

September 30, 2024

ORDINANCE
NUMBER 2024 034

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM RESIDENTIAL ESTATE 1 (RE-1) (47.85± ACRES) AND PLANNED DEVELOPMENT (PD) (96.99± ACRES) TO PD IN ORDER TO HAVE A RESIDENTIAL DEVELOPMENT UP TO 273 RESIDENTIAL UNITS (A REDUCTION OF 86 RESIDENTIAL UNITS); REQUIRING TRANSFER OF DENSITY UNITS FOR RESIDENTIAL DEVELOPMENT ABOVE THE BASE DENSITY OF 14 UNITS; ADOPTING A GENERAL PD CONCEPT PLAN FOR THE PROPERTY, INCLUDING MULTIPLE PARCELS, GENERALLY LOCATED NORTH AND EAST OF PRADA DRIVE, SOUTH OF ZEMEL ROAD, EAST OF BURNT STORE ROAD, AND WEST OF CHARLOTTE COUNTY LANDFILL AND WEIGH STATION, IN THE BOUNDARY OF THE BURNT STORE AREA PLAN AREA AND IN THE PUNTA GORDA AREA, CONTAINING 144.84± ACRES; CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT II; PETITION NO. PD-24-05; APPLICANT: ZEMEL LAND PARTNERS LLC; PROVIDING AN EFFECTIVE DATE.

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-24-05 submitted by applicant, Zemel Land Partners LLC ("Applicant"), which requested a rezoning from Residential Estate 1 (RE-1) (47.85± acres) and Planned Development (PD) (96.99± acres) to PD in order to have a residential development up to 273 residential units (a reduction of 86 residential units); requiring transfer of density units for residential development above the base density of 14 units; adopting a General PD Concept Plan for the property, including multiple parcels, generally located north and east of Prada Drive, south of Zemel Road, east of Burnt Store Road, and west of Charlotte

mm

County Landfill and Weigh Station, in the boundary of the Burnt Store Area Plan area and in the Punta Gorda area, containing 144.84± acres, Commission District II, and more particularly described in Exhibit "A" which is attached hereto and by this reference provided herein ("Property"); and

WHEREAS, Petition PD-24-05 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-24-05 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-24-05 to rezone the subject property from RE-1 (47.85± acres) and Planned Development (PD) (96.99± acres) to 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-24-05 requesting a rezoning from Residential Estate 1 (RE-1) (47.85± acres) and

60 Planned Development (PD) (96.99± acres) to PD in
61 order to have a residential development up to 273
62 residential units (a reduction of 86 residential units);
63 requiring transfer of density units for residential
64 development above the base density of 14 units;
65 adopting a General PD Concept Plan for the property,
66 including multiple parcels, generally located north and
67 east of Prada Drive, south of Zemel Road, east of
68 Burnt Store Road, and west of Charlotte County
69 Landfill and Weigh Station, in the boundary of the
70 Burnt Store Area Plan area and in the Punta Gorda
71 area, containing 144.84± acres, Commission District
72 II, and more particularly described in Exhibit "A" which
73 is attached hereto and by this reference provided
74 herein.

75
76 SECTION 2. That the zoning for this property shall run with the
77 property and shall apply to any subsequent owners, heirs and assigns.

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

80
81
82
83 [SIGNATURE PAGE FOLLOWS]
84
85
86
87
88
89
90
91

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

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____

William C. Truex, 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

2024-0263

SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

DESCRIPTION:
ONE (1) PARCEL ACCORDING TO THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PARCEL 1
THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 2
THE WEST ONE-HALF (W-1/2) OF THE EAST ONE-HALF (E-1/2) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 3
THE WEST ONE-HALF (W-1/2) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 4
THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 5
THE WEST ONE-HALF (W-1/2) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 6
THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 7
THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 8
THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 9
THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 10
THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 11
THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 12
THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 13
THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 14
THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 15
THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

I, BANKS ENGINEERING, P.L.L.C., a limited liability company, do hereby certify that the foregoing plat is a true and correct copy of the original plat as shown to me by the owner of the land, and that the same is a true and correct copy of the original plat as shown to me by the owner of the land.

DATE: 2023.09.29

11:13:31 -04'00'

BOUNDARY SURVEY

26001 & 26701 ZEMEL ROAD

CHARLOTTE COUNTY, FLORIDA

DATE: 8/2/23

PROJECT: 4108

DRAWING: 4108-SR

DESIGN: JS

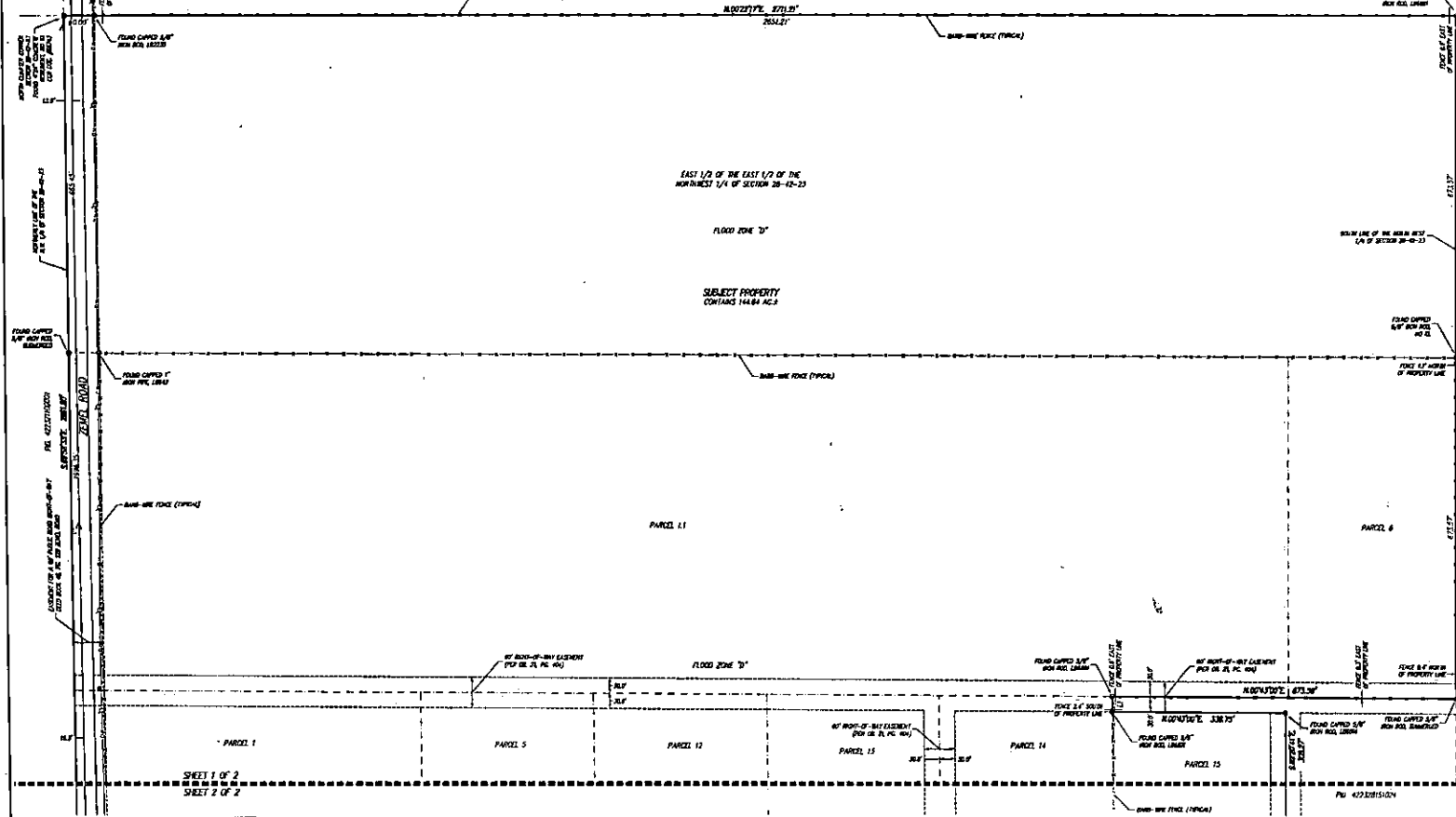
CHECKED: CDB

SCALE: 1"=100'

SHEET: 1 of 2



GRAPHIC SCALE: 1"=100'



NOTES:
THIS SURVEY PLAT IS PREPARED AS A LEGAL INSTRUMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR'S CERTIFICATION IS A PART OF THIS PLAT. THE SURVEYOR'S CERTIFICATION IS A PART OF THIS PLAT. THE SURVEYOR'S CERTIFICATION IS A PART OF THIS PLAT.

