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NUMBER 2025 - 045

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) TO PD; A MAJOR MODIFICATION AMENDING EXISTING ORDINANCE NUMBER 2007-063 AND ORDINANCE NUMBER 2023-019; AND ADOPTION OF A REVISED GENERAL PD CONCEPT PLAN; IN ORDER TO ALLOW A RESIDENTIAL DEVELOPMENT UP TO 715 RESIDENTIAL UNITS (A REDUCTION OF 179 RESIDENTIAL UNITS), REQUIRING A TRANSFER OF 371 DENSITY UNITS ABOVE THE BASE DENSITY OF 344 UNITS; ADOPTING A REVISED GENERAL PD CONCEPT PLAN; FOR PROPERTY LOCATED AT 26901 OR 27001 ZEMEL ROAD, ON THE SOUTH SIDE OF ZEMEL ROAD AND SOUTHEAST OF BURNT STORE ROAD, IN THE PUNTA GORDA AREA AND WITHIN THE BOUNDARY OF THE BURNT STORE AREA PLAN AREA; CONTAINING 334.38± ACRES; COMMISSION DISTRICT II; PETITION PD-25-10; APPLICANT: ZEMEL LAND PARTNERS LLC; PROVIDING AN EFFECTIVE DATE.

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF
CIRCUIT COURT
PAGE: 23
INSTR #: 3595090 Doc Type: GOV
Recorded: 12/10/2025 at 11:49 AM
Rec. Fee: RECORDING \$197.00

RECITALS

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WHEREAS, in a public hearing held on Tuesday, December 9, 2025, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-25-10, submitted by applicant, Zemel Land Partners LLC ("Applicant"), which requested a rezoning from Planned Development (PD) to PD; a major modification to the existing Ordinance Number 2007-063 and Ordinance Number 2023-019; and adoption of a revised General PD Concept Plan; in order to allow for a residential development up to 715 residential units (a reduction of 179 residential units); requiring a transfer of 371 density units above the base density of 344 units; for property located on the south side of Zemel Road and southeast of Burnt Store Road, in the Punta Gorda area and within the boundary of the Burnt Store Area Plan area, containing 334.38± acres;

MIN

37 Commission District II; and more particularly described in Exhibit "A" attached
38 hereto ("Property"); and

39 WHEREAS, Petition PD-25-010 was heard by the Charlotte County
40 Planning and Zoning Board ("P&Z Board") and, based on the findings and
41 analysis provided by County Staff and the evidence presented to the P&Z Board,
42 the P&Z Board recommended approval on November 10, 2025; and

43 WHEREAS, after due consideration, based on the findings and
44 analysis provided by County Staff and the evidence presented to it, the Board
45 finds that approval of Petition PD-25-10 is consistent with the County's
46 Comprehensive Plan, and that it meets the requirements for rezoning; and

47 WHEREAS, based on the above findings, the Board finds that the
48 Petition satisfies the requirements of Section 125.66, F.S. and that it is in the
49 best interests of the County and its citizens to approve Petition PD-25-10.

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

52 SECTION 1. The following petition, made by applicant,
53 Zemel Land Partners LLC for an amendment to the Charlotte County Zoning
54 Atlas is hereby approved subject to the conditions contained in the attached
55 Exhibit "B":

56 Petition PD-25-10 requesting rezoning from Planned
57 Development (PD) to PD; a major modification to the
58 existing Ordinance Number 2007-063 and Ordinance
59 Number 2023-019; and adoption of a revised General
60 PD Concept Plan; to allow for a residential
61 development up to 715 residential units; requiring a
62 transfer of 371 density units above the base density of
63 344 units; for property located at 26901 or 27001

64 Zemel Road, on the south side of Zemel Road and
65 southeast of Burnt Store Road, in the Punta Gorda
66 area and within the boundary of the Burnt Store Area
67 Plan area; containing 334.38± acres; Commission
68 District II, Charlotte County, Florida, and more
69 particularly described in Exhibit "A" attached hereto.

70
71 SECTION 2. That the zoning for this property shall run with the
72 property and shall apply to any subsequent owners, heirs and assigns.

