

RESOLUTION  
NUMBER 2026 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING ATWELL, LLC PLANNED DEVELOPMENT (PD) FINAL DETAIL SITE PLAN APPROVAL FOR A PD MODIFICATION FOR FIRELIGHT NORTH-PHASE 1 ENTRY MOD AND PHASE 2C (DRC-25-067), CONSISTING OF THE PHASE 1 ENTRY ROAD ON ZEMEL ROAD AND PHASE 2C, THE ADDITION OF 43 PROPOSED SINGLE-FAMILY LOTS, ON 349.0± ACRES, LOCATED AT 26000 ZEMEL ROAD, PUNTA GORDA, FLORIDA, IN COMMISSION DISTRICT II.

RECITALS

WHEREAS, Atwell, LLC ("Applicant") submitted Application DRC-26-011 requesting a Planned Development (PD) Final Detail Site Plan approval for a PD Modification for Firelight North-Phase 1 Entry Mod and Phase 2C (DRC-25-067), consisting of the Phase 1 entry road on Zemel Road and Phase 2C, the addition of 43 proposed single-family lots, on 349.0± acres, located at 26000 Zemel Road, Punta Gorda, Florida, in Commission District II, and more particularly described in Exhibit "A" attached hereto ("Property"); and

WHEREAS, the Property was rezoned to Planned Development (PD) on September 24, 2024, pursuant to Ordinance Number 2024-033, along with its associated PD conditions; and

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-26-011 for technical compliance with the Code of Laws and Ordinances of Charlotte County, Florida ("Code") and finds it to be generally consistent with Charlotte County's Comprehensive Plan, the Code, and other applicable guidelines; and

WHEREAS, the Board has reviewed Application DRC-26-011 and the findings

of the Site Plan Review committee.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida ("Board"):

1. Application DRC-26-011 is approved with the following conditions which must be met by the Applicant:

A. As required by Code Section 3-9-45(d)(4)(d), the projected schedule for the development approved by this Resolution from commencement to buildout shall be as follows:

- i. Commencement shall begin after approval by the Board.
- ii. Buildout shall be substantially completed prior to April 28, 2029.

B. Development standards shall comply with Ordinance Number 2024-033, as may be amended by the Board.

2. The effective date of this Resolution shall be the date this Resolution is recorded.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 28th day of April, 2026.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By: \_\_\_\_\_  
Joseph M. Tiseo, Chairman

ATTEST:  
Roger D. Eaton, Clerk of  
Circuit Court and Ex-Officio Clerk  
of the Board of County Commissioners

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

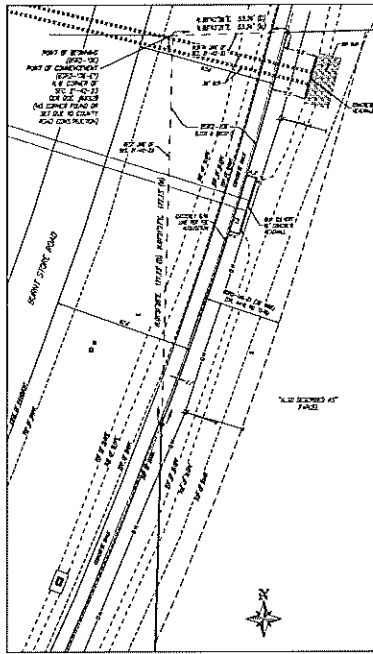
By: \_\_\_\_\_  
Thomas M. David, County Attorney  
LR2026-0346

