



Staff Report for: PAL-23-00005 and Z-23-41-19

Meeting Date: May 12, 2025/June 10, 2025/September 9, 2025

To: Planning and Zoning Board /Board of County Commissioners (BCC Transmittal/BCC Adoption)

From: Jie Shao, AICP, MCP, Planner, Principal (see Exhibit 1 for professional qualifications)

Regarding: A request to amend the 2030 Future Land Use Map and the Zoning Atlas

Part 1 – General Information

Applicant: Lake Lonely, LLC, 7995 Mahogany Run Lane, Naples, FL 34113

Agent: Derek P. Rooney, Shareholder, GrayRobinson, P.A., 1404 Dean Street, Suite 300, Fort Myers, Florida 33901

Owners: Lake Lonely, LLC, 7995 Mahogany Run Lane, Naples, FL 34113

Request: A privately initiated request to:

- Amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agriculture (AG) to Mineral Resource Extraction (MRE).
- Amend the Charlotte County Zoning Atlas from Agriculture (AG) to Excavation and Mining (EM).

Location: **Commission District I:** The subject property is located at 2650 SR 31, in the Punta Gorda area and within the East County area.

Area: The subject property contains a total of 223.14± acres.

Public Notice: Public Notice has been given as required by Charlotte County Code, Section 3-9-10; subsections (d) Published Notice; (e) Mailed Notice (1,000-foot Mailed Notice Map); and (f) Posted Notice.

Part 2 – Analysis and Conclusion

Request

The applicant and property owner, Lake Lonely LLC, is requesting a large scale plan amendment from Agriculture (AG) to Mineral Resource Extraction (MRE) and a companion rezoning from AG to Excavation and Mining (EM). The stated purpose of these two applications is to allow the property owner to apply for a permit for a sand, shell, and rock commercial excavation.

The subject property is located on the east side of SR 31, in the Punta Gorda area in the East County area. The subject property is vacant for agricultural uses.

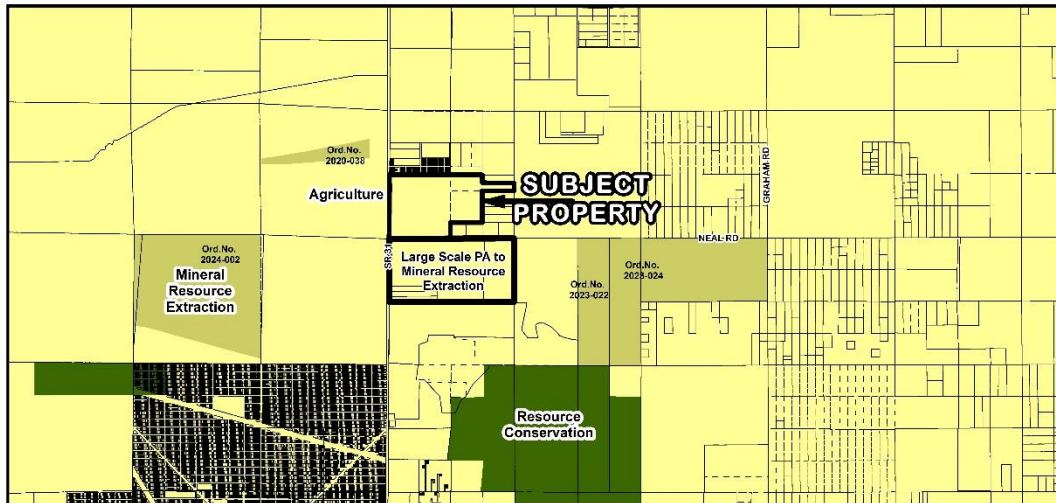


PAL-23-00005 and Z-23-41-19 Area Image

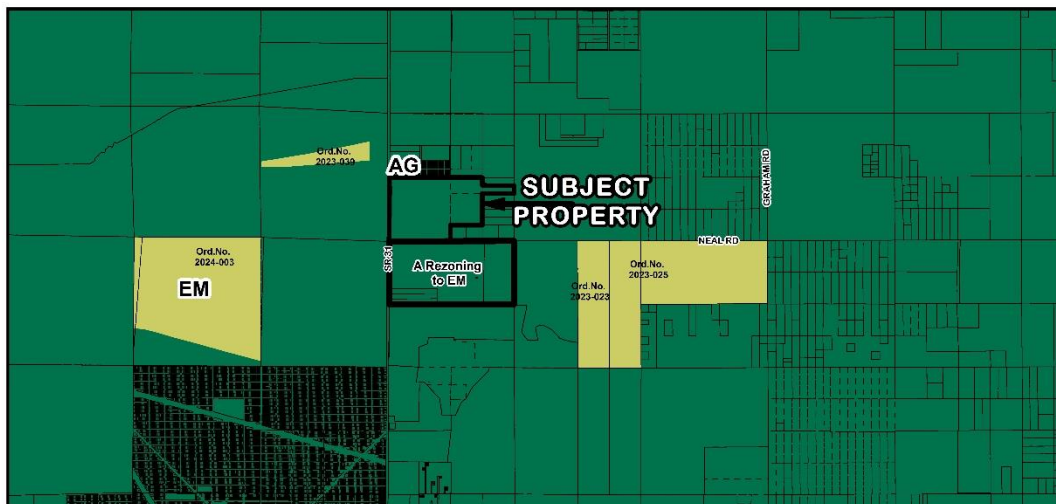
Compatibility and Impacts on Adjacent Land Uses:

The properties located immediately to the north, west and east of the site are zoned AG with AG Future Land Use Map (FLUM) designation. This area is mostly utilized for grazing land. The property located immediately to the south of the subject property has an existing commercial excavation operation under Excavation Number 04-EX-10. A large scale plan amendment (Application Number PAL-24-07) to MRE and an EM rezoning (Application Number Z-24-18) for this property. The purpose of these applications to allow for continued mining operations on the property PAL-24-07 is scheduled to be presented to the Board of County Commissioners (Board) on June 10, 2025 for its transmittal hearing.. To the east, there are approximately 159.50 acres of lands designated as MRE with the EM zoning via Ordinance Number 2023-022 (Attachment 1) and Ordinance Number 2023-023 (Attachment 2). Further to the east, there are approximately 478.32 acres of lands designated as MRE with the EM zoning via Ordinance Number 2023-024 (Attachment 3) and Ordinance Number 2023-025 (Attachment 4). The property owners for these lands are now eligible to apply for commercial excavation permits. Across SR 31 to the northwest, on October 27, 2020, the Board approved a large scale plan amendment to MRE and a companion

rezoning to EM for approximately 53.59 acres of lands via Ordinance Number 2020-038 (Attachment 5) and Ordinance Number 2020-039 (Attachment 6). Across SR 31 further to the southwest of the subject property, on February 27, 2024, the Board approved another large scale plan amendment to MRE and a companion rezoning to EM for approximately 536.22 acres of lands via Ordinance Number 2024-002 (Attachment 7) and Ordinance Number 2024-003 (Attachment 8).



PAL-23-00005 and Z-23-41-19 FLUM Designations



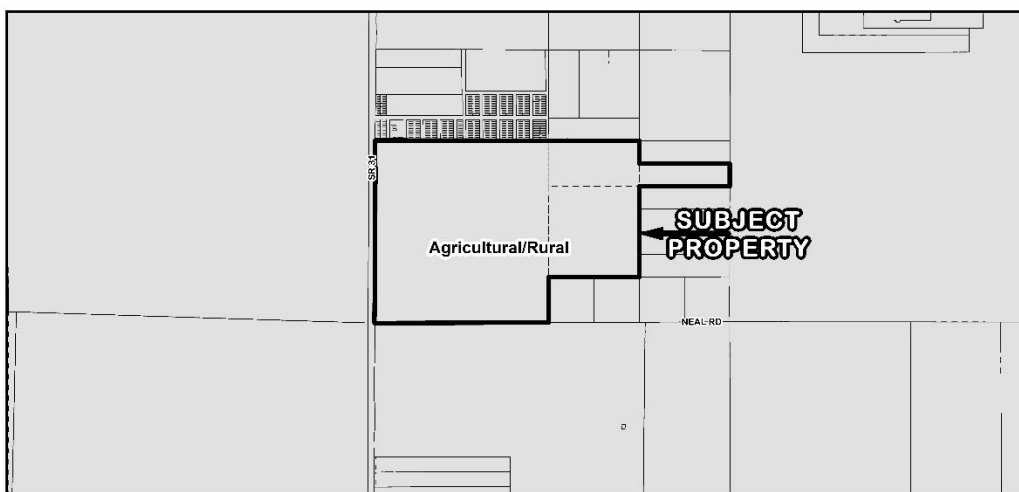
PAL-23-00005 and Z-23-41-19 Zoning Designations

According to the submitted "Offsite Features" (Attachment 9), there are five residences located to the south and one residence located to the west of the subject property, and all these homes are located within 500 feet of the subject site. There are two residences located beyond 500 feet and within the ½ mile of the subject property. Two isolated wetlands are located to the

southeast of the subject property and within the ½ mile of the subject property, and one isolated wetland is located to the further southeast of the site and beyond ½ mile.

Consistency with the County's Comprehensive Plan:

The site is designated as part of Agricultural/Rural on the 2050 Framework Map. The immediately surrounding properties are mostly utilized for grazing land and designated as part of Agricultural/Rural on the 2050 Framework Map.



PAL-23-00005 and Z-23-41-19 Framework

The proposed changes are required by and consistent with **ENV Policy 2.5.2: Commercial Excavations**, which states that “commercial excavation operations shall be allowed to apply for a plan amendment to Mineral Resource Extraction in all areas not prohibited by the standards outlined in the Mineral Resource Extraction (MRE) Future Land Use Map designation. Amendments from Resource Conservation or Preservation to MRE within the non-prohibited area may be allowed if it can first be proven that such designation does not correctly demarcate environmentally sensitive lands. In such cases, should other environmentally sensitive lands exist that are not under a protected FLUM status, the amendment shall include placing those lands under the Preservation or Resource Conservation FLUM.”

There are specific “Requirements” and “Special Provisions” under the requested MRE FLUM designation, which are as follows:

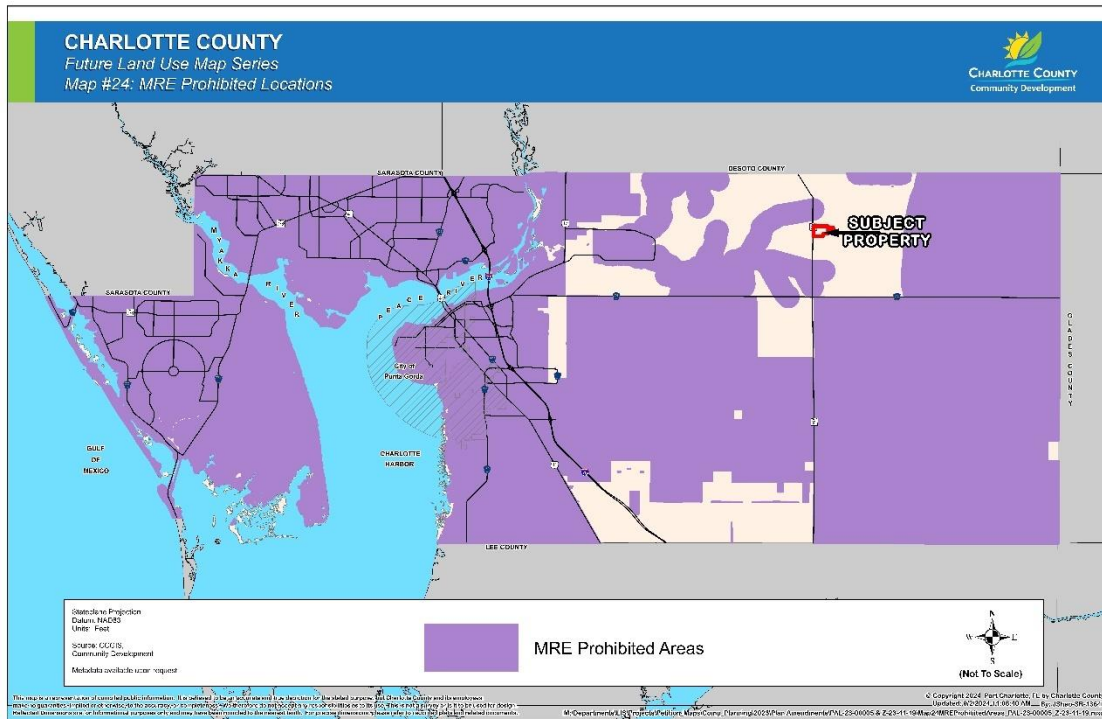
Requirements of the Plan Amendment:

1. *Limitations on Location: FLUM Series Map #24: MRE Prohibited Locations, identifies the areas of the County where this designation is permitted. Generally, permitted locations include properties located in the Rural Service Area east of U.S. 17 and U.S. 41 except properties located within:*

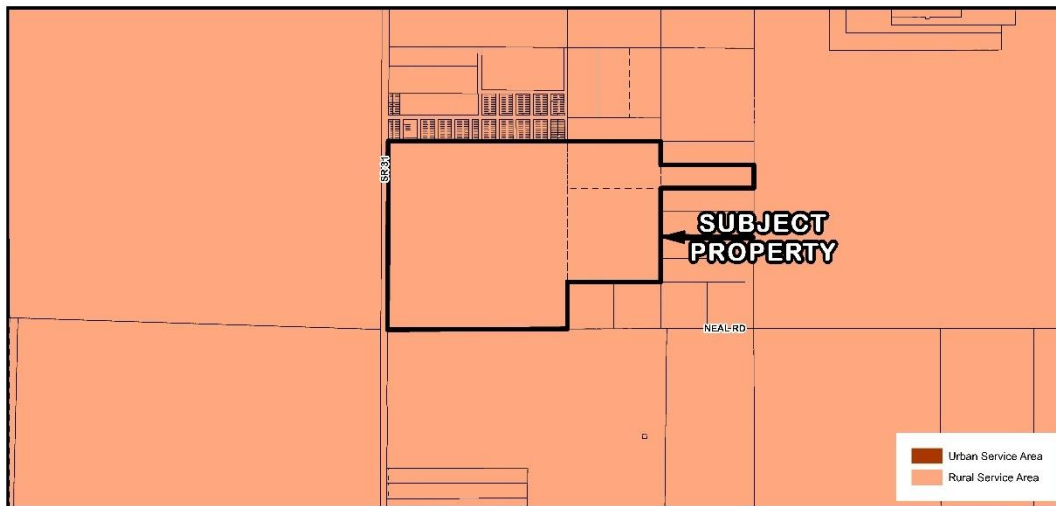
- a. One-half mile setback of the Watershed Overlay District (FLUM Series Map #4), or Tippen Bay and Long Island Marsh areas.*
- b. The Prime Aquifer Recharge Area of northeast Charlotte County (FLUM Series Map #6).*

c. One-half mile of the recharge area.

