

# DRC-26-011 - S PD MOD Site Plan Review On-line Permit

This record was locked by REQUIREMENT on 2026-01-28.

Condition: Open Record at Same Address : Another permit of the same type already exists at this location, and is currently active. Severity: Required

Total conditions: 1 (Required: 1)

[Learn more about this requirement and how to resolve it](#)

Menu Reports Help

**Description of Work:** [PD MODIFICATION This project is a proposed modification to the previously approved Phase 1 and Phase 2 of the Firelight North project. The overall Fire project was approved via Ordinance 2024-033 and allows for a max residential density of 1,000 units. The Firelight North project consists of two major phase separate plan sets \(Firelight North – Phase 1 and Firelight North – Phase 2\) in order to accurately track the phases during construction. The proposed modification has been adjusted slightly to be consistent with the proposed future roundabout located on Zemel Road. There are no proposed modifications to Phase 2C. There are no other proposed modifications to the approved site development plans except for the addition of the 43 lots.](#)

**Application Status:** [In Review](#)

**Application Detail:** [Detail](#)

**Application Type:** [GM-Site Plan Review](#)

**Address:** [26000 ZEMEL RD, PUNTA GORDA, FL 33955](#)

**Owner Name:** [ZEMEL LAND PARTNERS LLC AND CHARDEV NORTH LLC](#)

**Owner Address:** [5800 LAKEWOOD RANCH BLVD., SARASOTA, FL 34240](#)

**Application Name:** [S PD MOD Site Plan Review On-line Permit](#)

**Application Comments:** View ID Comment Date

**Custom Fields: APPLICATION TYPE**

Preliminary	PD Concept
PD Preliminary Design	Minor Modification
Major Modification	PD Final Detail

**OVERVIEW INFORMATION**

Is the project to be completed in phases? <a href="#">Yes</a>	If Yes - the estimated number of phases is? <a href="#">4</a>
Is the property located within a Development of Regional Impact? <a href="#">No</a>	If Yes - Please provide the name of the DRI -
Do commercial design standards apply? <a href="#">No</a>	Is the proposed project a cluster development under section 170.01(1)(b)? <a href="#">No</a>
If Yes - please provide the name of the overlay district. -	Is the project located within the ECAP? <a href="#">No</a>

**PROJECT INFORMATION**

Project Name <a href="#">FIRELIGHT NORTH - PHASE 1 ENTRY MODIFICATION AND PHASE 2C</a>	Brief Description of Proposed Project <a href="#">a proposed modification to the previously approved Phase 1 and Phase 2 of the Firelight North project.</a>
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**ADDITIONAL PROPERTY DETAILS**

Is the property located within a platted subdivision recorded in the official Plat Books? <a href="#">No</a>	If Yes - how is the property identified (what is the subdivision name)? -
Parcel Description - Section -	Parcel Description - Township -
Other Property Description -	Subdivision - Lot: -
Sub Area - is the property to be developed smaller than the property described above? -	What is the property's zoning designation? <a href="#">PD</a>
What is the zoning designation of the surrounding properties? - EAST: <a href="#">RE1_PD</a>	What is the zoning designation of the surrounding properties? <a href="#">PD</a>
What is the property's Future Land Use Map (FLUM) designation? <a href="#">BURNT STORE VILLAGE RESIDENTIAL</a>	What is the FLUM designation of the surrounding properties? <a href="#">BURNT STORE VILLAGE RESIDENTIAL</a>
What is the FLUM designation of the surrounding properties - SOUTH: <a href="#">BURNT STORE VILLAGE RESIDENTIAL</a>	What is the FLUM designation of the surrounding properties? <a href="#">BURNT STORE VILLAGE RESIDENTIAL, RESOURCE</a>
Is the property, or a portion of the property, within the Special Flood Hazard Area? <a href="#">Yes</a>	Is the property, or portion of the property, in a Stormwater Management Area? <a href="#">Yes</a>
What is the minimum width of the property? <a href="#">629'</a>	What is the average depth of the property? <a href="#">3664'</a>
What is the total land area (acres or sq. ft.): <a href="#">349.10 ac</a>	Are any taxes or assessments against the property? <a href="#">No</a>

**PROPERTY DEVELOPMENT HISTORY**

Has this property ever undergone a previous site plan review? <a href="#">Yes</a>	If Yes - please indicate the SPR number: <a href="#">DRC-23-00043, DRC-23-00225, DRC-24-074, DRC-25-00001</a>
Are there any current re-zonings filed and/or any pending decisions? <a href="#">No</a>	If Yes - please indicate the type of request(s) and petition number: -
Have any special conditions been granted for this property which were not already listed? <a href="#">No</a>	Is a variance from subdivision requirements or a rezoning requested? <a href="#">No</a>

**LAND USE DETAILS**

Does the development plan include any new roads that are proposed for County maintenance? <a href="#">No</a>	If Yes - is this clearly indicated on the site plan? -
Is the property proposed to be subdivided in to lots (FS Chapter 177 Subdivision)? <a href="#">Yes</a>	Total number of lots? <a href="#">43</a>
Proposed density (lots/acre)?	Total square footage of recreation area?

