

DRAFT

ORDINANCE NUMBER 2025 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3184, FLORIDA STATUTES, AMENDING THE COUNTY'S COMPREHENSIVE PLAN BY AMENDING CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE FROM AGRICULTURE (AG) TO MINERAL RESOURCE EXTRACTION (MRE); FOR PROPERTY LOCATED AT 2650 SR 31, IN THE PUNTA GORDA AREA AND WITHIN THE EAST COUNTY AREA; CONTAINING 223.14± ACRES; CHARLOTTE COUNTY, FLORIDA, COMMISSION DISTRICT I; PETITION PAL-23-00005; APPLICANT: LAKE LONELY, LLC; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR TRANSMITTAL OF ADOPTED ORDINANCE.

RECITALS

WHEREAS, applicant, Lake Lonely, LLC ("Applicant"), filed Petition PAL-23-00005, seeking a large scale plan amendment to the County's Comprehensive Plan by amending Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agriculture (AG) to Mineral Resource Extraction (MRE), for property located at 2650 SR 31, in the Punta Gorda area and within the East County area, containing 223.14 acres more or less ("Property"), and more particularly described in Exhibit "A" attached hereto; and

WHEREAS, on May 12, 2025, Petition PAL-23-00005 was heard before 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, Petition PAL-23-00005 was found to be consistent with the County's Comprehensive Plan and the P&Z Board recommended approval for transmittal of Petition PAL-23-00005 to the Florida Department of Commerce and other state agencies for review; and

35 WHEREAS, in a public hearing held on Tuesday, June 10, 2025, the Board of
36 County Commissioners of Charlotte County, Florida ("Board") reviewed plan amendment
37 Petition PAL-23-00005 and, based on the findings and analysis provided by County Staff
38 regarding the amendment and the evidence presented to the Board, approved transmittal
39 of Petition PAL-23-00005 to the Florida Department of Commerce and other state agencies
40 for review and comment; and

41 WHEREAS, Petition PAL-23-00005 was transmitted to the Florida
42 Department of Commerce and other state agencies for review and comment; and

43 WHEREAS, the comments received by the reviewing agencies, if any, have
44 been considered and addressed by the Applicant and incorporated into the findings and
45 analysis provided by County Staff; and

46 WHEREAS, after due consideration regarding Petition PAL-23-00005 in a
47 public hearing held on _____, 2025, and based on the findings and
48 analysis presented to the Board, the Board finds that the proposed amendment is
49 consistent with the County's Comprehensive Plan, and that the requirements of Chapter
50 163, Florida Statutes, as they relate to the Petition have been met, and that it is in the best
51 interests of the County and its citizens to approve Petition PAL-23-00005.

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

54 Section 1. Approval. Petition PAL-23-00005 requesting a large scale plan
55 amendment to the County's Comprehensive Plan by amending Charlotte County FLUM
56 Series Map #1: 2030 Future Land Use, from AG to MRE, for property located at 2650
57 SR 31, in the Punta Gorda area and within the East County area, containing 223.14 acres

58 more or less, Charlotte County, Florida, Commission District I, and more particularly
59 described in Exhibit "A" attached hereto and by this reference incorporated herein, is
60 hereby approved.

61 Section 2. Effective date. The effective date of this plan amendment, if the
62 amendment is not timely challenged, shall be 31 days after the state land planning agency
63 notifies the local government that the plan amendment package is complete. If timely
64 challenged, this amendment shall become effective on the date the state land planning
65 agency or the Administration Commission enters a final order determining this adopted
66 amendment to be in compliance. No development orders, development permits, or land
67 uses dependent on this amendment may be issued or commence before its effective date.

68 Section 3. Transmittal. County Staff is hereby directed to forward a copy of
69 this Ordinance and its attachments to the Florida Department of Commerce, 107 East
70 Madison Street, Tallahassee, FL 32399-4120, and to the Executive Director, Southwest
71 Florida Regional Planning Council, 1400 Colonial Boulevard, Suite 1, Fort Myers, FL
72 33907.