LINE	RECORD	RECORD
1	1	1
2	2	2

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

26001 & 26701 ZEMEL ROAD
CHARLOTTE COUNTY, FLORIDA

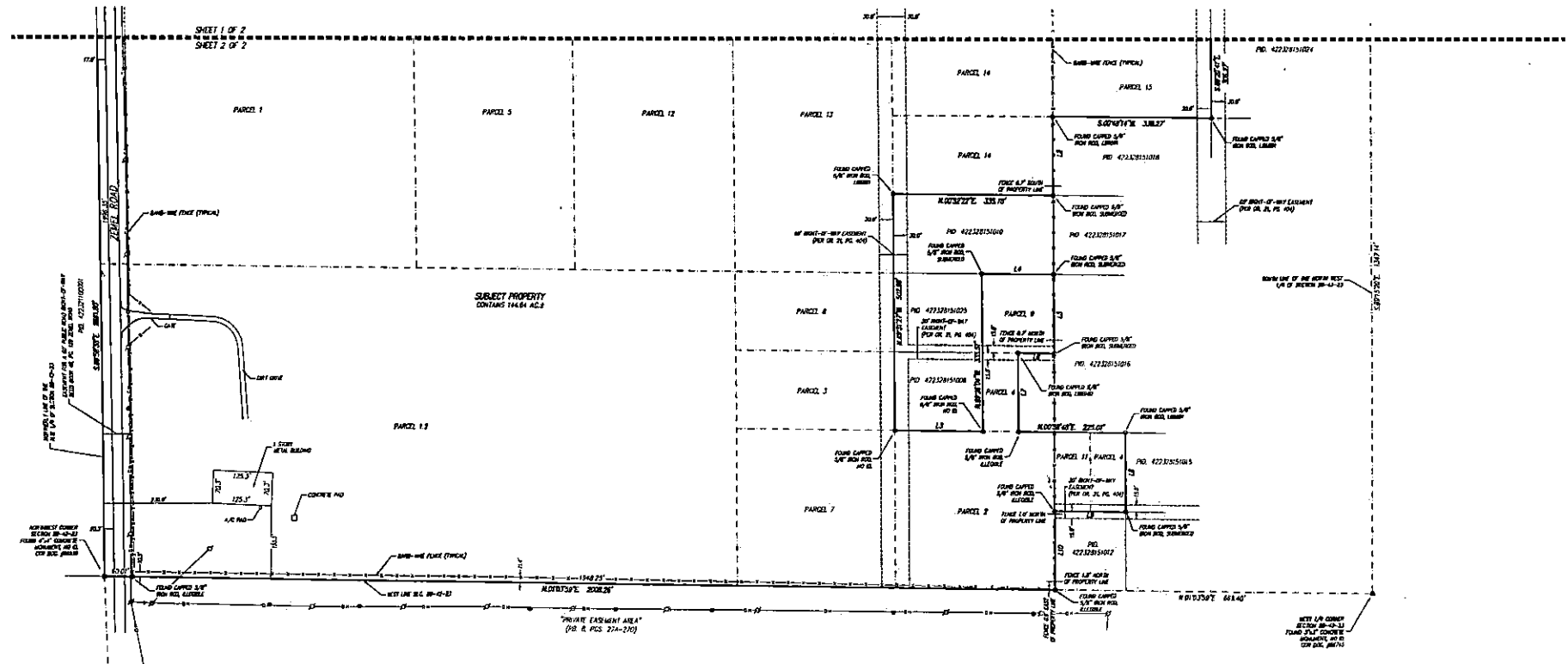
EXHIBIT
Total: 2



0 100' 200'
GRAPHIC SCALE 1" = 100'

SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



- LEGEND**
- 1. 1/4" CORNER MARKER
 - 2. 1/4" CORNER MARKER
 - 3. 1/4" CORNER MARKER
 - 4. 1/4" CORNER MARKER
 - 5. 1/4" CORNER MARKER
 - 6. 1/4" CORNER MARKER
 - 7. 1/4" CORNER MARKER
 - 8. 1/4" CORNER MARKER
 - 9. 1/4" CORNER MARKER
 - 10. 1/4" CORNER MARKER
 - 11. 1/4" CORNER MARKER
 - 12. 1/4" CORNER MARKER
 - 13. 1/4" CORNER MARKER
 - 14. 1/4" CORNER MARKER
 - 15. 1/4" CORNER MARKER
 - 16. 1/4" CORNER MARKER
 - 17. 1/4" CORNER MARKER
 - 18. 1/4" CORNER MARKER
 - 19. 1/4" CORNER MARKER
 - 20. 1/4" CORNER MARKER
 - 21. 1/4" CORNER MARKER
 - 22. 1/4" CORNER MARKER
 - 23. 1/4" CORNER MARKER
 - 24. 1/4" CORNER MARKER
 - 25. 1/4" CORNER MARKER
 - 26. 1/4" CORNER MARKER
 - 27. 1/4" CORNER MARKER
 - 28. 1/4" CORNER MARKER
 - 29. 1/4" CORNER MARKER
 - 30. 1/4" CORNER MARKER
 - 31. 1/4" CORNER MARKER
 - 32. 1/4" CORNER MARKER
 - 33. 1/4" CORNER MARKER
 - 34. 1/4" CORNER MARKER
 - 35. 1/4" CORNER MARKER
 - 36. 1/4" CORNER MARKER
 - 37. 1/4" CORNER MARKER
 - 38. 1/4" CORNER MARKER
 - 39. 1/4" CORNER MARKER
 - 40. 1/4" CORNER MARKER
 - 41. 1/4" CORNER MARKER
 - 42. 1/4" CORNER MARKER
 - 43. 1/4" CORNER MARKER
 - 44. 1/4" CORNER MARKER
 - 45. 1/4" CORNER MARKER
 - 46. 1/4" CORNER MARKER
 - 47. 1/4" CORNER MARKER
 - 48. 1/4" CORNER MARKER
 - 49. 1/4" CORNER MARKER
 - 50. 1/4" CORNER MARKER
 - 51. 1/4" CORNER MARKER
 - 52. 1/4" CORNER MARKER
 - 53. 1/4" CORNER MARKER
 - 54. 1/4" CORNER MARKER
 - 55. 1/4" CORNER MARKER
 - 56. 1/4" CORNER MARKER
 - 57. 1/4" CORNER MARKER
 - 58. 1/4" CORNER MARKER
 - 59. 1/4" CORNER MARKER
 - 60. 1/4" CORNER MARKER
 - 61. 1/4" CORNER MARKER
 - 62. 1/4" CORNER MARKER
 - 63. 1/4" CORNER MARKER
 - 64. 1/4" CORNER MARKER
 - 65. 1/4" CORNER MARKER
 - 66. 1/4" CORNER MARKER
 - 67. 1/4" CORNER MARKER
 - 68. 1/4" CORNER MARKER
 - 69. 1/4" CORNER MARKER
 - 70. 1/4" CORNER MARKER
 - 71. 1/4" CORNER MARKER
 - 72. 1/4" CORNER MARKER
 - 73. 1/4" CORNER MARKER
 - 74. 1/4" CORNER MARKER
 - 75. 1/4" CORNER MARKER
 - 76. 1/4" CORNER MARKER
 - 77. 1/4" CORNER MARKER
 - 78. 1/4" CORNER MARKER
 - 79. 1/4" CORNER MARKER
 - 80. 1/4" CORNER MARKER
 - 81. 1/4" CORNER MARKER
 - 82. 1/4" CORNER MARKER
 - 83. 1/4" CORNER MARKER
 - 84. 1/4" CORNER MARKER
 - 85. 1/4" CORNER MARKER
 - 86. 1/4" CORNER MARKER
 - 87. 1/4" CORNER MARKER
 - 88. 1/4" CORNER MARKER
 - 89. 1/4" CORNER MARKER
 - 90. 1/4" CORNER MARKER
 - 91. 1/4" CORNER MARKER
 - 92. 1/4" CORNER MARKER
 - 93. 1/4" CORNER MARKER
 - 94. 1/4" CORNER MARKER
 - 95. 1/4" CORNER MARKER
 - 96. 1/4" CORNER MARKER
 - 97. 1/4" CORNER MARKER
 - 98. 1/4" CORNER MARKER
 - 99. 1/4" CORNER MARKER
 - 100. 1/4" CORNER MARKER

