

September 30, 2024

ORDINANCE  
NUMBER 2024 - 033

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM RESIDENTIAL ESTATE 1 (RE-1) (34.1± ACRES) AND PLANNED DEVELOPMENT (PD) (315± ACRES) TO PLANNED DEVELOPMENT (PD) IN ORDER TO HAVE A RESIDENTIAL DEVELOPMENT UP TO 1,000 RESIDENTIAL UNITS (NO CHANGE); ADDING A LAND USE EQUIVALENCY MATRIX FOR A MIXTURE OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT, AND THE MAXIMUM DEVELOPMENT RIGHTS WOULD BE 1,000 RESIDENTIAL UNITS WITH NO COMMERCIAL SQUARE FOOTAGE, OR A MAXIMUM OF 100,000 SQUARE FEET OF COMMERCIAL USES WITH 466 RESIDENTIAL UNITS; REQUIRING TRANSFERRING DENSITY OF 779 UNITS FOR RESIDENTIAL DEVELOPMENT ABOVE THE BASE DENSITY OF 221 UNITS; ADOPTING A GENERAL PD CONCEPT PLAN, FOR PROPERTY, INCLUDING FOUR PARCELS, THREE PARCELS LOCATED AT 15162, 15170 BURNT STORE ROAD AND 26000 ZEMEL ROAD, AND ONE PARCEL GENERALLY LOCATED NORTH OF ZEMEL ROAD, SOUTH OF SHOTGUN ROAD, AND EAST OF BURNT STORE ROAD, IN THE BOUNDARY OF THE BURNT STORE AREA PLAN AREA AND IN THE PUNTA GORDA AREA, CONTAINING 349.1± ACRES; CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT II; PETITION PD-24-04; APPLICANT: ZEMEL LAND PARTNERS LLC; PROVIDING AN EFFECTIVE DATE.

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF  
CIRCUIT COURT

# PAGE: 33  
INSTR #: 3453555 Doc Type: GOV  
Recorded: 09/30/2024 at 10:56 AM  
Rec. Fee: RECORDING \$282.00

RECITALS

WHEREAS, in a public hearing held on Tuesday, September 24, 2024, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-24-04, submitted by applicant, Zemel Land Partners LLC ("Applicant"), which requested a rezoning from Residential Estate 1 (RE-1) (34.1± acres) and Planned Development (PD) (315± acres) to Planned Development (PD) in order to have a residential development up to 1,000 residential units (no change); adding a Land Use Equivalency Matrix for a mixture of residential and commercial development, whereby the maximum

development rights would be 1,000 residential units with no commercial square footage, or a maximum of 100,000 square feet of commercial uses with 466 residential units; requiring transfer of density units for residential development above the base density of 222 units; adopting a General PD Concept Plan for the property, including four parcels; three parcels located at 15162, 15170 Burnt Store Road and 26000 Zemel Road, and one parcel located north of Zemel Road, south of Shotgun Road, and east of Burnt Store Road, in the boundary of the Burnt Store Area Plan area and in the Punta Gorda area, containing 349.1± acres, Commission District II, and more particularly described in Exhibit "A" which is attached hereto and by this reference provided herein ("Property"); and

WHEREAS, the Applicant seeks to rezone the Property from Residential Estate 1 (RE-1) (34.1± acres) and Planned Development (PD) (315± acres) to Planned Development (PD) in order to allow for a residential development of 1,000 residential units with no commercial square footage, and a mixed residential and commercial development up to a maximum of 466 residential units with 100,000 square feet of commercial uses using the proposed Land Use Equivalency Matrix on the Property; and

WHEREAS, Petition PD-24-04 was heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis provided by County Staff and the evidence presented to the P&Z Board, the P&Z Board recommended approval on August 12, 2024; and

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board

finds that approval of Petition PD-24-04 is consistent with the County's Comprehensive Plan and meets the requirements for the granting of a rezone; and

WHEREAS, the Board finds that approval of Petition PD-24-04 to rezone the subject property from Residential Estate 1 (RE-1) and Planned Development (PD) to Planned Development (PD) to be in the best interests of the County.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Charlotte County, Florida:

SECTION 1. The following petition, made by applicant, Zemel Land Partners LLC ("Applicant"), for an amendment to the Charlotte County Zoning Atlas is hereby approved subject to the General PD Concept Plan and conditions contained in the attached Exhibit "B":

Petition PD-24-04 requesting a rezoning from Residential Estate 1 (RE-1) (34.1± acres) and Planned Development (PD) (315± acres) to Planned Development (PD) in order to have a residential development up to 1,000 residential units (no change); adding a Land Use Equivalency Matrix for a mixture of residential and commercial development, whereby the maximum development rights would be 1,000 residential units with no commercial square footage, or a maximum of 100,000 square feet of commercial uses with 466 residential units; requiring transfer of density units for residential development above the base density of 222 units; adopting a General PD Concept Plan for the property, including four parcels; three parcels located at 15162, 15170 Burnt Store Road and 26000 Zemel Road, and one parcel located north of Zemel Road, south of Shotgun Road, and east of Burnt Store Road, in the boundary of the Burnt Store Area Plan area and in the Punta Gorda area, containing 349.1± acres, Commission

District II, and more particularly described in Exhibit  
"A" which is attached hereto and by this reference  
provided herein.

SECTION 2. That the zoning for this property shall run with the  
property and shall apply to any subsequent owners, heirs and assigns.

SECTION 3. This Ordinance's effective date shall be upon filing in  
the Office of the Secretary of State, State of Florida.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 24th day of September, 2024.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By: \_\_\_\_\_

William G. Trueex, Chairman

ATTEST:

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

By: \_\_\_\_\_

Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

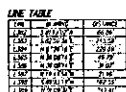
By: \_\_\_\_\_

Janette S. Knowlton, County Attorney

LR2024-0266

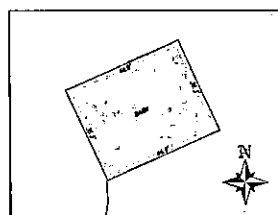


OF A PARCEL OF LAND LYING IN  
SECTION 21, TOWNSHIP 42 SOUTH, RANGE 23 EAST,  
CHARLOTTE COUNTY, FLORIDA



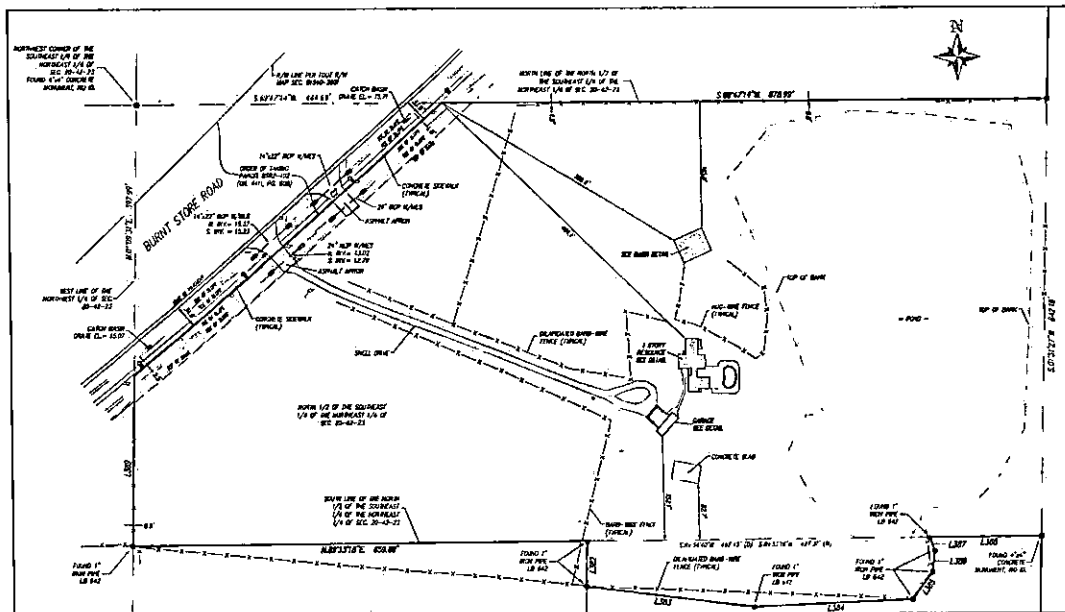
LEGEND

- 01 21 COUNTRIES WITH HIGH GROWTH
- 02 SPECIAL
- 03 OECD DATA
- 04 DEVELOPING DATA
- 05 NORTH-ATLANTIC
- 06 NORTH-OF-NORTH
- 07 REGIONAL DATA
- 08 COUNTRIES WITH LOW GROWTH
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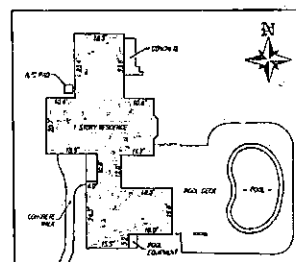


