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ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
PAGE: 6
INSTR #: 3582782 Doc Type: GOV
Recorded: 10/29/2025 at 05:11 PM
Rec. Fee: RECORDING $52.50

RESOLUTION NUMBER 2025 -356

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING ATWELL, LLC A PLANNED DEVELOPMENT (PD) MAJOR MODIFICATION TO THE FINAL DETAIL SITE PLAN APPROVAL FOR FIRELIGHT NORTH PHASE 1 AND PHASE 2 (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; AND CONSISTS OF 337 DWELLING UNITS WITH THREE ACCESS POINTS, ON A 349± ACRE PROJECT SITE, LOCATED AT 26000 ZEMEL ROAD, PUNTA GORDA, FLORIDA, IN COMMISSION DISTRICT II.

RECITALS

WHEREAS, Atwell, LLC ("Applicant") submitted Application DRC-25-067 requesting a Planned Development (PD) Major Modification to the Final Detail Site Plan Approval for Firelight North Phase I and Phase 2 (DRC-24-074), due to the addition of lots around the perimeter of the property boundary as well as the new development for Phase 2, consisting of 337 dwelling units with three access points, on a 349± acre site, 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-25-067 for technical compliance with the Code of Laws and Ordinances of

MW

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-25-067 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-25-067 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 October 28, 2028.

   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 October, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

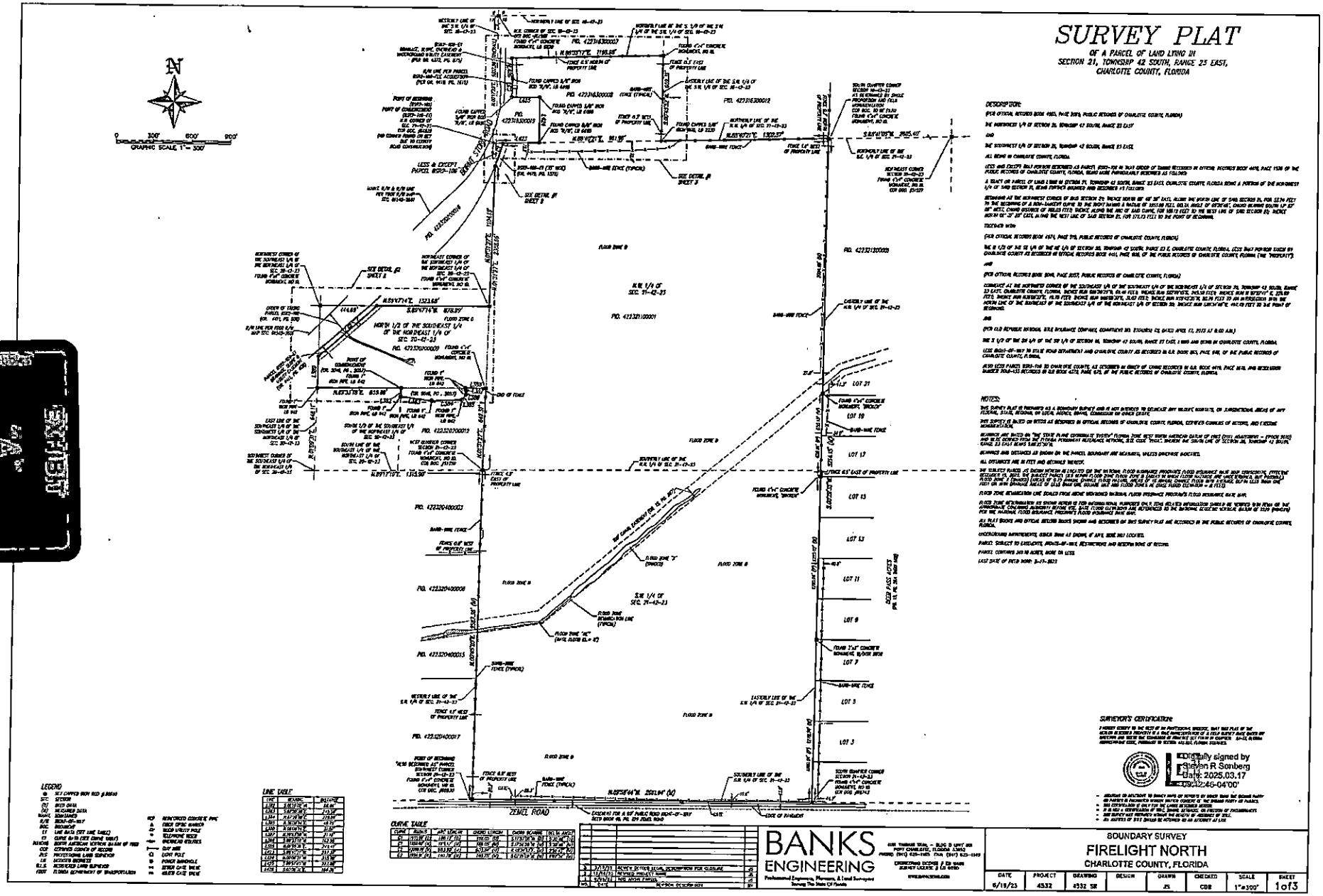
ATTEST:
Roger D. Eaton, Clerk of
Circuit Court and Ex-Officio Clerk
of the Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR2025-0419