LINE	BEARING	DISTANCE
1	N 0° 00' 00" E	100.00
2	S 0° 00' 00" E	100.00
3	E 0° 00' 00" E	100.00
4	N 0° 00' 00" E	100.00
5	S 0° 00' 00" E	100.00
6	E 0° 00' 00" E	100.00
7	N 0° 00' 00" E	100.00
8	S 0° 00' 00" E	100.00
9	E 0° 00' 00" E	100.00
10	N 0° 00' 00" E	100.00
11	S 0° 00' 00" E	100.00
12	E 0° 00' 00" E	100.00
13	N 0° 00' 00" E	100.00
14	S 0° 00' 00" E	100.00
15	E 0° 00' 00" E	100.00
16	N 0° 00' 00" E	100.00
17	S 0° 00' 00" E	100.00
18	E 0° 00' 00" E	100.00
19	N 0° 00' 00" E	100.00
20	S 0° 00' 00" E	100.00
21	E 0° 00' 00" E	100.00
22	N 0° 00' 00" E	100.00
23	S 0° 00' 00" E	100.00
24	E 0° 00' 00" E	100.00
25	N 0° 00' 00" E	100.00
26	S 0° 00' 00" E	100.00
27	E 0° 00' 00" E	100.00
28	N 0° 00' 00" E	100.00
29	S 0° 00' 00" E	100.00
30	E 0° 00' 00" E	100.00
31	N 0° 00' 00" E	100.00
32	S 0° 00' 00" E	100.00
33	E 0° 00' 00" E	100.00
34	N 0° 00' 00" E	100.00
35	S 0° 00' 00" E	100.00
36	E 0° 00' 00" E	100.00
37	N 0° 00' 00" E	100.00
38	S 0° 00' 00" E	100.00
39	E 0° 00' 00" E	100.00
40	N 0° 00' 00" E	100.00
41	S 0° 00' 00" E	100.00
42	E 0° 00' 00" E	100.00
43	N 0° 00' 00" E	100.00
44	S 0° 00' 00" E	100.00
45	E 0° 00' 00" E	100.00
46	N 0° 00' 00" E	100.00
47	S 0° 00' 00" E	100.00
48	E 0° 00' 00" E	100.00
49	N 0° 00' 00" E	100.00
50	S 0° 00' 00" E	100.00
51	E 0° 00' 00" E	100.00
52	N 0° 00' 00" E	100.00
53	S 0° 00' 00" E	100.00
54	E 0° 00' 00" E	100.00
55	N 0° 00' 00" E	100.00
56	S 0° 00' 00" E	100.00
57	E 0° 00' 00" E	100.00
58	N 0° 00' 00" E	100.00
59	S 0° 00' 00" E	100.00
60	E 0° 00' 00" E	100.00
61	N 0° 00' 00" E	100.00
62	S 0° 00' 00" E	100.00
63	E 0° 00' 00" E	100.00
64	N 0° 00' 00" E	100.00
65	S 0° 00' 00" E	100.00
66	E 0° 00' 00" E	100.00
67	N 0° 00' 00" E	100.00
68	S 0° 00' 00" E	100.00
69	E 0° 00' 00" E	100.00
70	N 0° 00' 00" E	100.00
71	S 0° 00' 00" E	100.00
72	E 0° 00' 00" E	100.00
73	N 0° 00' 00" E	100.00
74	S 0° 00' 00" E	100.00
75	E 0° 00' 00" E	100.00
76	N 0° 00' 00" E	100.00
77	S 0° 00' 00" E	100.00
78	E 0° 00' 00" E	100.00
79	N 0° 00' 00" E	100.00
80	S 0° 00' 00" E	100.00
81	E 0° 00' 00" E	100.00
82	N 0° 00' 00" E	100.00
83	S 0° 00' 00" E	100.00
84	E 0° 00' 00" E	100.00
85	N 0° 00' 00" E	100.00
86	S 0° 00' 00" E	100.00
87	E 0° 00' 00" E	100.00
88	N 0° 00' 00" E	100.00
89	S 0° 00' 00" E	100.00
90	E 0° 00' 00" E	100.00
91	N 0° 00' 00" E	100.00
92	S 0° 00' 00" E	100.00
93	E 0° 00' 00" E	100.00
94	N 0° 00' 00" E	100.00
95	S 0° 00' 00" E	100.00
96	E 0° 00' 00" E	100.00
97	N 0° 00' 00" E	100.00
98	S 0° 00' 00" E	100.00
99	E 0° 00' 00" E	100.00
100	N 0° 00' 00" E	100.00

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
9/28/23	4658	4658-SH		JS	CCR	1"=100'	2 of 2

BANKS
ENGINEERING

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

ONE TAMARCA TRAIL, SUITE 200
FORT CHARLOTTE, FLORIDA 34649
PHONE: (813) 822-1800 FAX: (813) 822-1144
FLORENTINE LUCIANO, P.E. & L.S.
SARAH LUCIANO, P.E. & L.S.
BANKS ENGINEERING

BOUNDARY SURVEY
26001 & 26701 ZEMEL ROAD
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
9/28/23	4658	4658-SH		JS	CCR	1"=100'	2 of 2

PD Conditions for Application PD-24-05

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: Firelight South PD Concept Plan) submitted by the applicant, prepared by Banks Engineering, dated December 12, 2023, revised July 22, 2024, 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 73.11± acres. The General PD Concept Plan includes 56.74± acres of wetlands and associated uplands, 16.37± 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-23-00223) is subject to the comments and conditions contained in the letter dated April 12, 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 14 units. The proposal is to develop a total of 273 dwelling units. Any residential development above 14 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.
 - i. Single-family homes attached or detached.
 - ii. Townhomes.
 - iii. Amenities such as clubhouse, community pool, tennis court or other similar non-commercial recreational uses and structures.
 - iv. Community garden.
 - v. Park, public or not-for-profit.
 - vi. Accessory uses and structures, which are uses and structures customarily accessory and clearly incidental to permitted uses and structures, including, but not limited to:
 - 1) Garages, carports and sheds.
 - 2) Fences or walls.
 - 3) Swimming pools, tennis court or other similar non-commercial recreational uses and structures.
- d. Special exceptions shall not be allowed.