**BAYON DETAIL**

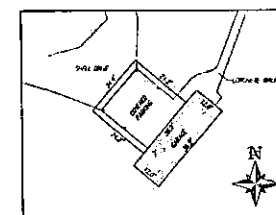
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CS	1000.00	100.00	100.00	117.35	10.00
CL	1000.00	100.00	100.00	117.35	10.00



DETAIL #2  
SCALE 1"=8'



1 STORY RESIDENCE DETAIL  
(2284 1' x 22')



**GARAGE DETAIL**

**BANKS**  
ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
Serving the State of Florida

6161 TULSA DRIVE - BLDG 6 UNIT 201  
PORT CHARLOTTE, FLORIDA 33612  
PHONE: (813) 825-1181 FAX: (813) 625-1181  
ENGINEERING LICENSE # EB 8465  
SURVEY LICENSE # LB 8670  
WYF BARRELLING CORP

BOUNDARY SURVEY  
FIRELIGHT NORTH  
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6/18/25	4532	4532 SH		JS	COB	AS SHOWN	2 of 3

OF A PARCEL OF LAND LYING IN  
SECTION 21, TOWNSHIP 42 SOUTH, RANGE 23 EAST,  
CHARLOTTE COUNTY, FLORIDA



**LEGEND**

- ① 217 CARRIED FROM 200 JOURNAL
- 5/C 5/COUNT
- 0/0 0/00 DATA
- (M) MEASURED DATA
- DATA DATA
- 1/1 1/100 OF 100
- 0/0 0/00000
- 1/1 1/100 DATA (SEE 100 JOURNAL)
- 2/2 2/200 DATA (SEE 200 JOURNAL)
- 3/3 3/300 DATA (SEE 300 JOURNAL)
- 4/4 4/400 DATA (SEE 400 JOURNAL)
- 5/5 5/500 DATA (SEE 500 JOURNAL)
- 6/6 6/600 DATA (SEE 600 JOURNAL)
- 7/7 7/700 DATA (SEE 700 JOURNAL)
- 8/8 8/800 DATA (SEE 800 JOURNAL)
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- 90/90 90/9000 DATA (SEE 9000 JOURNAL)
- 91/91 91/9100 DATA (SEE 9100 JOURNAL)
- 92/92 92/9200 DATA (SEE 9200 JOURNAL)
- 93/93 93/9300 DATA (SEE 9300 JOURNAL)
- 94/94 94/9400 DATA (SEE 9400 JOURNAL)
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- 97/97 97/9700 DATA (SEE 9700 JOURNAL)
- 98/98 98/9800 DATA (SEE 9800 JOURNAL)
- 99/99 99/9900 DATA (SEE 9900 JOURNAL)
- 100/100 100/10000 DATA (SEE 10000 JOURNAL)

ACP REVERSED COMPOSE KEY  
 A POWER ON/OFF SWITCH  
 Q NO. 11 TEST POINT  
 R BATTERY RESET  
 — REMOVED WIREDS  
 C GUT WIRE  
 D LIGHT POLE  
 E POWER HANDLING  
 H SEVERE CASE WAS  
 M SEVERE CASE WAS

Case	Ratio	Min. Ratio	Max. Ratio	Overall Ratio	Ratio Ave.
C1	100.00%	100.00%	100.00%	100.00%	100.00%
C2	100.00%	100.00%	100.00%	100.00%	100.00%
C3	100.00%	100.00%	100.00%	100.00%	100.00%
C4	100.00%	100.00%	100.00%	100.00%	100.00%
C5	100.00%	100.00%	100.00%	100.00%	100.00%

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

4161 TOWSON TRAIL - BLDG 8 UNIT 301  
PORT CHARLOTTE, FLORIDA 33602  
PHONE: (813) 833-1145 FAX: (813) 822-1119  
INSTRUMENTING LICENSE # LB 5000  
BUY/RT LICENSE # LB 6690  
BOB BARRAS@CSCMI

BOUNDARY SURVEY  
FIRELIGHT NORTH  
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8/18/73	4532	4532 SR		JS	COB	AS SHOWN	3 of 3

## PD Conditions for Application PD-24-04

This proposed development shall comply with all applicable requirements as set forth in Charlotte County's Code of Laws and Ordinances. In addition, the following shall apply:

- a. Development of the subject property shall occur as generally illustrated on the General PD Concept Plan (Attachment 1: PD Concept Plan Firelight North) submitted by the applicant, prepared by Banks Engineering, dated April 16, 2014, except such modifications as may be required to meet the conditions of the PD zoning district. The open space area shall be no less than 118.22± acres. The General PD Concept Plan includes 51.82± acres of wetlands and associated uplands, 17.94± acres of wildlife corridor area, 2.03 acres of greenway corridor area, and 46.43± acres of common open space area which shall not include any stormwater areas. In addition, the PD Concept Plan Site Plan Review (Petition No. DRC-23-00225) is subject to the comments and conditions contained in the letter dated April 15, 2024, and signed by Shaun Cullinan, Charlotte County Planning and Zoning Official. The General PD Concept Plan shall be valid until a Final Detail Site Plan is approved per Code Section 3-9-45.
- b. The base density for the subject property is 221 units. The proposal is to develop a total of 1,000 dwelling units. Any residential development above 221 units shall require transferred density units. The transfer of density units must be approved by the Board of County Commissioners subject to the County's Land Development Regulations 3-9-150: Transfer of Density Units, as may be amended, prior to Final Detail Site Plan or Preliminary Plat approval, whichever occurs first.
- c. Permitted uses and accessory uses.

For "Residential Area" or "Mixed Use Area":

- i. Single-family homes attached or detached.
- ii. Multi-family.
- iii. Townhomes.
- iv. Amenities such as clubhouse, community pool, tennis court or other similar non-commercial recreational uses and structures.
- v. Community garden.
- vi. Park, public or not-for-profit.
- vii. Accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted within this development, including, but not limited to:
  - 1) Accessory structures, including, but not limited to, garages, carports and sheds.
  - 2) Fences or walls.
  - 3) Swimming pools, tennis court or other similar non-commercial recreational uses and structures.

For "Commercial Area" or "Mixed Use Area":

- i. Animal hospital, boarding facility.
- ii. Art, dance, music, photo studio or gallery.



- iii. Bank, financial services.
  - iv. Business services.
  - v. Clubhouse, community center.
  - vi. Day care center, child.
  - vii. Drug store, pharmacy.
  - viii. Dry cleaner.
  - ix. Gas station.
  - x. General offices.
  - xi. General retail sales and services. (see Sec. 3-9-61. Accessory Outdoor Retail Sales, Display, and Storage)
  - xii. Government uses and facilities.
  - xiii. Laundromat.
  - xiv. Liquor, package store.
  - xv. Medical or dental office, clinic.
  - xvi. Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.
  - xvii. Motor vehicle wash.
  - xviii. Personal services.
  - xix. Place of Worship. (see Sec. 3-9-82. Places of Worship, as may be amended)
  - xx. Post office.
  - xxi. Printing facilities.
  - xxii. Professional services.
  - xxiii. Recreation, indoor.
  - xxiv. Restaurant.
  - xxv. Wholesale sales.
  - xxvi. Accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted within this development, including, but not limited to fences or walls, which may be permitted prior to the principal uses and structures.
- d. The maximum development rights are no more than 1,000 residential units without any commercial uses or a maximum of 466 residential units and 100,000 square feet of commercial uses subject to the following Land Use Equivalency Matrix.



property located immediately to the north and one optional pedestrian/vehicle access to the property located immediately to the east, which are shown on the General PD Concept Plan (Attachment 1). The emergency access point on Zemel Road may be closed at such time as the bridge over the wildlife corridor is constructed and open to traffic and the access points to Burnt Store Road are constructed and open to traffic. The exact locations for these access points will be determined during the Final Detail Site Plan review stage. With respect to the site related improvements and other items, County Transportation staff reserve the right to make additional comments at the time of Final Detail Site Plan review.