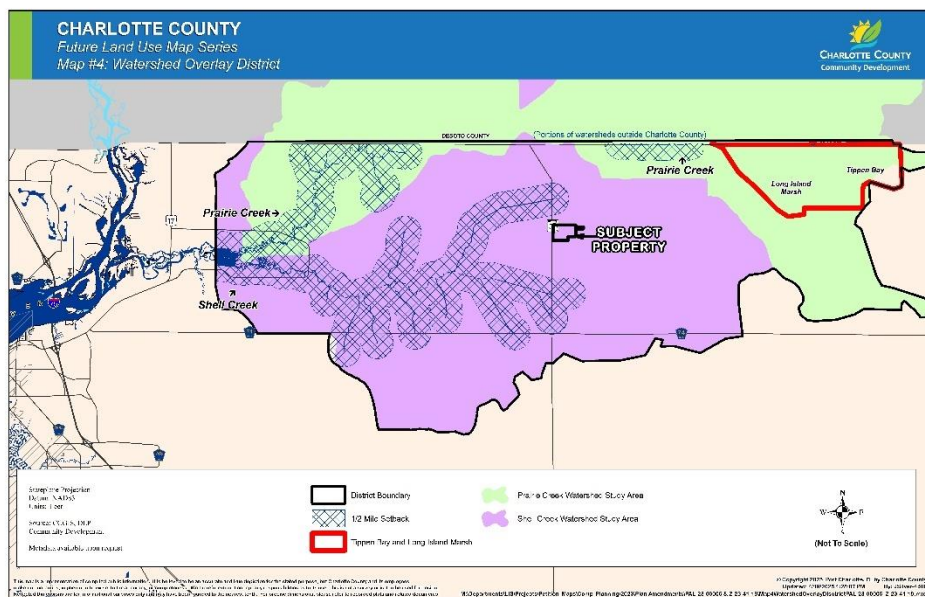
Analysis: The subject property is located outside of the MRE prohibited locations.

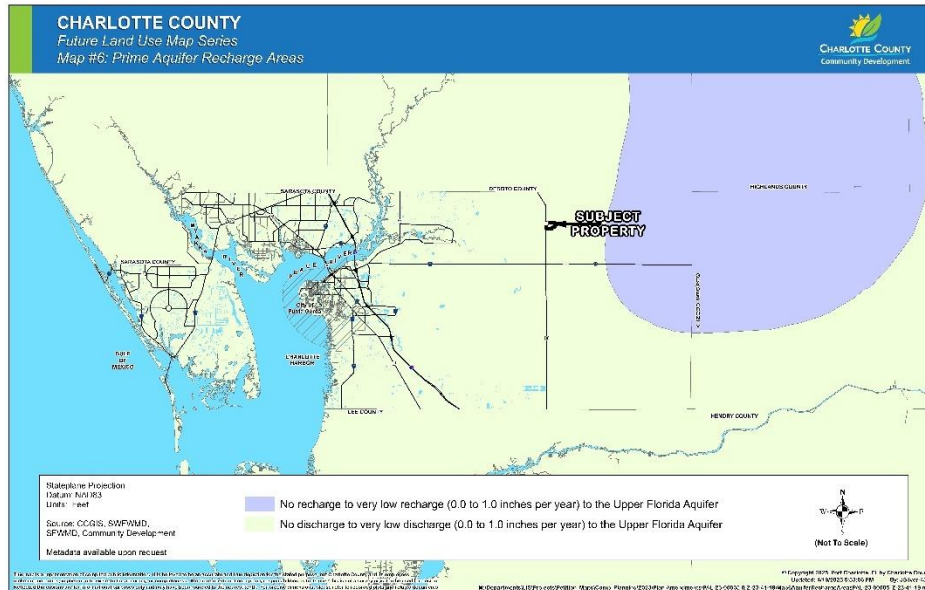


The subject property is located within the Rural Service Area, in the East County area. The site is located outside of one-half mile setback of the Watershed Overlay District or Tippen Bay and Long Island Marsh areas (FLUM Series Map #4). The subject property is also located outside of the Prime Aquifer Recharge Area of northeast Charlotte County (FLUM Series Map #6) and one-half mile of the recharge area. Therefore, the subject site meets the location limitation requirement of the proposed MRE FLUM designation and is also consistent with **ENV Policy 1.4.9: Watershed Overlay District**. Furthermore, the subject site contains a total of 223.14± acres, which meets the minimum acreage of 50 acres under this MRE FLUM designation.



PAL-23-00005 and Z-23-41-19 Service Area Delineation





2. *Submittal Requirements: When applying for this designation, the following items are required:*

- a. *A concept plan showing the approximate boundaries of all potential excavation area(s), along with the probable size, shape, and depth of the excavation area(s), recharge trenches and settling ponds.*
- b. *A map of all man-made features on the excavation site and within 500 feet of the site.*

Analysis: The proposed concept plan (Overall Site Plan attached as Attachment 10) shows the proposed excavation related setbacks, pit bottom, the depth of the proposed excavation, and hydraulic barriers. An “Offsite Features” Map is also submitted as Attachment 9 to demonstrate all man-made features within ½ mile of the subject site. The application complies with the submittal requirements.

- c. *A survey of wetlands on the site and a map showing approximate locations of wetlands and other water features within one-half mile of the site, as applicable, and a discussion of how the proposed excavation will not be a detriment to those resources.*

Analysis: According to the submitted Protected Species Assessment report prepared by Ian Vincent & Associates and dated March 2023, the subject property contains approximately 12.61 acres of other surface water, including approximately 7.91 acres of ditches, which are man-made surface water habitat lacking a significant canopy. Approximately 4.70 acres of the borrow area is a man-made surface water habitat containing primarily open water and lacking significant vegetation. There are no onsite wetlands, and only two isolated wetlands located to the southeast of the subject property and within the ½ mile of the subject property, as well as one isolated wetland located to the further southeast of the site and beyond ½ mile. If the requested land use change to MRE and rezoning to EM are approved by the Board, an Environmental Resource Permit will be needed for any commercial excavations, which will require an analysis of impacts to onsite and off-site wetlands.

Therefore, based on the information above, staff finds that the application complies with the requirements of subsection “c.”

d. A discussion of quality of life issues, in particular, the effect of a proposed excavation upon the health, safety and welfare of residents within one-half mile of the site.

Analysis: The applicant submitted the project narrative to address and evaluate potential impacts of the proposed excavation upon the health, safety and welfare of residents within one-half mile (2,640 feet) of the site based on public safety, water quality and quantity, influence on living conditions such as noise and visual impacts, increased load on public facilities, and environmental impact. Staff reviewed the report and presents the following conclusions:

Compatibility and Impacts on Adjacent Uses:

Based on the submitted project narrative which is part of the application and the County’s Geographic Information System, there are five residential structures located within 500 feet and additional one within half mile of the subject property. It is staff’s professional opinion that the proposed commercial excavation should not create adverse impacts additional to those already anticipated in agricultural areas and the existing excavation activities to the south of the subject property. The applicant is required to demonstrate erosion and emission control measures, as well as a Post Reclamation Plan, and all these documents need to be approved as part of a commercial excavation permit which must be consistent with the County’s Earthmoving Code (Code Article XXIII).

The proposed commercial excavation will replace current allowed agricultural activities on the property, which are mainly open land. Mining activities will be predominantly below ground level and should not create short-term issues. In the longer term, a visually attractive water body suitable for diverse animal, bird, and other species habitat is intended to be created

The submitted analysis complies with the requirements of subsection “d.”

Concurrency Issues:

- Potable Water and Sanitary Sewer: The subject site is located in the Rural Service Area, and no water and sanitary sewer services are available. The proposed excavation will be served by a well and septic system.
- Student Generation: The proposed changes will not increase or decrease residential development rights for the subject property. Therefore, no student generation is expected to be changed as a result of the proposed land use change and rezoning.
- Traffic: The County’s Public Works Department reviewed the applicant’s Traffic Impact Statement for Lake Lonely Mine – Development Order, dated July 19, 2023, and prepared by Trebilcock Consulting Solutions, PA. The County Transportation Engineer agreed with the analysis and conclusion, which states that *“the proposed project is not a significant or adverse traffic generator for the roadway network at this location. None of the analyzed links are projected to operate below the adopted LOS Standard with or without the project at 2025 future conditions. Turn lane improvements are recommended at the project access point.”*

If the Board approves the petitions, an excavation permit application must be consistent with **FLU Policy 2.1.9: Natural Resource Protection during Mining Activities**, which states that *“the County shall require natural resources to be protected during excavation activities. The County shall review activities in wetlands or listed species habitat for compliance with local, State, and Federal regulations and guidelines; regardless of the issuance of a permit by a State or Federal agency, the County reserves the right to deny a permit when such excavation or its associated activities would impact such resources. The County shall also require a reclamation plan for post-excavation use as a condition of permit issuance.”*

Furthermore, if the Board approves the proposed large scale plan amendment and its associated EM rezoning, the applicant or the property owner may apply for a commercial excavation permit; however, all proposed commercial excavations must be consistent with ENV Objective 2.5: Excavation Activities, which states that *“to minimize the detrimental effects of mineral extraction on groundwater, surface water, wildlife and wildlife habitats, surrounding land uses and values, and the health, safety, and welfare of the general public;”* and also **ENV Policy 2.5.1: Review of Excavation Activities**, which states that:

“During its review of proposed excavation activities, the County shall ensure that:

- 1. All mitigation activities proposed by a mining operation are acceptable to Charlotte County prior to the approval of a mining permit.*
- 2. Detrimental effects to groundwater and surface water resources are minimized.*
- 3. Reclamation plans include criteria for beneficial post-operation land use activities. Reclamation plans shall: maximize the reclamation of the resultant waterbodies for fish and wildlife and include the creation and planting of littoral shelves with native plant species to provide wildlife habitat; help improve or maintain water quality; prevent erosion of the shoreline; restore pre-development functions and values, including restoration of similar natural communities; and make the site aesthetically pleasing. The County shall require a bonding mechanism for reclamation expenses in the event of non-compliance by an operator. Reclamation bonds shall be equal to the cost of reclamation.*
- 4. Minimum buffer zones and setbacks are being observed between extractive and non-extractive land use activities.*
- 5. Cumulative impacts to the built and natural environment are assessed.*
- 6. The hydrological functions of natural flow ways and sloughs are maintained during and after the proposed excavation activities.”*

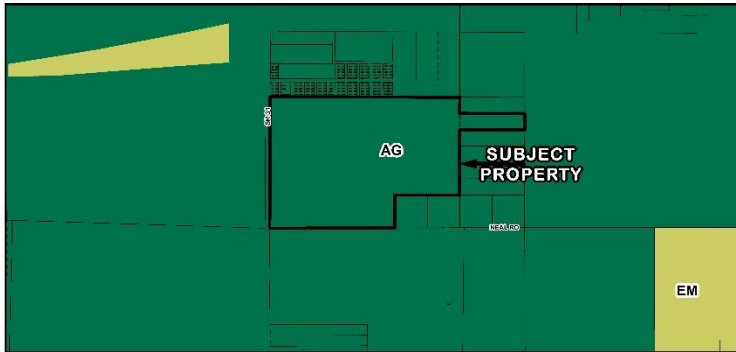
A new Commercial Excavation permit must be submitted and approved by the County. Furthermore, State and Federal Permits will be required and must be obtained prior to or concurrent with the County’s approval of the proposed commercial excavation permit and prior to any excavation activity commencement.

According to the submitted letter from Attorney Derek P, Rooney, and dated November 6, 2023, there are not previously recorded archeological or historical resources within the subject area.

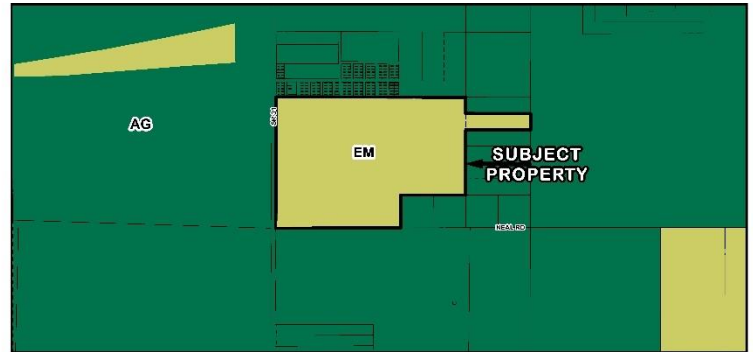
The following Special Provisions under the Proposed MRE FLUM Designation also apply to these applications.