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75
76 [SIGNATURE PAGE FOLLOWS]
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80

PASSED AND DULY ADOPTED this _____ day of _____, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

DRAFT

By: _____
Joseph M. Tiseo, Chairman

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

DRAFT

By: _____
Deputy Clerk

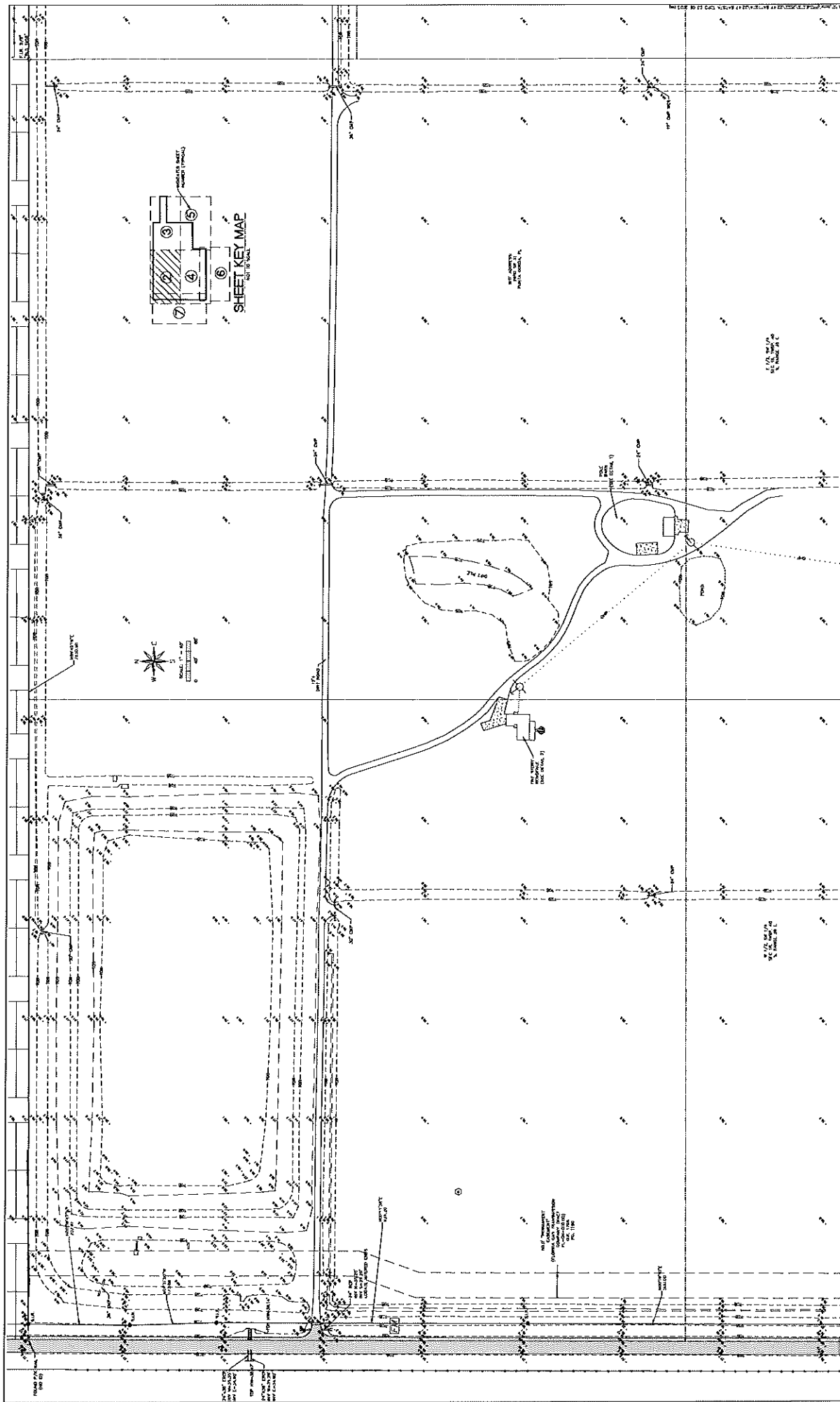
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DRAFT