- l. Prior to Final Detail Site Plan approval, the applicant shall be required to meet concurrency per Article XIV. Concurrency Management. As to transportation concurrency, the applicant shall be required to account for project traffic and previously approved developments which have reserved capacity in the roadway level of service analysis. If the level of service (LOS) falls below the adopted minimum standard due to the proposed development traffic, a proportionate share analysis may be required to satisfy concurrency.
- m. At the Final Detail Site Plan for any phase of the development submittal, the developer shall prepare an updated traffic impact study to:
  - i. Include a signal warrant at project entrance on Zemel Road. Before the project can receive any residential Certificates of Occupancy, and if the Traffic Impact Study shows that a signal meets the warrants, the design, construction and installation requirements for a traffic signal at the project entrance shall be memorialized in a developer's agreement acceptable to the County. The applicant has the option to build a roundabout at the project entrance on Zemel Road. The design, construction and installation requirements for such roundabout shall be memorialized in a developer's agreement acceptable to the County.
  - ii. include a signal warrant at the intersection of Burnt Store Road and Zemel Road. If signal warrants are met at the intersection of Burnt Store Road and Zemel Road, and before a certificate of occupancy for any project phase can be issued, the traffic signal development shall be memorialized in a developer's agreement acceptable to the County.
- n. The development must use potable water and sanitary sewer utilities. The potable water and sanitary sewer lines must be connected to the site before any certificates of occupancy shall be issued. The developer may extend reclaimed water utility lines, if available at the time of construction.
- o. The 25-foot PD setback is required as shown on the PD Concept Plan. access points such as roads and sidewalks, stormwater, landscaping and buffers may be located within the 25-foot PD setback.
- p. The site shall be developed with a unified landscaping theme. Landscaping and Buffers:
  - i. At a minimum, a type "B" buffer shall be required along the property boundary except for the wildlife corridor, the greenway corridor, and the wetland areas.

- ii. At a minimum, planting equivalent to a type "B" buffer shall be required for multi-family development immediately abutting single-family homes.
  - iii. At a minimum, planting equivalent to a type "A" buffer shall be required for multi-family development immediately abutting townhomes.
  - iv. At a minimum, planting equivalent to a type "A" buffer shall be required for townhomes immediately abutting single-family homes.
  - v. At a minimum, planting equivalent to a type "C" buffer shall be required for commercial uses immediately abutting single-family homes and townhomes.
  - vi. At a minimum, planting equivalent to a type "B" buffer shall be required for commercial uses immediately abutting multi-family uses.
  - vii. At a minimum, a type "C" buffer is required for all amenities and recreational areas.
  - viii. At a minimum, within the commercial, mixed use and residential area abutting Burnt Store Road, for residential use, a Type C Buffer for accent trees and canopy trees and perimeter hedge row which must be a minimum 36 inches in height upon planting (the minimum maintained height of 48 inches) to form a continuous, solid visual screen within one (1) year of planting shall be required along Burnt Store Road; for commercial and mixed use, a Type A Buffer for accent trees and canopy trees and perimeter hedge row which must be a minimum 36 inches in height upon planting (the minimum maintained height of 48 inches) to form a continuous, solid visual screen within one (1) year of planting shall be required along Burnt Store Road. The General PD Concept Plan (Attachment 1) shall control the remaining portion of this area.
  - ix. If Conditions q.i. through q.viii., regarding the location and type of buffers, creates any perceived ambiguity or confusion, the General PD Concept Plan (Attachment 1) shall control.
- q. All commercial development shall meet the provisions of Chapter 3-5, Article XXIV, Charlotte County Commercial Design Standards, except as follows:
- i. Each primary facade shall incorporate a minimum of five (5) design treatments.
  - ii. The primary customer entrance may face the parking lot.
- r. Habitat management plan (Attachment 2: Native Habitat Management Plan) shall be implemented to make sure that the onsite wetland identified as "wetland area," the wildlife corridor area identified as "wildlife corridor area," and the greenway corridor area identified as "greenway corridor area" on the General PD Concept Plan (Attachment 1) shall be restored and preserved in perpetuity. At a minimum, a 25-foot buffer is required along the proposed wildlife corridor. A minimum of 15-foot, and average of 25-foot buffer along all wetlands is required. Signage shall be required to warn residences of the conservation status of the preserves and such signs shall be identified on the Final Detail Site Plan and be placed along the perimeter of the preserves, particularly where they abut development.
- s. The proposed bridge crossing over the proposed wildlife corridor shall be designed to allow the passage of such animals utilizing the corridor.

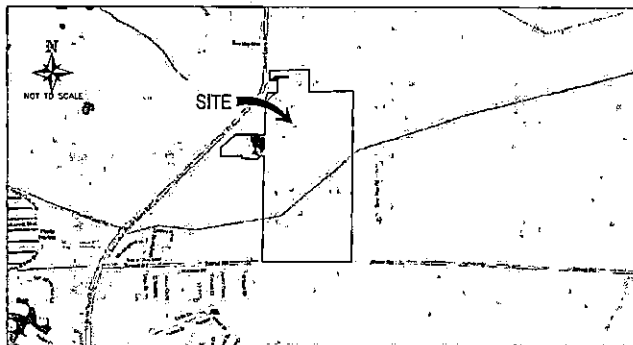
- t. The development shall comply with the "Bald Eagle Management Plan" (Attachment 3).
- u. If outdoor lighting in the proposed amenity area is proposed, it will be shielded or directed in such a way that the light does not shine beyond the boundaries of the proposed amenity area. Outdoor lighting shall be prohibited in the wildlife corridor and greenway corridor area.
- v. The final design of the amenity area shall be determined at Final Detail Site Plan review. The proposed amenity area may contain a clubhouse, with a swimming pool, a tennis court, or similar uses, and a parking area. If a clubhouse is constructed, it shall be built to the highest wind-bearing loads required by Charlotte County and will be made available for use as a post-storm hurricane refuge to the proposed neighborhood following a natural disaster. It is understood that the clubhouse will not be able to accommodate all residents of the community.
- w. Natural gas outdoor lanterns may be incorporated into Project signage to be approved as part of Final Detail Site Plan application approval.
- x. Regarding the school concurrency issues:
  - i. If the school concurrency process is still required under a valid interlocal agreement, prior to Final Detail Site Plan or Final Plat approval for any residential development for any Phases, the applicant/property owner must obtain a School Concurrency Availability Determination Letter (SCADL) from Charlotte County Public Schools (CCPS) indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement with CCPS to address school concurrency.
  - ii. If an agreement is required, the terms of such agreement shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.

**Attachment 1**  
**PD Concept Plan Firelight North**

# FIRELIGHT NORTH



GENERAL LOCATION MAP



LOCATION MAP

SECTION 21, TOWNSHIP 42 SOUTH, RANGE 23 EAST  
CHARLOTTE COUNTY, FLORIDA

## SITE INFORMATION

**PROJECT AREA:** 349.10 ACRES  
**PARCEL STRAP NO.:** 422321100001, 422320200009,  
422320200013, & 422316300008  
**PARCEL ADDRESS:** 26000 ZEMEL RD.  
PUNTA GORDA, FL 33955  
**CURRENT ZONING:** RE1  
**PROPOSED USE:** RESIDENTIAL PLANNED DEVELOPMENT (PD)

PREPARED FOR:  
ZEMEL LAND PARTNERS, LLC  
5800 LAKEWOOD RANCH BLVD.  
SARASOTA, FL 34240  
(941) 328-1142

## UTILITY SERVICE PROVIDERS

**WATER:**  
CHARLOTTE COUNTY UTILITIES  
3100 LOVELAND BLVD.  
PORT CHARLOTTE, FL 33980  
PHONE: (941) 784-4300

**SEWER:**  
CHARLOTTE COUNTY UTILITIES  
3100 LOVELAND BLVD.  
PORT CHARLOTTE, FL 33980  
PHONE: (941) 784-4300

**ELECTRIC:**  
FLORIDA POWER AND LIGHT  
2245 MURPHY CT.  
NORTH PORT, FL 34288  
PHONE: (888) 376-8460

**PHONE:**  
CENTURYLINK  
4195 KINGS HIGHWAY  
PORT CHARLOTTE, FL 33980  
PHONE: (941) 637-3141

**CABLE:**  
COMCAST  
12600 WESTJUNKS DRIVE, SUITE 4  
FORT MYERS, FL 33913  
PHONE: (239) 318-1525

**FIRE PROTECTION:**  
CHARLOTTE COUNTY FIRE/EMS  
28571 AIRPORT RD.  
PUNTA GORDA, FL 33972  
PHONE: (941) 833-5600

**SOLID WASTE DISPOSAL:**  
WASTE MANAGEMENT  
25015 OLD LANDFILL ROAD  
PORT CHARLOTTE, FL 33980  
PHONE: (941) 626-1106

