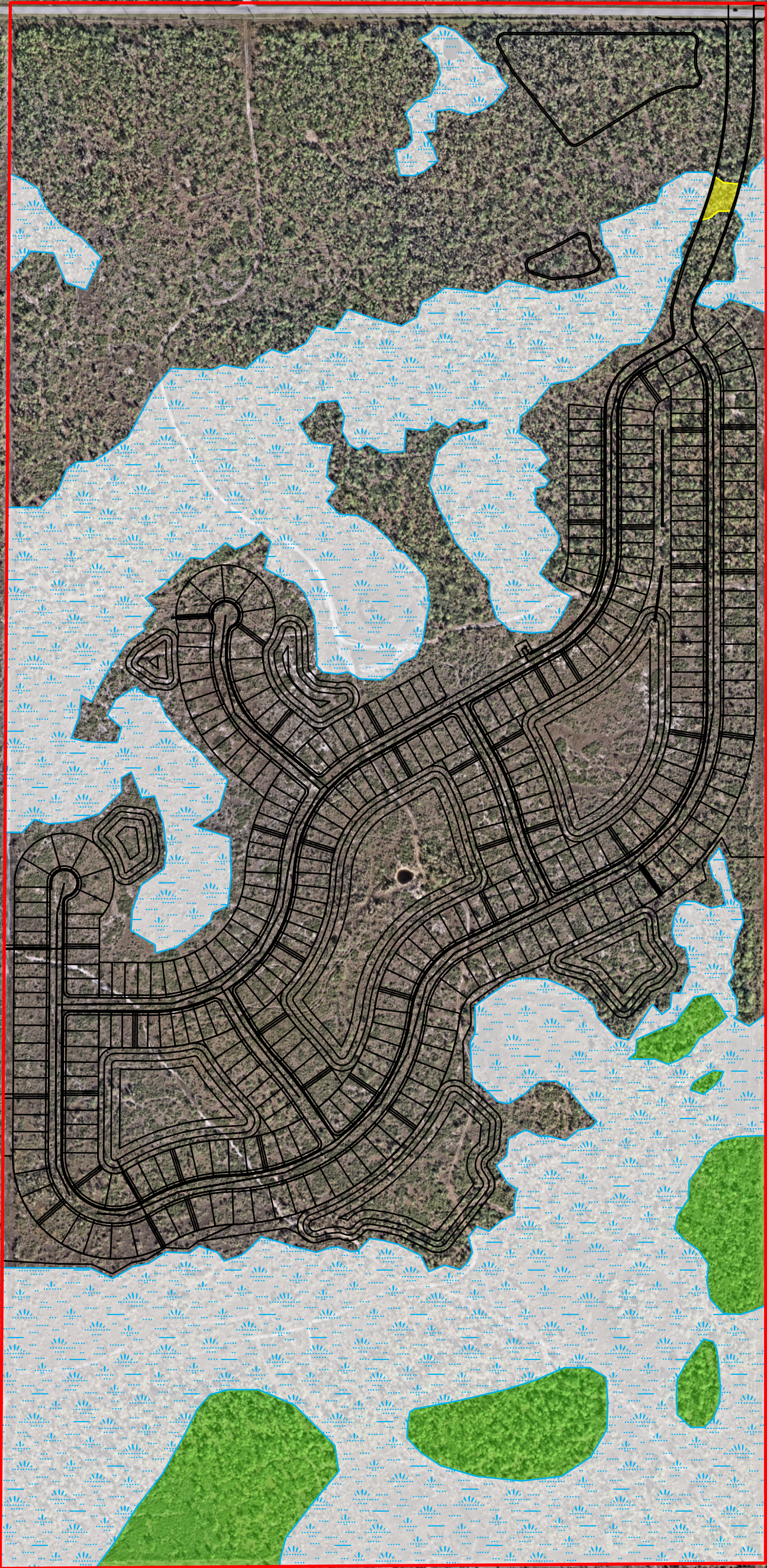
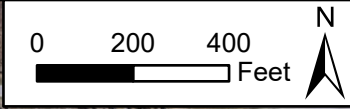
SCALE: 1" = 600'
05001,000
Feet





Folder: C:\Users\lgaret.denis\OneDrive - KHI\Documents\GIS_Working\Firelight\BE 4532\GIS\Maps\Firelight\BE 4532\ArcPro

Folder: C:\Users\garret.denise\OneDrive - KHI\Documents\GIS_Working\Firelight\BE 4532\GIS\Maps\Firelight\BE 4532) ArcPro



- Legend**
- Development Linework
 - Project Boundary (± 338.02 acres)
 - Wetland Preservation (± 123.54 acres)
 - Wetland Impacts (± 0.27 acres)
 - Upland Preservation (± 17.44 acres)

Kimley»Horn

© 2025 Kimley-Horn and Associates, Inc.
1800 2nd St Suite 900 Sarasota, FL 34236
Phone (941)-379-7600
www.kimley-horn.com

Wetland Impact and Preservation Map

**Firelight East
Charlotte County, Florida**

1 IN = 400 FT

PROJECT NUMBER: 048119224

APRIL 2025

FIGURE 2

April 21, 2025

Mr. Ravi Kamarajugadda, GISP
Project Manager
Charlotte County Public Works Department
7000 Florida Street
Punta Gorda, Florida 33950

■
Suite 1400
201 North Franklin Street
Tampa, Florida
33602

**Re: Reverie at Firelight (Firelight East)
Charlotte County, Florida
Traffic Impact Statement**

Dear Mr. Kamarajugadda:

This Traffic Impact Statement (TIS) has been prepared for the proposed Reverie at Firelight (Firelight East) development in support of a rezone application. The project site is generally located south of Zemel Road and east of Burnt Store Road, in Charlotte County, Florida. As illustrated in **Figure 1**, the site location is approximately 1.4 miles east of the Burnt Store Road & Zemel Road intersection. The anticipated buildout year is 2030.

The development was previously considered under Ordinance 2007-063, which was approved with a total of 894 dwelling units consisting of 714 multifamily dwelling units and 180 single-family dwelling units. The current application is proposing to develop 715 single-family dwelling units. The conceptual site plan is provided as **Figure 2** and indicates that access to the site is to be provided through the following proposed access connections:

- One (1) full-access connection along Zemel Road
- One (1) cross access connection to Firelight South

The proposed Reverie at Firelight (Firelight East) is part of a larger overall development known as Firelight. Firelight consists of three separate developments: Firelight North, Firelight South, and Reverie at Firelight (Firelight East) (aka Lindner Parcel). The three developments are located on Zemel Road, east of Burnt Store Road and are shown in **Figure 1**.

As requested by Charlotte County staff, the three Firelight developments were analyzed concurrently in a separate report, the Firelight Comprehensive Study. Based upon the proposed changes to Reverie at Firelight (Firelight East), the Firelight comprehensive study will be updated. This study was requested to determine necessary improvements due to the cumulative impacts from all three parcels. Further information, specifically regarding required offsite intersection improvements related to the three Firelight developments, will be provided in the updated Firelight Cumulative Study. For the

purposes of this TIS associated with the Rezone application, only Reverie at Firelight (Firelight East) was analyzed.

This report identifies the estimated trip generation potential for the proposed development and the anticipated traffic impacts on the study area roadway segments at the proposed site access points in accordance with the *Charlotte County Engineering Design Manual Part 7 Traffic Impact Statement*. The following analysis is provided below for your review and comments.

Traffic Impact Statement (TIS)

Project Trip Generation: The anticipated project trip generation is based upon the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition. Land Use Code (LUC) 210, Single-Family Detached Housing, was utilized.

As identified in **Table 1**, the proposed development is anticipated to generate 631 net, new p.m. peak-hour trips (398 entering, 233 exiting). Internal capture and pass-by rates were not considered for this analysis.

Table 1: P.M. Peak-Hour Trip Generation

ITE TRIP GENERATION CHARACTERISTICS				DIRECTIONAL DISTRIBUTION		GROSS TRIPS		
Land Use	ITE Code	Scale	Units	In	Out	In	Out	Total
Single-Family Detached Housing	210	715	DU	63%	37%	398	233	631

Scheduled Improvements: The Work Programs for Charlotte County, Florida Department of Transportation (FDOT) District 1, developer committed improvements, and the Capital Improvement Program (CIP) for Charlotte County were reviewed for capacity enhancing improvements, which are currently planned and funded for construction within the immediate vicinity of the project site. Based upon this review, there are no anticipated improvements within the study impact area. The existing lane geometry was used in the analysis of existing and future roadway conditions for the study roadway segments.

Project Trip Distribution: The project traffic attributed to the development was distributed to the roadway network from the project site. Trip distribution and assignment was based upon the results of the select zone analysis using the FDOT District One Florida Standard Urban Transportation Model Structure (FSUTMS) planning model, specifically the Existing plus Committed (E+C) network. The trip distribution model output is provided for reference.

Study Area: The study area roadway segments are those that are defined as significantly impacted roadways, with the project traffic representing 5.0% or greater of the available roadway capacity within a five-mile radius of the project site, per the *Charlotte County: 2024 Roadway Level of Service Data* report. Additionally, the first directly accessed roadway segment was included in the study area roadway network.