KWW



SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTION 21, TOWNSHIP 42 SOUTH, RANGE 25 EAST,
CHARLOTTE COUNTY, FLORIDA

DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 4985, PAGE 2093, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA)

THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 25 EAST

AND

THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 25 EAST.

ALL BEING IN CHARLOTTE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION DESCRIBED AS PARCEL 8002-106 IN THAT ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4478, PAGE 1538 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OR PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 25 EAST, CHARLOTTE COUNTY, FLORIDA BEING A PORTION OF THE NORTHEAST 1/4 OF SAID SECTION 21, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE RUN N89°49'10"E, ALONG THE NORTH LINE OF SAID SECTION 21, FOR 5319.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET, DELTA ANGLE OF 09°04'41", CHORD BEARING SOUTH 12°47'07" WEST, CHORD DISTANCE OF 166.25 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 166.19 FEET TO THE WEST LINE OF SAID SECTION 21; THENCE RUN N01°47'13"E, ALONG THE WEST LINE OF SAID SECTION 21, FOR 1172.13 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

(PER OFFICIAL RECORDS BOOK 4167, PAGE 719, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA)

THE E 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 25 E, CHARLOTTE COUNTY, FLORIDA. (LESS THAT PORTION DEEDED BY CHARLOTTE COUNTY AS RECORDED IN OFFICIAL RECORDS BOOK 4431, PAGE 1836, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA (THE "PROPERTY")

AND

(PER OFFICIAL RECORDS BOOK 3048, PAGE 2037, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA)

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 25 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE RUN S89°39'27"E, 65.46 FEET; THENCE RUN S01°19'33"E, 200.00 FEET; THENCE RUN S89°39'27"E, 33.00 FEET; THENCE RUN N01°19'33"W, 40.00 FEET; THENCE RUN S89°39'27"E, 33.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28; THENCE RUN S89°39'27"E, 140.79 FEET TO THE POINT OF BEGINNING.

AND

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 2210-6010, CO, DATED APRIL 12, 2023 AT 8:00 A.M.)

THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 25 EAST, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA.

LESS ROAD-OF-WAY TO STATE ROAD DEPARTMENT AND CHARLOTTE COUNTY AS RECORDED IN O.R. BOOK 301, PAGE 598, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALSO LESS PARCEL 2001-106 TO CHARLOTTE COUNTY, AS DESCRIBED IN ORDER OF TAKING RECORDED IN O.R. BOOK 4478, PAGE 1618, AND RESCISSION RECORDED 2008-133 RECORDED IN O.R. BOOK 4772, PAGE 1215, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

NOTES:

THIS SURVEY PLAT IS INTENDED 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 NOTES AS DESCRIBED IN OFFICIAL RECORDS OF CHARLOTTE COUNTY, FLORIDA, CERTIFIED COPIES OF RECORDS, AND I DESCRIBE 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, (F.P.R.N.) CODE "FPRN", WHEREIN THE SOUTH LINE OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 25 EAST BEARS S.89°39'27"E.