- e. No development shall occur prior to Final Detail Site Plan approval. Final Detail Site Plan, when sufficient and acceptable to County, will be scheduled on the Board of County Commissioners land use consent agenda.
- f. A development timeline and phasing plan for the entire PD shall be submitted as part of the Final Detail Site Plan application.
- g. The maximum building height for single-family homes, townhomes, and amenity structures is 38 feet from the base flood elevation. Other development standards are listed on the PD Concept Plan(s).
- h. All roadways within the development shall be constructed to Charlotte County standards. All private roadways must be maintained in perpetuity by the developer, and subsequently, a homeowners' association or similar entity.
- i. The applicant/property owner shall provide a pedestrian/sidewalk system with a minimum width of five feet throughout the development, which shall be part of the Final Detail Site Plan. At a minimum, an eight feet sidewalk is required along Zemel Road for the subject property boundary.
- j. There shall be two entrances located on Zemel Road, and one optional pedestrian/vehicle access to the property located immediately to the east, which are shown on the General PD Concept Plan(s). The exact locations for these access points will be determined during Final Detail Site Plan review. County Transportation staff reserve the right to make additional comments regarding site related improvements and other matters at the time of Final Detail Site Plan review.
- k. 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.
- l. 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 one 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 any residential Certificates 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.
- m. 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.
- n. 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. There are existing 60-foot and 30-foot rights-of-way as shown on the General PD Concept Plan(s).
- o. The site shall be developed with a unified landscaping theme. Landscaping and Buffers:
 - i. At a minimum, planting equivalent to 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 within the 25-foot PD setback for the property boundary adjacent to Zemel Road except for entrances and wetlands.
 - ii. At a minimum, planting equivalent to Type "B" 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 within the 25-foot PD setback for the property boundary adjacent to Zemel Road and in front of single-family homes located within 50 feet of the property boundary. For all single-family homes located outside of the 50 feet of the property boundary, condition o.i. shall apply.
 - iii. At a minimum, planting equivalent to Type "B" buffer must be placed within the 25-foot PD setback along the southern, eastern, and western portion of the property boundary except for the entrance and wetlands.
 - iv. At a minimum, planting equivalent to Type "A" Buffer must be placed within the townhome development area which is adjacent to the internal single-family development.

- v. At a minimum, planting equivalent to Type "C" buffer is required for the amenity and recreational area.
 - vi. If Conditions o.i. through o.iv., regarding the location and type of buffers, creates any perceived ambiguity or confusion, the General PD Concept Plan (Attachment 1) shall control.
- p. The final design of the amenity area shall be determined at Final Detail Site Plan review.
 - q. The Wetland Management Plan (Attachment 2: Wetland Management Plan) shall be implemented to ensure that onsite wetlands identified as "wetland area," on the General PD Concept Plan (Attachment 1) shall be restored and preserved in perpetuity. A minimum of 25-foot buffer along all wetlands is required. Signage shall be required to warn residents of the conservation status of the preserves and such signs shall be identified on the Final Detail Site Plan and placed along the perimeter of the preserves, particularly where the preserves abut development.
 - r. If outdoor lighting is proposed in the amenity area, it must be shielded or directed in such a way that the light does not shine beyond the boundaries of the proposed amenity area. Pole or standing lights may not be taller than 10 feet. No outdoor lighting shall be allowed within 50 feet of the upland buffer of any wetland. Outdoor lighting shall be shielded so that no light shines into the buffer/wetland area.
 - s. The proposed amenity area may contain a clubhouse, with a community pool, a tennis court, or other 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.
 - t. Natural gas outdoor lanterns may be incorporated into Project signage to be approved as part of Final Detail Site Plan application approval.
 - u. 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

Firelight South PD Concept Plan

पुस्तकालय सूची

SITE INFORMATION

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

WATER
CHARLOTTE COUNTY UTILITIES
3100 LEVELAND BOULEVARD
PORT CHARLOTTE, FL 33980
PHONE: (941) 784-4300

SEWER
CHARLOTTE COUNTY UTILITIES
3100 LEVELAND BOULEVARD
PORT CHARLOTTE, FL 33980
PHONE: (941) 784-4300

ELECTRIC
FLORIDA POWER AND LIGHT
2245 MURPHY CT
NORTH PORT, FL 34291
PHONE: (800) 315-6490

PHONE
CENTURYTELE
6185 KINGS HIGHWAY
PORT CHARLOTTE, FL 33980
PHONE: (941) 837-5141

CABLE
COMCAST
22266 EDGEWATER DRIVE
PORT CHARLOTTE, FL 33980
PHONE: (800) 258-2278

FIRE PROTECTION
CHARLOTTE COUNTY FIRE/EMS
26571 AIRPORT RD.
PUNTA GORDA, FL 33982
PHONE: (941) 833-5600

SOLID WASTE DISPOSAL
WASTE MANAGEMENT
25151 OLD LANDMOIL ROAD
PORT CHARLOTTE, FL 33980
PHONE: (941) 838-1108

CIVIL ENGINEER:
BANK'S ENGINEERING
TODD M. KERRIN, P.E. PROJECT MANAGER

SURVEYOR:
BANK'S ENGINEERING
C. DREW BRANCH, P.S.M.

ENVIRONMENTAL:
RUSLEY HORN
JALEC

ARCHITECT:
N/A

LANDSCAPE ARCHITECT:
JOHN T. SMITH, P.A.

TRAFFIC ENGINEER:
KARL L. THOMAS
CHRISTOPHER C. HATTON, P.E.

4181 TAMARIN TRAIL - BLDG 5 UNIT 301
PORT CHARLOTTE, FLORIDA 33552
PHONE: (941) 626-1183

4181 TAMARIN TRAIL - BLDG 5 UNIT 301
PORT CHARLOTTE, FLORIDA 33552
PHONE: (941) 626-1183

1727 WASH STREET SUITE 200
SARASOTA, FL 34236
PHONE: (941) 379-7600

P.O. BOX 494888
PORT CHARLOTTE, FL 33549
PHONE: (941) 678-7355

856 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FL 33602
PHONE: (813) 408-1400

Professional Engineers, Planners, & Land Surveyors
Serving SouthWest Florida

4161 TAMiami TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENGFLA.COM

TODD H. REBOL, P.E.
LICENSE NO. 64040

[illegible]

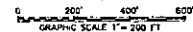


Diagram illustrating a proposed full access point for a vehicle. The diagram shows a cross-section of a vehicle's side profile with a proposed full access point (indicated by a circle) and a proposed optional location (indicated by a circle). The diagram also shows the vehicle's structural components, including the roof, side panel, and floor. Labels include: "PROPOSED FULL ACCESS POINT", "PROPOSED OPTIONAL LOCATION MAY VARY BASED ON FINAL TRAFFIC DESIGN", "25' 0\"/>

ZONED: RE1

ZONED: RE1

ZONED: PD

II PROPERTY INFORMATION:
 Current Land and Lease File PD, RES / TACOM

PROPERTY AREA (44-384 AG) (NOC)

DEVELOPMENT AREA (PD AREA)	144.86 AC	(100.00 %)
WETLAND / WETLAND BUFFLE AREA	58.74 AC	(39.22 %)
P.O.R. AREA	18.09 AC	(12.49 %)
RESIDENTIAL AREA	43.89 AC	(29.60 %)
STORMWATER DRAINAGE AREA	11.83 AC	(7.48 %)
CONNECTING OPEN SPACE AREA	19.27 AC	(12.49 %)
ANALYTIC AREA	15.23 AC	(9.82 %)

THE PARCEL LIES IN FLOOD ZONE "D"

PROPOSED MAXIMUM LIMITS OF 273 UNITS

MEASURED MAXIMUM ENERGY: 273 UNITS / 100 BT. ABOVE = 100 UNITS / ABOVE

doi:10.1017/S0022292412001753

2.8 INCHES PER SQUARE LINE?

PAVING FOR THE PROJECT NEARBY AREA WILL BE DETERMINED AND PROVIDED
ABOUT A1 BY END OF 1966, UETAD, CITY PLAN APPROXIMATELY 1966/1970