As identified in **Table 2**, the following study area roadway segments were included in the analysis:

- Zemel Road from Burnt Store Road to U.S. 41
- U.S. 41 from Lee County Line to Zemel Road

Table 2: Study Area Determination

ROADWAY	FROM	TO	CONTEXT CLASS	SERVICE VOLUMES		PROJECT TRIPS		STUDY NETWORK DETERMINATION	
				EXISTING + LANEAGE	LOS D SERVICE VOLUME	PROJECT TRAFFIC ASSIGN.	PROJECT TRAFFIC VOLUME ²	PROJECT TRAFFIC % OF SERVICE VOLUME	WITHIN STUDY NETWORK?
					PEAK HOUR TWO-WAY VOLUME ¹				
Burnt Store Road	Lee County Line	Zemel Road	C3R	4D	3,528	22%	139	3.93%	No
	Zemel Road	Acline Road	C3R	4D	3,528	21%	133	3.76%	No
U.S. 41	Lee County Line	Zemel Road	C2	4D	5,290	45%	284	5.37%	Yes
	Zemel Road	Morningside Drive	C2	4D	5,290	9%	57	1.07%	No
Zemel Road	Burnt Store Road	Project Access	C3R	2U	1,616	46%	290	17.96%	Yes
	Project Access	County Landfill	C3R	2U	1,616	54%	341	21.09%	Yes
	County Landfill	U.S. 41	C3C	2U	1,560	54%	341	21.84%	Yes

1. Obtained from Charlotte County's 2024 *Roadway Level of Service Data*
2. Project traffic was based upon 631 net, new p.m. peak-hour trips identified in **Table 1**

Existing Traffic Conditions: In accordance with Part 7 (Traffic Impact Statement) of the *Charlotte County Engineering Design Manual*, existing traffic conditions were evaluated within the study network. The existing roadway conditions analysis was conducted for the study area roadway segments of Zemel Road and U.S. 41.

Service volumes and peak-hour traffic volumes included in the *Charlotte County: 2024 Roadway Level of Service Data* report were utilized in the analysis of existing roadway conditions. The results of the existing roadway conditions analysis are summarized in **Table 3** and indicate that the study area roadway segments currently below the LOS D service volume standard thresholds.

Table 3: Existing Peak-Hour Roadway Conditions

Roadway	From	To	Service Volumes		Existing (2024) Volume (2-Way Peak-Hour) ¹	Exceeds the Generalized LOS D Service Volume Standard Threshold?
			Existing Laneage	LOS D Service Volume		
				Peak-Hour Two- Way Volume ¹		
Zemel Road	Burnt Store Road	Project Access	2U	1,616	311	No
	Project Access	County Landfill	2U	1,616	311	No
	County Landfill	U.S. 41	2U	1,560	298	No
U.S. 41	Lee County Line	Zemel Road	4D	5,290	2,470	No

1. Obtained from the *Charlotte County 2024 Roadway Level of Service Data*

Background Traffic: Background traffic is defined as a growth of existing traffic forecasted to the buildout year of the proposed development by applying vested trips to the applicable roadway segments. Based upon comments received from Charlotte County staff on March 16, 2023, the following developments have been identified as potential trip generators and were included as vested traffic for the analysis:

- Simple Life
- Heritage Landing
- Heritage Station
- Coral Creek
- Burnt Store Road South
- Firelight North
- Firelight South

It should be noted that the other two Firelight developments (Firelight North and Firelight South) were analyzed as vested developments for the purposes of this report. The vested traffic information provided by Charlotte County staff is provided as an attachment.

Background Traffic Conditions: A background roadway conditions analysis was undertaken on the previously identified roadway segments. The results of the roadway analysis are summarized in **Table 4** and indicate that the study roadway segments are anticipated to operate below the LOS D service volume standard thresholds, during the background conditions scenario.

Table 4: Background Peak-Hour Roadway Conditions

Roadway	From	To	Service Volumes		Existing (2024) Volume (Two-Way Peak-Hour) ¹	Vested Traffic ²	Background Volume (Two-Way Peak-Hour)	Exceeds the Generalized LOS D Service Volume Standard Threshold?
			Existing Laneage	LOS D Service Volume				
				Peak-Hour Two-Way Volume ¹				
Zemel Road	Burnt Store Road	Project Access	2U	1,616	311	604	915	No
	Project Access	County Landfill	2U	1,616	311	694	1,005	No
	County Landfill	U.S. 41	2U	1,560	298	694	992	No
U.S. 41	Lee County Line	Zemel Road	4D	5,290	2,470	890	3,360	No

1. Obtained from the *Charlotte County 2024 Roadway Level of Service Data*
2. Vested traffic information provided by Charlotte County staff

Future Total Traffic Conditions: A roadway analysis was undertaken on the previously identified study roadway segments for future total traffic conditions. The analysis procedures for this evaluation were consistent with those used to evaluate existing and background traffic roadway conditions. The p.m. peak-hour project traffic was added to the background volumes found in **Table 4** to obtain the p.m. peak-hour future total volumes for the study area roadway segment.

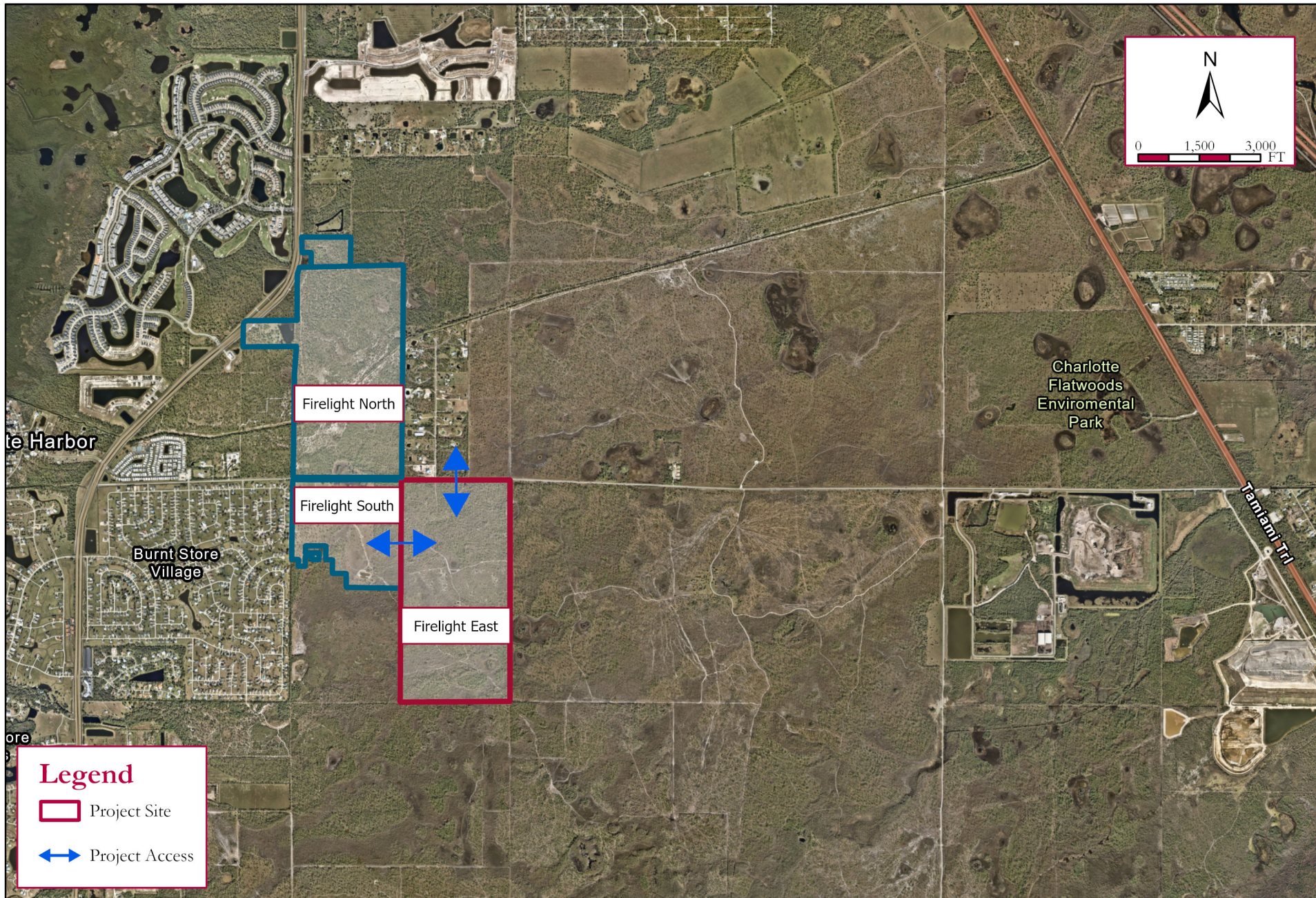
The results of the roadway analysis are summarized in **Table 5** and indicate that the study roadway segments are anticipated to operate below the LOS D service volume standard thresholds.