1. The zoning district consistent with this FLUM designation is Excavation and Mining (EM), Charlotte County Code of Laws and Ordinances, as may be amended.

Analysis: The applicant concurrently submitted a rezoning for the subject property from AG to EM and the petition number is Z-23-41-19.



PAL-23-00005 and Z-23-41-19 Existing Zoning Designations



PAL-23-00005 and Z-23-41-19 Proposed Zoning Designations

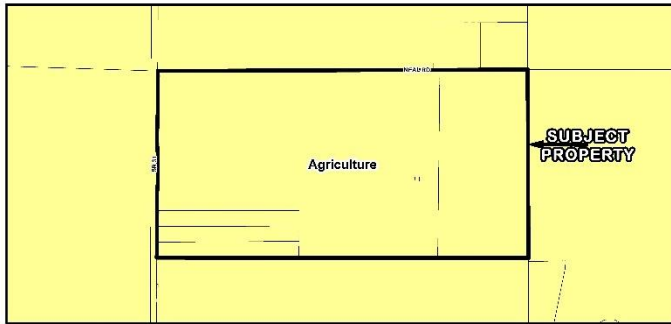
2. Properties that have been approved for commercial excavation operations, formerly known as Group III excavations, by the County prior to the adoption of this designation (12/15/2008) shall have a continuing right to conduct excavation operations in accordance with the approved permit.

3. Modifications to commercial excavations formerly known as Group III excavations approved prior to December 15, 2008 shall be permitted only after the property on which the excavation site is located is designated with a Mineral Extraction Resource (MRE) FLUM designation and an Excavation and Mining (EM) zoning district. The following modifications are exempt from this requirement provided there is no changes to the operation:

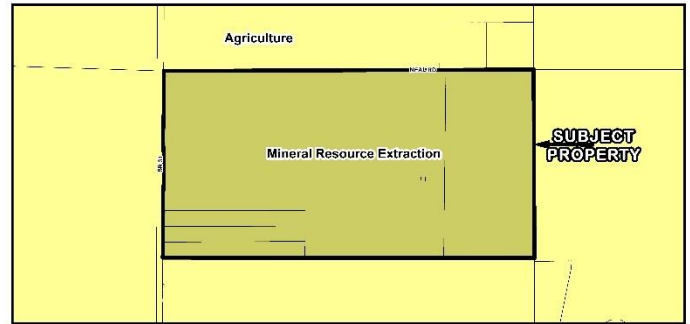
- a. A modification to request to transfer the permit to another permit holder.
- b. A request to extend the permit expiration date.

New commercial excavation permit applications may be granted only after the property proposed to be excavated is designated with a Mineral Resource Extraction FLUM designation and zoned EM.

Analysis: The subject property is vacant for agricultural uses. The purpose of the requested large scale plan amendment and its associated EM rezoning is to allow the property owner to apply for a permit for a sand, shell, and rock commercial excavation. A new permit is required and may be granted only after the Board approves the requested land use and rezoning applications.



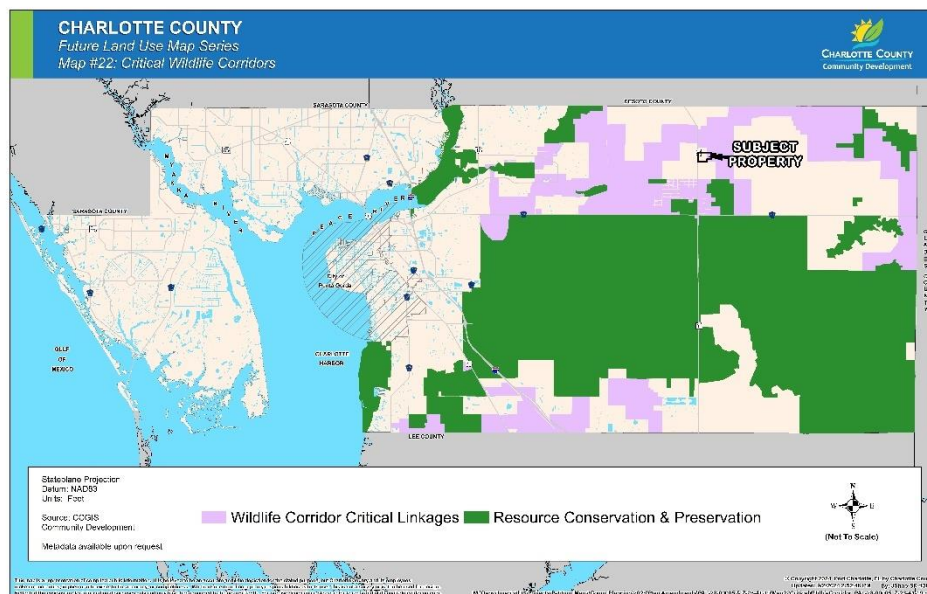
PAL-24-07 and Z-24-18 Existing FLUM Designations



PAL-24-07 and Z-24-18 Proposed FLUM Designations

4. *Commercial excavations within Wildlife Corridor Critical Linkages shall provide wildlife corridor connections through the property, similar to a Conservation Subdivision or Rural Community. These corridors shall be placed under conservation easement.*

Analysis: A portion of the subject property is located within Wildlife Corridor Critical Linkages; therefore, a wildlife corridor is required by the proposed commercial excavation. According to the submitted application, the property owner will provide the required a wildlife corridor at the minimum of 300 feet wide for 20 percent of its length, and for the remaining 80 percent of the length of the corridor, the minimum width shall be 500 feet (Attachment 11: Conservation Easement Exhibit). A proposed conservation easement will be submitted and must be finalized and approved by the Board of County Commissioners prior to issuance of a local excavation permit.



Conclusion:

It is staff's professional opinion that the proposed large scale plan amendment to MRE and its associated EM rezoning are consistent with various goals, objectives, and policies set forth in the County's Comprehensive Plan and are unlikely to create any detrimental impacts on the surrounding properties.

Part 3 – Summary and Recommendation

Staff Summary:

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Application No. PAL-23-00005) is generally consistent with Charlotte County's Comprehensive Plan, Section 163.3177 Florida Statutes, and Charlotte County's Code of Laws and Ordinances and other applicable guidelines.

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Application No. Z-23-41-19) is generally consistent with Charlotte County's Comprehensive Plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.

Planning and Zoning Board recommendation on May 12, 2025:

*Approve a motion to forward application PAL-23-00005 to the Board of County Commissioners with a recommendation of **Approval** of transmittal of application PAL-23-00005 to the Florida Department of Commerce and other State review agencies for review and comment, based on the findings and analysis in the staff report dated May 3, 2025, Charlotte County's Comprehensive Plan, and the evidence and testimony presented at the public hearing before the Planning and Zoning Board.*

*Approve a motion to forward application Z-23-41-19 to the Board of County Commissioners with a recommendation of **Approval**, based on the findings and analysis in the staff report dated May 3, 2025, Charlotte County's Comprehensive Plan, and the evidence and testimony presented at the public hearing before the Planning and Zoning Board.*

Part 4: Research and Findings

- 2050 Framework Map Designation:** Agricultural/Rural (FLUM Map #2 - 2050 Framework)
- 2030 Service Area Delineation:** Within the Rural Service Area
- Existing Land Use on the Site:** The subject property is currently vacant for agricultural uses. (See attached Site Image and Boundary Survey.)
- Existing Future Land Use and Zoning Designations:**
(See attached Future Land Use Map and Zoning Map)

FLUM:	Development Standards:
Agriculture (AG)	<u>General Range of Uses</u> Ranching, crop farming including citriculture, silviculture, aquaculture, and row crops, as well as rural residential, rural recreational uses, rural industrial uses and public services and facilities.
	<u>Minimum and Maximum Density</u> <i>Density:</i> Agricultural lands may not exceed a maximum residential density of one dwelling unit per ten acres when developing under an Agriculture zoning or one dwelling unit per five acres when developing in accordance with FLU Policy 3.1.2 and Conservation Subdivision zoning.

	<i>Intensity:</i> The maximum FAR is 0.10.
Zoning:	Development Standards:
Agriculture (AG)	<p>The purpose and intent of this district is to allow agriculture, very-low-density residential, rural recreation, and other rural uses. Agriculture and agricultural activities are frequently associated with noise, odors, dust, aerial chemical spraying, and other activities generally incompatible with urban-style living. However, agriculture forms a vital segment of the economy of the state, and provides diversity of economic opportunity and life styles for the county. Therefore, it is the purpose of this district to provide areas for the establishment and/or continuation of agricultural operations with residential uses being permitted only at very low densities and to accommodate those individuals who understand and desire to live in an agricultural environment.</p> <ul style="list-style-type: none"> • Minimum lot area is 10 acres. • Minimum lot width is 250 feet. • Setbacks: <ul style="list-style-type: none"> ○ Front: 40 feet ○ Side: 20 feet ○ Rear: 20 feet ○ Abutting water: 20 feet • Maximum lot coverage of all buildings is 10 percent. • Maximum building height is 38 feet. <p>Maximum density (units per acre): one unit per 10 acres.</p>

Table 1

5. Proposed Future Land Use and Zoning Designations:

(See attached Future Land Use Map and Zoning Map)

FLUM:	Development Standards:
Mineral Resource Extraction (MRE)	<p><u>General Range of Uses</u> Generally, commercial excavations and extraction of non-renewable substances, agricultural uses, and public services and facilities.</p> <p><u>Minimum and Maximum Density</u> <i>Density:</i> The maximum density is equivalent to that of the prior FLUM designation - one dwelling unit per ten acres or one dwelling unit per 40 acres, as applicable.</p> <p><i>Intensity:</i> The maximum lot coverage by all buildings is ten percent. The maximum height of structures is 60 feet.</p>
Zoning:	Development Standards:
Excavation and Mining (EM)	<p>The purpose and intent of this district is to allow agriculture, very-low density residential, rural recreation, other rural uses, and commercial excavation activities and associated uses.</p> <ul style="list-style-type: none"> • Minimum lot area is 10 acres. • Minimum lot width is 250 feet. • Setbacks: <ul style="list-style-type: none"> ○ Front: 40 feet

	<ul style="list-style-type: none"> ○ Side: 20 feet ○ Rear: 20 feet ○ Abutting water: 20 feet ● Maximum lot coverage of all buildings is 10 percent. ● Maximum building height is 38 feet. <p>Maximum density (units per acre): one unit per 10 acres.</p>
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Table 2

6. Surrounding Land Uses and their Future Land Use and Zoning Designations:

Direction:	Existing Land Use:	FLUM Designation:	Zoning District Designation:
North	Vacant lands designated for agricultural uses	Agriculture (AG)	Agriculture (AG)
East	Vacant lands designated for agricultural uses	Agriculture (AG)	Agriculture (AG)
South	Existing commercial excavation Vacant lands designated for agricultural uses	Agriculture (AG)	Agriculture (AG)
West	SR 31 Vacant lands designated for agricultural uses	Agriculture (AG)	Agriculture (AG)

Table 3

7. Buildout Calculations (square footage or density):

The proposed large scale plan amendment from Agriculture (AG) to Mineral Resource Extraction (MRE); and a rezoning from Agriculture (AG) to Excavation and Mining (EM) and the proposed changes will not increase or decrease residential development rights for the subject property. The maximum residential development rights are one unit per ten acres and the maximum lot coverage by all buildings is ten percent; however, the maximum height of structures is 38 feet under the existing AG zoning and 60 feet under the proposed EM zoning.

8. Is subject property in a Community, Special Planning Area or Overlay District?Yes

The subject property is not located within any Community Planning Area or Special Plan area. (FLUM Maps #8, #9, #10 or #11)

9. Is subject property located adjacent to existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves?No

The subject property is not located adjacent to any existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves. (SPAM Maps, #35, #74 and #75)

10. Is the proposed land use designation consistent with the provisions of the:

a. Charlotte Harbor Aquatic Preserves Management Plan? (SPAM Map #36)

The subject property is located outside the boundary of the Charlotte Harbor Aquatic Preserves.

b. Lemon Bay Aquatic Preserve Management Plan? (SPAM Map #36)

The subject property is located outside the boundary of the Lemon Bay Aquatic Preserve.

11. Does subject property contain archaeological or historic resources? (SPAM Map #3, #27 & #53)

According to the submitted letter from Attorney Derek P. Rooney, and dated November 6, 2023, there are not previously recorded archeological or historical resources within the subject area.

12. Are there wetlands on the property?No, according to the submitted Protected Species Assessment report prepared by Ian Vincent & Associates and dated March 2023, the subject property contains approximately 12.61 acres of other surface water, including approximately 7.91 acres of ditches, which are the man made other surface water habitat lacks a significant canopy, and approximately 4.70 acres of the borrow area, which is the man made other surface water habitat that contains primarily open water and lacks significant vegetation. There are no onsite wetlands.

a. Number of acres of Category I:None.

b. Number of acres of Category II:None.

13. Natural Resources:

a. Significant natural resources or critical habitat for endangered species:

The submitted Protected Species Assessment report prepared by Ian Vincent & Associates and dated March 2023 states that: "Search of available online resources revealed that the subject property is located within an 18.6-mile radius designated as Core Foraging Area of several wood stork (*Mycteria americana*) nesting colonies. Each of the documented colonies appears to be greater than 13 miles from the subject property. Under current regulations, the proximity of the off-site nesting colonies is not likely to affect the future development of the subject property. However, any impacts which trigger federal review may lead to additional consultation relative to the species.