1990-1991, 1991-1992, 1992-1993, 1993-1994, 1994-1995, 1995-1996, 1996-1997, 1997-1998, 1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, 2026-2027, 2027-2028, 2028-2029, 2029-2030, 2030-2031, 2031-2032, 2032-2033, 2033-2034, 2034-2035, 2035-2036, 2036-2037, 2037-2038, 2038-2039, 2039-2040, 2040-2041, 2041-2042, 2042-2043, 2043-2044, 2044-2045, 2045-2046, 2046-2047, 2047-2048, 2048-2049, 2049-2050, 2050-2051, 2051-2052, 2052-2053, 2053-2054, 2054-2055, 2055-2056, 2056-2057, 2057-2058, 2058-2059, 2059-2060, 2060-2061, 2061-2062, 2062-2063, 2063-2064, 2064-2065, 2065-2066, 2066-2067, 2067-2068, 2068-2069, 2069-2070, 2070-2071, 2071-2072, 2072-2073, 2073-2074, 2074-2075, 2075-2076, 2076-2077, 2077-2078, 2078-2079, 2079-2080, 2080-2081, 2081-2082, 2082-2083, 2083-2084, 2084-2085, 2085-2086, 2086-2087, 2087-2088, 2088-2089, 2089-2090, 2090-2091, 2091-2092, 2092-2093, 2093-2094, 2094-2095, 2095-2096, 2096-2097, 2097-2098, 2098-2099, 2099-2100, 2100-2101, 2101-2102, 2102-2103, 2103-2104, 2104-2105, 2105-2106, 2106-2107, 2107-2108, 2108-2109, 2109-2110, 2110-2111, 2111-2112, 2112-2113, 2113-2114, 2114-2115, 2115-2116, 2116-2117, 2117-2118, 2118-2119, 2119-2120, 2120-2121, 2121-2122, 2122-2123, 2123-2124, 2124-2125, 2125-2126, 2126-2127, 2127-2128, 2128-2129, 2129-2130, 2130-2131, 2131-2132, 2132-2133, 2133-2134, 2134-2135, 2135-2136, 2136-2137, 2137-2138, 2138-2139, 2139-2140, 2140-2141, 2141-2142, 2142-2143, 2143-2144, 2144-2145, 2145-2146, 2146-2147, 2147-2148, 2148-2149, 2149-2150, 2150-2151, 2151-2152, 2152-2153, 2153-2154, 2154-2155, 2155-2156, 2156-2157, 2157-2158, 2158-2159, 2159-2160, 2160-2161, 2161-2162, 2162-2163, 2163-2164, 2164-2165, 2165-2166, 2166-2167, 2167-2168, 2168-2169, 2169-2170, 2170-2171, 2171-2172, 2172-2173, 2173-2174, 2174-2175, 2175-2176, 2176-2177, 2177-2178, 2178-2179, 2179-2180, 2180-2181, 2181-2182, 2182-2183, 2183-2184, 2184-2185, 2185-2186, 2186-2187, 2187-2188, 2188-2189, 2189-2190, 2190-2191, 2191-2192, 2192-2193, 2193-2194, 2194-2195, 2195-2196, 2196-2197, 2197-2198, 2198-2199, 2199-2200, 2200-2201, 2201-2202, 2202-2203, 2203-2204, 2204-2205, 2205-2206, 2206-2207, 2207-2208, 2208-2209, 2209-2210, 2210-2211, 2211-2212, 2212-2213, 2213-2214, 2214-2215, 2215-2216, 2216-2217, 2217-2218, 2218-2219, 2219-2220, 2220-2221, 2221-2222, 2222-2223, 2223-2224, 2224-2225, 2225-2226, 2226-2227, 2227-2228, 2228-2229, 2229-2230, 2230-2231, 2231-2232, 2232-2233, 2233-2234, 2234-2235, 2235-2236, 2236-2237, 2237-2238, 2238-2239, 2239-2240, 2240-2241, 2241-2242, 2242-2243, 2243-2244, 2244-2245, 2245-2246, 2246-2247, 2247-2248, 2248-2249, 2249-2250, 2250-2251, 2251-2252, 2252-2253, 2253-2254, 2254-2255, 2255-2256, 2256-2257, 2257-2258, 2258-2259, 2259-2260, 2260-2261, 2261-2262, 2262-2263, 2263-2264, 2264-2265, 2265-2266, 2266-2267, 2267-2268, 2268-2269, 2269-2270, 2270-2271, 2271-2272, 2272-2273, 2273-2274, 2274-2275, 2275-2276, 2276-2277, 2277-2278, 2278-2279, 2279-2280, 2280-2281, 2281-2282, 2282-2283, 2283-2284, 2284-2285, 2285-2286, 2286-2287, 2287-2288, 2288-2289, 2289-2290, 2290-2291, 2291-2292, 2292-2293, 2293-2294, 2294-2295, 2295-2296, 2296-2297, 2297-2298, 2298-2299, 2299-2300, 2300-2301, 2301-2302, 2302-2303, 2303-2304, 2304-2305, 2305-2306, 2306-2307, 2307-2308, 2308-2309, 2309-2310, 2310-2311, 2311-2312, 2312-2313, 2313-2314, 2314-2315, 2315-2316, 2316-2317, 2317-2318, 2318-2319, 2319-2320, 2320-2321, 2321-2322, 2322-2323, 2323-2324, 2324-2325, 2325-2326, 2326-2327, 2327-2328, 2328-2329, 2329-2330, 2330-2331, 2331-2332, 2332-2333, 2333-2334, 2334-2335, 2335-2336, 2336-2337, 2337-2338, 2338-2339, 2339-2340, 2340-2341, 2341-2342, 2342-2343, 2343-2344, 2344-2345, 2345-2346, 2346-2347, 2347-2348, 2348-2349, 2349-2350, 2350-2351, 2351-2352, 2352-2353, 2353-2354, 2354-2355, 2355-2356, 2356-2357, 2357-2358, 2358-2359, 2359-2360, 2360-2361, 2361-2362, 23

[illegible]

EXAMPLE: ΔH OF VAPORIZATION OF H_2O AT $100^\circ C$ AND 1.01325 BAR = 40.656 KJ/MOL

PRODUCED BY LARRY L. HARRIS AND LARRY L. HARRIS

© 2001 Blackwell Science Ltd, *Journal of Internal Medicine* 250: 399–406

1. MARKET CONDITIONS, DESIGN CONSTRAINTS OR PERMITTING REQUIREMENTS MAY REQUIRE SPECIAL SITE PLAN APPROVALS.
2. REQUESTING PARTY SHALL BE REQUIRED TO NEGOTIATE WITH ADJACENT WATER UTILITY STAFF TO DETERMINE IF EXISTING TRENCHES IN VEGETATION MEET QUALITY STANDARDS OR DETERMINE NECESSARY ADDITIONAL TRENCHES WILL BE REQUIRED TO MEET CURRENT LANDSCAPE AND/OR PLANTING REQUIREMENTS.
3. ALL ON-SITE LAKES WILL BE A PART OF THE STORM WATER MANAGEMENT SYSTEM.
4. PROPOSED PROJECT SHALL BE DEVELOPED BY CENTRAL WATER & SEWER.
5. ALL INTERNAL STREETS ARE TO BE PRIVATE.
6. BEING SINGLE FAMILY DETACHED & SINGLE FAMILY ATTACHED UNITS ARE PROPOSED ON ON-LOT RECREATION AREAS IN ACCORDANCE WITH THE PROPOSED DEVELOPMENT STANDARDS.
7. SIDEWALKS WILL NOT BE PROVIDED ON PAVES ROAD TO HENTICHAKE.
8. PARKING/PAVING IS PROPOSED WITHIN ROAD TO SERVE COMMUNITY.