Table 5: Future Total Peak-Hour Roadway Conditions

Roadway	From	To	Service Volumes		Background Volume (Two-Way Peak-Hour)	Project Traffic	Future Total Volume (Two-Way Peak-Hour)	Greater Than LOS D Standard?
			Existing Laneage	LOS D Service Volume				
				Peak-Hour Two-Way Volume ¹				
Zemel Road	Burnt Store Road	Project Access	2U	1,616	915	290	1,205	No
	Project Access	County Landfill	2U	1,616	1,005	341	1,346	No
	County Landfill	U.S. 41	2U	1,560	992	341	1,333	No
U.S. 41	Lee County Line	Zemel Road	4D	5,290	3,360	284	3,644	No

1. Obtained from the *Charlotte County 2024 Roadway Level of Service Data*

Attachments: Figure 1: Project Location Map
Figure 2: Conceptual Site Plan
FSUTMS Trip Distribution
Vested Traffic Information
2024 Roadway Level of Service Data



Project Location Map

Kimley»Horn

© 2025 Kimley-Horn and Associates, Inc.
201 North Franklin St, Suite 1400,
Tampa, FL 33602
Phone: (813) 620 1460
www.kimley-horn.com

**REVERIE AT FIRELIGHT
CHARLOTTE COUNTY, FLORIDA**

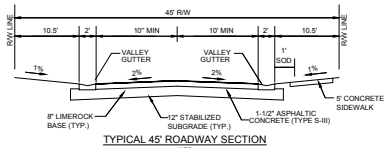
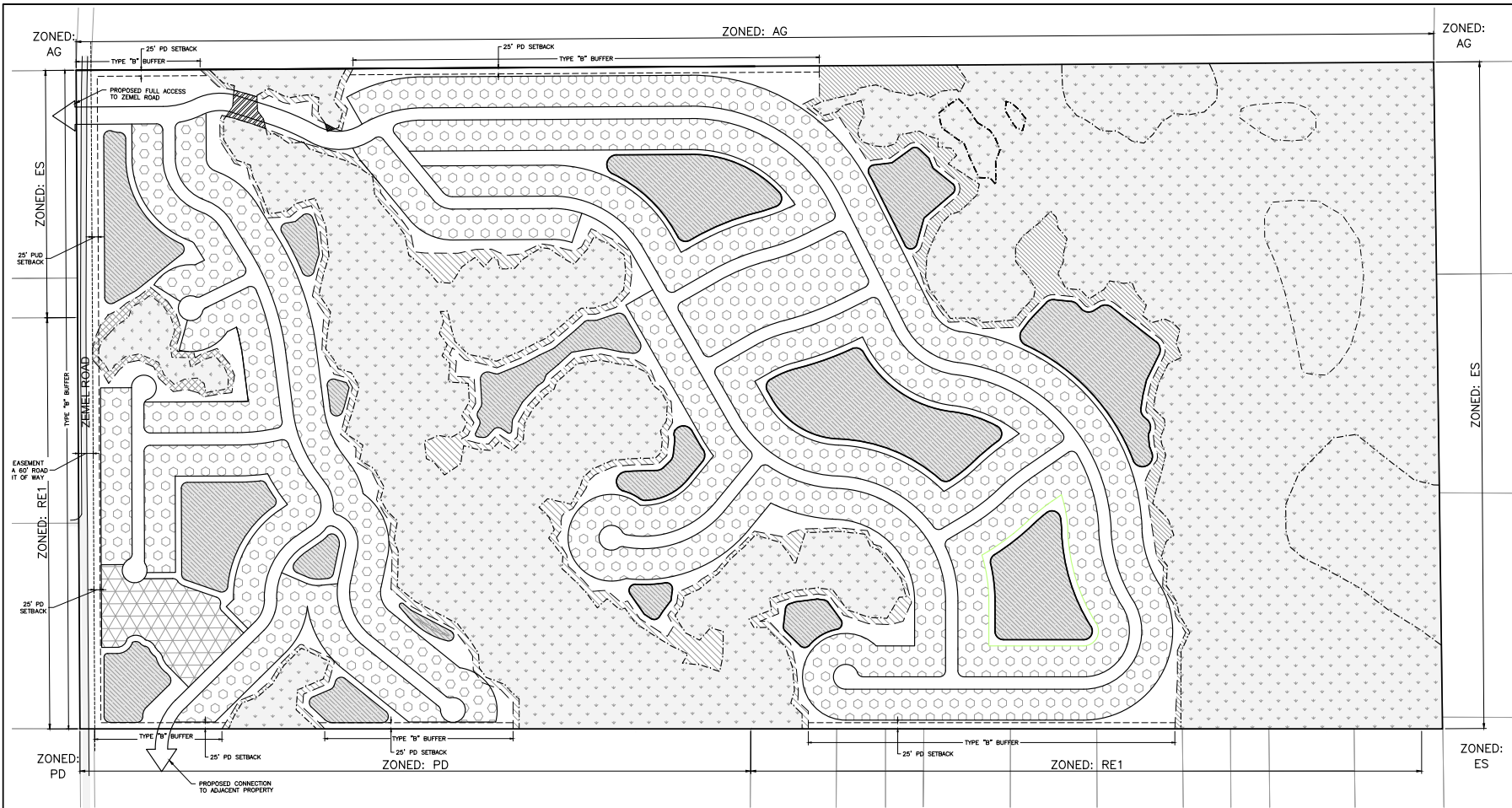
Project Number: 145504005

Scale: As Noted

April 2025

Figure 1

8/14/2024 10:00 AM C:\Users\jdoyle\OneDrive\Documents\Projects\Reverie at Firelight\Reverie at Firelight.dwg 10/20/2024 10:00 AM JDOYLE



SITE PLAN SUMMARY

1) PROPERTY INFORMATION:

CURRENT ZONING AND LAND USE: PD VACANT
PROPOSED USE: RESIDENTIAL PLANNED DEVELOPMENT (PD)

2) PROJECT LAND USE

PROPERTY AREA: 338.02 AC (100%)
DEVELOPMENT AREA (PD AREA): 338.02 AC (100.0%)
WETLAND / WETLAND BUFFER AREA: . AC
R.O.W. AREA: . AC
RESIDENTIAL AREA: . AC
STORMWATER LAKE AREA: . AC
COMMON OPEN SPACE AREA: . AC
AMENITY AREA: . AC

3) FLOOD ZONE

THE PARCEL LIES IN FLOOD ZONE "D"

4) DENSITY

PROPOSED MAXIMUM UNITS = 715 UNITS
PROPOSED MAXIMUM DENSITY: 715 UNITS / 338.02 ACRES = 2.12 UNITS / ACRE

5) PARKING REQUIREMENTS:

ALL RESIDENTIAL USES
REQUIRED: 2.0 SPACES PER DWELLING UNIT
PROPOSED: 2.0 SPACES PER DWELLING UNIT

AMENITY AREA

PARKING FOR THE PROJECT AMENITY AREA WILL BE DETERMINED AND PROVIDED ON-SITE AT THE TIME OF FINAL DETAIL SITE PLAN APPROVAL PER CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS SECTION 5-8-78

6) OPEN SPACE

OPEN SPACE REQUIRED: 338.02 AC X .008 = 2.70 AC
OPEN SPACE PROVIDED: WETLAND + WETLAND BUFFER AREA + COMMON OPEN SPACE AREA
= (AC + AC) / 338.02 AC
= (AC / 338.02 AC) = %

7) OPEN HABITAT SPACE

REQUIRED: 5% OF PROPERTY AREA = (338.02 AC X 0.05) = 16.90 AC
PROVIDED: WETLAND + WETLAND BUFFER AREA
= AC / AC = %

PLANNED DEVELOPMENT NOTES:

- ALL TRACT LINES SHOWN ARE PRELIMINARY & MAY BE CHANGED DUE TO MARKET CONDITIONS, DESIGN CONSTRAINTS OR PERMITTING REQUIREMENTS AT FINAL DETAIL SITE PLAN APPROVAL.
- WHERE A LANDSCAPE BUFFER IS REQUIRED, DEVELOPER TO WORK WITH COUNTY STAFF TO DETERMINE IF EXISTING TREES & VEGETATION MEET BUFFER REQUIREMENTS & DETERMINE WHAT ADDITIONAL TREES WILL BE REQUIRED TO MEET COUNTY LANDSCAPE BUFFER MINIMUM REQUIREMENTS.
- ALL ON-SITE LAKES WILL BE A PART OF THE STORM WATER MANAGEMENT SYSTEM.
- PROPOSED PROJECT SHALL BE SERVICED BY CENTRAL WATER & SEWER.
- ALL INTERNAL STREETS ARE PROPOSED TO BE PRIVATE.
- SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED VILLAS AND TOWNHOMES ARE PROPOSED ON ALL RESIDENTIAL TRACT AREAS IN ACCORDANCE WITH THE PROPOSED PD DEVELOPMENT STANDARDS.
- SIDEWALK IS NOT PROPOSED ON ZEMEL ROAD FRONTAGE.
- PARALLEL PARKING IS PROPOSED WITHIN R.O.W. TO SERVE COMMUNITY FACILITIES.

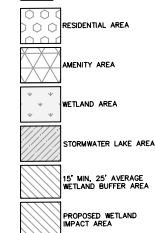
DEVELOPMENT STANDARDS:

DESCRIPTION	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED VILLAS	TOWNHOME
REQUIRED PARKING	2 / UNIT	2 / UNIT	2 / UNIT
MIN. LOT REQUIREMENT (SQ. FT.)	4,000	3,000	2,000
MAX. PERCENTAGE OF LOT COVERAGE (%)	60	70	70
MIN. WIDTH (FT.)	40	30	20
MIN. FRONT YARD (FT.)	20	20	20
MIN. SIDE YARD (FT.)	5	5/04*	5/04*
MIN. REAR YARD (FT.)	10	10	10
MAX. BUILDING HEIGHT (FT.)	38	38	38
MIN. REAR YARD ABUTTING A ROAD (FT.)	10	10	10
MIN. REAR YARD ABUTTING A LOT (FT.)	15	15	15
MIN. REAR YARD ABUTTING A ROAD (FT.)	15	15	15
SETBACK FOR ACCESSORY STRUCTURE FROM REAR LOT LINE (FT.)	5	5	5
SETBACK FOR ACCESSORY STRUCTURE FROM SIDE YARD (FT.)	SAME AS PRINCIPAL BUILDING		
SETBACK FOR ACCESSORY STRUCTURE ABUTTING A ROAD (FT.)	10	10	10
SETBACK FOR ACCESSORY STRUCTURE ABUTTING WATER (FT.)	SAME AS PRINCIPAL BUILDING		

NOTE:

* PROPOSED 0' SIDE SETBACK ON INTERIOR SIDE
** PROPOSED SETBACK IS FROM SEASONAL HIGH WATER LINE OF LAKE.