<u>  </u> Total maximum area of all impervious surfaces?	<u>  </u> Percentage of lot covered by building
<u>  </u> Total seating capacity?	<u>  </u> Number of off street parking spaces?
<u>  </u> Maximum height allowed?	<u>  </u> Front yard setback proposed?
<u>  </u> Side yard setback proposed?	<u>  </u> Side yard setback required?
<u>  </u> Side yard abutting road required?	<u>  </u> Rear yard setback proposed?
<u>  </u> Water setback proposed?	<u>  </u> Water setback required?
<u>  </u> If Yes - please specify the types:	<u>  </u> Gross Floor Area (Total square footag
<u>  </u> Total square footage measured from the interior face of the exterior walls:	<u>  </u> Is any portion of the development site
<u>  </u>	<a href="#">None</a>

**INFRASTRUCTURE INFORMATION**

<u>  </u> Proposed minimum elevation above sea level (NGVD) of the crown of the road	<u>  </u> Proposed minimum elevation above sea level (NC
<u>  </u> Existing land average high:	<u>  </u> Please identify the type of sewer facilities being p
<u>  </u> Please identify the type of sanitary water facilities being proposed?	<a href="#">Charlotte County Utilities</a>
<a href="#">Charlotte County Utilities</a>	If other water supply - please specify:
<u>  </u> What is the distance between the closest water main and the property line?	<u>  </u> Is there a fire hydrant within 300 feet?
<u>  </u> Date of concept approval:	<a href="#">No</a>
<u>  </u> If Part - please explain:	<u>  </u> Previous Site Plan Review petition number?
<u>  </u>	<u>  </u>

**ENVIRONMENTAL INFORMATION**

<u>  </u> Provide a brief description of the existing vegetation on the property:	<u>  </u> Do any bodies of water exist on the property?
<u>  </u> If Yes - is the water tidal?	<u>  </u> Are any water related structures proposed?
<u>  </u> Is an excavation of any form proposed?	<u>  </u> If Yes - what is the proposed use of the excavation (navig
<u>  </u> If Yes - what is the resultant water?	<u>  </u> If Fresh - what means will be taken to control aquatic wee
<u>  </u> If Yes - have wetlands been delineated by appropriate State and Federal Agencies?	<u>  </u> If Yes - are impacts proposed?
<a href="#">Yes</a>	<a href="#">Yes</a>
<u>  </u> If Yes - please list the species:	<u>  </u> If Yes - has contact been made with FFWCC, FFWS and/of
<a href="#">GOPHER TORTOISE</a>	<u>  </u> Are there any known archeological or historical sites loca
<u>  </u> Is there any exotic vegetation on the site?	<a href="#">No</a>
<a href="#">Yes</a>	
<u>  </u> If Yes - does the project propose to preserve these sites?	

**PERMITTING DETAILS**

<u>  </u> Has the County stormwater management plan approval been applied for?	<u>  </u> If Yes - has approval been received?
<a href="#">Yes</a>	<a href="#">Yes</a>
<u>  </u> Has a SWFWMD or SFWMD permit, or modification to an existing permit, been applied for?	<u>  </u> If Yes for either - has an approved permit be
<a href="#">Yes</a>	<a href="#">Yes</a>
<u>  </u> Has a Florida Department of Environmental Protection (FDEP) permit or approval been applied for?	<u>  </u> If Yes - has FDEP approval been received?
<u>  </u> If Yes - what is the date for the wastewater permit or approval?	<u>  </u> If applicable - provide the date of approval o
<u>  </u> If applicable - provide the date of approval of the FDEP permit for the water distribution line?	<u>  </u> If applicable - provide the date of approval o
<u>  </u> Is a permit or approval required by FDOT?	<u>  </u> Is there a dumpster included in the site plan?
<u>  </u> Is a US Army Corps of Engineers permit required?	<a href="#">No</a>
<u>  </u> Are there any other permits or approvals necessary to develop this property?	<u>  </u> If Yes - has the Army Corps permit been reci
	<u>  </u> If Yes - please list all other permits or approv
	<u>  </u>

**PROFESSIONALS INFORMATION**

Engineer	Architect
<a href="#">Yes</a>	<a href="#">No</a>
Planner	Surveyor
<a href="#">No</a>	<a href="#">Yes</a>
Traffic Engineer	Legal Representation
<a href="#">Yes</a>	<a href="#">No</a>

**SPECIFIC SHORTFALLS**

<u>  </u> Is the application substantially complete?	<u>  </u> If No - describe in details what is missing and when it will be a
<a href="#">Yes</a>	<u>  </u>

**PLAN ROOM ACKNOWLEDGEMENT**

Upload Plans Acknowledgement

[v](#)

**ADDITIONAL PARCEL INFORMATION**

Additional Parcel Information  
[422320200009](#), [422320200013](#), [422316300008](#)

**PROFESSIONAL DETAILS**

<b>Professional Type</b>	<b>Company Name</b>	<b>Contact Person</b>	<b>Mailing Address</b>	<b>Email Address</b>	<b>Phone number</b>
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**Total Fee Assessed:** [\\$1,406.00](#)