By: _____
Janette S. Knowlton, County Attorney
LR2024-0809



11
Total: 7 Pages

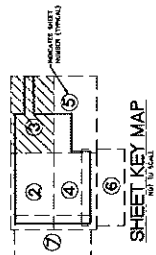
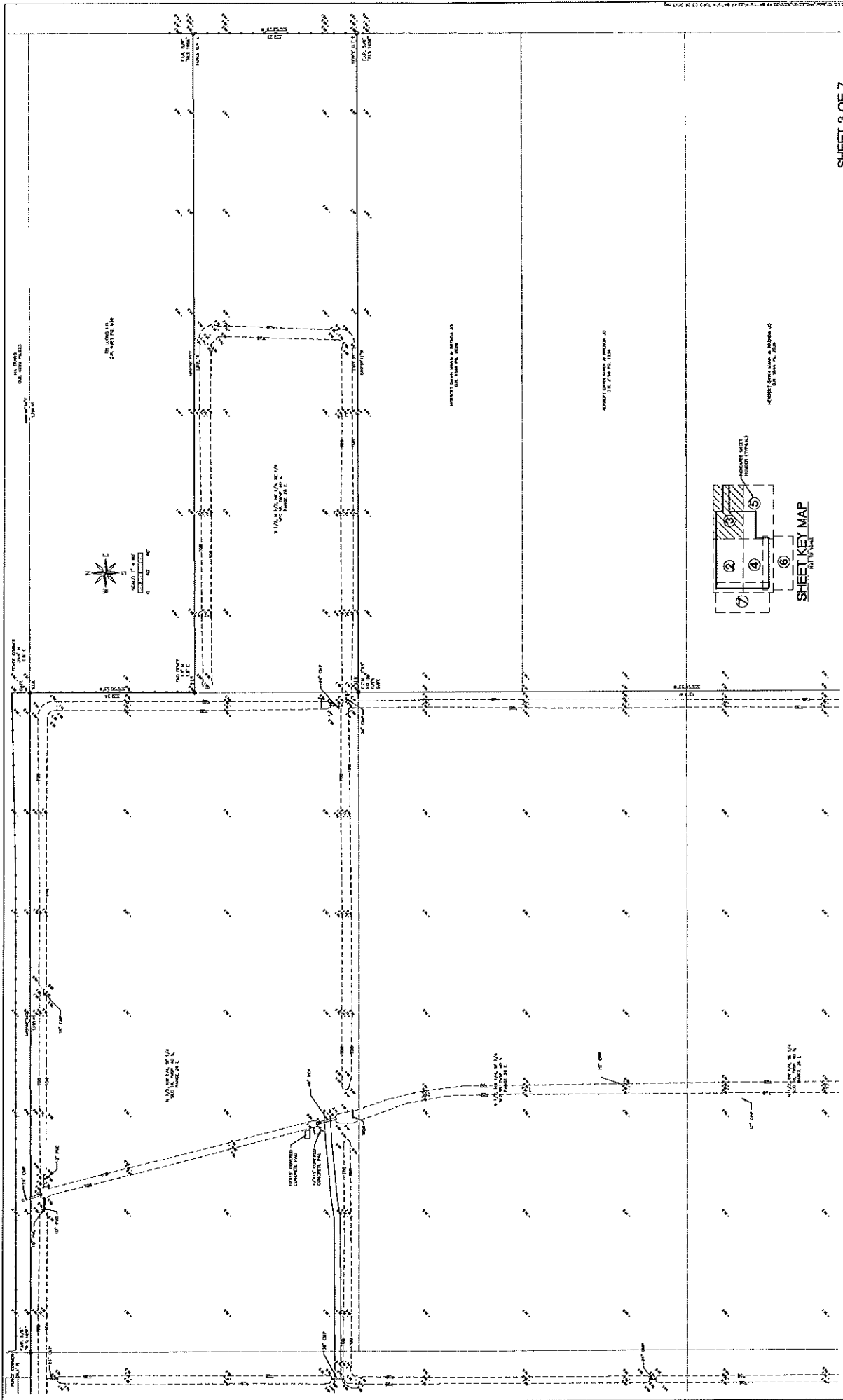


BOUNDARY SURVEY (ALTA/NSP'S LAND TITLE SURVEY)
BOUNDARY SURVEY (BATTISTA)
A PORTION OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA

SHEET 2 OF 7

BELS SURVEYORS, INC.
 9001 HIGHLAND WOODS BLVD., SUITE 6,
 BONITA SPRINGS, FLORIDA 34095
 (239) 597-515

PROJECT NUMBER: 25-17	
DATE: 01/11/2017	PROJECT: BATTISTA
SCALE: 1" = 40'	DATE: 01/11/2017
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DATE: 01/11/2017	DATE: 01/11/2017
DATE: 01/11/2017	DATE: 01/11/2017

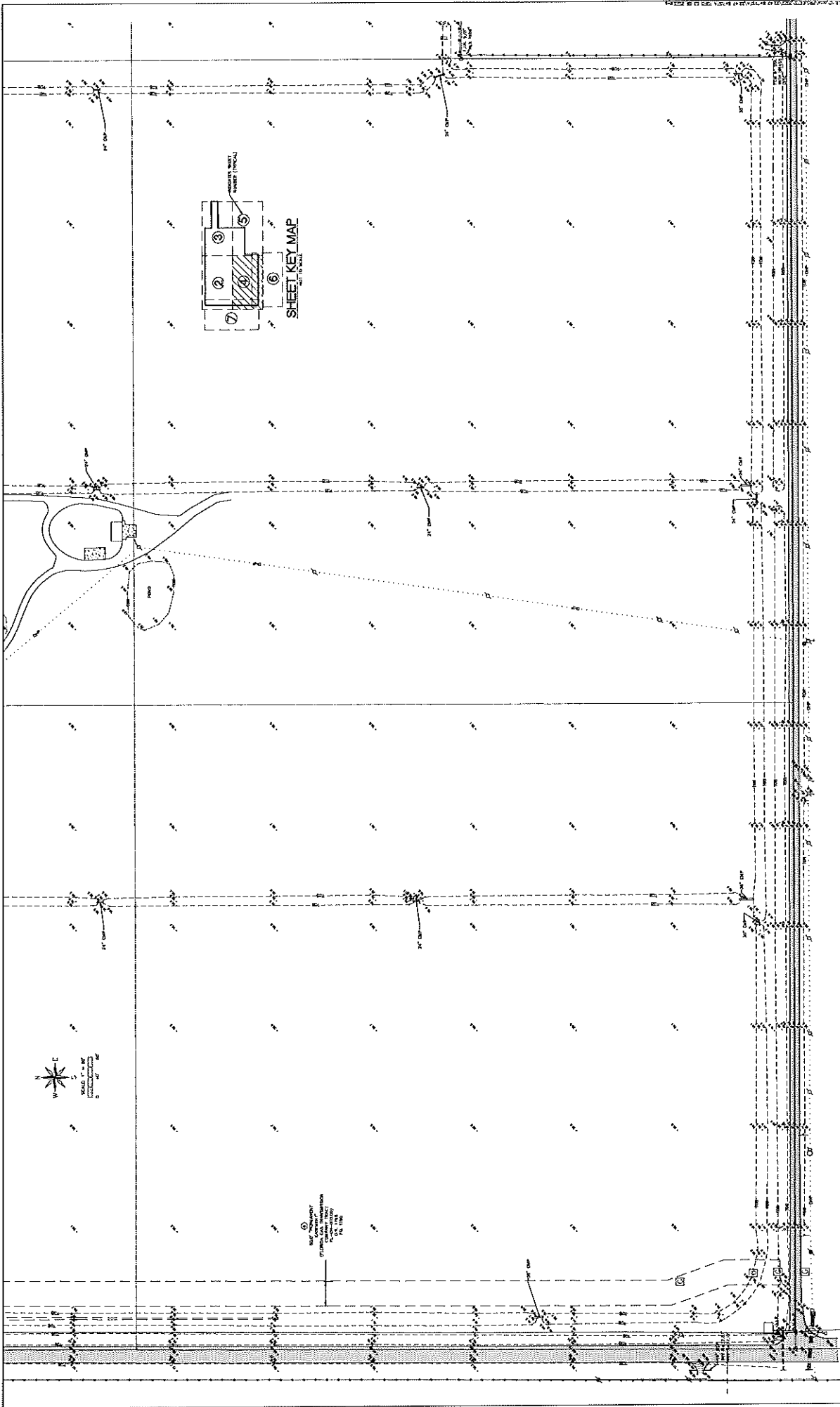


SHEET 3 OF 7

DATE	11/11/11
BY	JLB
APP'D	JLB
SCALE	1" = 100'