LEGEND



PD CONCEPT PLAN

REVERIE AT FIRELIGHT

CHARLOTTE COUNTY, FLORIDA

ZEMEL LAND PARTNERS, LLC

PREPARED FOR:

NO.	DATE	REVISION DESCRIPTION	BY



NOT RELEASED FOR CONSTRUCTION

TOOD R. REED, P.E.
LICENSED PROFESSIONAL ENGINEER

DRAFTED BY: TW DESIGNED BY: TW REVIEWED BY: TW

PROJECT NUMBER: 3210N COMPLETION DATE: 4-18-25 SURVEY DATUM: -

BOOK AND PAGE: SHEET

Winders, Elana

From: Kamarajugadda, Ravi Shankar <Ravi.Kamarajugadda@charlottecountyfl.gov>
Sent: Thursday, March 23, 2023 1:14 PM
To: Hatton, Christopher
Subject: FW: Burnt Store Rd- Vested Developments

Categories: External

Thank You,



Ravi Kamarajugadda, GISP
Project Manager
Charlotte County Public Works – Transportation Engineering
941-575-3668
941-626-3642 cell
CharlotteCountyFL.gov
Delivering Exceptional Service

From: Kamarajugadda, Ravi Shankar
Sent: Thursday, March 16, 2023 11:47 AM
To: Fakhri, Robert <Robert.Fakhri@CharlotteCountyFL.Gov>
Subject: Burnt Store Rd- Vested Developments

Good Morning Robert,

Here is the list of Vested Developments on Burnt Store Rd

- a. Simple Life – 159 trips (278 Mobile Homes)
- b. Heritage Landing – 1607 trips (860 SF, 950 MF, 150 Hotel, 20,000 General Office, 7,500 Tennis Club, 18 holes Golf, 5,000 Recreational Center, 10 Tennis Courts, 111,500 Commercial)
- c. Heritage Station – 127 trips (131 SF)
- d. Coral Creek – 1,011 trips (1,440 Dwelling Units)- 13280 BURNT STORE RD, PUNTA GORDA, FL 33955
- e. Burnt Store Rd South – 729 trips (776 SF)- 14100 Burnt Store Road, Punta Gorda, FL 33955

Thank You,



Ravi Kamarajugadda, GISP
Project Manager
Charlotte County Public Works – Transportation Engineering
941-575-3668

Roadway	From	To	Vested Traffic
Burnt Store Road	Lee County Line	Zemel Road	926
	Zemel Road	Acline Road	2,919
U.S. 41	Morningside Dr	Zemel Road	522
	Zemel Road	Lee County Line	890
Zemel Road	Burnt Store Road	Project Access	604
	Project Access	County Landfill	694
	County Landfill	U.S. 41	694

Vested Trips

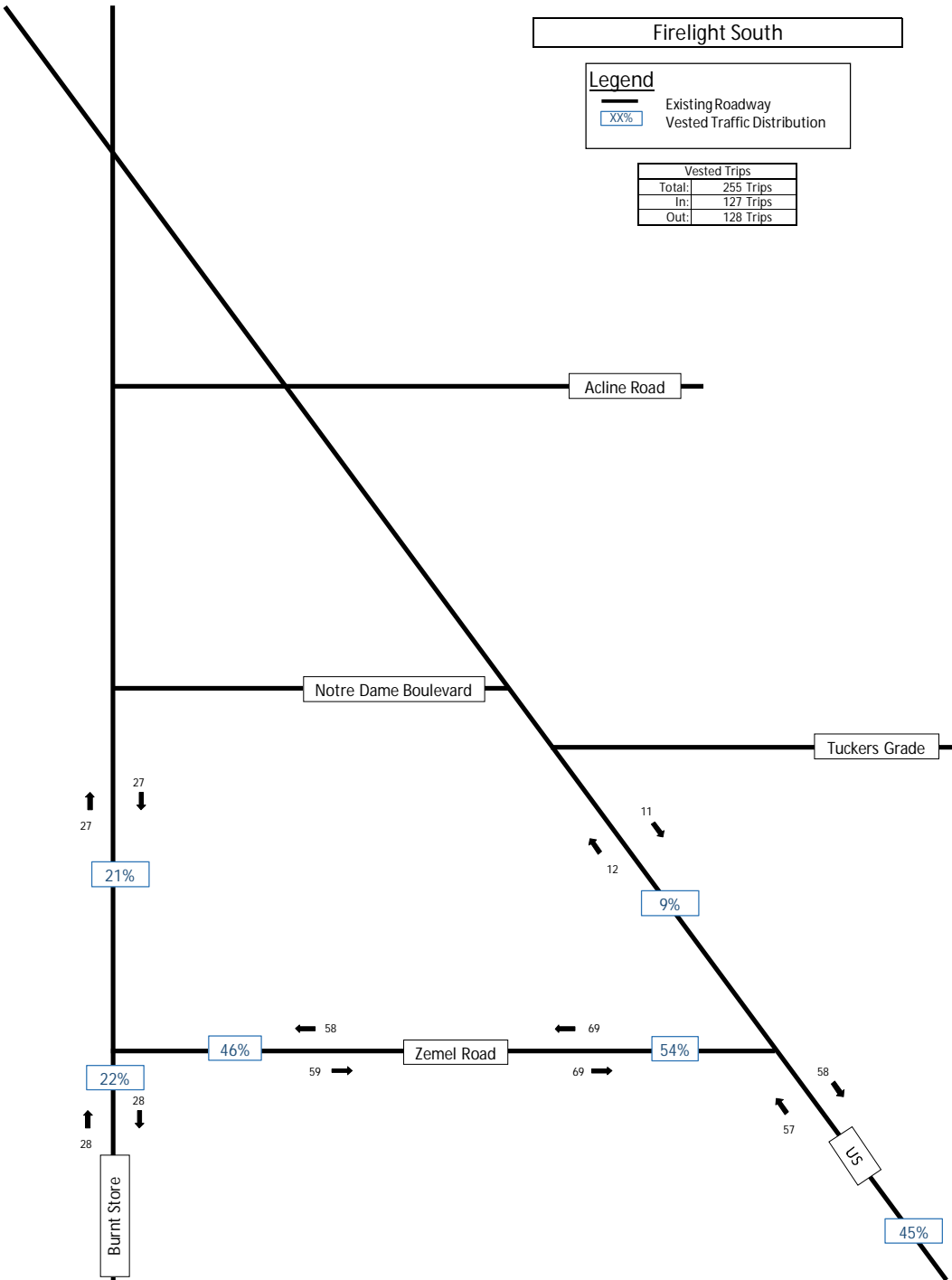
Vested Development	Vested Trips
Simple Life	159
Heritage Landing	1,607
Coral Creek	1,011
Burnt Store Road South	729
Heritage Station	127
Firelight South	255
Firelight North	865
Total	4,753