BEARINGS AND DISTANCES AS SHOWN ON THE PARCEL BOUNDARY AND MEASURED, UNLESS OTHERWISE NOTED.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

THE SUBJECT PARCEL IS SHOWN HEREON AS LYING INTO AND WITHIN THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP CORRESPONDING EFFECTIVE DECEMBER 19, 2012, THE SUBJECT PARCEL LIES BETWEEN FLOOD ZONE "AE" (ELEV. 8) AREAS IS WHERE FLOOD ELEVATIONS ARE USED (BASE FLOOD ELEVATIONS), BUT NATURALLY FLOOD ZONE "A" (UNNUMBERED) EXPOSED OF 1% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND ZONE X (SHADED) (OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD) (TOWNSHIP 42 S RANGE 25 E)

FLOOD ZONE DELINEATION LINE SHOWN FROM ABOVE REFERENCED NATIONAL FLOOD INSURANCE RATE MAP.

FLOOD ZONE INFORMATION AS SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. FINAL RELATED INFORMATION SHOULD BE VERIFIED WITH MAPS OF THE APPROPRIATE COMMUNITY HAVING AUTHORITY BEFORE USE. BASE FLOOD ELEVATIONS ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) PER THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP.

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

ENCROACHING IMPROVEMENTS, IF ANY, SHOWN ARE AS SHOWN, IF APPLICABLE, WERE NOT LOCATED.

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

PARCEL CONTAINS 340.16 ACRES, MORE OR LESS.

LAST DATE OF FIELD WORK: 3-17-2023

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE ABOVE DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND THAT THE STANDARDS OF PRACTICE SET FORTH BY FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Steven R Sonberg
Date: 2025.03.17 09:32:46-04'00'

- UNLESS IT IS ATTACHED TO DIRECT COPY OF REPORT IS OF LIMITED USE OR VALUE
- ALL PAGES IN THIS REPORT ARE INTENDED TO BE USED AS A WHOLE
- IT IS NOT A LEGAL DESCRIPTION AND SHOULD NOT BE USED AS SUCH
- IT IS NOT A REPORT OF TITLE, AND IS NOT INTENDED TO EXPRESS OR IMPLY OWNERSHIP
- ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW

LEGEND

⊕	SET CAPPED IRON ROD & BANNER
STK	STAKE
(M)	MEASURED DATA
(BASIS)	BEARINGS
R/W	RIGHT-OF-WAY
(R&C)	RECORDED
(T)	LINE DATA (SEE LINE TABLE)
(C)	CURVE DATA (SEE CURVE TABLE)
NAD/88	NORTH AMERICAN DATUM OF 1983
COR	CORNER(S) CORNER OF RECORD
PLS	PROFESSIONAL LAND SURVEYOR
LB	LICENSED BUSINESS
R.L.S.	REGISTERED LAND SURVEYOR
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
RCP	REINFORCED CONCRETE PIPE
⚓	CABLE STATIC ANCHOR
⊘	WOOD UTILITY POLE
☎	TELEPHONE RISER
⊞	ENCIRCLED FEATURES
—	GUY WIRE
○	LIGHT POLE
⊕	POWER MANHOLE
⊠	METER CAN/ RISER
⊠	ELECTRIC RISER