73 SECTION 3. This Ordinance shall take effect upon filing in the
74 Office of the Secretary of State, State of Florida.

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[SIGNATURE PAGE FOLLOWS]

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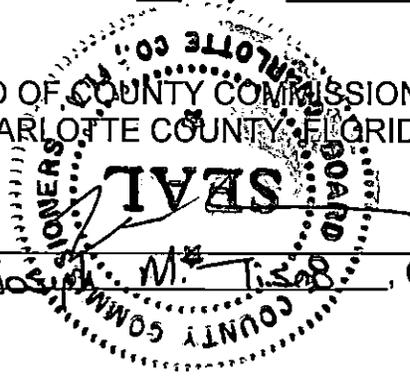
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PASSED AND DULY ADOPTED this 9th day of December, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: Joseph M. Tisler, Chairman



ATTEST:

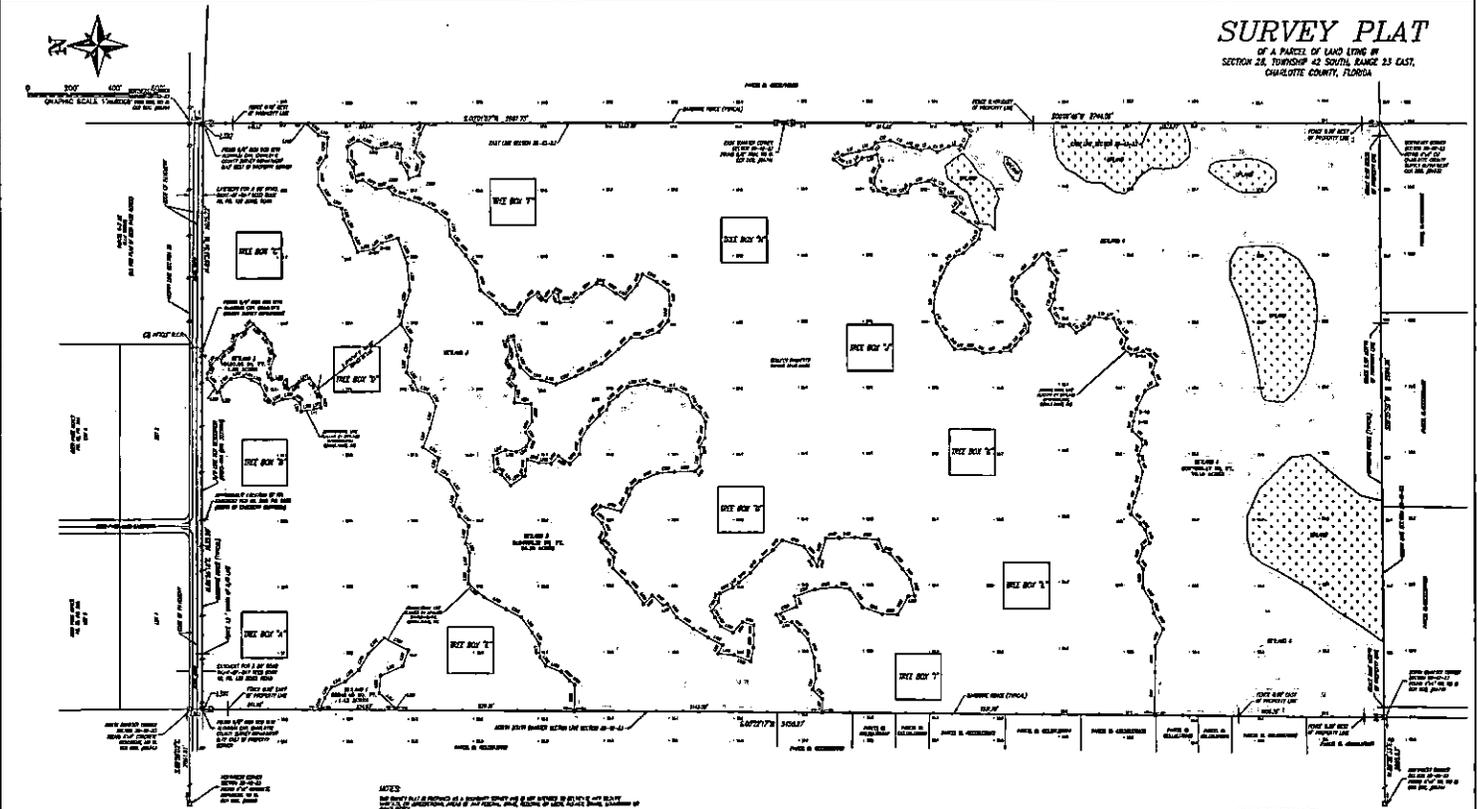
Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk of the
Board of County Commissioners

By: Kimberly Walsh
Deputy Clerk

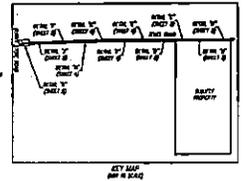
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR2025-0883
KND

SURVEY PLAT
 OF A PART OF LAND LING BY
 SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
 CHARLOTTE COUNTY, FLORIDA



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NOTES

1. THE SURVEY WAS MADE BY THE BANKS ENGINEERING FIRM, INC. ON THE 21ST DAY OF FEBRUARY, 2025. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 469, F.S.