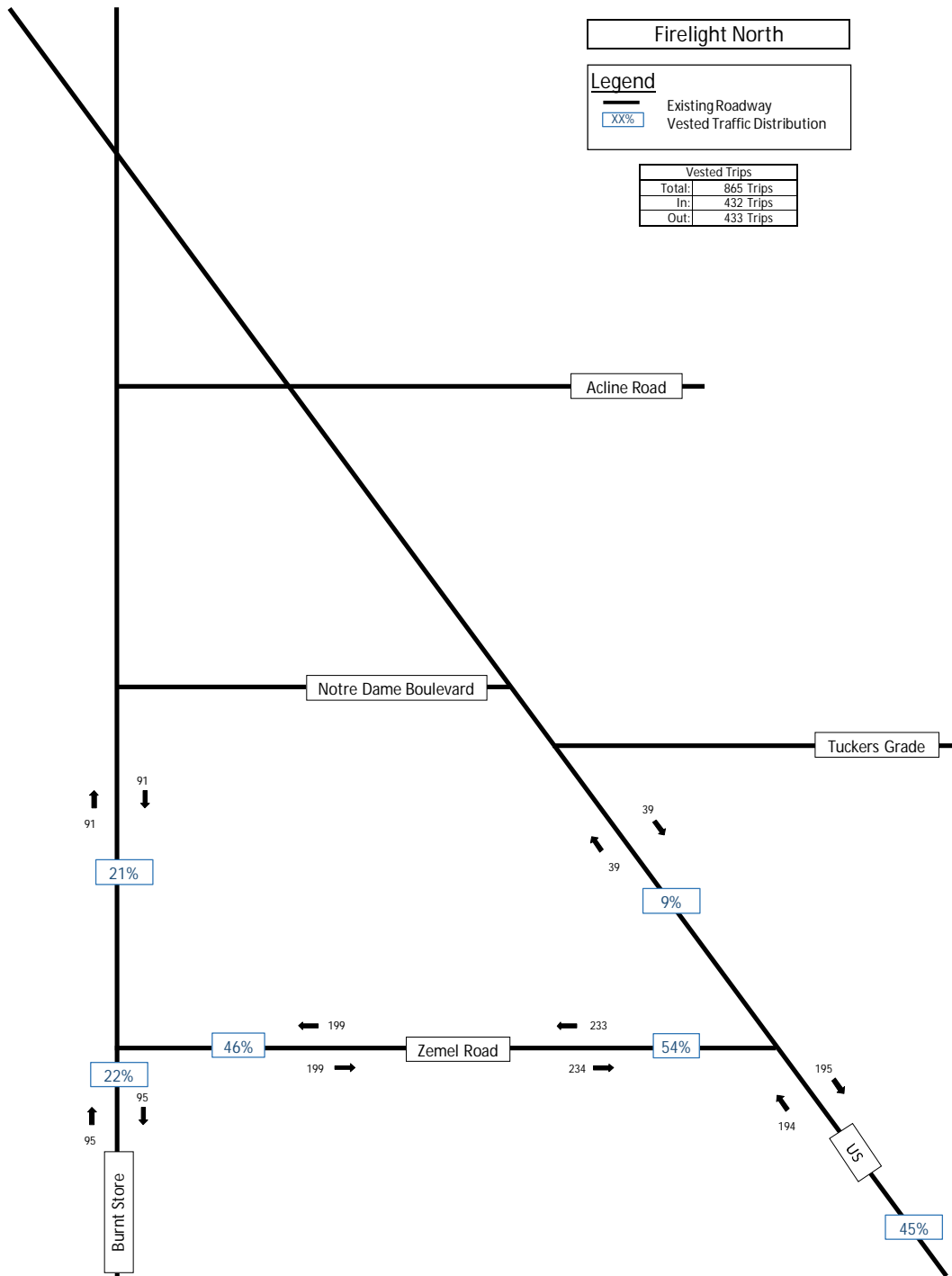
Firelight South

Legend

Existing Roadway
Vested Traffic Distribution

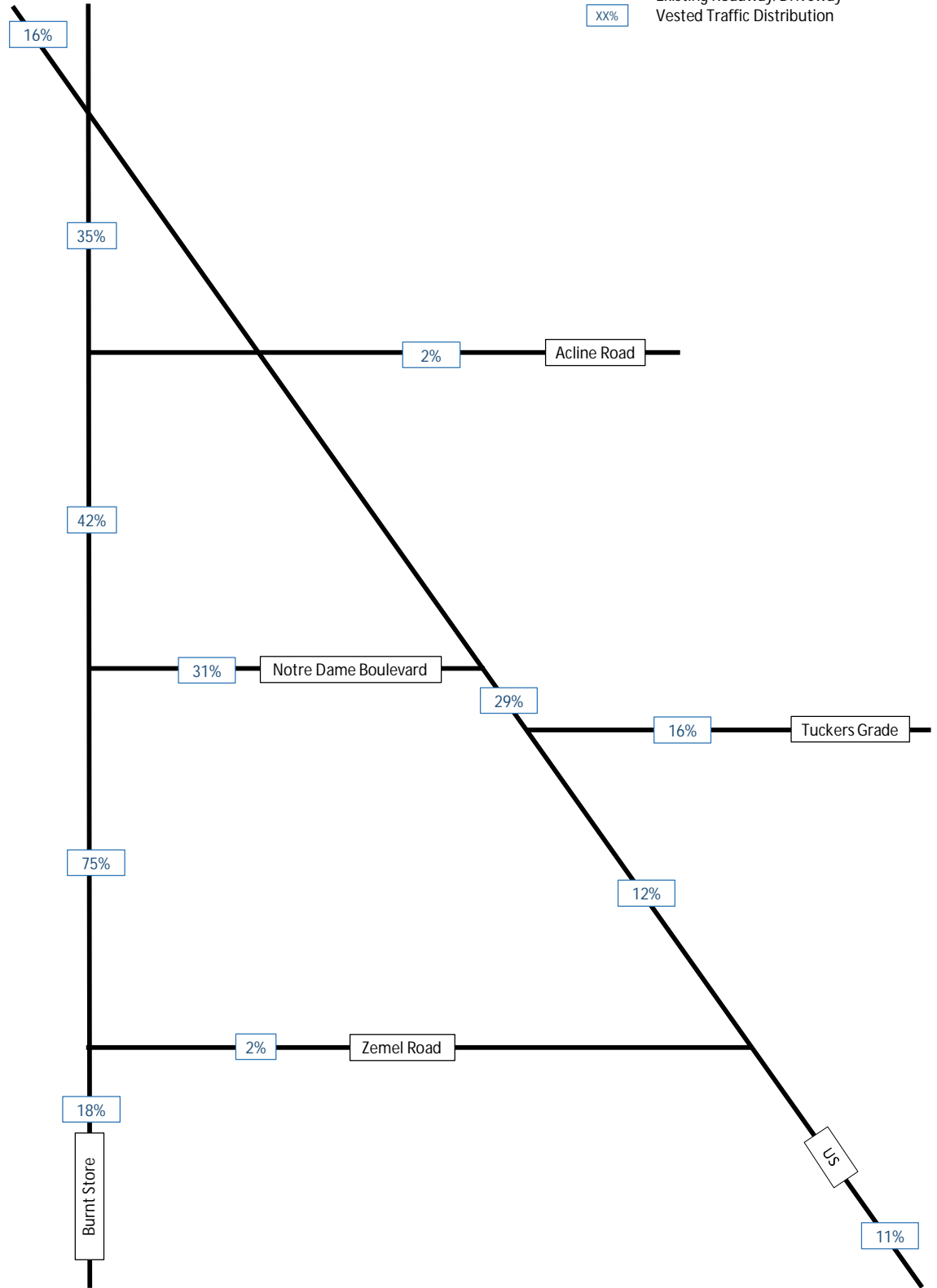
Vested Trips	
Total:	255 Trips
In:	127 Trips
Out:	128 Trips