[illegible]

NOTE:
 * PROPOSED IF SIZE SETBACK ON IN-TRUCK SIDE.
 ** PROPOSED SETBACK IS FROM NATIONAL HIGHWAY RIGHT-OF-WAY.

RESIDENTIAL AREA

AMENITY AREA

WETLAND AREA

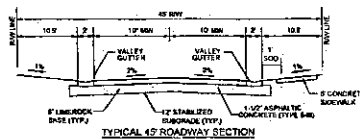
LAKE AREA

15' MIN. 25' AVERAGE
WETLAND BUFFER AREA

PROPOSED WETLAND
IMPACT AREA

PROPOSED TYPE "B"
BUFFER

PROPOSED 6'
PERIMETER LANDSCAPE
STRIP



PREPARED FOR

ZEMEL LAND PARTNERS, LLC

5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: (941) 328-8142

ALL ELEVATIONS ON CIVIL DRAWINGS HAVE REFERENCE TO	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

BANKS
ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving Residential & Commercial

418) TAMMAM TRAIL -- BLDG 3 and 7 NOT
POSSIBLE CHAMBLISTE, FLORIDA 32924
PH: (904) 625-1115
STAGS (FWS) LICENSE # 28 5489
SURVEY LICENSE # 13 8840
WWW.MARKSOFNOLA.COM

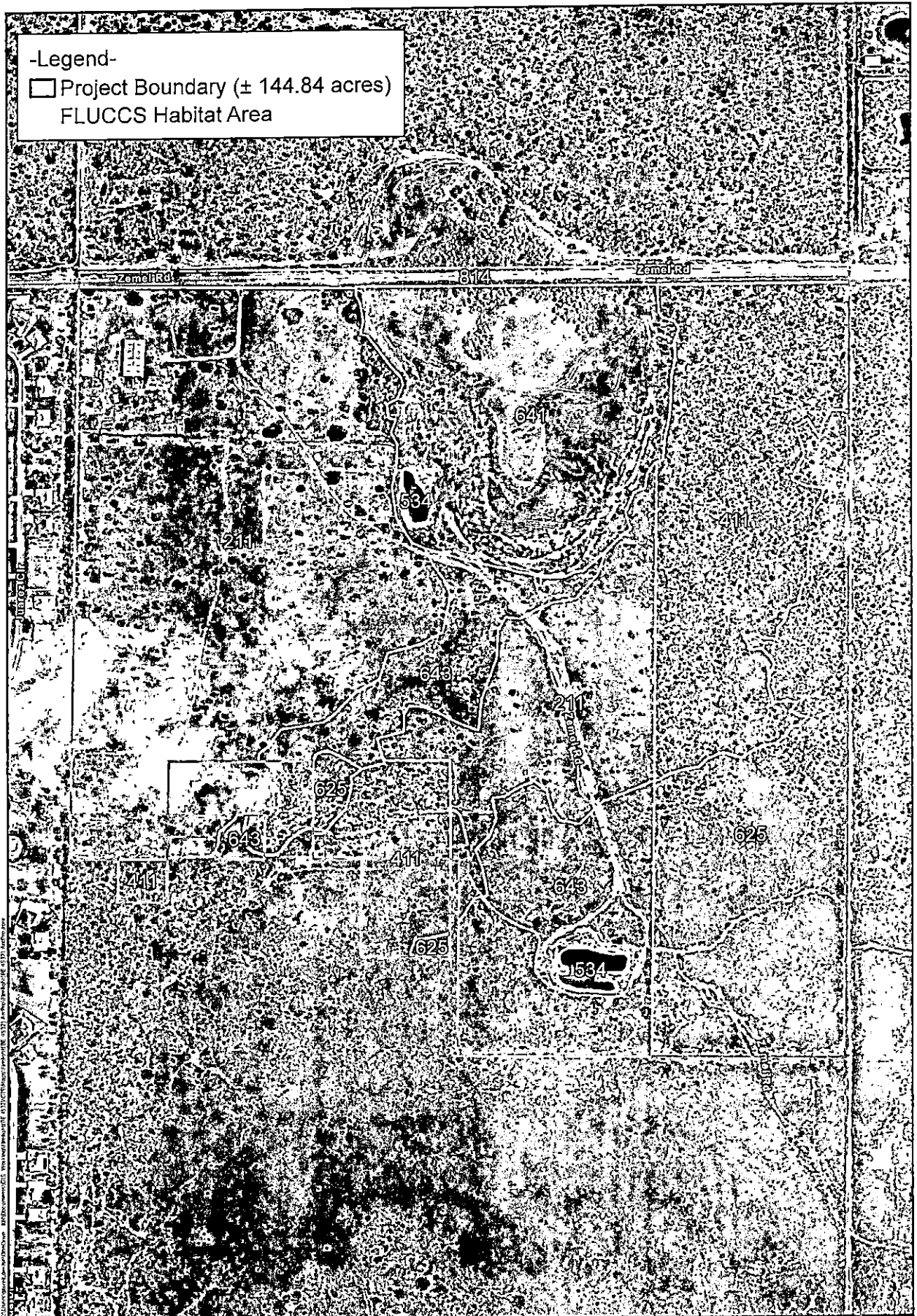
1000 R. REBOL, P.E.
LICENSE NO. 84064

PD CONCEPT PLAN
FIRELIGHT SOUTH
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
7-22-24	4058	P2	TBB	YBY	TBB	1"=200'	3

-Legend-

□ Project Boundary (± 144.84 acres)
FLUCCS Habitat Area



Kimley»Horn

© 2024 Kimley-Horn and Associates Inc.
1800 2nd St Suite 900, Sarasota, FL 34235
Phone (941)- 379 7600
www.kimley-horn.com

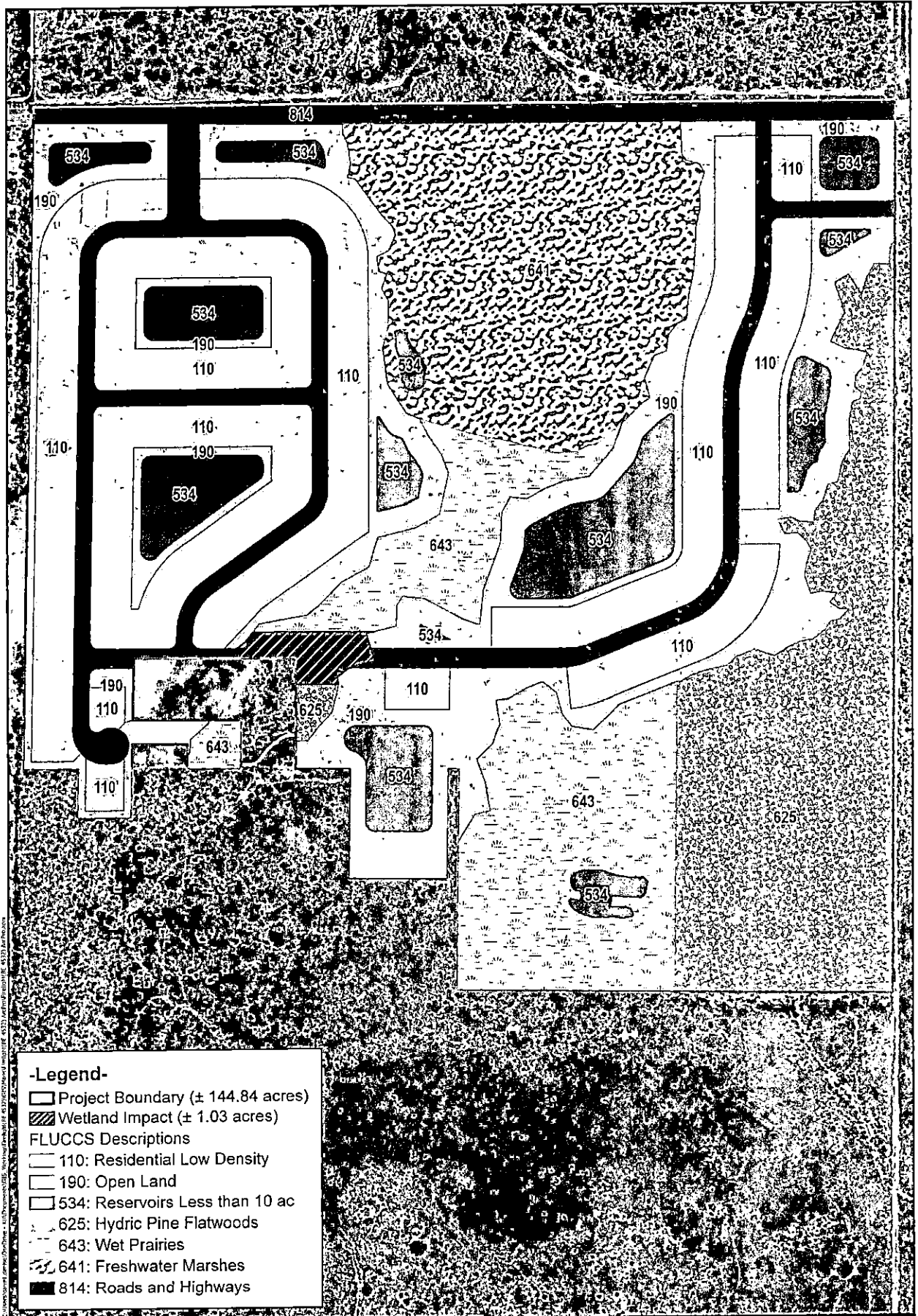
Client: Neal Communities Inc.
Project: Firelight South
Location: Charlotte County
STR:Sec: 28Twp: 42S Rng: 23E
Title: FLUCCS Habitat Map
Source: Nearmap WMS 2023