## PROJECT CONTACTS

**CIVIL ENGINEER:**  
BANKS ENGINEERING  
TODD R. REBOL P.E., PROJECT MANAGER  
4181 TAMPAH TRAIL - BLDG 5 UNIT 501  
PORT CHARLOTTE, FL 33952  
PHONE: (941) 625-1165

**SURVEYOR:**  
BANKS ENGINEERING  
C. DREW BRANCH, P.S.M.  
4181 TAMPAH TRAIL - BLDG 5 UNIT 501  
PORT CHARLOTTE, FL 33952  
PHONE: (941) 625-1165

**ENVIRONMENTAL:**  
KIMLEY-HORN & ASSOCIATES, INC.  
635 NORTH FRANKLIN STREET, SUITE 150  
TAMPA, FL 33602  
PHONE: (813) 620-1460

**LANDSCAPE ARCHITECT:**  
JOHN T. SMITH, R.L.A.  
P.O. BOX 494468  
PORT CHARLOTTE, FL 33949  
PHONE: (941) 626-7365

**TRAFFIC ENGINEER:**  
KIMLEY-HORN & ASSOCIATES, INC.  
635 NORTH FRANKLIN STREET, SUITE 150  
TAMPA, FL 33602  
PHONE: (813) 620-1460

## BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
Serving Southwest Florida

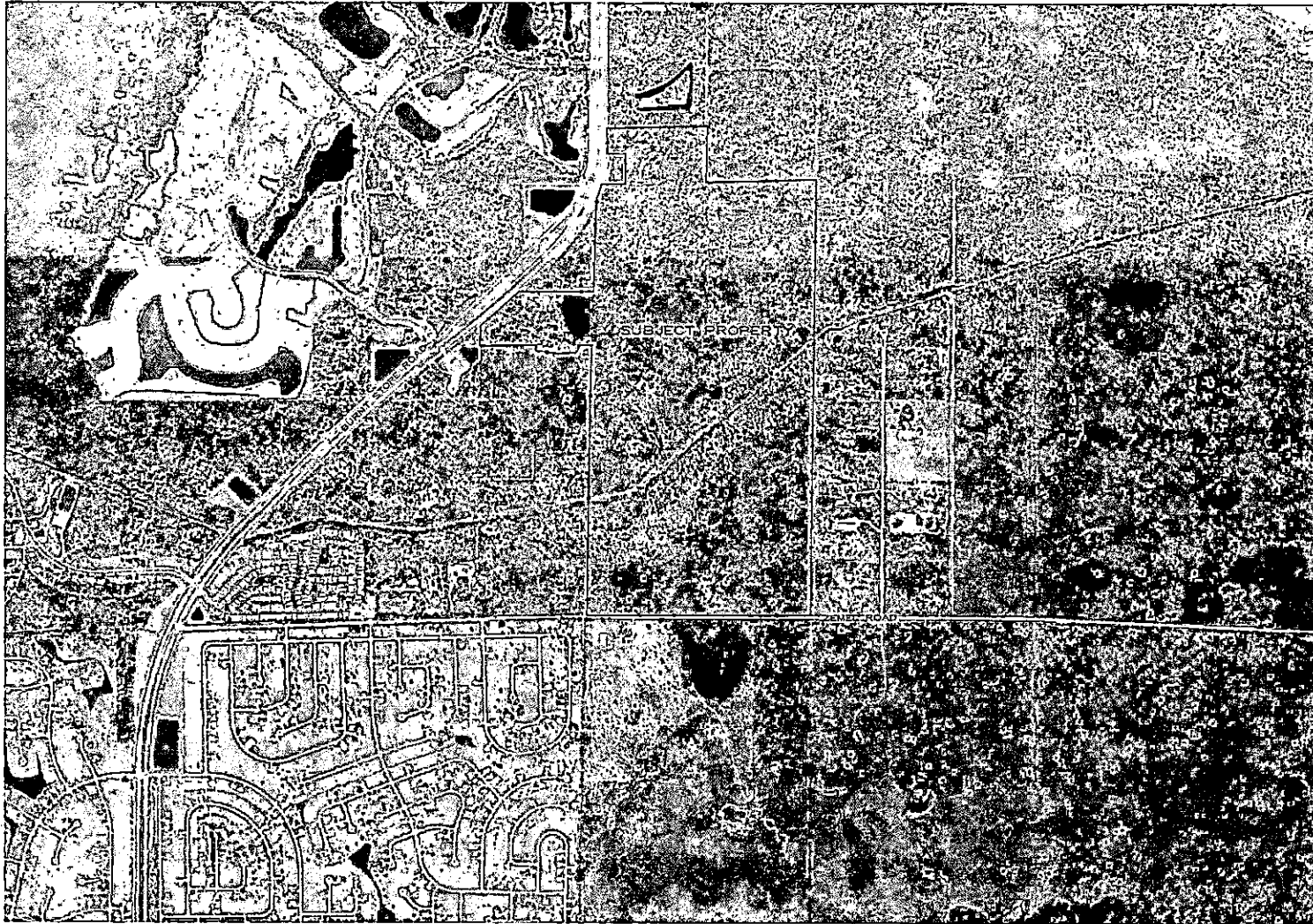
4181 TAMPAH TRAIL - BLDG 5 UNIT 501  
PORT CHARLOTTE, FLORIDA 33952  
PHONE: (941) 625-1165  
ENGINEERING LICENSE # EB 6469  
SURVEY LICENSE # LB 5890  
WWW.BANKSENGR.COM

## INDEX OF SHEETS

SHEET	TITLE
1	COVER SHEET
2	AERIAL
3	PD CONCEPT PLAN

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE M.A.S.D. 1985	
NO.	REVISION DESCRIPTION

TODD R. REBOL P.E.  
FLORIDA LICENSE #54040



PREPARED FOR: <b>ZEMEL LAND PARTNERS, LLC</b> 8800 LAKEWOOD RANCH BLVD. SARASOTA, FL 34238 (941) 558-1342		ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE NAVD 83 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 1107 1108 1109 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138 1139 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153 1154 1155 1156 1157 1158 1159 1160 1161 1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 1175 1176 1177 1178 1179 1180 1181 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1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393 1394 1395 1396 1397 1398 1399 1400 1401 1402 1403 1404 1405 1406 1407 1408 1409 1410 1411 1412 1413 1414 1415 1416 1417 1418 1419 1420 1421 1422 1423 1424 1425 1426 1427 1428 1429 1430 1431 1432 1433 1434 1435 1436 1437 1438 1439 1440 1441 1442 1443 1444 1445 1446 1447 1448 1449 1450 1451 1452 1453 1454 1455 1456 1457 1458 1459 1460 1461 1462 1463 1464 1465 1466 1467 1468 1469 1470 1471 1472 1473 1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1488 1489 1490 1491 1492 1493 1494 1495 1496 1497 1498 1499 1500 1501 1502 1503 1504 1505 1506 1507 1508 1509 1510 1511 1512 1513 1514 1515 1516 1517 1518 1519 1520 1521 1522 1523 1524 1525 1526 1527 1528 1529 1530 1531 1532 1533 1534 1535 1536 1537 1538 1539 1540 1541 1542 1543 1544 1545 1546 1547 1548 1549 1550 1551 1552 1553 1554 1555 1556 1557 1558 1559 1560 1561 1562 1563 1564 1565 1566 1567 1568 1569 1570 1571 1572 1573 1574 1575 1576 1577 1578 1579 1580 1581 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## **Attachment 2**

# **Native Habitat Management Plan**

# Kimley»Horn

**FIRELIGHT NORTH**

**NATIVE HABITAT MANAGEMENT PLAN**

August 2024

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

The subject property is located in Section 20, Township 42S, Range 23E in Punta Gorda, Florida.

## **NATIVE HABITAT PRESERVATION AREA MANAGEMENT PLAN**

An aggressive maintenance plan shall be implemented to ensure that the preserve areas remain relatively free (<5% aerial coverage) of exotic and nuisance vegetative species, and maintain a minimum 80% aerial coverage of desirable native vegetative 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.

### **Prohibited Activities**

Filling, excavating, alteration, trimming or removal of native vegetation within the preservation area will be prohibited. Except as provided in the next paragraph, only activities necessary to implement the maintenance plan described above will be allowed within the preservation areas.