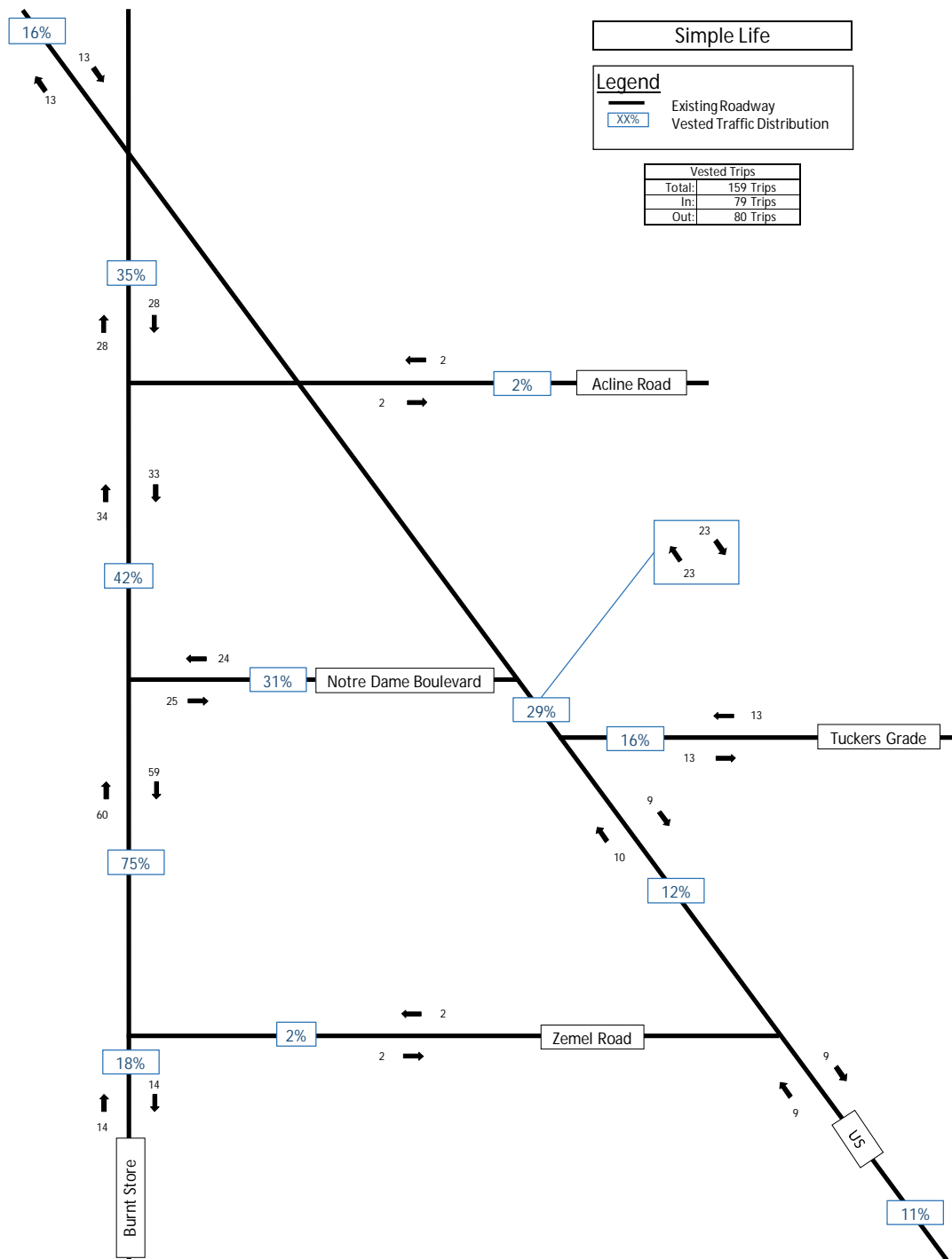


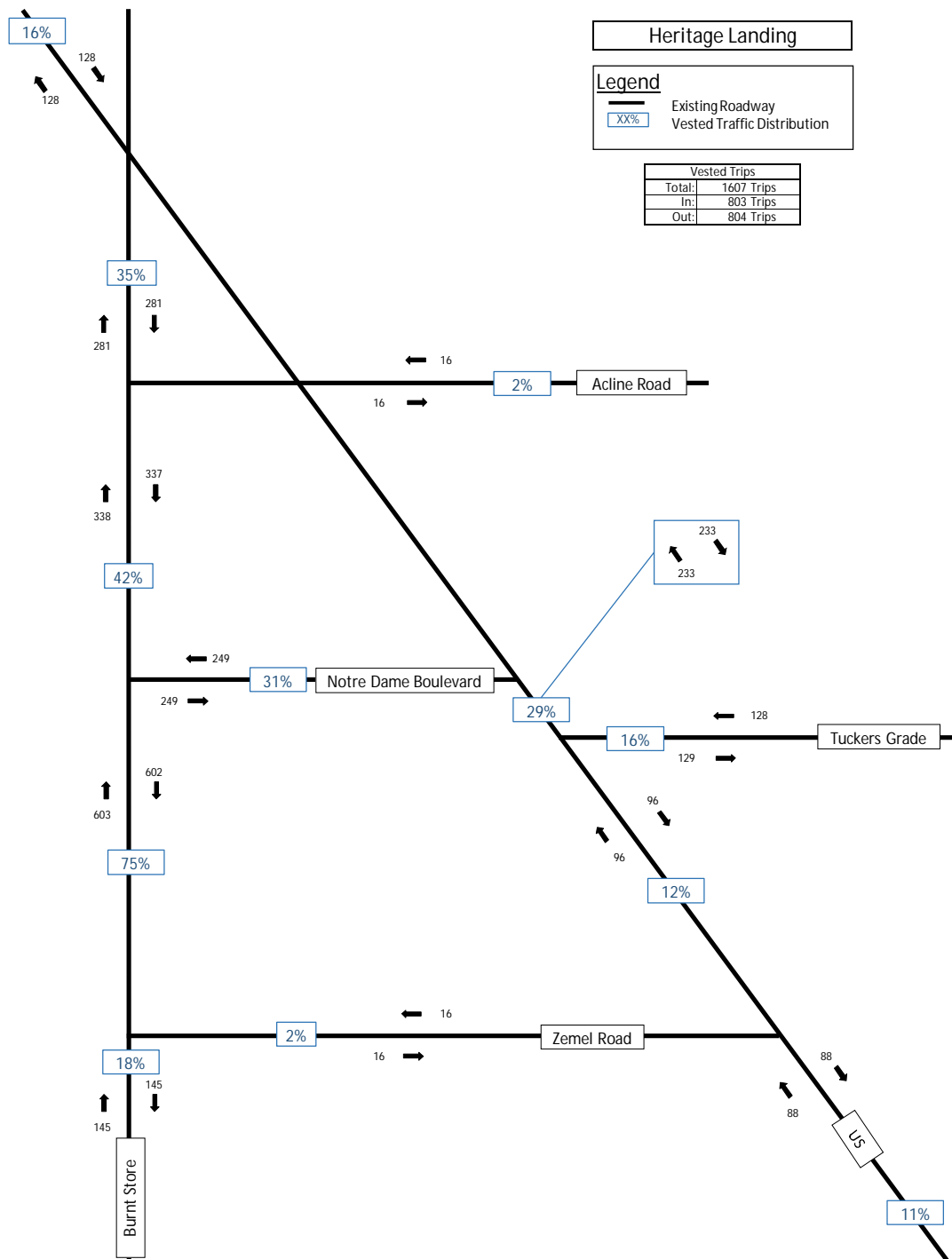


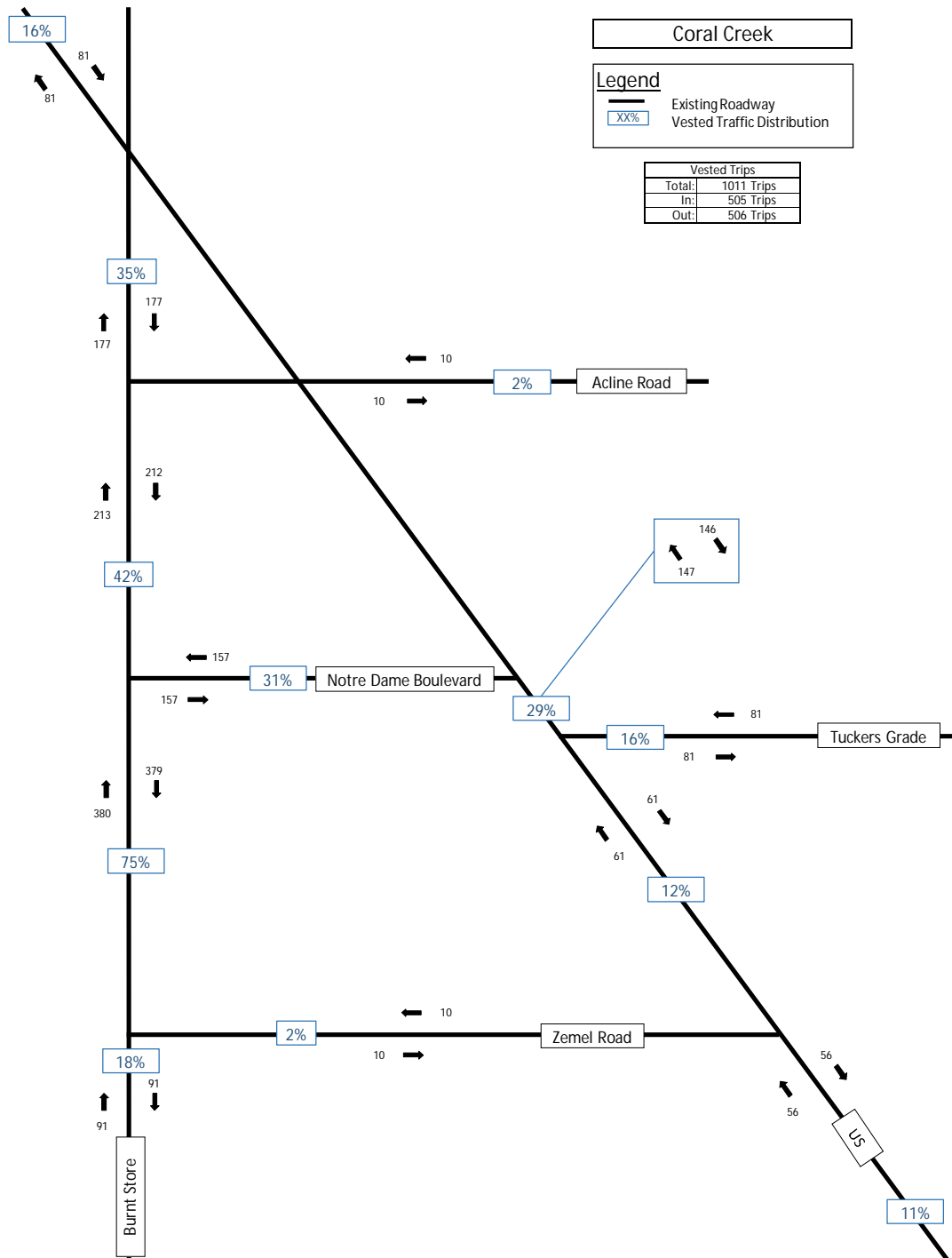
Legend

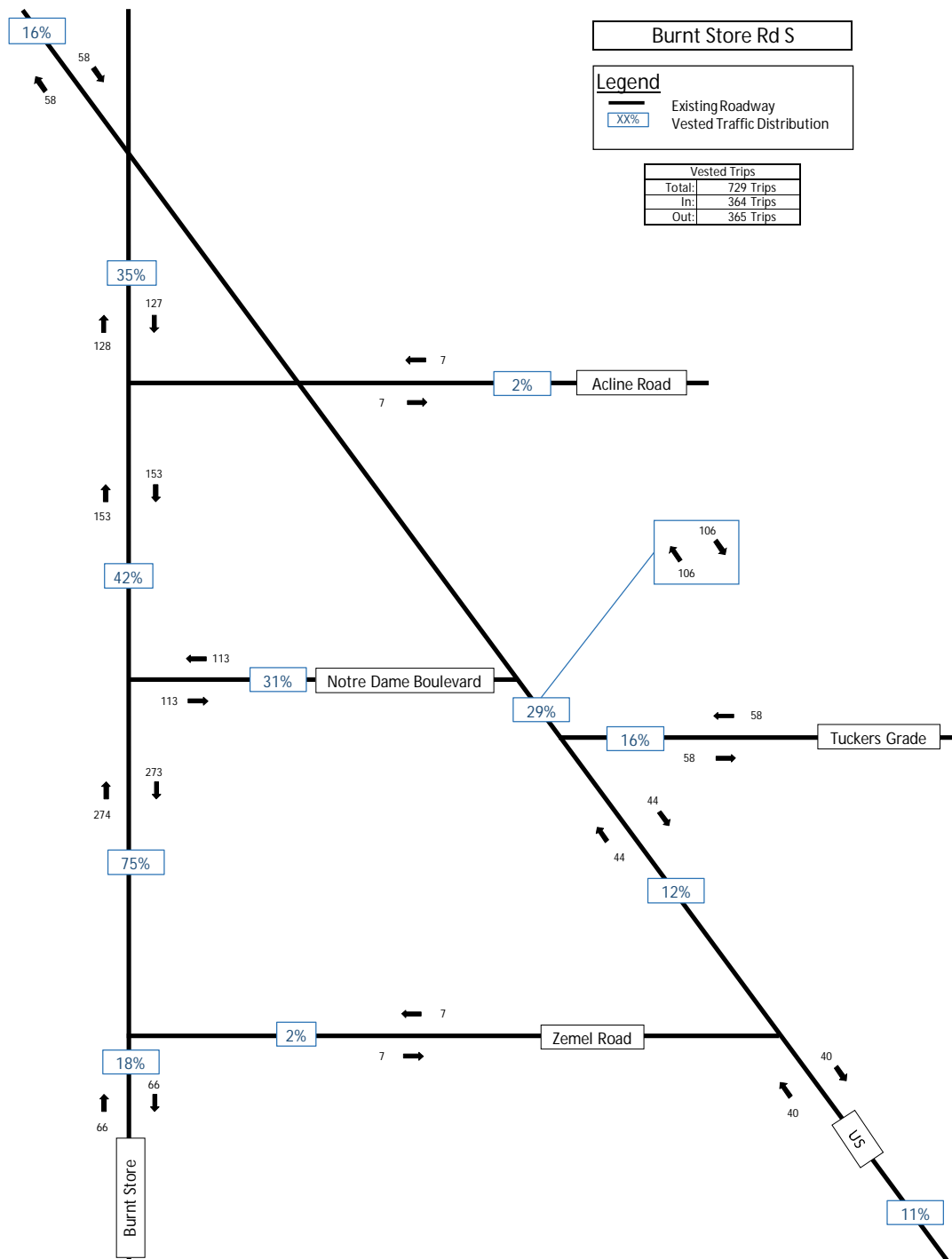
Existing Roadway/Driveway
Vested Traffic Distribution