2. THE SURVEY WAS MADE BY THE BANKS ENGINEERING FIRM, INC. ON THE 21ST DAY OF FEBRUARY, 2025. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 469, F.S.

3. THE SURVEY WAS MADE BY THE BANKS ENGINEERING FIRM, INC. ON THE 21ST DAY OF FEBRUARY, 2025. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 469, F.S.

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DISCLAIMER

THE SURVEY WAS MADE BY THE BANKS ENGINEERING FIRM, INC. ON THE 21ST DAY OF FEBRUARY, 2025. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 469, F.S.

*** NOTE: SEE SHEET 8 FOR TREE BOX DETAILS AND TREE INVENTORY ***

DATE	PROJECT	DRAWN	SECTION	GRAPH	CHECKED	SCALE	SHEET
6/21/23	32104	52138-24				1"=200'	1 of 6

SURVEYOR'S CERTIFICATION

I, **Steven R. Senberg**, a duly licensed Professional Surveyor in the State of Florida, do hereby certify that I am the Surveyor of Record for the above described survey, and that the same was made in accordance with the provisions of the Florida Surveying and Mapping Act, Chapter 469, F.S.

Steven R. Senberg
 Date: 2025.06.09
 License No: 4337-0400

BANKS ENGINEERING
 Professional Engineering, Surveying and Mapping Services
 10000 South Loop West, Suite 100
 Houston, Texas 77054
 www.banks-engineering.com

BOUNDARY & TOPOGRAPHIC SURVEY
E. 1/2 OF SEC. 28, TWP. 42 S., RGE. 23 E.
 CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWN	SECTION	GRAPH	CHECKED	SCALE	SHEET
6/21/23	32104	52138-24				1"=200'	1 of 6



SURVEY PLAT

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

THE TABLE CONTAINS THE FOLLOWING INFORMATION:									
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DATE	PROJECT	REVISION	DESIGNER	DRAWN	IN-CHARGE	SCALE	BLANK
1/21/77	21104	22138-02					

BANKS ENGINEERING
 Professional Engineers, Surveyors, & Land Surveyors
 1000 N. W. 10th Street
 Ft. Lauderdale, Florida 33304
 Phone: (305) 555-1111
 Telex: 511111
 FAX: (305) 555-1111

BOUNDARY SURVEY							
E. 1/2 OF SEC. 28, TWP. 42 S., RGE. 23 E.							
CHARLOTTE COUNTY, FLORIDA							
DATE	PROJECT	REVISION	DESIGNER	DRAWN	IN-CHARGE	SCALE	BLANK
1/21/77	21104	22138-02					