### **Measures to Protect Wildlife and Integrity of the Native Habitat**

Entrance to the preservation area will be limited to the homeowners and guests of the homeowners for purposes of viewing the area or performing maintenance activities, and contractors hired to perform maintenance activities required or permitted by this plan. Public access to the preservation area will not be permitted. In the case of any entrance to the preservation area, care shall be taken to protect wildlife and the integrity of the habitat. Habitat for wildlife, as well as overall increase in the ecological value of the preservation areas will be ensured through implementation of the maintenance plan.

### **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 3 years. If, at the end of three years, the preserve areas have met or exceeded the success criteria described above, monitoring requirements for the preserve areas 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, Biologist, or registered Engineer, or Landscape Architect 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 areas shall be at the sole expense of the property owner(s) or developer.

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

- Qualitative overview of vegetative 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 for future remediation

Such monitoring report must be provided to the County within 45 days of monitoring inspection event, unless an extension by the County is granted.



-Legend-

- Project Boundary ( $\pm$  349.10 acres)
- FLUCCS Habitat Area

**Kimley»Horn**

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1800 2nd St Suite 900, Sarasota, FL 34236  
Phone (941)- 379 7600  
www.kimley-horn.com

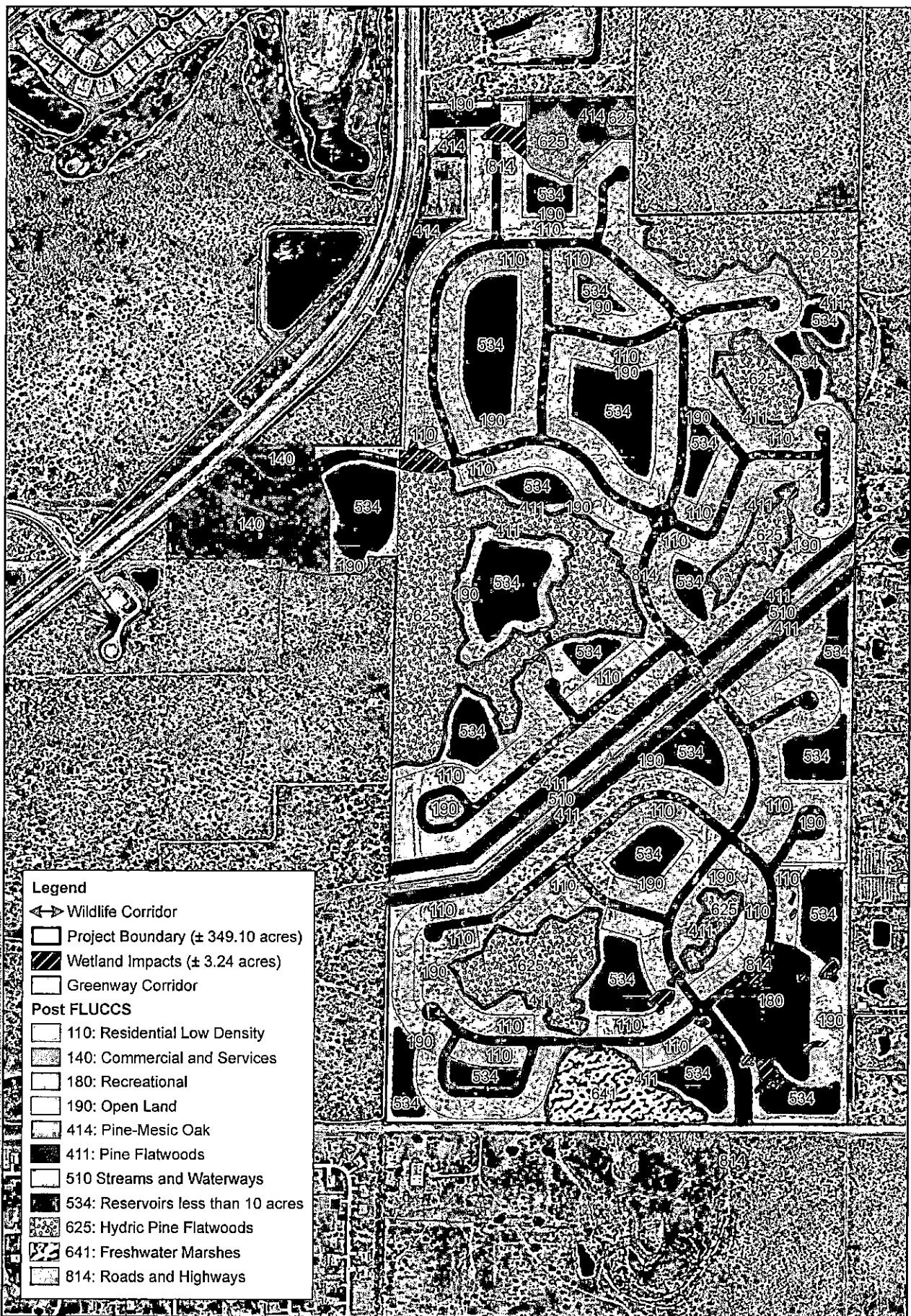
Client: Neal Communities Inc.  
Project: Firelight North  
Location: Charlotte County  
STR: Sec: 16, 21 Twp: 34S Rng: 17E  
Title: FLUCCS Habitat Map  
Source: Nearmap WMS

Drawn By: GD  
Date: 8/5/2024

SCALE 1" = 500'

0 500 1,000 Feet





#### Legend

- Wildlife Corridor
- Project Boundary (± 349.10 acres)
- Wetland Impacts (± 3.24 acres)
- Greenway Corridor
- Post FLUCCS**
- 110: Residential Low Density
- 140: Commercial and Services
- 180: Recreational
- 190: Open Land
- 414: Pine-Mesic Oak
- 411: Pine Flatwoods
- 510 Streams and Waterways
- 534: Reservoirs less than 10 acres
- 625: Hydric Pine Flatwoods
- 641: Freshwater Marshes
- 814: Roads and Highways

**Kimley»Horn**

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1800 2nd St Suite 900, Sarasota, FL 34236  
Phone (941)- 379 7600  
www.kimley-horn.com

Client: Neal Communities Inc.  
Project: Firelight North  
Location: Charlotte County  
STR:Sec: 16, 21Twp: 34S Rng: 17E  
Title: Post FLUCCS Habitat Map  
Source: Nearmap WMS (2024)

Drawn By: GD  
Date: 7/9/2024

SCALE 1" = 500'

0 500 1,000 Feet



# **Attachment 3**

## **Bald Eagle Management Plan**

# Kimley»Horn

**FIRELIGHT NORTH**

**BALD EAGLE MANAGEMENT PLAN**

August 2024

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

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

## **INTRODUCTION**

This plan is provided to allow for construction for the subject parcel which contains an undocumented bald eagle nest within the project limits. The field verified location of the nest is shown on the attached Eagle Nest Location Map.

The purpose of this plan is to address protection and management measures necessary to ensure that the proposed construction for the subject parcel does not result in nesting disturbance of the bald eagle pair which utilizes the nest.

This plan is provided to address protection measures to be implemented for exterior construction activities during the nesting season.

## **PROJECT LOCATION**

The subject property is located in Section 20, Township 42S, Range 23E in Punta Gorda, Florida. Please refer to the attached Location Map.

## **EAGLE NEST INFORMATION**

An undocumented eagle nest is located in central portion of the parcel, near the eastern property line. The attached Bald Eagle Management Plan Map provides the location of the nest as well as the limits of the United States Fish and Wildlife Service (FWS) Primary Protection Zone (330') and Secondary Protection Zone (660').

## **BACKGROUND INFORMATION**

The parcel is currently undeveloped and is intended to be developed as a residential community. The attached Bald Eagle Management Map provides the proposed site plan. As depicted on the site plan, no development is proposed within the 330' Primary Protection Zone and construction associated with the residential development is proposed within the 660' Secondary Protection Zone.

## **CONSTRUCTION ACTIVITIES**

Exterior activity within the 660' Secondary Protection Zone is anticipated to be conducted outside of the eagle nesting season (October 1 – May 15). In the event that construction activity within the 660' protection zone is required during nesting season, the monitoring plan outlined below will be implemented.

## **MONITORING PLAN**

Monitoring of the nest will be conducted in accordance with the guidelines outlined in the FWS Bald Eagle Monitoring Guidelines, revised September 2007. All monitoring will be conducted by a qualified eagle monitor with extensive experience with eagle monitoring and familiarity with eagle behavior, particularly behaviors which are indicative of nesting disturbance, distraction, or agitation.