*KMD*

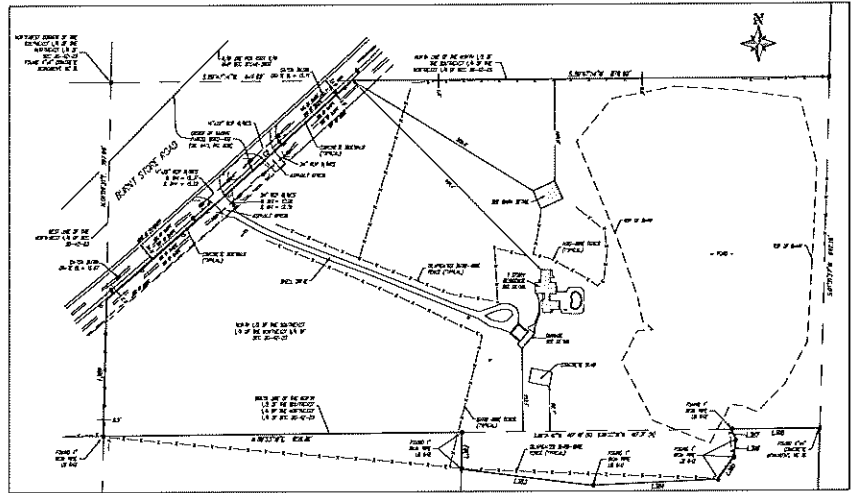


# SURVEY PLAT

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SECTION 27, TOWNSHIP 43 SOUTH, RANGE 23 EAST,  
CHARLOTTE COUNTY, FLORIDA



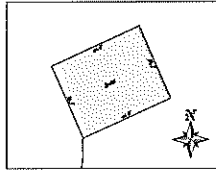
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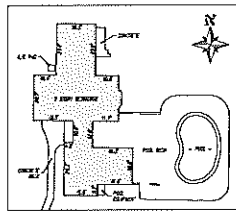
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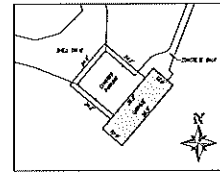
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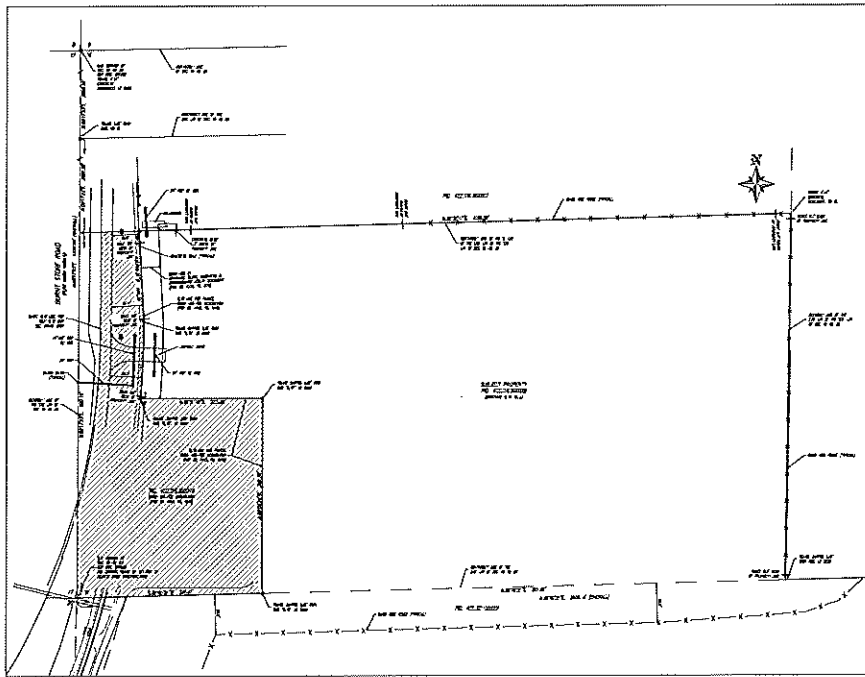
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# SURVEY PLAT

OF A PARCEL OF LAND LYING IN  
SECTION 24, TOWNSHIP 42 SOUTH, RANGE 22 EAST,  
CHARLOTTE COUNTY, FLORIDA



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**BANKS ENGINEERING**  
 11600 W. STATE ROAD 100, SUITE 100  
 JACKSONVILLE, FLORIDA 32256-1100  
 PHONE: 904.786.1100  
 FAX: 904.786.1101  
 WWW.BANKSENG.COM

BOUNDARY SURVEY							
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