**Total Fee Invoiced:** [\\$1,406.00](#)

**Balance:** [\\$0.00](#)

**Job Value:** [\\$0.00](#)

**Parcel No:** [422321100001](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status	Contact Start Date
	<a href="#">DAVID GOBEN</a>	<a href="#">ZEMEL LAND PART...</a>	Applicant		5800 LAKEWOOD R...	Active	01/28/2026
	<a href="#">Heather Polito</a>	<a href="#">Atwell LLC</a>	Engineering Firm		4161 Tamiami Tr...	Active	01/28/2026
	<a href="#">Heather Polito</a>	<a href="#">Atwell LLC</a>	Agent		4161 Tamiami Tr...	Active	01/28/2026
	<a href="#">Heather Polito</a>	<a href="#">Atwell LLC</a>	Land Surveyor		4161 Tamiami Tr...	Active	01/28/2026
	<a href="#">JOHN SWEN</a>	<a href="#">JOHN T. SWEN, P.A.</a>	Landscape Archi...		P.O. BOX 494466...	Active	01/28/2026
	<a href="#">DAVID GOBEN</a>	<a href="#">ZEMEL LAND PART...</a>	Owner		5800 LAKEWOOD R...	Active	01/28/2026
	<a href="#">DAVID GOBEN</a>	<a href="#">CHARDEV NORTH LLC</a>	Owner		5800 LAKEWOOD R...	Active	01/28/2026
	<a href="#">ZEMEL LAND PARTNERS LL...</a>		Owner		5800 LAKEWOOD R...	Active	01/28/2026
	<a href="#">ZEMEL LAND PARTNERS LL...</a>		Owner		5800 LAKEWOOD R...	Active	01/28/2026

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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**File Date:** [01/28/2026](#)

Structure:	Name	Type	Status	Status Date
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Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Intake Sufficiency Review</a>		Sufficient	01/29/2026	Belinda Hall
	<a href="#">Setup Agenda</a>	Belinda Hall	Agenda Sched...	01/29/2026	Belinda Hall
	<a href="#">Plans Distribution</a>	Maryann Franks	Routed for R...	03/04/2026	Maryann Franks
	<a href="#">Comp Planning Review</a>	Jie Shao	Approved as ...	02/24/2026	Jie Shao
	<a href="#">Real Estate Services</a>	Patricia Stefan	Approved	02/02/2026	Patricia Stefan
	<a href="#">Charlotte Co Utilities...</a>	Sandra Weaver	Approved as ...	02/18/2026	Sandra Weaver
	<a href="#">Fire Plans Review</a>	Scott Morris	Approved as ...	02/02/2026	Scott Morris
	<a href="#">Concurrency Review</a>	Ravi Kamarajugadda	Approved	02/17/2026	Ravi Kamarajugadda
	<a href="#">Building Plans Review</a>	Julia Galofre	Approved as ...	01/30/2026	Julia Galofre
	<a href="#">PW Lighting District</a>	Jody Mansell	Approved	02/02/2026	Jody Mansell
	<a href="#">PW Signs and Markings...</a>	Robert Campbell	Approved	02/12/2026	Robert Campbell
	<a href="#">PW Construction Services</a>	Roy Benjamin	Approved	02/03/2026	Roy Benjamin
	<a href="#">PW Transportation Engi...</a>	Robert Fakhri	Approved as ...	02/17/2026	Robert Fakhri
	<a href="#">Address Plans Review</a>	Chandler Hucknall	Approved	02/02/2026	Chandler Hucknall
	<a href="#">Environment Plans Review</a>	Jim Keltner	Approved as ...	02/02/2026	Jim Keltner
	<a href="#">Health Dept Plans Review</a>	Melanie Brese	Not Required	01/30/2026	Melanie Brese
	<a href="#">Landscape Plans Review</a>	Elizabeth Nocheck	Approved	03/18/2026	Elizabeth Nocheck
	<a href="#">Stormwater Plans Review</a>	Jason Thomas	Approved	03/09/2026	Jason Thomas
	<a href="#">PW Surveyor Plans Review</a>	James K Davis	Approved	03/18/2026	James K Davis
	<a href="#">Zoning Plans Review</a>	Maryann Franks	Approved	03/12/2026	Maryann Franks
	<a href="#">Plans Consolidation</a>	Maryann Franks	Approved	03/18/2026	Maryann Franks
	<a href="#">SPR Meeting and Decision</a>	Maryann Franks		01/29/2026	

Adhoc Task Status:	Task	Assigned To	Status	Status Date	Action By
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**Tracking #:** [1434479055193](#)

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	<a href="#">Open Record at Same Ad...</a>	Another permit of the ...	Applied	01/28/2026	Required	ADMIN ADMIN

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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**Assigned To:**

Conditions of Approval:	Group	Type	Condition Name	Short Comments	Status	Status Date	Severity
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Failed Checklist Item:	Inspection Type	Checklist Name	Checklist Item	Status	Score	Major Violation	Comments
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Passed Checklist Item:	Inspection Type	Checklist Name	Checklist Item	Status	Score	Major Violation	Comments
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