Search of available online resources revealed that the subject property is located within the Consultation Area of the Florida scrub jay (*Aphelocoma coerulescens*). However, review of the Charlotte County Natural Resources Department Florida Scrub Jay Territory Search Database revealed that the subject property is not a scrub jay review area parcel. No evidence of utilization by the species was observed on the subject property. Therefore, the Florida scrub jay is not likely to affect the future development of the property.

Search of the Audubon Society Bald Eagle Nest Locator website revealed no nests within a half mile radius of the subject property. No eagles or eagle nests were observed on or around the subject property. Bald eagle (*Haliaeetus leucocephalus*) should therefore not likely affect the future development of the subject property.

Search of available online resources revealed that the subject property is located within the Consultation Area of the crested caracara (*Caracara cheriway*). No evidence of nesting activity or utilization by the crested caracara was observed onsite. The crested caracara is not anticipated to be nesting within the subject property, and therefore, is not likely to affect the future development of the subject property.

Search of available online resources revealed that a portion of the subject property is located within the Consultation Area of the red-cockaded woodpecker (*Picoides borealis*). The nearest documented red-cockaded woodpecker (RCW) sighting is greater than 6 miles from the subject property. In accordance with FWC survey guideline protocol, suitable trees were inspected for the presence of RCW nesting cavities. No evidence of nesting or utilization by the species was observed. The red-cockaded woodpecker is not anticipated to be utilizing the subject parcel, and therefore, is not likely to affect the future development of the property. However, any impacts which trigger federal review may lead to additional consultation relative to the species.

The subject parcel is located within the FWS Consultation Area of the Florida bonneted bat (*Eumops floridanus*). No evidence of utilization by the Florida bonneted bat was observed onsite during the site inspection. Thus, the Florida bonneted bat is not likely to affect the future development of the property. However, any impacts which trigger federal review may lead to additional consultation relative to the species.

Search of available online resources did not reveal documentation of any other listed wildlife species currently utilizing the subject property.

The subject site contains upland habitats which could potentially be utilized by the gopher tortoise (*Gopherus polyphemus*). No gopher tortoise burrows, or evidence of the species were observed on the parcel. If gopher tortoise burrows are found on the parcel, a 100% gopher tortoise survey and relocation permit from the Florida Fish and Wildlife Conservation Commission will be required prior to development of the site if gopher tortoise burrows cannot be avoided during construction.

No protected species or evidence of protected species utilization which would require permits from the FWC or FWS were observed onsite during the site inspection.”

- b. Possible impacts to groundwater, surface water, wetlands or other significant natural resources: **No**
- c. Is subject property in the **Watershed Overlay District?** (FLUM Map #4)**No**
- d. Is subject property in the **Surface Water Protection Overlay District?** (FLUM Map #5)**No**
- e. Is subject property in the **Prime Aquifer Recharge Area?** (FLUM Map #6)**No**
- f. Is subject property in a **Wellhead Protection Area?** (FLUM Map #7)**No**

14. Coastal Planning:

- a. Is the subject site within the **Coastal Planning Area?** (FLUM Map #13)**No**
The subject property is located outside of the Coastal Planning Area.
- b. Could the proposed changes impact beach accessibility?**No**
- c. Could the proposed change affect other waterfront access?**No**
- d. Flood Zone: The subject site is in Flood Zone “X”. Flood Zone “X” is an area in which areas determined to be outside the 0.2% annual floodplain.

- e. Storm Surge Evacuation Zone: The site is located within Evacuation Zone “N”.
- f. Is the subject site within the Coastal High Hazard Area? (FLUM Map #14)**No**.
- g. Could the proposed changes impact evacuation times?**No**

15. Charlotte County Facilities and Services:

- a. Nearest Park:**South County Regional Park** (SPAM Map #74)
Address:.....670 Cooper Street, Punta Gorda
Distance:approximately 20.7 miles to the southwest of subject property
- b. Nearest Police Station:.....**District 4 Charlotte County Sheriff’s Office** (SPAM Map #25)
Address:.....7474 Utilities Road, Punta Gorda
Distance:approximately 19.3 miles to the southwest of subject property
- c. Nearest Fire/EMS Station:**Charlotte County Fire Station No. 5** (SPAM Map #22)
Address:.....26287 Notre Dame Boulevard, Punta Gorda
Response Time:approximate response time is 15 minutes or greater (SPAM Map #39)
- d. Nearest Library:.....**Punta Gorda Charlotte Library** (SPAM Map #73)
Address:.....401 Shreve Street, Punta Gorda
Distance:approximately 21.8 miles to the southwest of subject property
- e. Nearest Hospital:**ShorePoint Health Port Charlotte** (SPAM Map #24)
Address:.....2500 Harbor Boulevard, Port Charlotte
Distance:approximately 26.1 miles to the west of subject property
- f. Nearest Emergency Shelter: ..**Kingsway Elementary School** (SPAM Map #21)
Address:.....23300 Quasar Boulevard, Port Charlotte
Distance:approximately 26.8 miles to the west of subject property
- g. Public School Attendance Boundary:
 - 1. Elementary School:**East Elementary School** (SFAM Map #1)
Address:.....27050 Fairway Drive, Punta Gorda
Distance:approximately 22 miles to the southwest of subject property
 - 2. Middle School:**Punta Gorda Middle School** (SFAM Map #2)
Address:.....1001 Education Avenue, Punta Gorda
Distance:approximately 21.3 miles to the southwest of subject property
 - 3. High School:**Charlotte High School** (SFAM Map #3)
Address:.....1250 Cooper Steet, Punta Gorda
Distance:approximately 21 miles to the southwest of subject property

16. Concurrency:

- a. **Roads Level of Service:** The County’s Public Works Department reviewed the applicant’s Traffic Impact Statement for Lake Lonely Mine – Development Order, dated July 19, 2023, and prepared by Trebilcock Consulting Solutions, PA. The County

Transportation Engineer agreed with the analysis and conclusion, which states that *“the proposed project is not a significant or adverse traffic generator for the roadway network at this location. None of the analyzed links are projected to operate below the adopted LOS Standard with or without the project at 2025 future conditions. Turn lane improvements are recommended at the project access point.”*

b. Potable Water Level of Service:

1. *Analysis:* The subject site is located in the Rural Service Area, and no water and sanitary sewer services are available. The proposed commercial excavation will be served by a well and septic system.

c. Sanitary Sewage Level of Service:

1. *Analysis:* The subject site is located in the Rural Service Area, and no water and sanitary sewer services are available. The proposed commercial excavation will be served by a well and septic system.

d. Park and Recreation Level of Service:

1. *Level of Service:*.....**Adopted Level of Service is 16 Park, Recreation & Open Space points (16 PROS points) per 1,000 population.**
2. *Analysis:***A 2009 analysis shows that the County currently has 17.2 PROS points per 1,000 population.**

e. Schools:.....School concurrency will be determined at Final Site Plan for any residential development in the future.

f. Solid Waste:

1. *Refuse Collector:***Waste Management Inc. of Florida or another provider**
2. *Solid Waste Provider:***Public Works Dept. - Municipal Solid Waste Management**
3. *Level of Service:* Zemel Road landfill currently has capacity to dispose of 4.6 million cubic yards of waste. The landfill has a projected remaining lifespan to the year 2027. An estimated 170 acres for future disposal cells will provide disposal capacity beyond the year 2050.
 - Solid Waste (Landfill) 5.0 pounds per day per equivalent fulltime resident
 - Solid Waste (Recycle) 2.2 pounds per day per equivalent fulltime resident

g. Drainage: Level of Service:

New arterials: flood free in the 100-year rainfall event.

New and improved collectors: not less than one lane of traffic in each direction above the design high water elevation from a 25-year, 24-hour rainfall.

New local residential streets: designed and constructed with the pavement centerline at or above the design high water elevation resulting from a 5-year, 24-hour rainfall.

Storm-water management facilities: in all new subdivisions manage a 25-year, 24-hour rainfall.

New parking facilities: maximum temporary detention depth of nine inches (9”) resulting from a 5-year, 24-hour rainfall.

New development on existing platted lots (except single-family, duplex, and triplex dwellings):

on-site storm-water management for a 25-year, 24-hour rainfall.

Analysis: The SW Florida Water Management District and the Community Development Department review storm-water management plans on a project specific basis.

17. Capital Improvements Program:

Are any updates to the CIP required because of this petition?**No**

18. Intergovernmental Coordination:

Does this amendment require comments from, or coordination with adjacent governments or other governmental agencies?**Yes**

The large scale plan amendment application will require comments from the State review agencies and the City of Punta Gorda for review and comment.

19. Has a public hearing been held on this property within the last year?No

20. 2050 Comprehensive Plan: Goals, Objectives, and Policies that may be relevant to the proposed amendment:

Various goals, objectives, and policies set forth in the County’s Comprehensive Plan as analyzed above.

Part 5 – Approval Criteria

21. Standards for Rezoning Approval: For the rezoning of land, the final action of the Board shall be made after giving due consideration to the following criteria:

a. Would the proposed change be consistent with the Comprehensive Plan?

Finding: The proposed Excavation and Mining (EM) zoning district is required by and consistent with the proposed Mineral Resource Extraction (MRE) Future Land Use Map (FLUM) designation. The proposed large scale plan amendment and its associated EM rezoning are consistent with “Requirements for Plan Amendment” and “Special Provisions” set forth in the MRE FLUM classification. The proposed changes are also consistent with various goals, objectives, and policies set forth in the County’s Comprehensive Plan, specifically, *FLU Policy 2.1.9: Natural Resource Protection during Mining Activities*, *ENV Policy 1.4.9: Watershed Overlay District (WOD)*, *ENV Objective 2.5: Excavation Activities*, *ENV Policy 2.5.1: Review of Excavation Activities*, and *ENV Policy 2.5.2: Commercial Excavations*.

b. The existing land use pattern in adjacent areas:

Finding: The properties located immediately to the north, west and east of the site are mostly utilized for grazing land. The property located immediately to the south of the subject property has an existing commercial excavation operation under Excavation Number 04-EX-10. To the east, there are approximately 159 50 acres of lands designated

as MRE with the EM zoning. Further to the east, there are approximately 478.32 acres of lands designated as MRE with the EM zoning. The property owners for these lands are now eligible to apply for commercial excavation permits. Across SR 31 to the northwest, there are approximately 53.59 acres of lands which are allowed for potential commercial excavation activities. Across SR 31 further to the southwest of the subject property, there are approximately 536.22 acres of lands are designated for MRE with the EM zoning.

c. The capacity of public facilities and services, including but not limited to schools, roads, recreational facilities, wastewater treatment, water supply, and storm-water drainage facilities:

Finding: The proposed large scale plan amendment to MRE and rezoning to EM will not increase or decrease residential development rights for the subject property. Therefore, no student generation is expected to be changed as a result of the proposed land use change and rezoning.

In addition, the County's Public Works Department reviewed the applicant's Traffic Impact Statement for Lake Lonely Mine - Development Order, dated July 19, 2023, and prepared by Trebilcock Consulting Solutions, PA. The County Transportation Engineer agreed with the analysis and conclusion, which states that *"the proposed project is not a significant or adverse traffic generator for the roadway network at this location. None of the analyzed links are projected to operate below the adopted LOS Standard with or without the project at 2025 future conditions. Turn lane improvements are recommended at the project access point."*

Furthermore, the subject site is located in the Rural Service Area, and no water and sanitary sewer services are available. The proposed excavation will be served by a well and septic system.

Therefore, the proposed changes should not create any concurrency issues.

d. Would the proposed change adversely influence living conditions or property values in adjacent areas?

Finding: Based on the submitted project narrative which is part of the application and the County's Geographic Information System, there are seven residential structure or uses within ½ mile of the subject site. There has been an existing commercial excavation site located immediately to the south of the subject property since 2004. The proposed commercial excavation will not create adverse impacts additional to those already anticipated in agricultural areas and the existing excavation activities. Erosion and emission control measures and the proposed reclamation plans will be submitted and approved as part of a commercial excavation permit be consistent with the County's Article XXIII. Earthmoving.

All the surrounding lands are zoned AG with an Agriculture FLUM classification; agricultural uses will generate noise, dust, and odors, which excavations will typically also generate. In addition, an existing commercial excavation is located to the further west and southwest of the subject property. The proposed commercial excavation will not create adverse impacts additional to those already anticipated in agricultural areas and the existing

excavation activities. Therefore, the proposed change should not adversely influence living conditions or property values in adjacent areas.

e. Would the proposed change affect public safety?

Finding: The submitted Traffic Impact Statement for this proposed commercial excavation project, dated July 19, 2023, and prepared by Trebilcock Consulting Solutions, PA. demonstrates that the proposed land use and rezoning for commercial excavation activities shall not generate additional traffic volume on the surrounding roadways; therefore, the proposed changes shall not affect public safety.