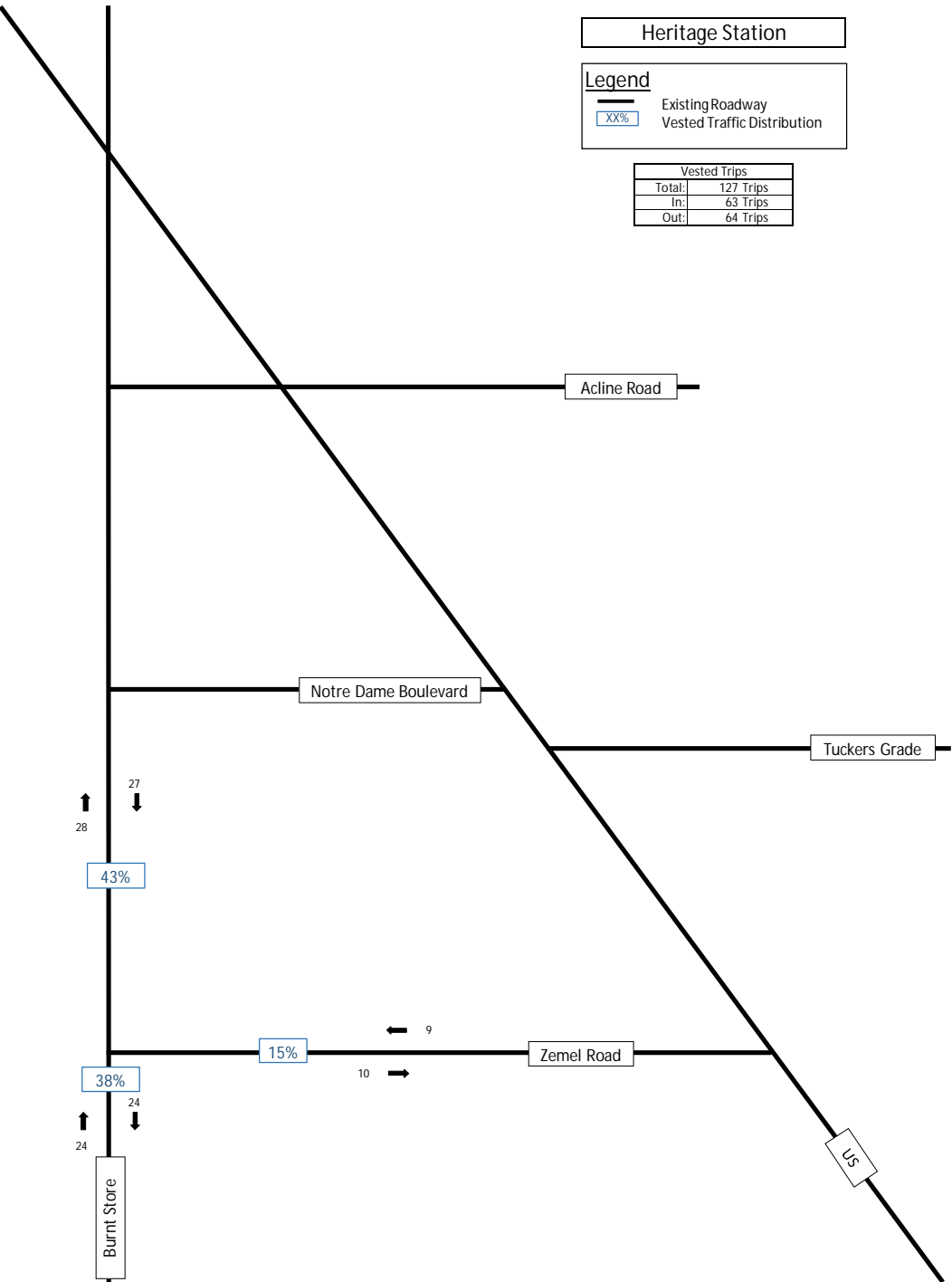












Heritage Station

Legend

Existing Roadway

Vested Traffic Distribution

Vested Trips	
Total:	127 Trips
In:	63 Trips
Out:	64 Trips

CHARLOTTE COUNTY: 2024 ROADWAY LEVEL OF SERVICE DATA SHEET - PEAK HOUR TWO-WAY

VV SNO	Roadway	Station	From	To	Context Class	Lanes	2024 AADT	Sugg. Gr. Rate	Level of Service Calculations ¹								
									K100	100 th Hr Vol.	Level of Service Limits (Pk. Hr. Two-way Vol.)				Level of Service		Percent (%) Capacity Used
											B	C	D	E	Adopted	Current	
1	Acline Road	167	U.S. 41	Taylor Rd.	C3C	2-Lane	1,865	3.00%	0.092	172	*	1104	1560	*	D	C	11%
2	Acline Road	191	Burnt Store Rd.	U.S. 41	C3R	2-Lane	1,563	3.00%	0.092	144	*	1408	1616	*	D	C	9%
3	Airport Road	249	Cooper St.	Taylor Rd.	C3R	2-Lane	5,688	3.00%	0.092	523	*	1408	1616	*	D	C	32%
4	Airport Road	169	Taylor Rd	I-75	C3C	2-Lane	6,333	3.00%	0.092	583	*	1104	1560	*	D	C	37%
5	Airport Road	168	I-75	Golf Course Blvd.	C3C	2-Lane	4,591	3.00%	0.092	422	*	1104	1560	*	D	C	27%
6	Appleton Blvd	211	San Cruz Waterway	C.R. 771	C3R	2-Lane	3,619	2.00%	0.092	333	*	1408	1616	*	D	C	21%
7	Aqui Esta Drive	170	Bal Harbor Blvd.	U.S. 41	C3R	2-Lane	9,234	2.00%	0.092	850	*	1408	1616	*	D	C	53%
8	Cooper Street	250	U.S. 41	Airport Rd.	C3C	2-Lane	6,065	2.00%	0.092	558	*	1104	1560	*	D	C	36%
9	Atwater Street	25	Peachland Blvd.	Veterans Blvd.	C3R	2-Lane	4,107	2.00%	0.092	378	*	1408	1616	*	D	C	23%
10	Bachman Blvd		Atwater St.	Yorkshire St.	C3R	2-Lane	1,139	2.00%	0.092	105	*	1408	1616	*	D	C	6%
11	Bayshore Road	27	Sibley Bay St.	Edgewater Dr.	C3C	2-Lane	2,381	2.00%	0.092	219	*	1104	1560	*	D	C	14%
12	Bayshore Road	312	Edgewater Dr.	U.S. 41	C3R	2-Lane	2,824	2.00%	0.092	260	*	1408	1616	*	D	C	16%
13	Beach Road	118	Gulf Blvd.	S.R. 776	C3R	2-Lane	8,831	2.00%	0.092	812	*	1408	1616	*	D	C	50%
14	Beacon Drive	234	Westchester Blvd.	Elmira Blvd.	C3R	2-Lane	2,902	2.00%	0.092	267	*	1408	1616	*	D	C	17%
15	Beacon Drive	235	Elmira Blvd.	Olean Blvd.	C3R	2-Lane	3,088	2.00%	0.092	284	*	1408	1616	*	D	C	18%
16	Beacon Drive	220	Olean Blvd.	Midway Blvd.	C3R	2-Lane	3,463	2.00%	0.092	319	*	1408	1616	*	D	C	20%
17	Beaver Lane	222	Hancock Ave.	Westchester Blvd.	C3R	2-Lane	4,061	2.00%	0.092	374	*	1408	1616	*	D	C	23%
18	Biscayne Drive	1	Cornelius Blvd.	Chancellor Blvd.	C3R	2-Lane	3,244	2.00%	0.092	298	*	1408	1616	*	D	C	18%
19	Biscayne Drive	3	SR-776	Cornelius Blvd.	C3R	2-Lane	3,072	2.00%	0.092	283	*	1408	1616	*	D	C	17%
20	Brig Cir W		Harness Rd	Brig St	C3R	2-Lane	242	1.00%	0.092	22	*	1408	1616	*	D	C	1%
21	Brig St		Brig Cir W	Boundary Blvd.	C3R	2-Lane	551	1.00%	0.092	51	*	1408	1616	*	D	C	3%
22	Boundary Blvd		Cape Haze Dr.	Rotonda Blvd S	C3R	2-Lane	1,344	2.00%	0.092	124	*	1408	1616	*	D	C	8%
23	Burnt Store Road	187	Lee County line	Zemel Rd.	C3R	4-Lane	15,221	7.00%	0.092	1,400	*	3245	3528	*	D	C	40%
24	Burnt Store Road	186	Zemel Rd.	Acline Rd.	C3R	4-Lane	18,500	7.00%	0.092	1,702	*	3245	3528	*	D	C	48%
25	Burnt Store Road	171	Acline Rd.	U.S. 41	C3R	4-Lane	20,745	6.00%	0.092	1,909	*	3245	3528	*	D	C	54%
26	Campbell St		Eisenhower Dr	Chamberlain Blvd.	C3R	2-Lane	217	1.00%	0.092	20	*	1408	1616	*	D	C	1%
27	Cape Haze Drive	161	Amberjack Cove Waterway	C.R. 775	C3R	2-Lane	3,259	2.00%	0.092	300	*	1408	1616	*	D	C	19%
28	Capricorn Blvd	224	Rampart Blvd.	Sandhill Blvd.	C3R	2-Lane	3,799	3.00%	0.092	350	*	1408	1616	*	D	C	22%
29	Carmalita Street	190	BMX Track	U.S. 41	C3R	2-Lane	4,861	3.00%	0.092	447	*	1408	1616	*	D	C	28%
30	Carmalita Street	311	Florida St.	BMX Track	C3R	2-Lane	2,577	3.00%	0.092	237	*	1408	1616	*	D	C	15%
31	Chamberlain Blvd	2	Cornelius Blvd.	US 41	C3R	2-Lane	3,091	3.00%	0.092	284	*	1408	1616	*	D	C	18%
32	Chancellor Blvd	123	Campbell St.	Apollo Waterway	C3R	2-Lane	3,935	2.00%	0.092	362	*	1408	1616	*	D	C	22%
33	Chancellor Blvd	124	Apollo Waterway	US-41	C3R	2-Lane	5,793	2.00%	0.092	533	*	1408	1616	*	D	C	33%
34	Cochran Blvd	15	Education Way	Collingswood Blvd.	C3R	2-Lane	7,124	2.00%	0.092	655	*	1408	1616	*	D	C	41%
35	Cochran Blvd	96	Pellam Blvd.	Education Way	C3R	2-Lane	12,182	2.00%	0.092	1,121	*	1408	1616	*	D	C	69%
36	Cochran Blvd	94	Lakeview Blvd.	Pellam Blvd.	C3R	2-Lane	14,620	2.00%	0.092	1,345	*	1408	1616	*	D	C	83%
37	Cochran Blvd	95	U.S. 41	Lakeview Blvd.	C3C	4-Lane	14,970	2.00%	0.092	1,377	*	2898	3455	*	D	C	40%
38	Cochran Blvd	259	U.S. 41 S.	Veteran's Blvd.	C3C	4-Lane	22,347	2.00%	0.092	2,056	*	2898	3455	*	D	C	60%
39	Collingswood Blvd	4	Toledo Blade Blvd.	S.R. 776	C3R	2-Lane	3,583	2.00%	0.092	330	*	1408	1616	*	D	C	20%
40	Collingswood Blvd	5	Wintergarden Ave.	Toldeo Blade Blvd.	C3R	2-Lane	6,895	2.00%	0.092	634	*	1408	1616	*	D	C	39%
41	Collingswood Blvd	31	Edgewater Dr.	Wintergarden Ave.	C3R	2-Lane	5,849	3.00%	0.092	538	*	1408	1616	*	D	C	33%
42	Collingswood Blvd	32	O'Hara Dr.	Edgewater Dr.	C3R	2-Lane	3,701	3.00%	0.092	340	*	1408	1616	*	D	C	21%
43	Conway Blvd	33	U.S. 41	Olean Blvd	C3R	2-Lane	3,967	2.00%	0.092	365	*	1408	1616	*	D	C	23%
44	Conway Blvd	246	Olean Blvd	Midway Blvd	C3R	2-Lane	2,267	2.00%	0.092	209	*	1408	1616	*	D	C	13%
45	Cooper Street	151	Airport Rd.	Taylor Rd.	C3R	2-Lane	3,562	2.00%	0.092	328	*	1408	1616	*	D	C	20%