BOUNDARY SURVEY (ALTA/NSPS LAND TITLE SURVEY)
 BOUNDARY SURVEY (BATTISTA)
 A PORTION OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 28 EAST,
 CHARLOTTE COUNTY, FLORIDA

BELLS SURVEYORS, INC.
 9001 HIGHLAND WOODS BLVD, SUITE 6,
 BONTA SPRINGS, FLORIDA 34935
 (239) 597-1315



BOUNDARY SURVEY (ALTA/NSPS LAND TITLE SURVEY)
BOUNDARY SURVEY (BATTISTA)
 A PORTION OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 26 EAST,
 CHARLOTTE COUNTY, FLORIDA

SHEET 4 OF 7
BELLS SURVEYORS, INC.
 9001 HIGHLAND WOODS BLVD., SUITE 3
 BONITA SPRINGS, FLORIDA, 34035
 (239) 597-1315

DATE: 01/11/2017	
PROJECT NO.: 17-001	DRAWN BY: BJS
SCALE: 1" = 40'	CHECKED BY: BJS
APPROVED BY: BJS	DATE: 01/11/2017



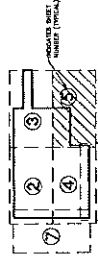
1/4 SECTION 18, TOWNSHIP 40 SOUTH, RANGE 26 EAST, BATTISTA

HERBERT GUYE, LAND & SURVEY, JR.
DATE: JAN 14, 2014

HERBERT GUYE, LAND & SURVEY, JR.
DATE: JAN 14, 2014

HERBERT GUYE, LAND & SURVEY, JR.
DATE: JAN 14, 2014

HERBERT GUYE, LAND & SURVEY, JR.
DATE: JAN 14, 2014



SHEET KEY MAP
1" = 400'

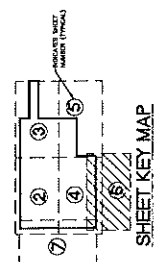
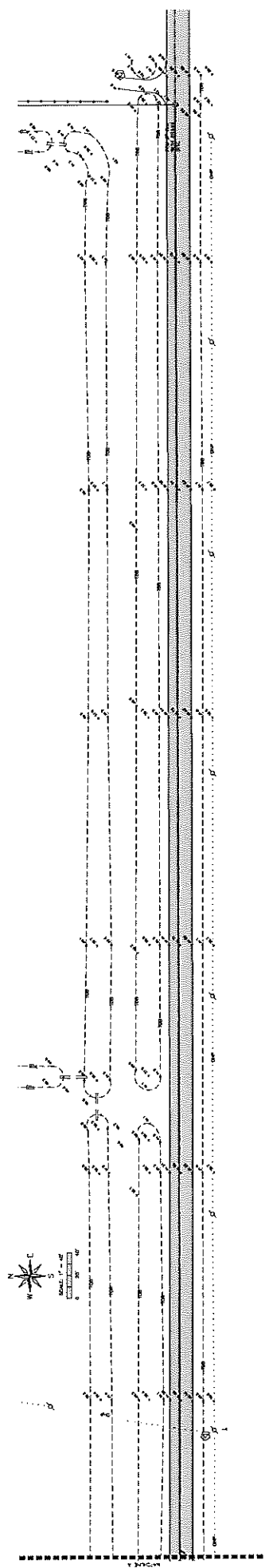
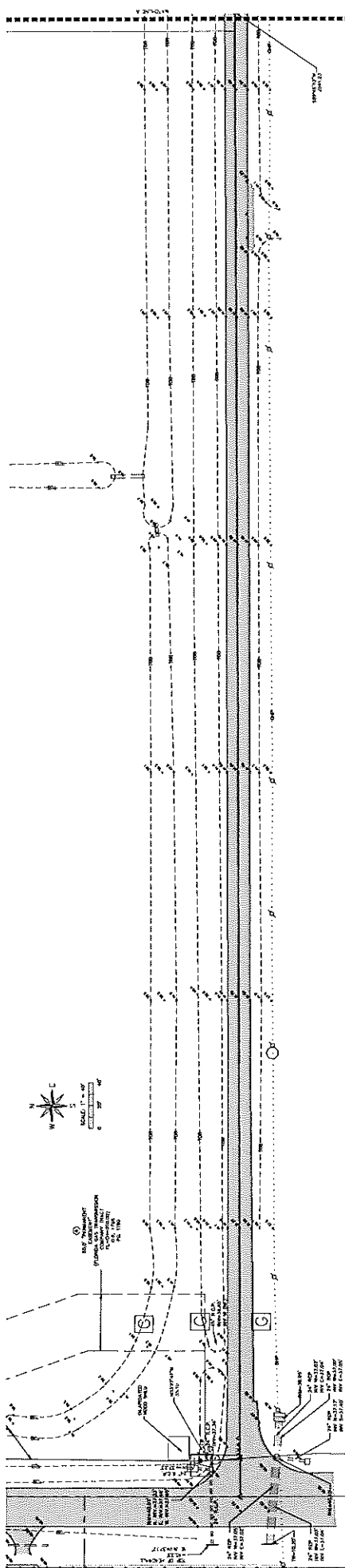
SHEET 5 OF 7