Attachment 1

Ordinance Number 2023-022

CHG
BCC

FILED WITH THE DEPARTMENT OF STATE may 24, 2023

ORDINANCE
NUMBER 2023 - 022

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) WITH AN ANNOTATION TO THE 2030 FUTURE LAND USE MAP REQUIRING A CONSERVATION EASEMENT IN A FORM ACCEPTABLE TO THE COUNTY ATTORNEY'S OFFICE AND THE BOARD OF COUNTY COMMISSIONERS PRIOR TO ISSUANCE OF A COMMERCIAL EXCAVATION PERMIT; FOR PROPERTY LOCATED AT 43521 NEAL ROAD, IN THE PUNTA GORDA AREA AND WITHIN THE EAST COUNTY AREA; CONTAINING 159.50 ACRES MORE OR LESS; CHARLOTTE COUNTY, FLORIDA, COMMISSION DISTRICT I; PETITION PAL-22-00005; APPLICANTS, KYE AND DEBORAH BISHOP; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR TRANSMITTAL OF ADOPTED ORDINANCE.

RECITALS

WHEREAS, applicants, Kye and Deborah Bishop ("Applicants"), filed Petition PAL-22-00005, 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) with an annotation requiring a conservation easement in a form acceptable to the County Attorney's Office and the Board of County Commissioners prior to issuance of a commercial excavation permit; for property located at 43521 Neal Road, in the Punta Gorda area and in the East County area, containing 159.50 acres more or less, which is owned by Applicants, and more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein; and

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF
CIRCUIT COURT
PAGE: 7
INSTR #: 3269468 Doc Type: GOV
Recorded: 05/24/2023 at 02:59 PM
Rec. Fee: RECORDING \$61.00

min

WHEREAS, on February 13, 2023, Petition PAL-22-00005 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-22-00005 was found to be consistent with the County's Comprehensive Plan and the P&Z Board recommended approval for transmittal of Petition PAL-22-00005 to the Department of Economic Opportunity ("DEO") and other state agencies for review; and

WHEREAS, in a public hearing held on Tuesday, February 28, 2023, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed plan amendment Petition PAL-22-00005 and, based on the findings and analysis provided by County Staff regarding the amendment and the evidence presented to the Board, approved transmittal of Petition PAL-22-00005 to DEO and other state agencies for review and comment; and

WHEREAS, Petition PAL-22-00005 was transmitted to DEO and other state agencies for review and comment; and

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

WHEREAS, after due consideration regarding Petition PAL-22-00005 in a public hearing held on May 23, 2023, and based on the findings and analysis presented to the Board, the Board has found that the proposed amendment is consistent with the County's Comprehensive Plan, and that the requirements and conditions of Chapter 163, Florida Statutes, as they relate to the Petition have been met, and that it is in the best interests of the County to approve Petition PAL-22-00005.

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

Section 1. Approval. Petition PAL-22-00005 requesting a large scale plan amendment to the County's Comprehensive Plan by amending Charlotte County FLUM Series Map #1: 2030 Future Land Use, from AG to MRE with an annotation to the 2030 Future Land Use Map requiring a conservation easement in a form acceptable to the County Attorney's Office and the Board of County Commissioners prior to issuance of a commercial excavation permit, for property located at 43521 Neal Road, in the Punta Gorda area and within the East County area, containing 159.50 acres more or less, Charlotte County, Florida, Commission District I, and more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein, is hereby approved.

Section 2. Effective date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before its effective date. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

Section 3. Transmittal. County Staff is hereby directed to forward a copy of this Ordinance and its attachments to the DEO, 107 East Madison Street, Tallahassee, FL

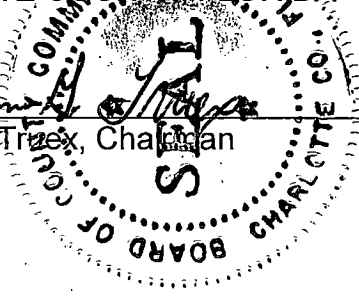
32399-4120, and to the Executive Director, Southwest Florida Regional Planning Council,
1400 Colonial Boulevard, Suite 1, Fort Myers, FL 33907.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 23rd day of May, 2023.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: William G. Trex
William G. Trex, Chairman



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

By: Roger D. Eaton
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney

LR2022-0615 JNO

OF A PARCEL OF LAND LYING IN
SECTIONS 20, TOWNSHIP 40 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA



THE WEST 1/2 OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 40 SOUTH,
RANGE 28 EAST, CHARLOTTE COUNTY, FLORIDA.

THIS PLAT WAS PREPARED AS A BOUNDARY & TOPOGRAPHIC SURVEY.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE
WEST NORTH AMERICAN DATUM OF 1883 (2011 ADJUSTMENT - EPOCH 2010) AND
WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE
FWTA, WHEREIN THE WEST LINE OF SECTION 20 BEARS N.0011°43'36"

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP 12010C0215P, EFFECTIVE MAY 09, 2005. THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE FLOOD ZONE "X" (UNPAVED) (AREAS DETERMINED TO BE OUTSIDE THE ONE ANNUAL CHANCE

FLOOD ZONE DEMARCATION LINE SCALED FROM ABOVE MENTIONED NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP.

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD83) AND WERE DERIVED FROM NATIONAL CETOIDE SURVEY BENCHMARK DESIGNATION ABLR, HAVING A CUTOFFED ELEVATION OF 33.68 FEET (NAVD83).

UNDERGROUND IMPROVEMENTS, OTHER THAN AS SHOWN, IF ANY, WERE NOT LOCATED

INTERIOR IMPROVEMENTS OTHER THAN AS SHOWN, WERE NOT LOCATED

THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS, OR JURISDICTIONAL LINE OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY OTHER THAN AS SHOWN HEREON.

CLARINGS AND DISTANCES AS SHOWN ARE AS MEASURED, UNLESS OTHERWISE NOTED

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

PARTIAL CERTAINS 138.50 ACRES, MORE OR LESS

LAST DAY OF FIELDWORK: FEBRUARY 14, 2002.

Date:
2022.03.04
13:59:00 -05'00

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAN OF THE NETHEN DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 53-12, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 100.04, FLORIDA STATUTES.

COPIES BY REQUESTED BY:
C. DEB. B. DEAN



- * ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROMOTED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

"A"

Total: 2 Pa

PM	PROFESSIONAL SURVEYOR AND MAPPER
DB	DRAINAGE DITCH
LB	LOCKED BUSINESS
(C)	AS CALCULATED
(M)	AS FIELD MEASUREMENTS BASED ON FIELD MEASUREMENTS
-D-	OVERHEAD UTILITY LINES
	IDENTIFICATION
CDR	CERTIFIED CORNER RECORD
CWP	CORRUGATED METAL PIPE
CM	CONCRETE MORTAR
CP	CONCRETE PAD
RY	INVERT
DP	BLASTLOW DEVICE
PHC	POLY VINYL CHLORIDE PIPE
(1)	UNDER OPTIC MIRROR
ET	WOOD UTILITY POLE
SD	PHONE REEL
(2)	8" PVC AIR VENT
-R-	FENCE
+	CUT PIPE ANCHOR
3	MOORE OR LESS

TREES

	PALM TREE		EUCALYPTUS TREE
	MAPLE TREE		OAK TREE
	PINE TREE		

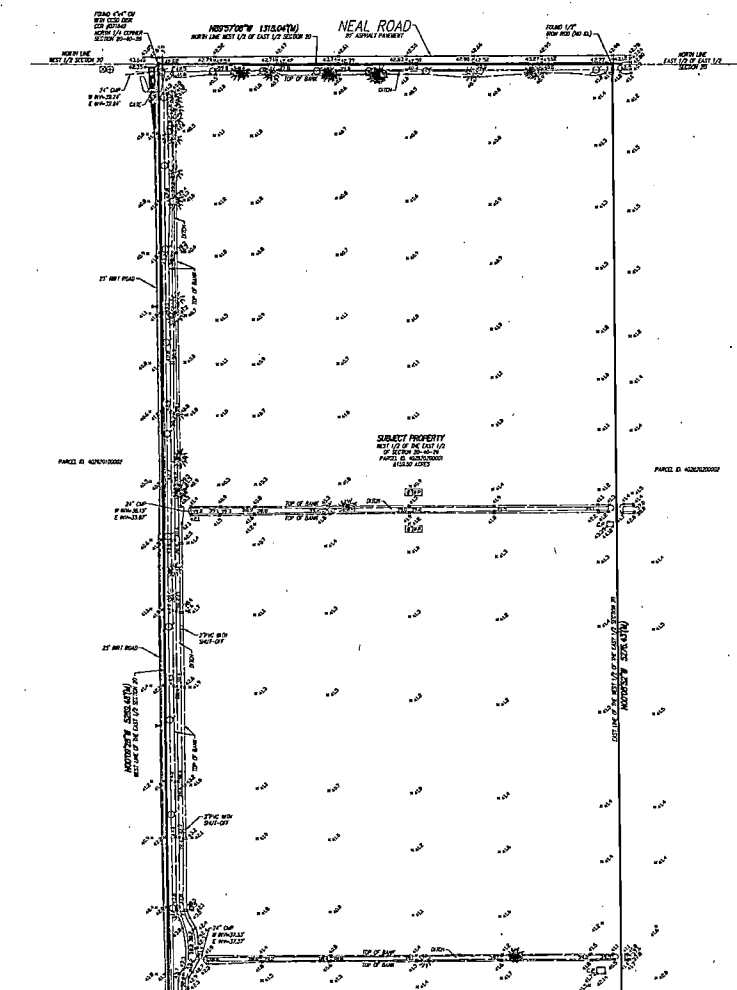
BANKS

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PRINTED IN THE U.S.A.

BOUNDARY & TOPOGRAPHIC SURVEY
100 ACRES GROVE

	Total
--	-------

OF A PARCEL OF LAND LYING IN
SECTIONS 20, TOWNSHIP 40 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA






MATCH LINE - SEE TOP RIGHT

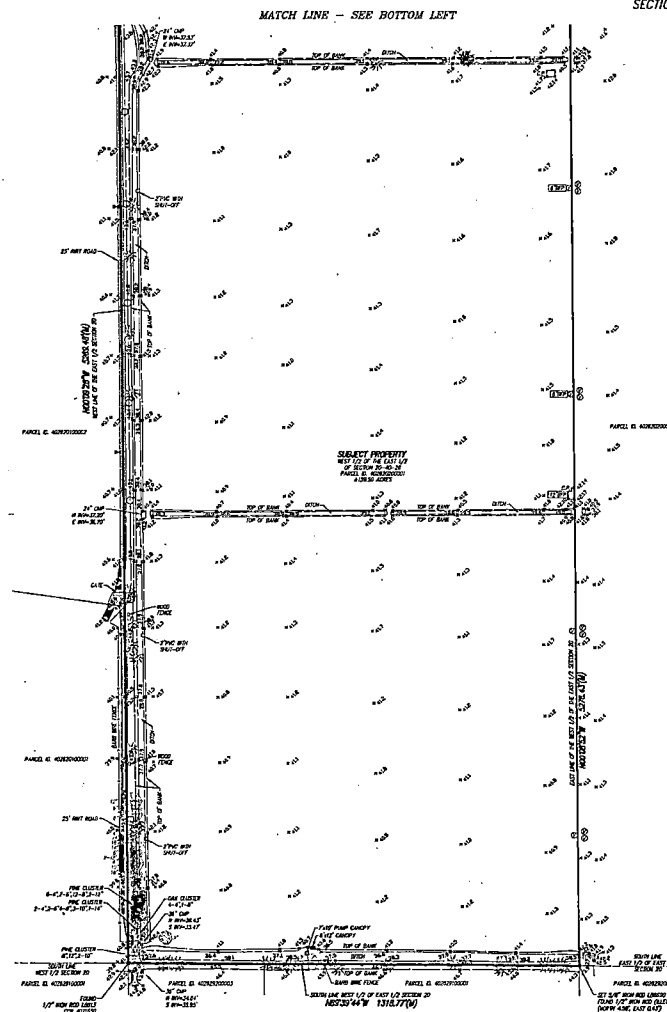
LEGEND

PSM	PROFESSIONAL SURVEYOR AND MAPPER
EB	ENGINEERING BUSINESS
LB	LICENSED BUSINESS
(c)	AS CALCULATED
(w)	AS FIELD MEASUREMENT BASED ON FIELD MEASUREMENTS
-DI-	OVERHEAD UTILITY LINES
RI	IDENTIFICATION
COH	CERTIFIED CORNER RECORD
CM	CORROGATED METAL PIPE
CP	CORROSE MONUMENT

CA	CONCRETE PAD
IN	INLET
BP	BACKFLOW DEVICE
PVC	POLY VINYL CHLORIDE PIPE
⊕	FIELD OPTIC MARKER
LT	WOOD UTILITY POLE
BS	PHONE RISER
⊙	6" PVC AIR VENT
→X	FENCE
→	CUT WIRE ANCHOR
A	MANHOLE ACCESS

TREES

 **PALM TREE**
 **CACTUS TREE**
 **MAPLE TREE**
 **OAK TREE**
 PINE TREE

[illegible]

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

4025 TAYLOR TRAIL - BLDG 3 UNIT 30
 FORT CHARLOTTE, FLORIDA 33603
 PHONE: (813) 873-1199 FAX: (813) 873-1199
 CHUCKLEHEAD L&P INC IN BOMB
 SURVEY LICENSE # 16 8888
 WWW.BOMBING.COM

BOUNDARY & TOPOGRAPHIC SURVEY
160 ACRE GROVE
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT NO.	DESCRIPTION	CLASS	COUNTRY	SCALE	SHEET	SHEET NO. (X-Y)
02-26-2007	457	457 SW	01A	000	1"=100'	1 OF 1	02-26-2007



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

May 24, 2023

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

Attention: Dawn Johnston

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. 2023-022, which was filed in this office on May 24, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh

A list of recent high-profile shootings in the United States

BY THE ASSOCIATED PRESS

The latest high-profile mass shooting in the United States happened Saturday in Allen, Texas, where eight people were killed and seven were wounded at a busy outdoor shopping center before police killed the gunman. The attack is the country's 22nd mass killing — in which four or more people died, not including the assailant — of 2023, according to a database maintained by The Associated Press and USA Today in partnership with Northeastern University.