**Petition PD-25-10, Revisions to the PD Conditions
Established Via Ordinance Numbers 2023-019 & 2007-063**

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 on the subject property shall occur as generally illustrated in the General PD Concept Plan (Attachment 1: Reverie At Firelight PD Concept Plan) submitted by the applicant, prepared by Banks Engineering Atwell, dated March 29, 2007 April 21, 2025, revised and signed October 22, 2025, and except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the Site Plan Review comments of recommendation of approval per the letter dated June 27, 2025, are required to be met as applicable. Such General PD Concept Plan (DRC-25-078) shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD). the Development Review Committee (DRC) conditions of approval per letter dated July 2, 2007 are required to be met. The open habitat space/wetland/wetland buffer area shall be no less than 158.32/152.01± acres. The PD Concept Plan includes 34.44± acres of lake area. Areas indicated for single family development and multi-family development will be developed as such. Revisions consistent with the notes on the approved PD Concept Plan shall be permitted. Residential development standards shall be as indicated on the PD Concept Plan, with minor modifications allowed only to increase lot sizes.
- b. The subject property currently retains 33-344 units of density. The applicant is proposing to develop a total of 894-715 units including 714 multi-family units and 180 single family units. The mix of multi-family units and single family units may be changed consistent with the PD Concept Plan. If more than 356 single family units are proposed, the applicant shall submit a revised Traffic Impact Statement and proportionate share analysis. Any residential development above 344 units shall require transferred density units. The subject property shall require 861 units of transferred density. 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 Preliminary Plat application or Final DRC application, whichever shall occur first.
- c. No development shall occur prior to Final DRC-Detail Site Plan approval, which will be scheduled on the Board of County Commissioners land use consent agenda.
- d. Permitted uses and accessory uses.
 - i. Single-family homes attached or detached.
 - ii. Multi-family.
 - iii. Townhouse.
 - 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.
- ~~e. The developer shall minimize impervious surfaces within the development wherever practicable.~~
- ~~d.e. _____~~ A development time line and phasing plan for the entire PD shall be submitted prior to Final ~~DRC~~ Detail Site Plan approval. A monitoring report shall be submitted annually from the day of Final ~~DRC~~ Detail Site Plan approval until buildout, identifying the development activities which occurred during the past year and summarizing current and previous year statistics (as applicable).
- ~~e.f.~~ The maximum building height for residential development is 38 feet from the base flood elevation. The maximum building height within the recreation area is ~~40~~ 38 feet from the base flood elevation.
- ~~f.g.~~ The roadways for this development shall be constructed to Charlotte County standards. If the roadways for this development are to be private, following Final ~~DRC~~ Detail Site Plan approval, ~~the developer, and subsequently, the homeowner's association~~ the Firelight East Community Development District, is required to maintain all private roads within the development area.
- ~~g.h.~~ _____ The development must utilize 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 must also extend ~~re-used~~ water utility lines along with the potable water and sanitary sewer lines throughout the development. ~~A developer's agreement with Charlotte County Utilities for the extension of potable water, sanitary sewer, and re-use lines must be approved by the Board of County Commissioners prior to the final DRC application for any phase of development.~~
- ~~h.i.~~ The site shall be developed with a unified landscaping theme. ~~Only Florida Friendly plantings and/or xeriscaping shall be allowed for landscape plantings within the common areas.~~ The developer shall also make every effort to ensure that residential property owners within the development also utilize Florida Friendly plantings ~~and xeriscape landscaping~~. The applicant shall institute an education program for all homeowners on the correct use of pesticides, herbicides, and fertilizers. A partnership with the Cooperative Extension Service of the University of Florida to interact with the Florida Yards and Neighborhoods program is encouraged. ~~Only natural organic or other slow release forms of fertilizers shall be utilized throughout the development.~~
- ~~i.~~ All landscaping must be irrigated as necessary to ensure survival. When made available by the Utility, non-potable water shall be utilized for common area and private irrigation throughout the development. The developer is encouraged to construct grey water retention basins on site if at all possible. The developer, a

- homeowner's association, community development district or similar entity, is required to maintain all common areas within the development area.
- j. ~~The development must comply with Chapter 3-2, Article IX, Tree Requirements, of the Charlotte County Code. All heritage trees shall be preserved unless the applicant can provide substantial evidence that such preservation will cause the development of the site to be severely hindered. Should any heritage tree be removed, the applicant will plant a sufficient number of trees of the same species to equal the girth of the tree removed. These trees will not be counted as part of the points needed for development but in addition to those trees needed for points.~~
 - k. Habitat management plan (Attachment 2: Native Habitat Management Plan) shall be implemented to make sure that the onsite wetland identified as "wetland area" on the General PD Concept Plan (Attachment 1) shall be restored and preserved in perpetuity. The developer shall maintain hydrogeology to all of the wetlands. The project must comply with Chapter 3-5, Article XV, Upland Buffer Zone requirements of the County Code. A naturally vegetated upland buffer zone shall be preserved along the perimeter of all wetlands and natural surface waters to the edge of development. The buffer shall be a minimum of fifteen (15) feet and average twenty-five (25) feet in width as measured from the landward limit of the wetland or surface water. Signage as shown on the proposed habitat management plan (Attachment 2: Native Habitat Management Plan) shall be required to advise residents 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.
 - ~~l. A Conservation Easement preserving in perpetuity all wetlands and associated buffer uplands in the area shall be granted to the County or the Southwest Florida Water Management District. A copy of the easement shall be sent to the County Attorney's Office and Comprehensive Planning Section of the Community Development Department for review and approval prior to being filed with the Clerk of the Circuit Court. The filing shall be completed prior to Preliminary Plat application or Final DRG application, whichever shall occur first.~~
 - l. There shall be one full access entrance located on Zemel Road, and one pedestrian/vehicle access to the property located immediately to the west, which are shown on the General PD Concept Plan (Attachment 1). An emergency access point on Zemel Road is required unless one pedestrian/vehicle access to the property located immediately to the west is built and provides an alternative access to Zemel Road. 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.
 - m. 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. A developer's agreement to fund

~~the widening the Burnt Store Road shall be finalized and approved prior to the final DRC application for any phase of development.~~

~~m.n.~~ At the Final Detail Site Plan for any phase of the development submittal, the developer shall prepare an updated traffic impact study to 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.o.~~ Landscaping and Buffer requirements:

- ~~i.~~ At a minimum, the 25-foot PD setback for the property boundary adjacent to Zemel Road shall be landscaped.
- ~~ii.~~ At a minimum, a type B buffer must be placed within the 25-foot PD setback along the northern, eastern, and western portion of the property lines except for wetland area which are adjacent to the property zoned AE.
- ~~iii.~~ At a minimum, a type B Buffer must be placed within the multi-family development area which is adjacent to internal single-family development.
- ~~iv.~~ At a minimum, a type C buffer must be provided around the recreation area as it considered to be similar to an "active use park". ~~The applicant must comply with Chapter 3-5, Article XVIII, Landscaping and Buffer Requirements, of the County Code.~~
- ~~v.~~ ~~The developer is required to remove exotic/nuisance species from the subject property.~~

~~e.~~ ~~The developer shall obtain stormwater approval prior to final DRC approval. Applicable SWFWMD and Army Corp. permits must be obtained prior to the commencement of development. All stormwater facilities must be designed to protect groundwater and surface water resources.~~

~~p.~~ The developer is required to provide a sidewalk throughout the subject site, with a minimum width of five (5) feet along at least one side of all internal roadways. An eight (8) foot wide bicycle/pedestrian trail is required along the northern property line on Zemel Road or enter into an agreement with the County addressing the sidewalk construction or payment in lieu of construction. All sidewalks shall be shown on Final Detail Site Plan. The developer shall coordinate with the Department of Public Works. ~~The sidewalk must be completed at the time of the 50% completion of the residential development.~~

~~q.~~ The recreation-amenity areas shall be a total of 7.443.62± acres and will contain a clubhouse with a swimming pool together with other amenities such as a basketball court, tennis courts, and a parking area. The final design of the recreation-amenity area shall be determined at Final Detail Site Plan approval. The clubhouse 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.

~~r.~~ 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.

~~q.ii. If an agreement is required, the terms of the agreement shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.~~

~~r. The applicant shall work with the Charlotte County Public Schools Transportation Department to provide a bus stop(s) and shelter(s) for the community. Should the pick up and drop off point be located at the entrance of the development, the developer shall allow for sufficient room for a parent drop off and bus pick up along with an adequate me□s for traffic circulation at the entrance. A shelter for the children is required at the pick up area(s). This addition must be shown on the Final DRC plan for approval.~~

~~s. Any changes in the Concept Plan must receive a recommendation from the Natural Resources Planning Section and the Comprehensive Planning Section.~~

~~The developer shall install a sign at the end of the cul-de-sac in the northwest corner of the project informing residents that, in the future, a connection may be provided to the properties to the west of the site.~~

Attachment 1
General PD Concept Plan
Reverie At Firelight PD Concept Plan

Attachment 2
Native Habitat Management Plan

±

Native Habitat Management Plan

Reverie at Firelight

October 2025

Introduction

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

The subject property is approximately 338.02 acres and size and is located east of Burnt Store Road and south of Zemel Road in Section 28, Township 42S, and Range 23E, Charlotte County. The project area in its current state is comprised of pine flatwoods habitats, shrub and brushland, wet prairie wetlands, hydric pine flatwoods, exotic wetlands, and wax myrtle willow wetlands.

I. Baseline Environmental Assessment

Preservation areas within the project are depicted on the attached habitat map. 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).

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 areas 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