Drawn By: GD
Date: 8/5/2024

SCALE 1" = 600'

0 300 600 Feet





Kimley»Horn

© 2024 Kimley-Horn and Associates, Inc.
1800 2nd St Sarasota, FL 34236
Phone (941)-379-7600
www.kimley-horn.com

Client: Neal Communities Inc.
Project: Firelight South
Location: Charlotte County
STR:Sec: 28Twp: 42S Rng: 23E
Title: Post FLUCCS Map
Source: Nearmap WMS 2024

Drawn By: GD
Date: 8/1/2024

SCALE 1" = 300'

0 300 600
Feet



Attachment 2

Wetland Management Plan

Wetland Management Plan

Firelight South

August 2024

Introduction

The Firelight South project area is approximately 144.84 acres in size and is located south of Zemel Road in Section 20, Township 24S, and Range 23E, Charlotte County. The project area in its current state is comprised of improved pasture, pine flatwoods, hydric-excavated surface water ponds, freshwater marsh, wet prairie, and hydric pine flatwoods. Preservation areas within the project are limited to a wetland and buffers areas throughout the property.

I. Baseline Environmental Assessment

The wetland and upland habitats identified on this parcel are categorized using nomenclature found in the most recent edition of the Florida Department of Transportation's Florida Land Use Cover and Forms Classification System (FLUCCS) as depicted on the attached FLUCCS habitat maps.

II. Prohibited and Permissible Activities

Filling, dumping, construction of buildings, roads, billboards or other advertising, excavating, alternation, trimming, or removal of native vegetation within the preservation area will be prohibited except for restoration activities consistent with natural areas conservation management, the removal of dead trees and shrubs or leaning trees that could cause property damage, and activities conducted in accordance with a prescribed burn plan developed with the Florida Forest Service. For areas where the preserve abuts development, signage will be installed in the preserve stating no dumping, filling, etc.

III. Wildlife Protection

Any maintenance occurring in preservation area will be conducted with consideration of listed species or wildlife utilization. Such protective measures may include pre-management censuses to identify the location of any listed species and their nests and/or burrows to avoid impacting them. If a listed species is observed nesting and/or denning during maintenance activities, the maintenance activities in that area will cease until the species in question vacates the area or an appropriate environmental professional or regulatory agency is contacted to provide additional guidance.

IV. Native Habitat Preservation and Management

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

V. Fortuitous Finds Policy

Land management activities will adhere to federal, state and local regulations regarding any historic resources found on site.

If evidence of the existence of historic resources is discovered or observed at development sites or during development activities after final approval, all work shall cease in the area of effect as determined by the Historical Advisory Committee. The developer, owner, contractor, or agent thereof shall notify the Historical Advisory immediately after finding any artifact of historical significance.



Examples of such evidence include human remains, whole or fragmentary stone tools, shell tools, aboriginal or historic pottery, historic glass, historic bottles, bone tools, historic building foundations, shell mounds, shell middens, or sand mounds. The Director shall assess the significance of the finds within three working days of notification and suggest methods to mitigate any adverse effects so as to minimize delays in development activities.

If any human skeletal remains or associated burial artifacts are discovered at development sites or during development activity, all work in the area must cease, and the permittee must notify the nearest law enforcement office immediately and notify the Historical Committee.

VI. 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 5 years. If, at the end of five years, the preservation areas have met or exceeded the success criteria described above, monitoring requirement for the preservation area 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 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 area shall be at the sole expense of the property owners or developer.

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

- Qualitative overview of vegetation 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 of future remediation

Monitoring reports will be provided to the County within 45 days of the monitoring inspection events, unless an extension by Charlotte County is granted.

If you have any questions, or if we can provide any additional information, please do not hesitate to contact me at 941-404-1639.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Kennedy", written over a horizontal line.

Chris Kennedy
Environmental Scientist



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. 2024-034, which was filed in this office on September 30, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/wlh



Ticket# 3938550-1
BCC Pg 2
5 x 9.5
Submitted by: Heather Bennett
Publish: 09/09/24
163352 3938552

**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 and 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

FISHERMEN'S FESTIVAL

Key Lime & Tropical Fest returns



Roots Almighty is one of the acts booked for the 11th annual Key Lime & Tropical Fest, set for Sept. 21 at Fishermen's Village in Punta Gorda.

11th annual event set for Sept. 21 in Punta Gorda

STAFF REPORT

PUNTA GORDA — Fishermen's Village announced its 11th annual Key Lime & Tropical Fest is set for Sept. 21 at the Punta Gorda shopping center, marina and resort.

The special event, set for noon to 9 p.m., will feature live bands, sales, special vendors until 6 p.m., and dozens of key lime food offerings.

- Bouncing Buddies Face Painting & Balloons, noon-6 p.m.
- Divas 'N Dolls Fair Hair mobile boutique "Shelly," noon-6 p.m.
- The Kollections Band, noon-3 p.m., Center Court.
- Roots Almighty, 5-9 p.m., Center Court.
- Trop Rock Junkies, 5-9 p.m., Sunset Beach Club.

Key lime and tropical specialties will be available at Fishermen's Village restaurants, in stores and from participating vendors on the promenade to include:

- Simply Sweet, key lime gelato, fudge, chocolate, popcorn, taffy, lime-aid, key lime pies and key lime pie-on-a-stick
- Kristi's Key Lime Cookies, cookies, brownies and chocolate bars
- Yum Yum's Dessert Shop, key lime, mango lime, guava lime cheesecakes and cheesecake bites
- Gigigundo Candy, freeze-dried key lime candy, key lime bread, key lime snacks
- Treats by Taylor, artisan sourdough

- breads, pretzel bites, key lime ricotta cookies
- Grammie's Cakes, key lime mini loaf cakes

- Kona Ice of Charlotte County, Lucky Lime & Coconut Lime snow cones
- Bella Balsamic, key lime balsamic, lime olive oil and other tropical flavors
- Harpoon Harry's, house-made key lime pie, grilled shrimp with key lime beurre blanc, jasmine rice, frozen key lime coladas, key lime pie margaritas with graham cracker rim

- Captain's Table house-made key lime pie, key lime martini, tropical shrimp bowl, samples of tartlets and key lime martinis
- Village Brewhouse, key lime martinis, pina rita, crusher, pina colada, cosmo, key lime pie
- Naples Soap Co., soap, bath bombs, shower bombs, discounts on coconut lime and key lime products

- Sand Pebbles, free gift with purchase while supplies last
- Little N' Ninos, tropical ornaments to be personalized on-site, clothing specials
- Saly Paws, bobbing for balls and key limes for dogs, specials

- Spice & Tea Exchange, key lime sugar cookies, Tropical Explosion tea

Admission and parking for the Key Lime & Tropical Fest is free and the public is encouraged to attend.