Here are some other notable U.S. mass shootings over the past 12 months:

HENRYETTA, OKLAHOMA

An Oklahoma sex offender shot his wife, her three children and their two friends in the head on April 30 before he killed himself. The shooter had moved the victims' bodies, which were found in a heavily wooded area on a rural Oklahoma property.

CLEVELAND, TEXAS

A man shot and killed five of his neighbors, including a 9-year-old boy, on April 28 after

they asked him to stop firing rounds in his yard because a baby was trying to sleep. The shooter was arrested after a multi-day manhunt.

BOWDOIN, MAINE

Four people were killed in a home and three others were wounded by gunfire April 18 on a busy highway in a neighboring community. A man who was released from prison a few days earlier is charged in the killings.

DADEVILLE, ALABAMA

Four young people were killed and 32

others were wounded by gunfire at a girl's Sweet 16 party in Dadeville on April 15. Police arrested two teenagers and a 20-year-old man on murder charges.

LOUISVILLE, KENTUCKY

An employee shot and killed five people and wounded eight others inside the Old National Bank in Louisville while livestreaming the attack on April 10. Police later shot and killed the gunman.

NASHVILLE, TENNESSEE

Three students and three adults were killed inside The Covenant

School in Nashville on March 27. The suspect, a former student, was killed by police.

HALF MOON BAY, CALIFORNIA

A farmworker killed seven people in back-to-back shootings at two Northern California mushroom farms on Jan. 23, authorities said. He is facing charges.

MONTEREY PARK, CALIFORNIA

A 72-year-old man killed 11 people and wounded nine others in a shooting at a Lunar New Year dance in Monterey Park on

Jan. 21. The suspect later died of an apparent self-inflicted gunshot wound.

CHESAPEAKE, VIRGINIA

The manager at a Walmart in Chesapeake killed six people and wounded six others during an employee meeting on Nov. 22. Police say the suspect shot himself.

COLORADO SPRINGS, COLORADO

An attacker shot and killed five people and wounded 17 others at a gay nightclub in Colorado Springs on Nov. 19. The suspected assailant was subdued by patrons and is awaiting trial.

RALEIGH, NORTH CAROLINA

A 15-year-old boy shot and killed five people and wounded two others in Raleigh on Oct. 13, authorities said. The suspect eluded officers for hours before he was cornered in a home and arrested.

HIGHLAND PARK, ILLINOIS

Seven people were killed and at least 30 wounded when a gunman on a rooftop opened fire on a July 4 parade in the Chicago suburb of Highland Park. The suspected gunman is awaiting trial. The suspect's father was indicted for helping his son obtain a gun license despite his son's history of making violent threats.

PHILADELPHIA

Three people were shot and killed and 11 others were wounded on June 4 on a busy Philadelphia street during a melee that began with a fistfight and was followed by random gunfire. Two men were later arrested in two of the killings, and other people have been arrested in connection with the melee.

TULSA, OKLAHOMA

A gunman killed his surgeon and three other people at a medical office on June 1. The shooter killed himself as police arrived.

UVALDE, TEXAS

An 18-year-old gunman killed 19 children and two adults at Robb Elementary School on May 24 in the deadliest school shooting in nearly a decade. More than 15 other people were wounded. Law enforcement killed the attacker.

LAGUNA WOODS, CALIFORNIA

One person was killed and five were wounded on May 15 after a man opened fire on Taiwanese parishioners in Southern California. Authorities have said the gunman was motivated by hatred for Taiwan. He has been charged with murder and other crimes.

BUFFALO, NEW YORK

A white supremacist opened fire on May 14, 2022, at a supermarket in a predominantly Black neighborhood, killing 10 people and wounding several others. The shooter pleaded guilty to murder and other charges and was sentenced to life in prison.

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, MAY 23, 2023, 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, 1650 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/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 910-761-4003 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

PETITIONS

LAND USE CONSENT AGENDA

DRC-22-00226

Quasi-Judicial

Commission District V

Southwest Engineering and Design is requesting PU Final Detail Site Plan approval for Harpoon Harry's & Shops at Rayshore. The project contains of a 33,354 SF restaurant, and 24,569 SF of retail buildings. This project site is 16.1 acres and is located at 22801 Bayshore Rd, Port Charlotte, FL in Section 26, Township 40, Range 22 in Commission District V.

PP-23-05-12

Quasi-Judicial

Commission District I

Delaware Property Holdings LLC is requesting Final Plat approval for a subdivision to be named, The Halamonds at Babcock Ranch, consisting of 246 lots and 23 tracts, and also being a replat of Tract B-36, Babcock Ranch Community Spine Road EES & GGS. The proposed subdivision is a residential development that received Preliminary Plat approval from the Board of County Commissioners under PP-23-05-12 on January 24, 2023. The property contains 69.51 acres, and is generally located south of Cypress Parkway, north of the Lee County line, west of Mulberry Grass Road, and east of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 1, within the East County area and Commission District I.

TDU-23-02

Quasi-Judicial

Commission District II

A Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for a transfer of 311 density units onto a Receiving Zone located at 25901 or 27001 Zemel Road, in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area, and in Commission District II, containing 3,802.41 acres; in compliance with Part III Land Development and Growth Management, Chapter 3-9 Zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-150 Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. TDU-23-02; Applicant: Lindner Mark L. Trustee; providing an effective date.

LAND USE REGULAR AGENDA

PP-23-12-25

Quasi-Judicial

Commission District II

D.R. Horton, Inc. is requesting Preliminary Plat approval for a subdivision to be named Shell Oaks, consisting of 110 single-family lots and 11 tracts. The site contains 40.144 acres and is generally located north of Burnt Store Road, south of Arrowhead Circle, west of Quail Drive, and east of Dunbar Road, within the East County area and in Commission District II.

PP-23-12-26

Quasi-Judicial

Commission District III

Lemmer Homes, LLC is requesting Preliminary Plat approval for a subdivision to be named Harbor East, consisting of 82 single-family lots and six tracts. The site contains 31.06 acres and is generally located north of Tate Waterway, southwest of Interceptor Lagoon, and east of Aquarius Waterway, within the Port Charlotte area and in Commission District III.

PP-23-00014

Quasi-Judicial

Commission District I

An Ordinance pursuant to Section 125.46, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Planned Development (PD) and adopting a General PD Concept Plan in order to only allow for an existing grove to be retained to a preserve with native vegetation, for property generally located north of Burnt Store Road (SR 74), south of Washington Loop Road, east of Dunbar Road (US 17) and west of CR 31, in the East County area, containing 7.09 acres; Commission District I; Petition No. PP-23-00014; Applicant: Burnt Store Road Partnership and TMV Inc; providing an effective date.

PAS-23-00011

Legislative

Commission District III

Pursuant to Section 163.118(1), Florida Statutes, adopt a Small Scale Plan Amendment to change Charlotte County PLUM Series Map 41; 2030 Future Land Use, from Low Density Residential (LDR) to Commercial (COM), and to add an annotation to the 2030 Future Land Use Map limiting commercial intensity of the subject property to 1) permitted uses and conditional uses under Section 3-9-00, Commercial Neighborhood, as may be amended, 2) special exceptions under Section 3-9-00, Commercial Neighborhood, as may be amended and must be approved by the Board of Zoning Appeal and 3) the maximum Floor Area Ratio (FAR) of 0.6; for property located at 14131 Appleton Boulevard, in the South Golf Core area, containing 2.952 acres; Commission District III; Petition No. PAS-23-00011; Applicant: American Prime, LLC; providing an effective date.

PAL-23-00005

Legislative

Commission District I

Pursuant to Section 163.118(1), Florida Statutes, adopt a Large Scale Plan Amendment; the amendment request is to change Charlotte County PLUM Series Map 41; 2030 Future Land Use, from Agriculture (AG) to Mineral Resource Extraction (MRE) with an annotation requiring a conservation easement in a form acceptable to the County Attorney's Office and the Board of County Commissioners prior to issuance a commercial excavation permit, for property located at 43521 Neal Road, in the Punta Gorda area and within the East County area, containing 159.50 acres; Commission District I; Petition No. PAL-23-00005; Applicant: Kye and Deborah Bishop; providing an effective date.

Z-23-48-18

Quasi-Judicial

Commission District I

An Ordinance pursuant to Section 125.46, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Excavation and Mining (EM), for property located at 43521 Neal Road, in the Punta Gorda area and within the East County area, containing 159.50 acres; Commission District I; Petition No. Z-23-48-18; Applicants: Kye and Deborah Bishop; providing an effective date.

PAL-23-00006

Legislative

Commission District I

Pursuant to Section 163.118(1), Florida Statutes, adopt a Large Scale Plan Amendment; the amendment request is to change Charlotte County PLUM Series Map 71; 2030 Future Land Use, from Agriculture (AG) to Mineral Resource Extraction (MRE) with an annotation requiring a conservation easement in a form acceptable to the County Attorney's Office and the Board of County Commissioners prior to issuance a commercial excavation permit, for property located at 43761 and 44511 Neal Road, in the Punta Gorda area and within the East County area, containing 478.325 acres; Commission District I; Petition No. PAL-23-00006; Applicant: Harborview Properties Neal Road, LLC; providing an effective date.

Z-23-22-19

Quasi-Judicial

Commission District I

An Ordinance pursuant to Section 125.46, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Excavation and Mining (EM), for property located at 43761 and 44511 Neal Road, in the Punta Gorda area and within the East County area, containing 478.325 acres; Commission District I; Petition No. Z-23-22-19; Applicant: Harborview Properties Neal Road, 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. For more information, please contact the County Attorney's Office at 910-761-4141, TDD/TTY 910-761-1213, or by email to Disability@charlottecountyfl.gov.

Published: May 8, 2023





Ticket# 3891097-1
05-23-23 Page 1
AD ID# 3891099
5 x 16
Submitted by: Heather Bennett
Publish: 05/08/2023
163352 3891099

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

Before the undersigned authority personally appeared Melinda Prescott, 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)

05/08/23

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.

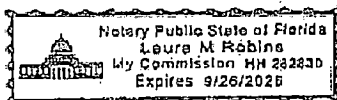
Melinda Prescott

(Signature of Affiant)

Sworn and subscribed before me this 8th day of
May, 2023

Laura M Robins

(Signature of Notary Public)



Personally known X OR Produced Identification

Attachment 2

Ordinance Number 2023-023

CHG
BCC

FILED WITH THE DEPARTMENT OF STATE May 24, 2023

ORDINANCE
NUMBER 2023 - 023

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM AGRICULTURE (AG) TO EXCAVATION AND MINING (EM) FOR PROPERTY LOCATED AT 43521 NEAL ROAD, IN THE PUNTA GORDA AREA AND WITHIN THE EAST COUNTY AREA, CONTAINING 159.90 ACRES MORE OR LESS, COMMISSION DISTRICT I, CHARLOTTE COUNTY, FLORIDA; PETITION Z-22-48-18; APPLICANTS, KYE AND DEBORAH BISHOP; PROVIDING AN EFFECTIVE DATE.

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF
CIRCUIT COURT

PAGE: 6

INSTR #: 3269488 Doc Type: GOV

Recorded: 05/24/2023 at 03:31 PM

Rec. Fee: RECORDING \$52.50

RECITALS

WHEREAS, in a public hearing held on Tuesday, May 23, 2023, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition Z-22-48-18, submitted by applicants, Kye and Deborah Bishop, ("Applicants"), which requested a rezoning from Agriculture (AG) to Excavation and Mining (EM) on 159.90 acres more or less of property owned by Applicants, and described as property located at 43521 Neal Road, in the Punta Gorda area and within the East County area, Commission District I, Charlotte County, Florida, and more particularly described in Exhibit "A" which is attached hereto and provided herein ("Property"); and

WHEREAS, at its May 23, 2023 meeting, the Board also considered the associated request submitted by the Applicant, for a large scale plan amendment for the Property, under Petition PAL-22-00005; and

WHEREAS, the Applicants seek a rezoning from AG to EM because the EM zoning district is required by and consistent with the Mineral Resource Extraction (MRE) Future Land Use Map designation granted under

Petition PAL-22-00005, and to allow Applicants to apply for a commercial excavation permit; and

WHEREAS, Petition Z-22-48-18 has previously been 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, has been recommended for approval on February 13, 2023; and

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board has found that approval of Petition Z-22-48-18 is consistent with the County's Comprehensive Plan, and that it meets the requirements for the granting of a rezone; and

WHEREAS, based on the above findings, the Board has determined it to be in the best interests of the County to rezone the subject property from AG to EM.

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

SECTION 1. The following petition, made by applicants, Kye and Deborah Bishop, for an amendment to the Charlotte County Zoning Atlas is hereby approved:

Petition Z-22-48-18 requesting rezoning from Agriculture (AG) to Excavation and Mining (EM) for 159.90 acres more or less of property, located at 43521 Neal Road, in the Punta Gorda area and within the East County area, Charlotte County, Florida, and more particularly described in Exhibit "A".

SECTION 2. That the zoning for this property shall run with the

property and shall apply to any subsequent owners, heirs and assigns.