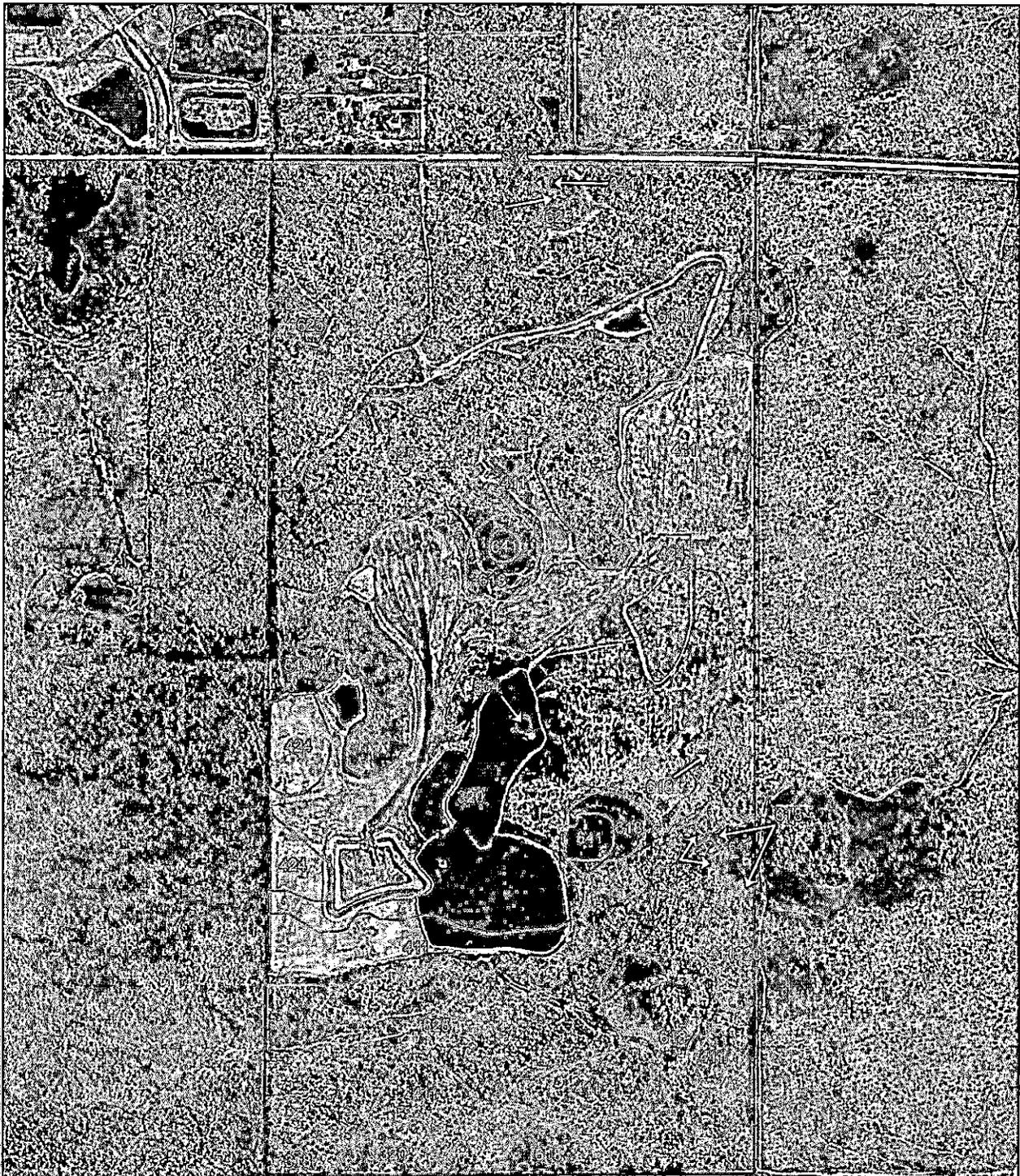
Monitoring reports will be provided to the County within 45 days of the monitoring inspection events, unless an extension by Charlotte County is granted.

If you have any questions or if I can provide any additional clarification please feel free to contact me at 941-404-1639 and chris.kennedy@kimley-horn.com.

Sincerely,



Chris Kennedy
Environmental Scientist



-Legend-

- Project Boundary (± 338.02 acres)
- FLUCFCS Habitat Area

FLUCFCS	Description	± Acreage
320	Shrub and Brushland	82.41
411	Pine Flatwoods	121.47
424	Melaleuca	7.25
534	Reservoirs less than 10 ac	0.15
618	Wax Myrtle Willow Wetland	19.88
619M	Exotic Wetland	17.29
625	Hydric Pine Flatwoods	82.84
641	Wet Prairie	3.16
814	Roads and Highways	3.57
Total Project Acreage		338.02

Kimley»Horn

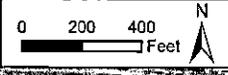
© 2024 Kimley-Horn and Associates Inc.
 1800 2nd St Suite 900, Sarasota, FL 34236
 Phone (941)- 379 7600
 www.kimley-horn.com

Client: Neal Communities Inc.
Project: Reverie at Firelight
Location: Charlotte County
STR: Sec: 28, 21Twp: 42S Rng: 23E
Title: FLUCFCS Habitat Map
Source: Nearmap 2023, FWC

Drawn By: GD
Date: 10/21/2025

SCALE: 1" = 600'





- Legend**
- Preserve/Conservation/Buffer Area Signage
 - Development Linework
 - Project Boundary (± 338.02 acres)
 - Wetland Preservation (± 123.54 acres)
 - Wetland Impacts (± 0.27 acres)
 - Upland Preservation (± 17.44 acres)

Sign size shall be no smaller than 4 inches by 6 inches and in a minimum font size of 28 shall include the following or equivalent statement:
PRESERVE/CONSERVATION/BUFFER AREA
NO MOWING. NO TRIMMING. NO CLEARING. NO DUMPING.

