



DATE: September 10, 2025

TO: Honorable Board of County Commissioners

FROM: Maryann Franks, Zoning Supervisor
Professional Qualifications as provided in Exhibit 1.

RE: **DRC-25-067- Final Detail Site Plan, Firelight North Phase 1 & 2**

Requested Action(s):

Atwell LLC is requesting a modification to a Final Detail Site Plan approval for Firelight North-Phase 1 & Phase 2. This project is a proposed major modification to Phase 1 (DRC-24-074) due to the addition of lots around the perimeter of the property boundary as well as the proposed new development for Phase 2. The project consists of 337 dwelling units with three access points. This project site is 349.00 ± acres and is located at 26000 Zemel Rd. Punta Gorda, FL.

Analysis:

This project site is 349.00 ± acres and is located at 26000 Zemel Rd. Punta Gorda, FL. The site is designated as Burnt Store Village Residential in the 2030 Future Land Use Map and is currently zoned Planned Development (PD). The proposed Final Detail Site consists 337 dwelling units with three access points and is consistent with the County's Comprehensive Plan and existing PD conditions.

This Final Detail Site Plan complies with all conditions, as well as being in compliance with the approved concept plan. The site plans are attached as Exhibit 2.

The Final Detail Site Plan has been approved through the Site Plan Review process, this proposal will not create any concurrency issues (Exhibit 4, Approval Letter).

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Final Detail Site Plan, DRC-25-067) is generally consistent with Charlotte County's comprehensive plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines

COMMUNITY DEVELOPMENT DEPARTMENT

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