### **Initial Monitoring to Confirm Occupancy of the Nesting Territory**

Bald eagles are considered to have returned to the territory when one or both members of the pair appear, flies, perches, roosts, exhibits courtship, carries nest material, begins repair of the existing nest or begins construction of a new nest on the territory.

Initial monitoring of eagles to determine territory occupancy shall be conducted a minimum of one day per week and consist of in sequence: nest tree observations for a minimum of three hours, followed by nest tree inspection for indirect evidence of eagle use if no adults are observed.

The following shall constitute positive indirect evidence that bald eagles have returned to the nesting territory: 1) fresh moss or green tree branches placed or interwoven into the nest top, or 2) fresh droppings ("whitewash") on vegetation or the ground beneath the nest tree. Direct or indirect evidence of territory occupancy by adult eagles triggers the requirement for more intensive nesting cycle monitoring described below.

### **Monitoring During Early Phases of the Nesting Cycle**

If the territory is determined to be occupied, it will be considered active, and nesting eagles shall, at that time, be monitored a minimum of three days each week and four hours each day from onset of nesting behavior through the fourth week post-hatching and care of eaglets. Monitoring shall be scheduled to occur on the days that are representative of all major phases of these activities at times when they will occur.

## **REPORTING REQUIREMENTS**

Monitoring reports summarizing the nest monitoring events will be submitted monthly with nest observations including:

1. Temporal patterns of nest attendance by the adults.
2. Observations of courtship, mating and nest building/maintenance.
3. Incubation and brooding behavior.
4. Feeding, growth and care of the eaglet(s).
5. Flight patterns to and from the nest tree.
6. Fledging of the eaglet(s).

Monitoring reports will also include survey times, weather conditions, other bird species observed during the monitoring events, and a summary of ongoing and completed construction activities.

## **CESSATION OF CONSTRUCTION**

If, at any time during the monitoring, the eagle monitor observes eagle behavior indicative of disturbance, agitation, or distraction resulting from the proposed construction activity, the monitor will notify the site contractor to cease all construction immediately.

## **ANTICIPATED IMPACT**

The monitoring plan described above has been designed in accordance with FWS guidelines to provide assurance that the proposed construction activity will not result in an adverse impact to the eagles or disturb nesting behavior during the nesting season. This monitoring plan provides for observations to determine when the eagles have returned to the nesting territory as well as intensive monitoring during the nesting cycle to ensure that the nesting is not disturbed by the proposed construction activity.

The information provided in this management plan regarding the proximity of the nest to the proposed construction activity, coupled with the safeguards in place through the implementation of the monitoring plan, provides reasonable assurance that no adverse impact to the nesting eagles can be expected from the proposed construction activity.

Charlotte County

Project Area

-Legend-

Project Boundary (± 349.10 acres)

**Kimley»Horn**

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1777 Main St Suite 200, Sarasota, FL 34236  
Phone (941)- 379 7600  
www.kimley-horn.com

Client: Neal Communities Inc.  
Project: Firelight North  
Location: Charlotte County  
STR:Sec: 16,21 Twp: 34S Rng: 17E  
Title: Location Map  
Source: ESRI Street Map

Drawn By: GD  
Date: 11/22/2023

SCALE 1" = 1500'

0 2,000 4,000 Feet





- Legend-
- Project Boundary (± 349.10 acres)
  - FLUCCS Habitat Area
  - Eagle Nest Location

**Kimley»Horn**

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1800 2nd St Suite 900, Sarasota, FL 34236  
Phone (941)- 379 7600  
www.kimley-horn.com

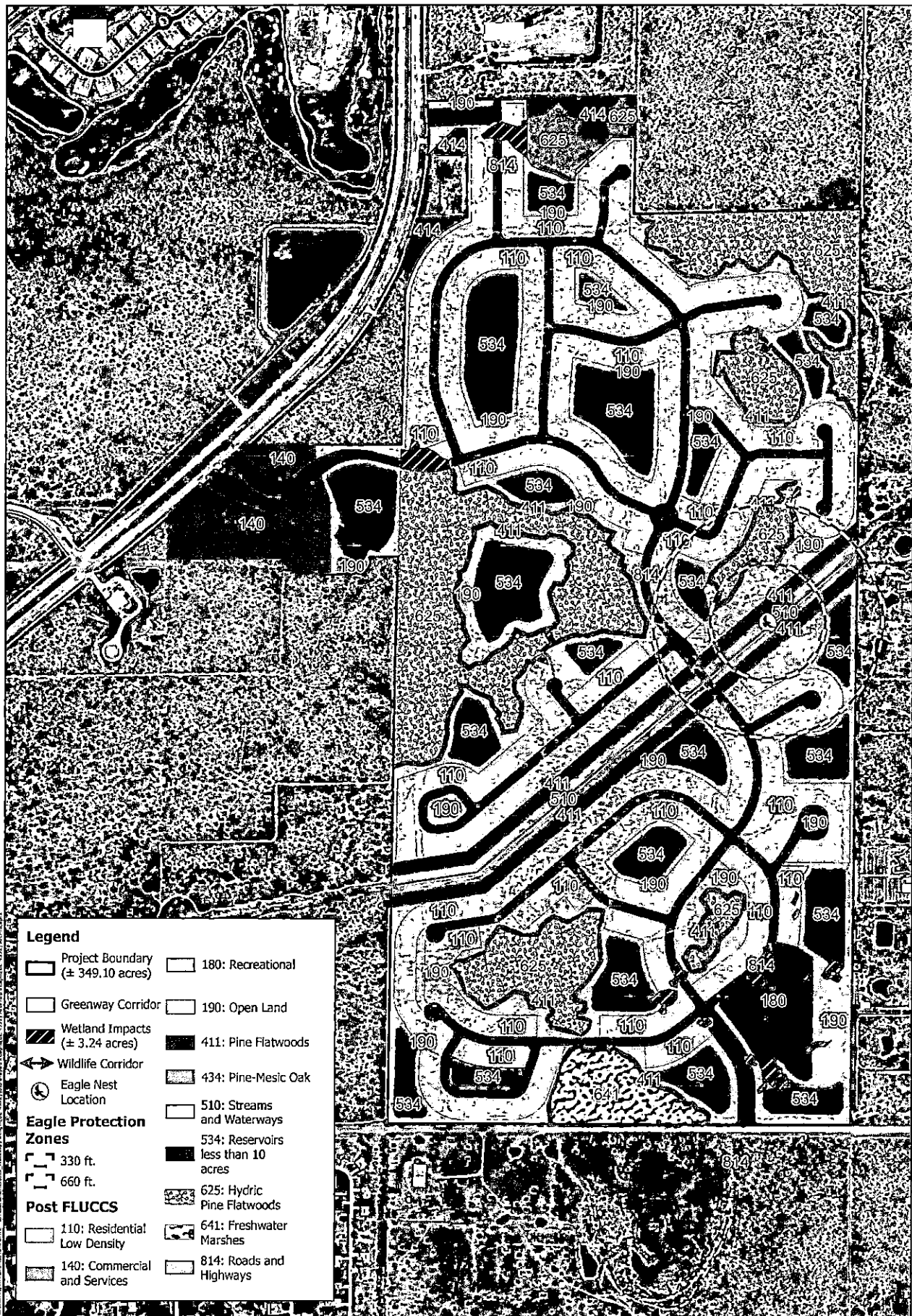
Client: Neal Communities Inc.  
Project: Firelight North  
Location: Charlotte County  
STR:Sec: 16, 21Twp: 34S Rng: 17E  
Title: Eagle Nest Location Map  
Source: Nearmap WMS, FWC

Drawn By: GD  
Date: 8/5/2024

SCALE 1" = 500'

0 500 1,000  
Feet





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Phone (941)- 379 7600  
www.kimley-horn.com