DATE: 01/14/2014	SCALE: 1" = 400'
BY: H. GUYE, JR.	DATE: 01/14/2014
CHECKED BY: H. GUYE, JR.	DATE: 01/14/2014
APPROVED BY: H. GUYE, JR.	DATE: 01/14/2014

BOUNDARY SURVEY (ALTA/NSPS LAND TITLE SURVEY)
BOUNDARY SURVEY (BATTISTA)

A PORTION OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA

BEL'S SURVEYORS, INC.
9001 HIGHLAND WOODS BLVD., SUITE 3
BONITA SPRINGS, FLORIDA, 34135
(239) 597-4935



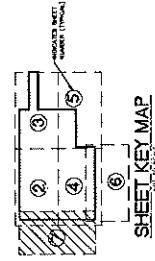
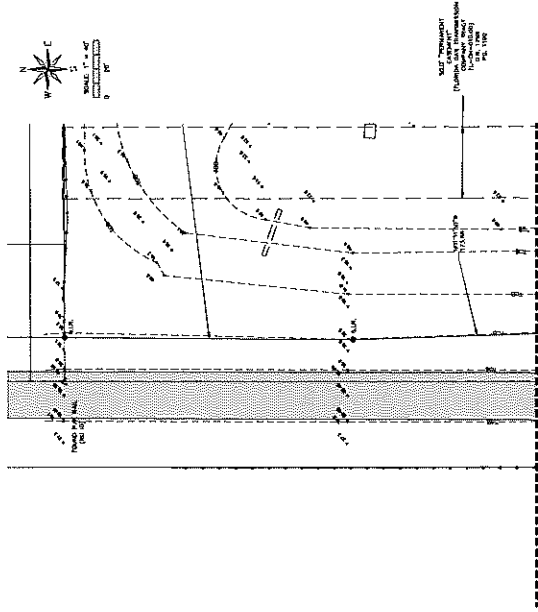
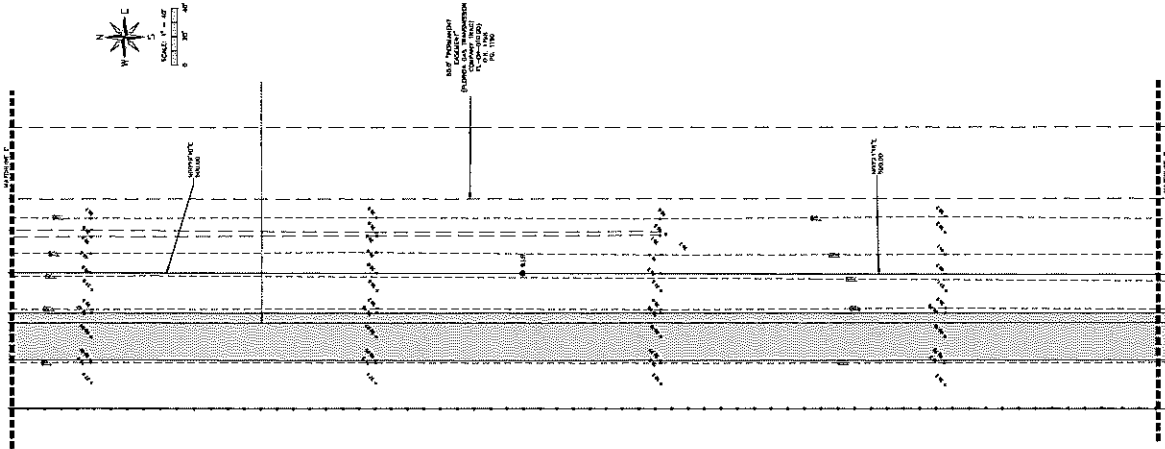
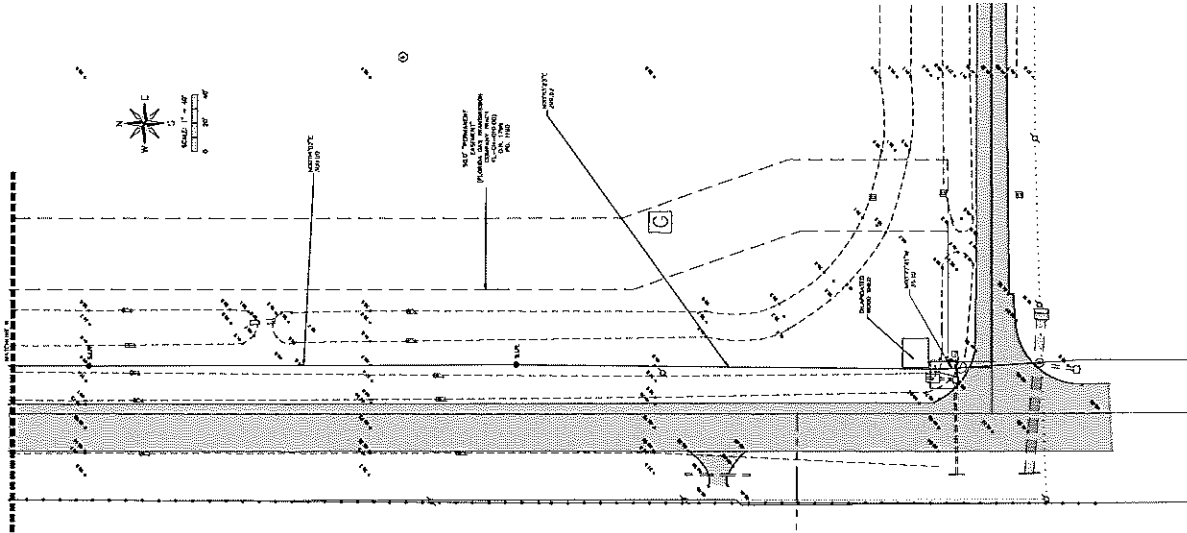
SHEET 6 OF 7

BBL'S SURVEYORS, INC.
5001 HIGHLAND WOODS BLVD., SUITE 3
BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

BOUNDARY SURVEY (ALTA/NSPS LAND TITLE SURVEY)

BOUNDARY SURVEY (BATTISTA)
A PORTION OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA

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SHEET 7 OF 7

BELS SURVEYORS, INC.
9001 HIGHLAND WOODS BLVD., SUITE 3
BONITA SPRINGS, FLORIDA 34135
(239) 597-1015

BOUNDARY SURVEY (ALTA/NSPS LAND TITLE SURVEY)
BOUNDARY SURVEY (BATTISTA)
A PORTION OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA

DATE: 04/04/2017	PROJECT NUMBER: 21-11
DRAWN BY: J. B. BATTISTA	SCALE: 1" = 40'
CHECKED BY: J. B. BATTISTA	
APPROVED BY: J. B. BATTISTA	
DATE: 04/04/2017	