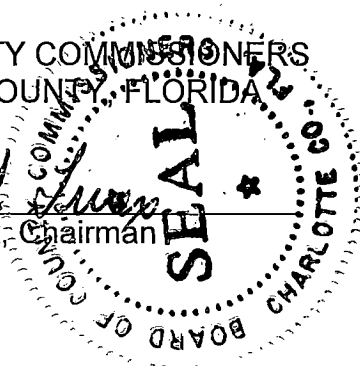
SECTION 3. This Ordinance shall take effect upon (1) filing in the Office of the Secretary of State, State of Florida, but, (2) only after the companion plan amendment, PAL-22-00005, to this rezoning, becomes effective. The effective date of PAL-22-00005, if not timely challenged, shall be 31 days after adoption. If challenged within 30 days after adoption, PAL-22-00005 may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that PAL-22-00005 is in compliance.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 23rd day of May, 2023.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: William G. Truex
William G. Truex, Chairman



ATTEST:

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

By: Roger D. Eaton
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR2022-0614

OF A PARCEL OF LAND LYING IN
SECTIONS 20, TOWNSHIP 40 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA



NE 1/4 W 1/2 OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 40 SOUTH
RANGE 20 EAST, CHADDOCK COUNTY, FLORIDA.

THIS PLAN WAS PREPARED AS A BOUNDARY & TOPOGRAPHIC SURVEY.

THIS PLAT WAS PREPARED AS A BOUNDARY & TOPOGRAPHIC SURVEY.

THIS SURVEY IS BASED ON THE DESCRIPTION AS RECORDED IN OFFICIAL RECORD BOOK SIX, PAGE FIVE, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE 18 IN NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "TWA", NUMBER THE BEST LINE OF FITTED TO BEARS ALONG WITH

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOODED INSURANCE RATE MAP (FIRM) 150125023Z, EFFECTIVE MAY 01, 2001. THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE FLOOD ZONE "X" (ARROYO) (ARROYO DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) AND FLOOD ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED).

FLOOD FINE DETERMINATION AS SHOWN HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. FEMA INTENDS INFORMATION SHOULD BE VERIFIED WITH FEMA OR THE APPROPRIATE GOVERNING AUTHORITY BEFORE USE. BASE FLOOD ELEVATIONS ARE REFERENCED TO THE NATIONAL GEODESIC VERTICAL DATUM OF 1989 (NGVD89) FROM THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP.

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD83) AND WERE DERIVED FROM NATIONAL TIDE GAUGE DESIGNATION 8486, HAVING A FATHOMED ELEVATION OF 38.65 FEET (NAVD83).

THIS SLAVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY BORDERS
IMMUNITARILY SENSITIVE AREAS, NEITHER HAZARDOUS OR JURISDICTIONAL

LINE OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY, OTHER THAN AS SHOWN HEREIN.

REVENUES AND EXPENDITURES AS SHOWN ARE IN MILLIONS, UNLESS OTHERWISE NOTED.

ALL DOLLAR AMOUNTS ARE IN DOLLARS AND CENTS, UNLESS OTHERWISE NOTED.

LAST DAY OF RECORDING FEBRUARY 14, 2022.

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAN OF THE HEREIN DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY OFFICION AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTERS 55-12, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.002, FLORIDA STATUTES.

INITIALLY MONITOR BY:
C. DEW BRANCH

Date:
2022.03.04

13:59:00 -05'00

- * ACTIONS ON CALLIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SHOWING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SHOWING PARTY OR PARTIES.
- * THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- * IT IS NOT A CERTIFICATION OF TITLE, RIGHTS, OBTAINANCE, OR FREEDOM OF ENCUMBRANCES.

Date:
2022.03.04
13:59:00 -05'0

EXHIBIT
"A"
Total: 2 P

[illegible]

LEGEND

PSM	PROFESSIONAL SURVEYOR AND MAPPER
ED	ENGINEERING BUSINESS
LB	LICENSED BUSINESS
(C)	AS CALCULATED
(N)	AS FIELD MEASUREMENT BASED ON FIELD MEASUREMENTS
-DIA-	DIAGONAL UTILITY LINES
SL	IDENTIFICATION
CCR	CERTIFIED CORNER RECORD
CMP	CORRUGATED METAL PIPE
CE	CONCRETE WORKMENT
C.P.	CONCRETE PAD
INV	INVERT
BFP	BOTTOM OF DITCH
PVC	POLY VINYL CHLORIDE PIPE
①	FIBER OPTIC MARKER
LT	WOOD UTILITY PILE
②	PHONE RESIST
③	1" PVC-4" W/OT
-H-	TOP OF HIGHWAY
+	UPPER END OF CUT

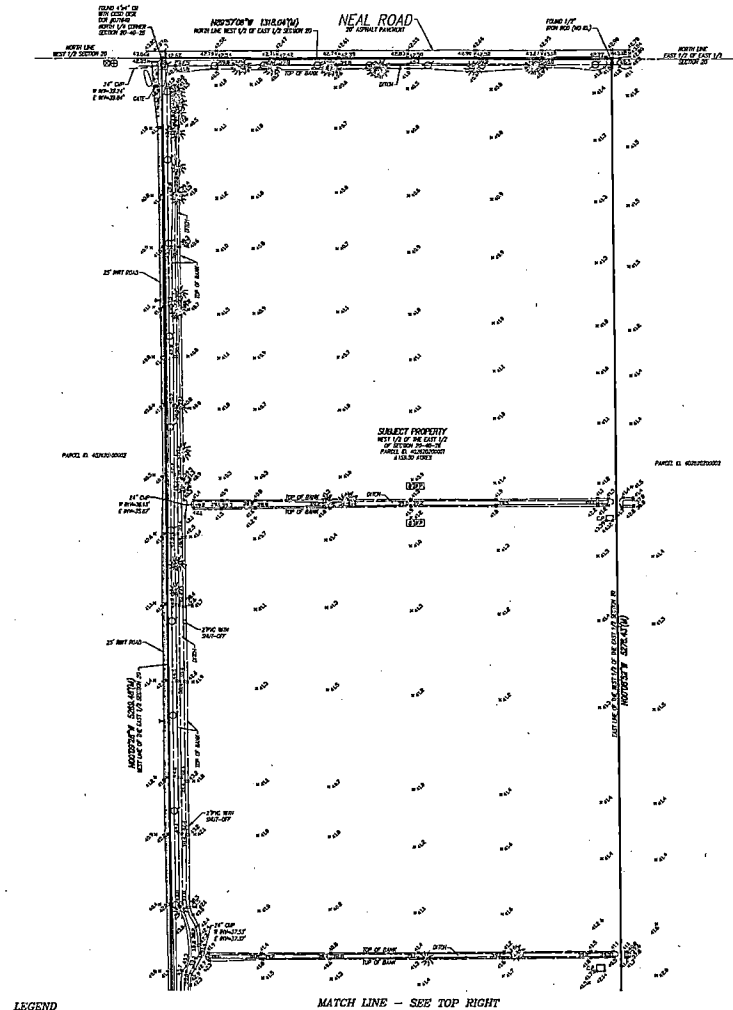
TREES

	PALM TREE		EUCALYPTUS TREE
	MAPLE TREE		OAK TREE
	PINE TREE		

					BANKS.
					ENGINEERING
					Petroleum Engineers, Planners, & Land Surveyors

BOUNDARY & TOPOGRAPHIC SURVEY 100 ACRE GROVE CHARLOTTE COUNTY, FLORIDA									
DATE	PROJECT NO.	SHEET NO.	DATE	CHECKED	SCALE	SHEET	FILE NO. (If F-1)		
10-20-67	100-1	100-1	10-20-67	100-1	100-1	100-1			

OF A PARCEL OF LAND LYING IN
SECTIONS 20, TOWNSHIP 40 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA

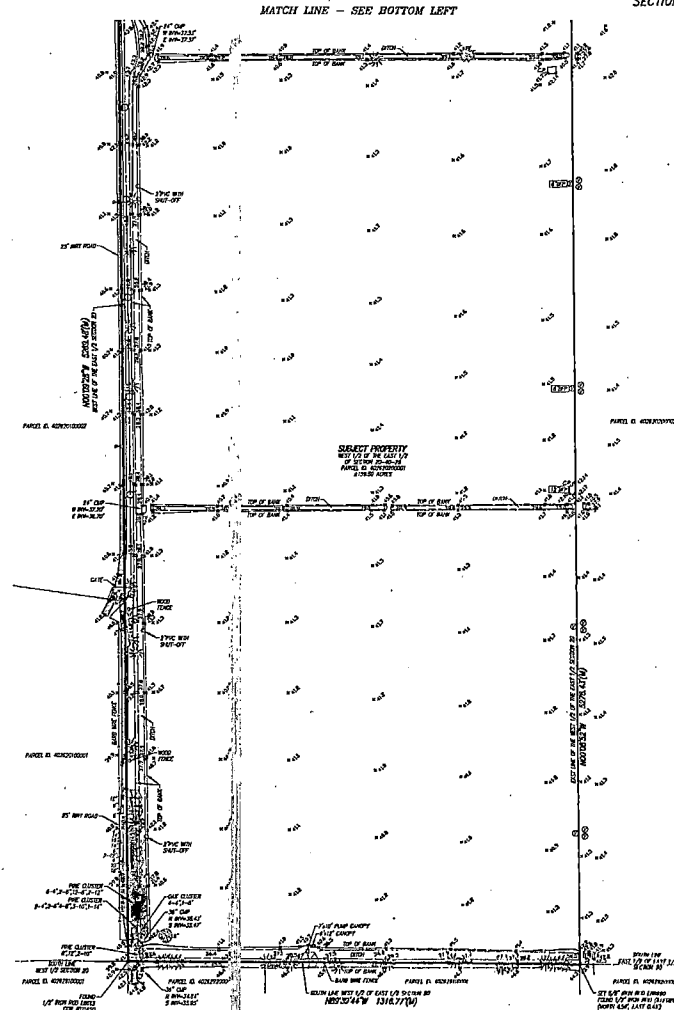


PSM	PROFESSIONAL SURVEYOR AND MAPPER
EB	ENGINEERING BUSINESS
LB	LICENSED BUSINESS
(C)	AS CALCULATED
(M)	AS FIELD MEASURED BASED ON FIELD MEASUREMENTS
OH	OVERHEAD UTILITY LINES
ID	IDENTIFICATION
CCR	CERTIFIED CORNER RECORD
CWP	COGNICATED METAL PIPE
CM	CONCRETE MONUMENT

C.P.	CONCRETE PAD
RY	RYOFT
BFP	BACKFLOW DEVICE
PVC	POLY VINYL CHLORIDE PIPE
⊕	FEET OPTIC MARKER
UT	WOOD UTILITY POLE
⊗	PHASE RISER
②	6" PVC AIR VENT
—X—	EDGE
—	CUT WIRE AND/OR
A	MORE OR LESS

 PALM TREE  CYCLOPS TREE
 MAPLE TREE OAK TREE
 PINE TREE

MATCH LINE - SEE TOP RIGHT



BANKS
ENGINEERING
Professional Engineers, Planners & Land Surveyors
Leading The Best Of Times

BOUNDARY & TOPOGRAPHIC SURVEY
100 ACRE GROVE
CHARLOTTE COUNTY, FLORIDA

DATE	JUROR NO.	AFFIRMED	PAYED	SALARY	SEAS	HOURS	FILE NO. (S-F-#)
08-06-97	FBI	FBI IN	IN	CN	E-100	8-00-0	M-M-W



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

May 24, 2023

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

Attention: Dawn Johnston

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. 2023-023, which was filed in this office on May 24, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh

A list of recent high-profile shootings in the United States

BY THE ASSOCIATED PRESS

The latest high-profile mass shooting in the United States happened Saturday in Allen, Texas, where eight people were killed and seven were wounded at a busy outdoor shopping center before police killed the gunman. The attack is the country's 22nd mass killing — in which four or more people died, not including the assailant — of 2023, according to a database maintained by The Associated Press and USA Today in partnership with Northeastern University.

Here are some other notable U.S. mass shootings over the past 12 months:

HENRYETTA, OKLAHOMA

An Oklahoma sex offender shot his wife, her three children and their two friends in the head on April 30 before he killed himself. The shooter had moved the victims' bodies, which were found in a heavily wooded area on a rural Oklahoma property.

CLEVELAND, TEXAS

A man shot and killed five of his neighbors, including a 9-year-old boy, on April 28 after

they asked him to stop firing rounds in his yard because a baby was trying to sleep. The shooter was arrested after a multi-day manhunt.

BOWDOIN, MAINE

Four people were killed in a house and three others were wounded by gunfire April 18 on a busy highway in a neighboring community. A man who was released from prison a few days earlier is charged in the killings.

DADEVILLE, ALABAMA

Four young people were killed and 32

others were wounded by gunfire at a girl's Sweet 16 party in Dadeville on April 15. Police arrested two teenagers and a 20-year-old man on murder charges.

LOUISVILLE, KENTUCKY

An employee shot and killed five people and wounded eight others inside the Old National Bank in Louisville while livestreaming the attack on April 10. Police later shot and killed the gunman.

NASHVILLE, TENNESSEE

Three students and three adults were killed inside The Covenant

School in Nashville on March 27. The suspect, a former student, was killed by police.

HALF MOON BAY, CALIFORNIA

A farmworker killed seven people in back-to-back shootings at two Northern California mushroom farms on Jan. 23, authorities said. He is facing charges.

MONTEREY PARK, CALIFORNIA

A 72-year-old man killed 11 people and wounded nine others in a shooting at a Lunar New Year dance in Monterey Park on

Jan. 21. The suspect later died of an apparent self-inflicted gunshot wound.

CHESAPEAKE, VIRGINIA

The manager at a Walmart in Chesapeake killed six people and wounded six others during an employee meeting on Nov. 22. Police say the suspect shot himself.