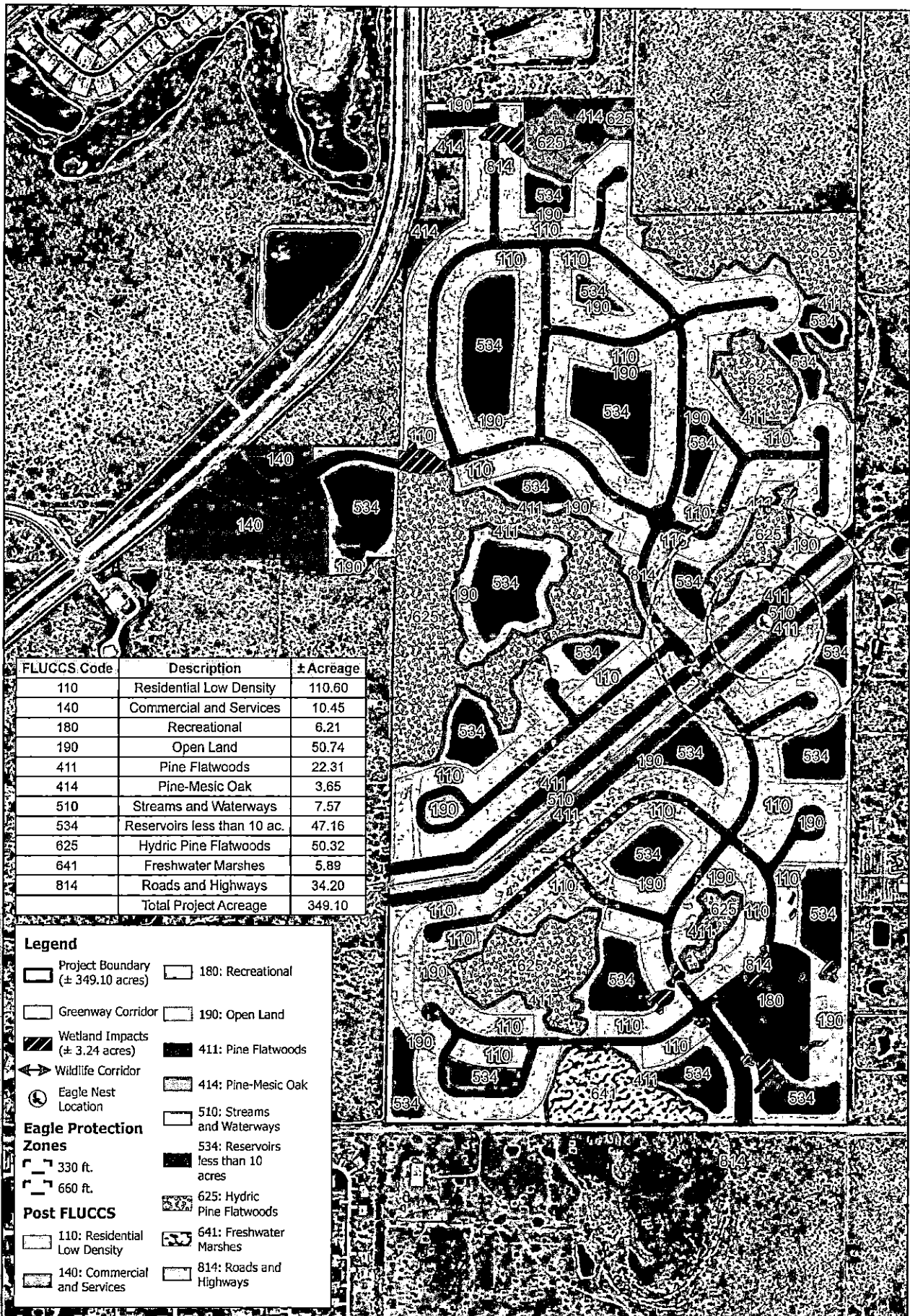
Client: Neal Communities Inc.  
Project: Firelight North  
Location: Charlotte County  
STR: Sec: 16, 21 Twp: 34S Rng: 17E  
Title: Bald Eagle Management Plan Map  
Source: Nearmap WMS (2024)

Drawn By: GD  
Date: 7/19/2024

SCALE 1" = 500'

0 500 1,000 Feet





**Kimley»Horn**

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1800 2nd St Suite 900, Sarasota, FL 34236  
Phone (941)- 379 7600  
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Date: 7/9/2024

SCALE 1" = 500'

0 500 1,000 Feet





## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

September 30, 2024

Roger D. Eaton  
Clerk of the Circuit Court  
County Comptroller  
Charlotte County  
18500 Murdock Circle, Room 416  
Port Charlotte, Florida 33948

Dear Roger Eaton,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2024-033, which was filed in this office on September 30, 2024.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/wlh



Ticket# 3938549-1  
BCC Pg 1  
5 x 15  
Submitted by: Heather Bennett  
Publish: 09/09/24  
163352 3938551

**PUBLISHER'S AFFIDAVIT OF  
PUBLICATION STATE OF FLORIDA COUNTY  
OF CHARLOTTE:**

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

09/09/24

as well as being posted online at [www.yoursun.com](http://www.yoursun.com) and [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 9th day of  
September, 2024

(Signature of Notary Public)



Personally known   X   OR      Produced Identification

## ROADWORK

## Burnt Store Coalition thanks Lee County paving crew

Lee County commissioner praised for following up on resident concerns

## STAFF REPORT

PUNTA GORDA — South Charlotte County residents are thanking Lee County workers for paving part of Burnt Store Road and shoring up an important storm evacuation route.



Fleming

The Burnt Store Corridor Coalition also praised Lee County Commissioner Kevin Ruane for hearing out its concerns and making Lee County aware of the situation.

"I am showed us all how vital that road is and area residents now have a sense of relief that the road will

be safe to use in case of a forced evacuation," Coalition Chair John Fleming stated in a news release.

The Coalition said residents on Burnt Store Road had "expressed concerns" for the past year about a 5.5-mile section of the road near the Charlotte-Lee County line.

The section in question connects to the Van Buren Parkway, which leads into northern Cape Coral.

"Burnt Store Road is the only evacuation route for the area and is vital to allowing residents to quickly leave should a natural disaster occur," the news release noted.

Lee County Commissioner Kevin Ruane met with representatives from the Coalition earlier in the summer, according to the release, and notified Lee County Transportation Director Robert Price to "make it a priority to address residents' concerns."

Germaine Hyatt, the Coalition's

Lee County representative, said a paving crew was dispatched to that section of the road Aug. 13.

"I was happily surprised that the first section of the road had been completed so quickly, and the rest would be done shortly, prior to the height of our hurricane season," Hyatt said in the news release.

The Daily Sun reached out to Charlotte County staff regarding plans for similar projects along Burnt Store Road within their jurisdiction, but emails were not returned.

Representatives of the Burnt Store Corridor Coalition said that they "look forward to working with Lee County as they continue to improve the safety and conditions of our roadways."

A future expansion of Burnt Store Road to four lanes is in its planning stages.

## ENVIRONMENT

## North Port's Greenest Citizen named

City Commission hands award to Jake Maurer

DANIEL FINTON  
Staff Writer

NORTH PORT — Jake Maurer is North Port's Greenest Citizen. The North Port City Commission presented the annual Greenest Citizen Award to Maurer on Thursday at its meeting.

The city opened nominations for the prize back in April. The accolade is intended for a person who "has gone above and beyond to protect the environment by creating a more sustainable



SUN PHOTO BY DANIEL FINTON  
Jake Maurer is the winner of the 2024 Greenest Citizen Award.

household or community," according to a city news release.

Maurer has done so by helping propagate plants around the city and helping others get involved.

He has given away hundreds of free plants to people.

Planting, he said, is his passion.

Originally from Pennsylvania, he said he had to forget pretty much everything he learned there about plants and gardening when he moved to North Port 10 years ago. Things are much different down south.

But despite those differences, he adapted and made an impact in the community.

Natural Resource Director Stefan Kalev told Maurer he was impressed with all the support he received, and said the city is very thankful for his efforts.

Maurer began a gardening program and refurbishes 70 gardens annually. Three of those are handicap-accessible, allowing people who use wheelchairs to enjoy gardening.

He also helped a homeowners association replant 600 trees that fell over to Hurricane Ian. Maurer and others counted every one that fell, identifying the species of each.

He has done all of this work voluntarily due to his love for plants.

Maurer has been gardening since he was a young child when he started planting pumpkins. Miraculously, the next morning grown ones would be in his yard.

It turned out, though, his mother would place fake ones to make her 6-year-old son feel good about his green thumb.

It all contributed to a man who has a longstanding passion for trees and plants.

Now for his efforts, yet another tree will be planted in his honor near North Port City Hall.

The city awards the title and plants tree to honor a "greenest" citizen every year.