Aerial: C. Lutz/Photo.com; Contour: M. J. Brown/MapInfo; Wetland: M. J. Brown/MapInfo; Project Boundary: M. J. Brown/MapInfo



© 2025 Kimley-Horn and Associates, Inc.
 1800 2nd St Suite 900 Sarasota, FL 34236
 Phone (941)-379-7600
 www.kimley-horn.com

Wetland Impact and Preservation Map

**Reverie at Firelight
 Charlotte County, Florida**

1 IN = 400 FT

PROJECT NUMBER: 048119224

OCTOBER 2025

FIGURE 2



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

December 10, 2025

Roger D. Eaton
Clerk of the Circuit Court
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. 2025-045, which was filed in this office on December 10, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp



Ticket# 3975945-1
BCC 12.9
5 x 10
Submitted by: Kimberly Sargent
Publish: 11/23/25
163352 3975947

**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)

11/23/25

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 24th day of
November, 2025

(Signature of Notary Public)



Personally known OR Produced Identification

WILDLIFE

Outdoors online

New website for Great Florida Birding and Wildlife Trail

STAFF REPORT

SARASOTA — Interested in birding from Sarasota to Key West to St. Augustine to Panama City?

There's a variety of trails in Florida that the state has designated as the Great Florida Birding and Wildlife Trail. And now, to make that trail a little more accessible and to find out where to trot, a new website has been established.

The Florida Fish and Wildlife Conservation Commission recently relaunched FloridaBirding-Trail.com.

"The Great Florida Birding and Wildlife Trail is a longstanding FWCC program that connects people to over 500 birding and wildlife watching locations statewide," it stated in a news release. "The redesigned website offers an enhanced, streamlined experience for both residents and visitors to explore Florida's best birding and wildlife watching opportunities."

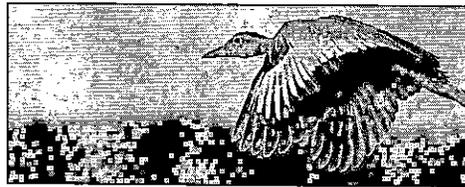
A highlight of the renovated website is the "Find a Site" that gives users "an interactive location finder" helping people find

locations that match their interests, according to the news release.

It offers other features as well, including: Updated trail location pages, beginner resources and Florida's Birds and Wildlife Highlights news.

"The new Great Florida

Birding and Wildlife Trail website advances the Trail's mission to foster conservation through deeper connections between people and nature, offering an exciting platform for exploration, education and stewardship," the news release stated.



A black-bellied whistling duck flies past the Raymond Road boardwalk at the Celery Fields in Sarasota.

NOTICE OF PUBLIC 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, PRELIMINARY AND FINAL PLATS, STREET AND PLAT VACATIONS, DRC FINAL DETAIL PLANS OR CHANGES THERETO, TEXT AMENDMENTS AND STREET NAMING

A PUBLIC HEARING ON PROPOSALS AND PETITIONS AS DESCRIBED BELOW WILL BE CONDUCTED BY THE PLANNING AND ZONING BOARD ON MONDAY, DECEMBER 8, 2025, AT 1:30 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE HEARING WILL BE HELD IN COMMISSION CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 1850 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA. THE PLANNING AND ZONING 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 (18400 MURDOCK CIRCLE) 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.shtml>

ALL INTERESTED PERSONS ARE URGED TO ATTEND THESE PUBLIC HEARINGS. THE PUBLIC IS WELCOME TO SPEAK; THERE WILL BE A FIVE-MINUTE TIME LIMIT FOR EACH CITIZEN'S PRESENTATION ON AN AGENDA ITEM. 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

PD-25-11

Quasi-Judicial

Commission District IV

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 to Ordinance Number 2023-015, by updating approved development rights (adopted PD Condition "A") via adopted Murdock Village Equivalency Matrix and amending the adopted PD condition "B" in order to allow for general commercial uses for Tract "U"; for property generally located south of Franklin Avenue, north of El Jobean Road (SR 776), east of the Crestview Waterway and west of Toledo Blade Boulevard, in the Port Charlotte area, within the Murdock Village Community Redevelopment Area (CRA), containing 630.82± acres, Commission District IV; Petition No. PD-25-11; Applicant: KL Westport Expansion LLC; providing an effective date.

TLDR-25-05

Legislative

Countywide

An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9: Zoning, Article III, Special Regulations, by revision Section 3-9-91, Accessory Use-Farmers Market to allow such accessory use within any zoning districts, providing for conflict with other Ordinances, providing for severability, and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

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. For individuals with disabilities who are unable to attend a meeting in person, please contact our office at 941.764.4191, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov

Publish: November 23, 2025



AREA NEWS BRIEFS

Woman's Club plans Arts & Crafts show

PORT CHARLOTTE — GFWC Woman's Club of Port Charlotte announced its Holiday Arts & Crafts Fair for 9 a.m. to 3 p.m. Dec. 14 at 2027 I Tappan Zee Drive, Port Charlotte.