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°39'27" E	66.46'
L2	S 01°19'33" W	200.00'
L3	S 89°39'27" E	33.00'
L4	N 01°19'33" W	200.00'
L5	S 89°39'27" E	140.79'
L6	S 01°19'33" W	40.00'
L7	S 89°39'27" E	33.00'
L8	N 01°19'33" W	200.00'
L9	S 89°39'27" E	66.46'
L10	S 01°47'13" W	1172.13'
L11	S 89°49'10" W	5319.76'
L12	N 01°47'13" E	1172.13'
L13	N 89°39'27" W	140.79'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1050.00' (M)	166.19' (M)	166.02' (M)	S 12°47'07" W (M)	9°04'41" (M)
C2	1150.00' (M)	181.99' (M)	181.80' (M)	S 12°47'07" W (M)	9°04'41" (M)
C3	1099.70' (M)	173.99' (M)	173.81' (M)	S 12°47'07" W (M)	9°04'41" (M)
C4	1099.70' (M)	140.79' (M)	140.70' (M)	S 01°19'33" W (M)	7°20'00" (M)

NO.	DATE	REVISION DESCRIPTION	BY
5	2/13/25	REVISED SURVEYOR'S LEGAL DESCRIPTION FOR CLOSURE	JS
4	11/26/24	REVISED PROJECT NAME	JS
3	5/29/24	ADDED ADJOIN PARCEL	JS
2	5/1/24	ADDED ADJOIN PARCEL	JS
1	3/17/23	ADDED ADJOIN PARCEL	JS
NO.	DATE	REVISION DESCRIPTION	BY

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

400 TAMIAMI TRAIL – BLDG 2 UNIT 200
PORT CHARLOTTE, FLORIDA 33950
PHONE: (941) 625-3425 FAX: (941) 625-3449

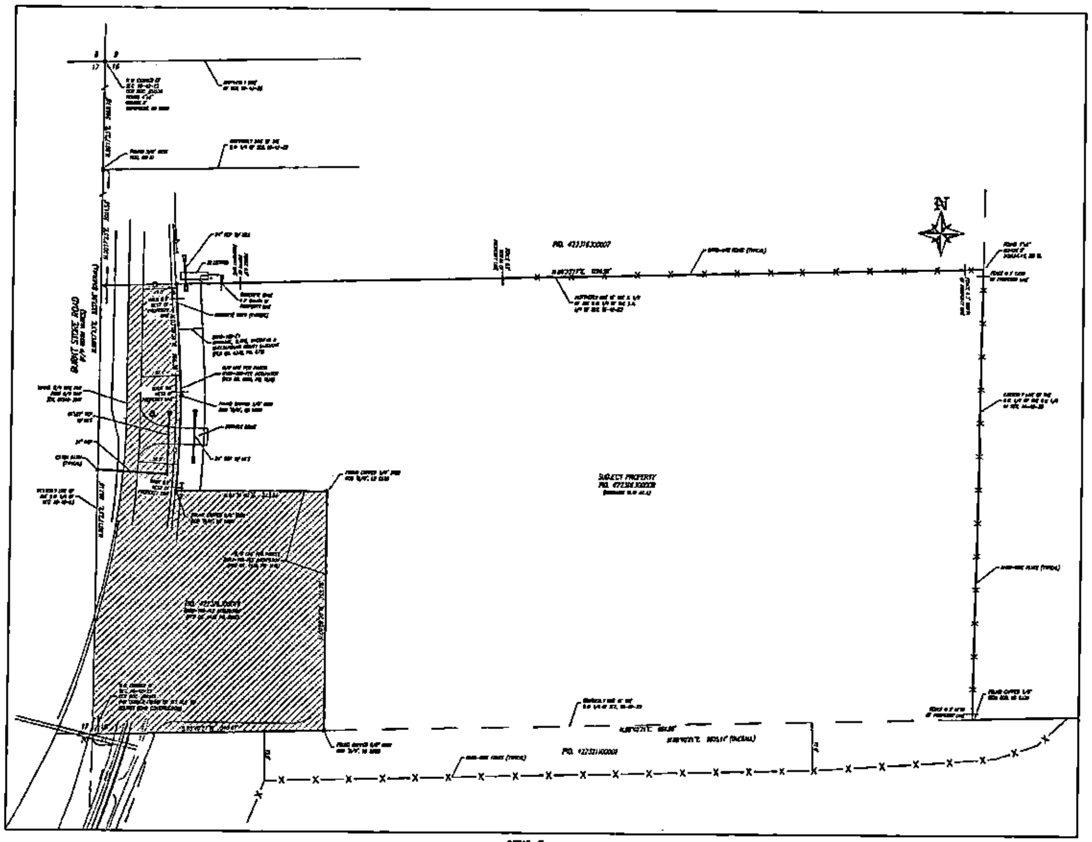
CERTIFICATE NUMBER # 28 50688
SURVEY LICENSE # LB 6988