On-site accommodations are offered at The Suites on the second level of Fishermen's Village. Reservations may be made by calling 941-621-6046 or on line at www.fishermensvillage.com

REMEMBERING 9/11

Communities set up Patriot Day events

Ceremonies set to honor victims of 9/11 attacks

DANIEL FINTON
Staff Writer

Organizations are planning ceremonies in the area to commemorate the events of Sept. 11, 2001.

NORTH PORT

The North Port Police Department and North Port Fire Rescue will host the city's annual Patriot Day Service, beginning at 9 a.m. Wednesday, Sept. 11 in front of North Port City Hall, 4970 City Center Blvd.

The ceremony will honor people in the military, fire rescue, police and emergency medical services.

For more information, visit northportfl.gov/Event-Directory

ENGLEWOOD

The Englewood Chamber of Commerce will host a memorial ceremony from 9:30-10:30 a.m. Wednesday, Sept. 11, at Veteran's Plaza, 641 W. Dearborn St.

It will include speeches, a moment of silence and a display of remembrance. Jessica Meyers will sing "The Star-Spangled Banner." Danny Fusion will play taps.

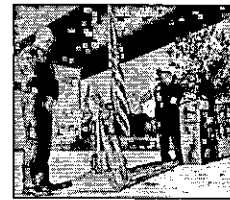
This event is open to the public. For more information, visit www.Englewoodchamber.com/events-news/

PUNTA GORDA

ShorePoint Health Punta Gorda hospital will host a 9/11 Remembrance ceremony from 8:30-9:30 a.m. Sept. 11.

The hospital's Punta Gorda chapel was involved in the aftermath of the attacks in New York and has been instrumental in putting together this service, which will involve ceremonial features and proclamations.

It's open to the public. Parking will be available on Booth Street between Marion and Olympia for those attending.



SUN PHOTO BY CHRIS PORTER

Englewood Fire Chief Kevin Easton, right, speaks about the events on Sept. 11, 2001 during a remembrance ceremony in Englewood in 2023.

DESOTO COUNTY

DeSoto County Fire Rescue has planned a 9/11 Remembrance Ceremony at 9 a.m. Wednesday, Sept. 11, on the DeSoto County Courthouse lawn.

It is open to the public. For more information, contact DeSoto County Fire Rescue Administration at 863-993-4842 or 122 N. Hillsborough Ave., Arcadia.

VENICE

The Venice 9/11 Remembrance Ceremony will be held at Patriots Park, 800 Venetia Bay Blvd. at 10 a.m. Wednesday, Sept. 11.

The event will include first responders with emergency vehicles; speeches and tributes; Venice Police and Fire Rescue presenting the colors; a proclamation; Venice Fire Rescue bell ringing for those lost; and music.

It is open to the public. Bring chairs and water.

NOKOMIS

The Sarasota County Fire Department is planning a remembrance ceremony at 9:30 a.m. Wednesday, Sept. 11 at Fire Station 23, 1930 N. Tamiami Trail, Nokomis.

The purpose of the ceremony is to honor those who served and those who were killed on Sept. 11, 2001.

Situation/from B1

financing," he said. "We financed it for 10 years."

On advice from their attorney, they have stopped making payments.

"It's been a really tough couple of years," he said. "Financially, the business is not doing nearly what it used to, ever since the hurricane."

It's also been difficult for the duo since they are the only ones who run Rojo's.

"We don't want to get slammed, but we still want customers to come in," Ally Biederman said. "We want to be able to take care of our customers."

Ally Biederman said it's almost like double-whammy since the house is attached to the nursery, meaning they could lose it all.

"He was expecting to die here," Ally Biederman said, motioning to her father. "This is everything to him — he has nothing besides this."

Roger Biederman has tried to negotiate with a family member of the previous owner, but she has no desire of letting go of the property, he said.

"When this first started, I remember I would wake up in the middle of the night just freaking out, thinking: 'She could die tomorrow, or right now,' Roger Biederman said.

"Not only do we lose our home, we lose our livelihood."

With the life estate, the Biedermans cannot make the necessary repairs to their home and nursery from damage that occurred during Hurricane Ian nearly two years ago.

"We want to fix it up, but she could die any day," he said. "We could be evicted at any time."

While the Biedermans wait for a deposition, they're taking it day by day.

asking for the community to visit the nursery and trying to focus on the positive.

"We just want to share our knowledge," Ally Biederman said. "We just have

to give it to God, we have to just pray, because there's really nothing more that we can do except work our a--s off and try to get money, so we just started

praying."

Visitors have been stopping by the nursery and dropping off monetary donations, or donating to a GoFundMe page to help

with attorney fees.

To donate, visit <https://goFund.me/29f57f1b>

"Our accounts are in the negative right now," Ally

Biederman said, choking up. "We know God is listening because of the people that help us, the people that care."

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 P.M. 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, 1850 MURDOCK CIRCLE, FORT 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/bc/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 REGULAR AGENDA PD-24-05

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) (47.85± acres) and Planned Development (PD) (96.99± acres) to Planned Development (PD) in order to have a residential development up to 273 residential units (a reduction of 86 residential units); requiring transfer of density of units for residential development above the base density of 14 units; adopting a General PD Concept Plan for the property, including multiple parcels, generally located north and east of Prada Drive, south of Zemel Road, east of Burnt Store Road, and west of Charlotte County Landfill and Weigh Station, in the boundary of the Burnt Store Area Plan area and in the Punta Gorda area, containing 144.84± acres; Commission District II; Petition No. PD-24-05; Applicant: Zemel Land Partners LLC; providing an effective date.

PD-24-07

Quasi-Judicial Commission District II
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD. This is a major modification of the existing PD, Ordinance Numbers 2021-031 and 2007-037, by amending the adopted PD Concept Plan and its associated PD conditions to 1) allow residential and commercial development containing up to 999 dwelling units (no change) and 200,000 square feet of commercial uses (no change); allow a transfer of 268 density units for a maximum of 999 dwelling units; 2) memorialize the prior phase and other minor modifications, and 3) adopt the General PD Concept Plan; for property, including three parcels, two parcels located at 12300 and 13000 Burnt Store Road and one parcel located between these two parcels, in the Punta Gorda area and within the boundary of the Burnt Store Area Plan area; containing 306.51± acres; Commission District II; Petition No. PD-24-07; Applicant: CC Burnt Store LLC; providing an effective date.

PD-24-06

Quasi-Judicial Commission District I
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD. This is a major modification of the existing PD, Ordinance Number 2022-037, by amending the adopted PD Concept Plan in order to remove internal sidewalks along all internal roadways except for the main corridor as depicted in the revised General PD Concept Plan; adopting the revised General PD Concept Plan; for property, which includes four parcels, three parcels located at 379 Horizon Road, 1 Horizon Road, and 102 Sydney Street, and one parcel generally located southeast of Riverside Drive and northwest of Duncan Road (U.S. 17), in the Punta Gorda area, containing 90.82± acres; Commission District I; Petition No. PD-24-06; Applicant: Palm Breeze of Punta Gorda 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 First Security Desk, Building A of the Burdick Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.764.6191, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov

Published September 9th, 2024