CHARLOTTE COUNTY: 2024 ROADWAY LEVEL OF SERVICE DATA SHEET - PEAK HOUR TWO-WAY

VV SNO	Roadway	Station	From	To	Context Class	Lanes	2024 AADT	Sugg. Gr. Rate	Level of Service Calculations ¹								
									K100	100 th Hr Vol.	Level of Service Limits (Pk. Hr. Two-way Vol.)				Level of Service		Percent (%) Capacity Used
											B	C	D	E	Adopted	Current	
228	US Highway 17*	115	Washington Loop Rd	DeSoto Co. Line	C2	4-Lane	16,367	2.00%	0.090	1,473	3040	4350	5290	6070	D	C	28%
229	US Highway 41*	189	Lee County Line	Zemel Rd.	C2	4-Lane	27,444	2.00%	0.090	2,470	3040	4350	5290	6070	D	C	47%
230	US Highway 41*	328	Zemel Rd.	Morningside Dr	C2	4-Lane	24,189	2.00%	0.090	2,177	3040	4350	5290	6070	D	C	41%
231	US Highway 41*	185	Morningside Dr	Tuckers Grade Blvd	C3C	4-Lane	24,189	2.00%	0.090	2,177	*	2898	3455	*	D	C	63%
232	US Highway 41*	-	Tuckers Grade Blvd	Taylor Rd.	C3C	4-Lane	24,189	2.00%	0.090	2,177	*	2898	3455	*	D	C	63%
233	US Highway 41*	-	Taylor Rd	Burnt Store Rd.	C3R	4-Lane	17,100	2.00%	0.090	1,539	*	3245	3528	*	D	C	44%
234	US Highway 41*	288	Burnt Store Rd.	US 41/Cross St	C3R	4-Lane	32,389	2.00%	0.090	2,915	*	3245	3528	*	D	C	83%
235	US Highway 41*	-	US 41/Cross St	Melbourne St.	C3C	2-Lane	26,367	2.00%	0.090	2,373	*	1104	1560	*	D	F	152%
238	US Highway 41*	277	Harborview Rd.	Kings Highway	C3C	6-Lane	42,063	2.00%	0.090	3,786	*	4505	5114	*	D	C	74%
239	US Highway 41*	278	Hancock Ave.	Harborview Rd.	C3C	6-Lane	43,060	2.00%	0.090	3,875	*	4505	5114	*	D	C	76%
240	US Highway 41*	285	Harbor Blvd.	Easy St.	C3C	6-Lane	45,261	2.00%	0.090	4,073	*	4505	5114	*	D	C	80%
241	US Highway 41*	287	Olean Blvd.	Harbor Blvd.	C3C	6-Lane	44,541	2.00%	0.090	4,009	*	4505	5114	*	D	C	78%
242	US Highway 41*	295	Forrest Nelson Blvd.	Midway Blvd.	C3C	6-Lane	53,254	2.00%	0.090	4,793	*	4505	5114	*	D	D	94%
243	US Highway 41*	297	Carrousel Mall	Forrest Nelson Blvd.	C3C	6-Lane	50,404	2.00%	0.090	4,536	*	4505	5114	*	D	D	89%
244	US Highway 41*	97	Murdock Circle	Cochran Blvd.	C3C	6-Lane	54,072	2.00%	0.090	4,866	*	4505	5114	*	D	D	95%
245	US Highway 41*	20	S.R. 776	Murdock Circle	C3C	6-Lane	34,750	2.00%	0.090	3,128	*	4505	5114	*	D	C	61%
246	US Highway 41*	21	Enterprise Dr.	S.R. 776	C3C	6-Lane	35,935	2.00%	0.090	3,234	*	4505	5114	*	D	C	63%
247	US Highway 41*	23	Toledo Blade Blvd.	Enterprise Dr.	C3C	6-Lane	42,687	2.00%	0.090	3,842	*	4505	5114	*	D	C	75%
248	US Highway 41*	22	Flamingo Blvd.	Toledo Blade Blvd.	C3C	6-Lane	40,304	2.00%	0.090	3,627	*	4505	5114	*	D	C	71%
249	US Highway 41*	17	Chamberlain Blvd.	Flamingo Blvd.	C3C	6-Lane	36,960	2.00%	0.090	3,326	*	4505	5114	*	D	C	65%
250	Veterans Blvd	89	US-41	Murdock Circle	C3C	4-Lane	24,969	3.00%	0.092	2,297	*	2898	3455	*	D	C	66%
251	Veterans Blvd	280	Murdock Circle	Cochran Blvd.	C3C	4-Lane	29,214	3.00%	0.092	2,688	*	2898	3455	*	D	C	78%
252	Veterans Blvd	282	Cochran Blvd.	Harbor Blvd.	C3C	4-Lane	25,647	3.00%	0.092	2,360	*	2898	3455	*	D	C	68%
253	Veterans Blvd	26	Harbor Blvd.	Loveland Blvd.	C3C	4-Lane	24,241	3.00%	0.092	2,230	*	2898	3455	*	D	C	65%
254	Veterans Blvd	258	Loveland Blvd.	Kings Highway	C3C	4-Lane	25,172	3.00%	0.092	2,316	*	2898	3455	*	D	C	67%
255	Veterans Blvd	308	Kings Highway	Peachland Blvd.	C3C	4-Lane	27,068	3.00%	0.092	2,490	*	2898	3455	*	D	C	72%
256	Westchester Blvd	99	Gardner Dr.	Beacon Dr.	C3R	2-Lane	4,621	3.00%	0.092	425	*	1408	1616	*	D	C	26%
257	Westchester Blvd	98	Beacon Dr.	Kings Highway	C3R	2-Lane	4,662	3.00%	0.092	429	*	1408	1616	*	D	C	27%
258	Wilmington Blvd	42	Gondelier Waterway	S.R. 776	C3R	2-Lane	3,278	2.00%	0.092	302	*	1408	1616	*	D	C	19%
259	Winchester Blvd	310	S.R. 776	Sarasota Co Line	C3R	4-Lane	9,376	3.00%	0.092	863	*	3245	3528	*	D	C	24%
260	Winchester Blvd	314	S.R.776	Apple Valley Ave	C3R	4-Lane	8,897	3.00%	0.092	819	*	3245	3528	*	D	C	23%
261	Yorkshire St		Bachman Blvd	Peachland Blvd.	C3R	2-Lane	1,423	2.00%	0.092	131	*	1408	1616	*	D	C	8%
262	Zemel Road	307	Burnt Store Rd.	County Landfill	C3R	2-Lane	3,384	3.00%	0.092	311	*	1408	1616	*	D	C	19%
263	Zemel Road	257	County Landfill	U.S. 41	C3C	2-Lane	3,242	3.00%	0.092	298	*	1104	1560	*	D	C	19%
	Notes and Assumptions for the LOS Computations: 1. LOS Calculations are based on 2023 Multimodal Quality/Level of Service Handbook 2. *** Traffic Data Information Obtained from FDOT 2023 Charlotte County Level of Service Report																