BOUNDARY SURVEY
FIRELIGHT NORTH
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6/19/23	4532	4532 SR		JS	CDB	1"=300'	1of3

SURVEY PLAT

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



DETAIL "B"
(SCALE 1"=80')

LEGEND

●	SET CAPPED IRON ROD
SEC	SECTION
(D)	DEED DATA
(M)	MEASURED DATA
	[illegible]
R/W	RIGHT-OF-WAY
DOC	DOCUMENT
L1	LINE DATA (SEE LINE TABLE)
C1	CURVE DATA (SEE CURVE TABLE)
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
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
RCP	REINFORCED CONCRETE PIPE
	FIBER OPTIC MARKER
	WOOD UTILITY POLE
	TELEPHONE RISER
	OVERHEAD UTILITIES
	GUY WIRE
	LIGHT POLE
	POWER MANHOLE
	SEWER GATE VALVE
	WATER GATE VALVE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	[illegible] (D)	[illegible] (D)	[illegible] (D)	[illegible] (D)	[illegible] (D)
C1	[illegible] (M)	[illegible] (M)	[illegible] (M)	[illegible] (M)	[illegible] (M)
C2	[illegible] (M)	[illegible] (M)	[illegible] (M)	[illegible] (M)	[illegible] (M)
C2	[illegible] (M)	[illegible] (M)	[illegible] (M)	[illegible] (M)	[illegible] (M)

NO.	DATE	REVISION DESCRIPTION	BY

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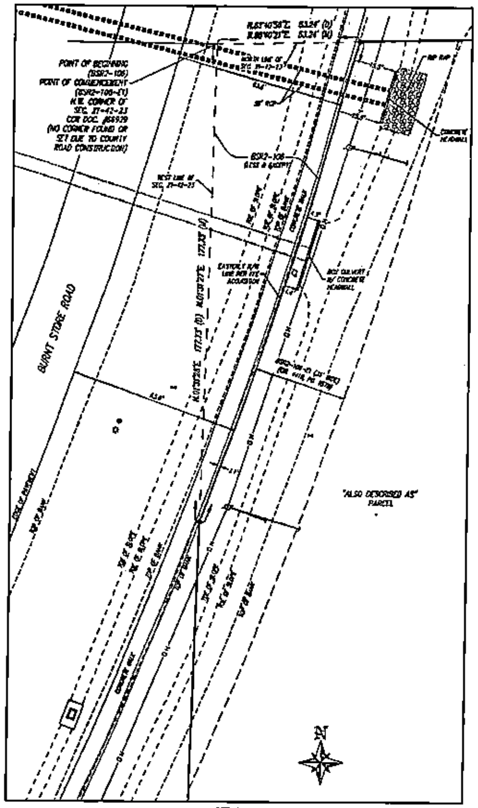
BOUNDARY SURVEY
FIRELIGHT NORTH
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6/19/23	4532	4532 SR		JS	CDB	AS SHOWN	3of3