Crafters can sign up by emailing Plumlaudette@gmail.com for a registration form.

Historic Railroad Tour announces new dates

EL JOBEAN — Historic Railroad tours, launched in 2025, has new dates for 2026.

The historic tours, in an air-conditioned minibus, takes people to what remains of the railroad tracks of the CH&N Railroad, which once ran through the towns of El Jobean, McCall and Placida and out to the Boca Grande Lighthouse.

The three-hour tours begin and end at the 1922 Bean Depot & Café & Museum in El Jobean, 4370 Garden Road. Reservations are available for Jan. 10, Jan. 24, and Feb. 7. Tickets are \$60 per seat. Proceeds benefit People for Trees, a nonprofit native tree advocacy group since 1997.

For more information, contact Alice White at 941-468-2486 or visit www.ticketsignup.io/allboardtour for tickets.

Master Gardener volunteers can help

PORT CHARLOTTE — Trained master gardener volunteers are available to help people with gardening and landscape problems at their office in the Centennial Park Recreation Center, 1120 Centennial Blvd., Port Charlotte.

The office is staffed with University of Florida, IFAS-trained master gardener volunteers from 1-4 p.m. Mondays, Wednesdays and Fridays.

For more information, call 941-764-4340 or email Master.Gardener@charlottecountyfl.gov.

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, DECEMBER 9, 2025, 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, 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.shtml>

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.

PETITIONS

LAND USE CONSENT AGENDA

FP-23-01-01-B

Quasi-Judicial

Commission District II

D.R. Horton, Inc. is requesting a bond reduction and First Amendment to Developer's Agreement to reduce the approved surety provided under Bond No. 612422787, issued by United States Fire Insurance Company in the amount of \$1,186,808.15 to \$53,917.48 for the completion of the remaining infrastructure for Coral Lakes-Phase 1B. The residential subdivision, consisting of 93 single-family lots and 6 tracts, was granted Final Plat approval by the Board of County Commissioners on October 22, 2024. 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 Gull Boulevard. The property is in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area, and in Commission District II.

LAND USE REGULAR AGENDA

PD-25-10

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 to the existing PD Ordinance Number 2007-063 and Ordinance Number 2022-019, in order to have a residential development up to 715 residential units (a reduction of 179 residential units), requiring transfer of density units for residential development above the base density of 344 units, adopting a revised General PD Concept Plan for the property located at 26901 or 27001 Zemel Road, in the Punta Gorda area and within the boundary of the Burnt Store Area Plan area, containing 344.36± acres, Commission District II; Petition No. PD-25-10; Applicant: Zemel Land Partners LLC; providing an effective date.

TCF-24-04

Legislative

Commission District I

Pursuant to Section 163.318(4)(3), Florida Statutes, transmit a Large Scale Plan Amendment (Text Amendment) to the Department of Commerce and other State review agencies for review and comment. This request is to amend 1) Future Land Use (FLU) Policy 3.1.4, Standards for Rural Settlement Area Overlay District to adopt a Pattern Book and development guideline and implement them via the Planned Development zoning process and 2) FLU Appendix 1, Land Use Guide, Section 4, Overlay Districts - Land Use Overlays, by revising Rural Settlement Area Overlay District (RSAD) to increase the "Maximum Density" from 6,000 units to 8,000 units with an affordable housing requirement and the "Maximum Intensity" for "Regional Economic Development" uses from 1,000,000 square feet to 1,500,000 square feet, and clarify the developable area; b) revise Special Provisions, including 1) Item 1, Development Timing/Phasing; 2) Item 2, Master Development Plan by adopting Exhibits 1 through 5; 3) Item 3, Phasing of Development; 4) Item 4, Density Transfers; 5) Item 5, Open Spaces/Greenbelts; 6) Item 6, Regional Economic Development and Commercial Development Standards; 7) Item 7 (renumbered as "Item 7"), Transportation Systems; and 8) Item 10 (renumbered as "Item 8"), Wildlife Undercrossings; and c) delete Special Provisions Item 7, Rural Village Standards, Item 8, Residential Development Standards, and Item 10 (formerly Item 9B) (Transportation Systems), for properties generally located south of the DeSoto County line, north of Palm Shores Boulevard, and east of US 17 (Duncan Road), in the East County area, containing 4,900± acres, Commission District I, Petition No. TCF-24-04; Applicant: Public Group; 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. For individuals with disabilities who are unable to attend a meeting in person, please contact our office at 941.764.4191, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov

Publish: November 23, 2025