## NOTICE OF PUBLIC MEETING AND HEARING FOR ONE OR MORE OF THE FOLLOWING MATTERS: PROPOSED CHANGES TO THE FUTURE LAND USE MAP AND COMPREHENSIVE PLAN ELEMENTS, DEVELOPMENTS OF REGIONAL IMPACT OR CHANGES THERETO, REZONINGS, TRANSFER OF DENSITY UNITS (TDU), PRELIMINARY AND FINAL PLATS, DEVELOPER AGREEMENTS, STREET AND PLAT VACATIONS, DRC FINAL DETAIL PLANS OR CHANGES THERETO, TEXT AMENDMENTS AND STREET NAMING

A PUBLIC MEETING AND HEARING ON PROPOSALS AND PETITIONS AS DESCRIBED BELOW WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING ON TUESDAY, SEPTEMBER 24, 2024, AT 2:00 PM, OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE MEETING AND HEARING WILL BE HELD IN COMMISSION CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 1650N MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA. THE BOARD IS NOT BOUND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEETING COMMENCES.

COPIES OF SAID PETITIONS WITH COMPLETE LEGAL DESCRIPTIONS AND SUBSEQUENT STAFF REPORTS WILL BE AVAILABLE FOR REVIEW AT THE CHARLOTTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND ALL CHARLOTTE COUNTY PUBLIC LIBRARIES. A MEETING AGENDA AND PETITION PACKETS MAY BE REVIEWED AT THE FOLLOWING INTERNET ADDRESS: <http://www.charlottecountyfl.gov/boards-committees/planning-zoning-board/agenda.html>.

ALL INTERESTED PERSONS ARE URGED TO ATTEND. THE PUBLIC IS WELCOME TO SPEAK. TIME LIMITS ARE SET BY BOARD RULES. IF YOU HAVE SPECIFIC QUESTIONS OR COMMENTS, YOU ARE ENCOURAGED TO CONTACT A STAFF PERSON AT ANY TIME IN ADVANCE OF THE PUBLIC HEARING(S). PLEASE CALL 941-764-4903 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

## PETITION

## LAND USE/CONSENT AGENDA

FP-23-01-01-B

Quasi-Judicial

Commission District II

DR. Horton, Inc. is requesting Final Plat approval for a residential subdivision to be named, Coral Lakes - Phase 1A, as recorded in Plat Book 27, Pages 14A through 14Y of the Public Records of Charlotte County, Florida and is the second phase of a residential development that received Preliminary Plat approval from the Board of County Commissioners under FP-23-01-01 on June 13, 2023. The first phase, FP-23-01-01 Coral Lakes - Phase 1A, was approved by the Board on July 23, 2024. They also seek approval of a Developer's Agreement and survey to cover the construction of the plat infrastructure. This site contains 19.85+ acres and is generally located north of Zemel Road, south of Schram Road, east of Burnt Store Road, and west of Green Gulf Boulevard. The property is in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area, and in Commission District II.

FP-23-03-05

Quasi-Judicial

Commission District II

IDG Call Cove, LLC is requesting Final Plat approval for a residential subdivision to be named, Call Cove (FKA The Bend at Alligator Creek) consisting of 89 lots and eight tracts. The proposed subdivision is a residential development that received Preliminary Plat approval from the Board of County Commissioners under FP-23-03-05 on September 26, 2023. They also seek approval of a Developer's Agreement and survey to cover the construction of the plat infrastructure. The property contains 26.32+ acres and is located at 5301 Taylor Road. The site is generally located north of Adine Road, southwest of Taylor Road, and west of Indian Springs Cemetery Road, within the Punta Gorda area, and in Commission District II.

CSZ-24-01

Quasi-Judicial

Commission District III

Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 12 planned lots in the Rotonda Springs subdivision, generally located northeast of Rotonda Trace and south of Robin Road, in the West County area, containing 3.29+ acres, for calculation and severance of 12 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-24-01; Applicant: Alligator Farms, LLC, Michael S. Jones, Manager, providing an effective date.

CSZ-24-03

Quasi-Judicial

Commission District III

Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including ten planned lots in the Rotonda Springs subdivision, generally located northeast of Rotonda Trace and south of Robin Road, in the West County area, containing 3.29+ acres, for calculation and severance of ten density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-24-03; Applicant: Alligator Farms, LLC, Michael S. Jones, Manager, providing an effective date.

CSZ-24-04

Quasi-Judicial

Commission District III

Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including eight planned lots in the Rotonda Springs subdivision, generally located northeast of Rotonda Trace and south of Robin Road, in the West County area, containing 2.3+ acres, for calculation and severance of eight density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-24-04; Applicant: Alligator Farms, LLC, Michael S. Jones, Manager, providing an effective date.

## LAND USE/REGULAR AGENDA

FP-24-01

Quasi-Judicial

Commission District I

Lennar Homes, LLC is requesting Preliminary Plat approval for a subdivision to be named, Tuckers Cove - Phase 2, being a replat of a portion of Tract F-1 of Tuckers Cove, as recorded in Plat Book 27, Pages 7A through 7Z, of the Public Records of Charlotte County, Florida. The proposed subdivision consists of 505 residential lots and 7 tracts. This site contains 116.15+ acres and is generally located south of Belmont Road, north of Babcock Trail, west of the County line with Glades County, and east of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area, and in Commission District I.

FP-24-02

Quasi-Judicial

Commission District I

Lennar Homes, LLC is requesting Preliminary Plat approval for a subdivision to be named, Webb's Reserve - Phase 2, being a replat of a portion of Tract F-3 of Webb's Reserve, as recorded in Plat Book 27, Pages 8A through 8Z, of the Public Records of Charlotte County, Florida. The proposed subdivision consists of 142 residential lots and 10 tracts. This site contains 58.85+ acres and is generally located south of Belmont Road, north of Babcock Trail, west of the County line with Glades County, and east of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area, and in Commission District I.

PV-24-01

Legislative

Commission District III

ARR Holdings, LLC is requesting to vacate a portion of Rotonda Heights consisting of lots 1944 through 1952, lots 1955 through 1959, and lots 1973 through 1981, as recorded in Plat Book 8, Pages 26A through 26Z, of the Public Records of Charlotte County, Florida. The properties consist of 9.307+ acres and are generally located north and west of Rotonda Boulevard West, south of Flower Road, east of Placida Road, in the Rotonda West and West County area, and located in Commission District III.

PD-23-00006

Quasi-Judicial

Commission District I

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate I (RE-I) to Planned Development (PD) in order to have a storage yard for Phase I in order to only store boats, recreational vehicles, trailers, and other non-commercial vehicles, and building trades contractor's yards in Phase II, for property generally located south of Old Landfill Road, east of Loveland Boulevard and Willie Drive, and southwest of the County owned East Port Water Plant, in the Port Charlotte area, containing 33.74+ acres; Commission District I; Petition No. PD-23-00006; Applicant: 33 Acres Old Landfill Road LLC, providing an effective date.

PD-24-04

Quasi-Judicial

Commission District II

An Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate I (RE-I) (34.1+ acres) and Planned Development (PD) (315+ acres) to Planned Development (PD) in order to have a residential development up to 1,000 residential units (no change); adding a Land Use Equivalency Matrix for a mixture of residential and commercial development, and the maximum development rights would be 1,000 residential units with no commercial square footage, or a maximum of 100,000 square feet of commercial uses with 468 residential units; requiring transferring density of 779 units for residential development above the base density of 221 units; adopting a General PD Concept Plan, for property, including four parcels, three parcels located at 15162 and 15170 Burnt Store Road and 26000 Zemel Road, and one parcel generally located north of Zemel Road, south of Shotgun Road, and east of Burnt Store Road, in the boundary of the Burnt Store Area Plan area and in the Punta Gorda area, containing 349.1+ acres; Commission District II; Petition No. PD-24-04; Applicant: Zemel Land Partners LLC, providing an effective date.

SHOULD ANY AGENCY OR PERSON DECIDE TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING, A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, A VERBATIM RECORD OF THE PROCEEDING IS REQUIRED, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A, of the Charlotte County Administration Center. Any person needing reasonable accommodation or auxiliary aids and services please contact our office at 941.764.4151, TDD/TTY 941.743.1234, or by email to [David.Lyles@charlottecountyfl.gov](mailto:David.Lyles@charlottecountyfl.gov).

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## AREA NEWS BRIEF

### Bridge work planned for Oceanspray Boulevard

ENGLWOOD EAST — Work on a bridge on Oceanspray Boulevard in Englewood East will mean intermittent lane closures, according to Charlotte County officials.

Work will begin Monday on the bridge over the March Waterway, between Rosemont and Regina drives.

Workers will be rehabilitating the bridge until Oct. 14.