SURVEY PLAT

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



DETAIL #1
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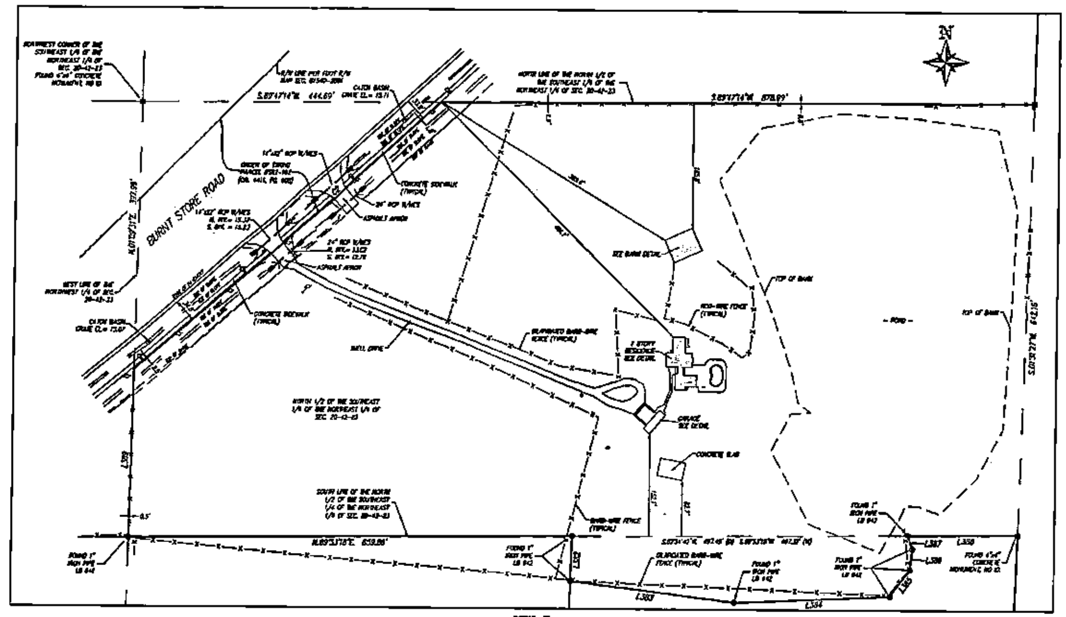
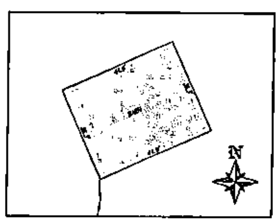


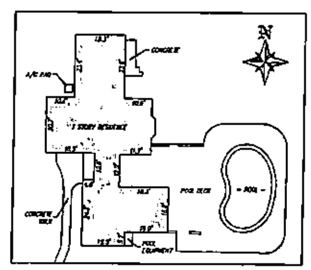
DETAIL #2
(SCALE 1"=80')

LINE TABLE

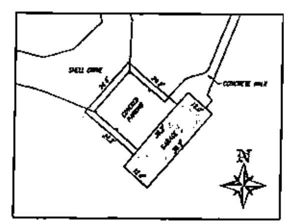
LINE	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]



BARN DETAIL
(SCALE 1"=20')



1 STORY RESIDENCE DETAIL
(SCALE 1"=20')



GARAGE DETAIL
(SCALE 1"=10')

LEGEND

- ● SET CAPPED IRON ROD [illegible]
- SEC. SECTION
- (D) DEED DATA
- (M) MEASURED DATA
- [illegible] [illegible]
- R/W RIGHT-OF-WAY
- DOC DOCUMENT
- L1 LINE DATA (SEE LINE TABLE)
- C1 CURVE DATA (SEE CURVE TABLE)
- NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
- CCR CERTIFIED CORNER OF RECORD
- PLS PROFESSIONAL LAND SURVEYOR
- LB LICENSED BUSINESS
- RLS REGISTERED LAND SURVEYOR
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- RCP REINFORCED CONCRETE PIPE
- FIBER OPTIC MARKER
- WOOD UTILITY POLE
- TELEPHONE RISER
- OVERHEAD UTILITY
- GUY WIRE
- LIGHT POLE
- POWER MANHOLE
- [illegible]
- [illegible]

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	[illegible] (D)	[illegible] (D)	[illegible] (D)	[illegible] (D)	[illegible] (D)
C1	[illegible] (M)	[illegible] (M)	[illegible] (M)	[illegible] (M)	[illegible] (M)
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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PORT CHARLOTTE, FLORIDA

BOUNDARY SURVEY
FIRELIGHT NORTH
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8/19/23	4532	4532 SR		JS	CDB	AS SHOWN	2of3