COLORADO SPRINGS, COLORADO

An attacker shot and killed five people and wounded 17 others at a gay nightclub in Colorado Springs on Nov. 19. The suspected assailant was subdued by patrons and is awaiting trial.

RALEIGH, NORTH CAROLINA

A 15-year-old boy shot and killed five people and wounded two others in Raleigh on Oct. 13, authorities said. The suspect eluded officers for hours before he was cornered in a home and arrested.

HIGHLAND PARK, ILLINOIS

Seven people were killed and at least 30 wounded when a gunman on a rooftop opened fire on a July 4 parade in the Chicago suburb of Highland Park. The suspected gunman is awaiting trial. The suspect's father was indicted for helping his son obtain a gun license despite his son's history of making violent threats.

PHILADELPHIA

Three people were shot and killed and 11 others were wounded on June 4 on a busy Philadelphia street during a melee that began with a fistfight and was followed by random gunfire. Two men were later arrested in two of the killings, and other people have been arrested in connection with the melee.

TULSA, OKLAHOMA

A gunman killed his surgeon and three other people at a medical office on June 1. The shooter killed himself as police arrived.

UVALDE, TEXAS

An 18-year-old gunman killed 19 children and two adults at Robb Elementary School on May 24 in the deadliest school shooting in nearly a decade. More than 150 other people were wounded. Law enforcement killed the attacker.

LAGUNA WOODS, CALIFORNIA

One person was killed and five were wounded on May 15 after a man opened fire on Taiwanese parishioners in Southern California. Authorities have said the gunman was motivated by hatred for Taiwan. He has been charged with murder and other crimes.

BUFFALO, NEW YORK

A white supremacist opened fire on May 14, 2022, at a supermarket in a predominantly Black neighborhood, killing 10 people and wounding several others. The shooter pleaded guilty to murder and other charges and was sentenced to life in prison.

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, MAY 23, 2023, 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, 1600 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-commissioners/planning-zoning-board/petitions.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 941-764-4603 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

PETITIONS

LAND USE CONSENT AGENDA

DRC-22-00226

Quasi-Judicial Commission District V

Southwest Engineering and Design is requesting PU Final Detail Site Plan approval for Harpoon Harry's & Shugs at Bayshore. The project consists of a 13,351 SF restaurant, and 24,569 SF of retail buildings. This project site is 16.1 acres and is located at 22601 Bayshore Rd, Port Charlotte, FL in Section 16, Township 01, Range 22 in Commission District V.

PP-22-05-12

Quasi-Judicial Commission District I

Robcock Property Holdings LLC is requesting Final Plat approval for a subdivision to be named The Flatwoods at Robcock Ranch, consisting of 246-lots and 23 tracts, and also being a replat of Tract C-36, Robcock Ranch Community Spine Road EES & GG5. The proposed subdivision is a residential development that received Preliminary Plat approval from the Board of County Commissioners under PP-22-05-12 on January 24, 2023. The property contains 68.51 acres, and is generally located south of Cypress Parkway, north of the Lee County line, west of Mulberry Grove Road, and east of SR 31, in the boundary of the Robcock Ranch Community Development of Regional Impact (DRI) Increment 1, within the East County area and Commission District I.

TDU-23-01

Quasi-Judicial Commission District II

A Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for a transfer of 311 density units onto a Receiving Zone located at 26901 or 27001 Zemel Road in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area, and in Commission District II, containing 338.024 acres in compliance with Part III Land Development and Growth Management, Chapter 3-9 Zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-150 Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. TDU-23-01; Applicant: Lindner Mark L Trustee; providing an effective date.

LAND USE REGULAR AGENDA

PP-22-12-25

Quasi-Judicial Commission District II

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PP-22-12-26

Quasi-Judicial Commission District III

Temar Homes, LLC is requesting Preliminary Plat approval for a subdivision to be named Harbor East, consisting of 82 single-family lots and six tracts. The site contains 31.064 acres and is generally located north of Tate Wayway, southwest of Interceptor Lagoon, and east of Aquarius Waterway, within the Port Charlotte area and in Commission District III.

PP-22-00014

Quasi-Judicial Commission District I

An Ordinance pursuant to Section 125.46, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Planned Development (PD) and adopting a General PD Concept Plan in order to only allow for an existing grave to be restored to a pre-use with native vegetation, for property generally located north of Veterans Road (SR 741) south of Washington Loop Road, east of Duncan Road (US 17) and west of CR 31, in the East County area, containing 7.01 acres; Commission District I; Petition No. PP-22-00014; Applicant: Belmont Road Partnership and TMV Inc.; providing an effective date.

PAS-22-00011

Legislative Commission District III

Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment to change Charlotte County PLUM Series Map #1; 2030 Future Land Use, from Low Density Residential (LDR) to Commercial (CGM), and to add an annotation to the 2030 Future Land Use Map limiting commercial intensity of the subject property to 1) permitted uses and conditional uses under Section 3-9-40, Commercial Neighborhood, as may be amended, 2) special exceptions under Section 3-9-40, Commercial Neighborhood, as may be amended and must be approved by the Board of Zoning Appeals and 3) the maximum Floor Area Ratio (FAR) of 0.8; for property located at 14333 Appleton Boulevard in the South Gulf Cove area, containing 2.9952 acres; Commission District III; Petition No. PAS-22-00011; Applicant: American Prime, LLC; providing an effective date.

PAL-22-00003

Legislative Commission District I

Pursuant to Section 163.3184(3), Florida Statutes, adopt a Large Scale Plan Amendment; the amendment request is to change Charlotte County PLUM Series Map #1; 2030 Future Land Use, from Agriculture (AG) to Mineral Resource Extraction (MRE) with an annotation requiring a conservation easement in a form acceptable to the County Attorney's Office and the Board of County Commissioners prior to issuance a commercial excavation permit for property located at 43521 Neal Road, in the Punta Gorda area and within the East County area, containing 159.38 acres; Commission District I; Petition No. PAL-22-00003; Applicants: Kye and Deborah Bishop; providing an effective date.

Z-22-09-18

Quasi-Judicial Commission District I

An Ordinance pursuant to Section 125.46, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Excavation and Mining (EM), for property located at 43521 Neal Road, in the Punta Gorda area and within the East County area, containing 159.38 acres; Commission District I; Petition No. Z-22-09-18; Applicants: Kye and Deborah Bishop; providing an effective date.

PAL-22-00006

Legislative Commission District I

Pursuant to Section 163.3184(3), Florida Statutes, adopt a Large Scale Plan Amendment; the amendment request is to change Charlotte County PLUM Series Map #1; 2030 Future Land Use, from Agriculture (AG) to Mineral Resource Extraction (MRE) with an annotation requiring a conservation easement in a form acceptable to the County Attorney's Office and the Board of County Commissioners prior to issuance a commercial excavation permit for property located at 43761 and 44511 Neal Road, in the Punta Gorda area and within the East County area, containing 478.332 acres; Commission District I; Petition No. PAL-22-00006; Applicant: Harborview Properties Neal Road, LLC; providing an effective date.

Z-22-22-19

Quasi-Judicial Commission District I

An Ordinance pursuant to Section 125.46, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Excavation and Mining (EM), for property located at 43761 and 44511 Neal Road, in the Punta Gorda area and within the East County area, containing 478.332 acres; Commission District I; Petition No. Z-22-22-19; Applicant: Harborview Properties Neal Road, 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 business, including services to and participation in meetings, programs and activities. All Board members and staff are required to follow this policy. Any person who wishes to file a complaint or request a modification to this policy should contact the County Administrator, Board of County Commissioners, 1600 Murdock Circle, Port Charlotte, FL 34101. Any person wishing to file a complaint or request a modification to this policy should contact the County Administrator, Board of County Commissioners, 1600 Murdock Circle, Port Charlotte, FL 34101.

Published: May 8, 2023





Ticket# 3891097-1
05-23-23 Page 1
AD ID# 3891099
5 x 16
Submitted by: Heather Bennett
Publish: 05/08/2023
163352 3891099

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

Before the undersigned authority personally appeared Melinda Prescott, 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)

05/08/23

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.

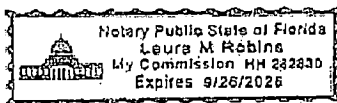
Melinda Prescott

(Signature of Affiant)

Sworn and subscribed before me this 8th day of
May, 2023

Laura M Robins

(Signature of Notary Public)



Personally known X OR Produced Identification

Attachment 3

Ordinance Number 2023-024

CHG
BCC

FILED WITH THE DEPARTMENT OF STATE may 24, 2023

ORDINANCE
NUMBER 2023 - 024

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) WITH AN ANNOTATION TO THE 2030 FUTURE LAND USE MAP REQUIRING A CONSERVATION EASEMENT IN A FORM ACCEPTABLE TO THE COUNTY ATTORNEY'S OFFICE AND THE BOARD OF COUNTY COMMISSIONERS PRIOR TO ISSUANCE OF A COMMERCIAL EXCAVATION PERMIT; FOR PROPERTY LOCATED AT 43761 AND 44511 NEAL ROAD, IN THE PUNTA GORDA AREA AND WITHIN THE EAST COUNTY AREA; CONTAINING 478.32 ACRES MORE OR LESS; CHARLOTTE COUNTY, FLORIDA, COMMISSION DISTRICT I; PETITION PAL-22-00006; APPLICANT, HARBORVIEW PROPERTIES NEAL ROAD, LLC; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR TRANSMITTAL OF ADOPTED ORDINANCE.

RECITALS

WHEREAS, applicant, Harborview Properties Neal Road, LLC ("Applicant"), filed Petition PAL-22-00006, 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) with an annotation requiring a conservation easement in a form acceptable to the County Attorney's Office and the Board of County Commissioners prior to issuance of a commercial excavation permit; for property located at 43761 and 44511 Neal Road, in the Punta Gorda area and in the East County area, containing 478.32 acres more or less, which is owned by Applicant, and

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF
CIRCUIT COURT

PAGE: 6

INSTR #: 3269489 Doc Type: GOV
Recorded: 05/24/2023 at 03:33 PM
Rec. Fee: RECORDING \$52.50

37 more particularly described in Exhibit "A" attached hereto and by this reference
38 incorporated herein; and

39 WHEREAS, on February 13, 2023, Petition PAL-22-00006 was heard before
40 the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings
41 and analysis provided by County Staff and the evidence presented to the P&Z Board,
42 Petition PAL-22-00006 was found to be consistent with the County's Comprehensive Plan
43 and the P&Z Board recommended approval for transmittal of Petition PAL-22-00006 to the
44 Department of Economic Opportunity ("DEO") and other state agencies for review; and

45 WHEREAS, in a public hearing held on Tuesday, February 28, 2023, the
46 Board of County Commissioners of Charlotte County, Florida ("Board") reviewed plan
47 amendment Petition PAL-22-00006 and, based on the findings and analysis provided by
48 County Staff regarding the amendment and the evidence presented to the Board, approved
49 transmittal of Petition PAL-22-00006 to DEO and other state agencies for review and
50 comment; and

51 WHEREAS, Petition PAL-22-00006 was transmitted to DEO and other state
52 agencies for review and comment; and

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

56 WHEREAS, after due consideration regarding Petition PAL-22-00006 in a
57 public hearing held on May 23, 2023, and based on the findings and analysis presented to
58 the Board, the Board has found that the proposed amendment is consistent with the
59 County's Comprehensive Plan, and that the requirements and conditions of Chapter 163,

Florida Statutes, as they relate to the Petition have been met, and that it is in the best interests of the County to approve Petition PAL-22-00006.

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

Section 1. Approval. Petition PAL-22-00006 requesting a large scale plan amendment to the County's Comprehensive Plan by amending Charlotte County FLUM Series Map #1: 2030 Future Land Use, from AG to MRE with an annotation to the 2030 Future Land Use Map requiring a conservation easement in a form acceptable to the County Attorney's Office and the Board of County Commissioners prior to issuance of a commercial excavation permit, for property located at 43761 and 44511 Neal Road, in the Punta Gorda area and within the East County area, containing 478.32 acres more or less, Charlotte County, Florida, Commission District I, and more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein, is hereby approved.

Section 2. Effective date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before its effective date. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

83 Section 3. Transmittal. County Staff is hereby directed to forward a copy of

84 this Ordinance and its attachments to the DEO, 107 East Madison Street, Tallahassee, FL

85 32399-4120, and to the Executive Director, Southwest Florida Regional Planning Council,

86 1400 Colonial Boulevard, Suite 1, Fort Myers, FL 33907.

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94 [SIGNATURE PAGE FOLLOWS]
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PASSED AND DULY ADOPTED this 23rd day of May, 2023.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: William G. Truex
William G. Truex, Chairman

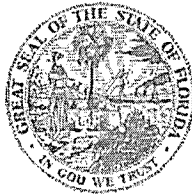


ATTEST:
Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk of the
Board of County Commissioners

By: Roger D. Eaton
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR2022-1019



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

May 24, 2023

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

Attention: Dawn Johnston

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. 2023-024, which was filed in this office on May 24, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh

A list of recent high-profile shootings in the United States

BY THE ASSOCIATED PRESS

The latest high-profile mass shooting in the United States happened Saturday in Allen, Texas, where eight people were killed and seven were wounded at a busy outdoor shopping center before police killed the gunman. The attack is the country's 22nd mass killing — in which four or more people died, not including the assailant — of 2023, according to a database maintained by The Associated Press and USA Today in partnership with Northeastern University.

Here are some other notable U.S. mass shootings over the past 12 months:

HENRYETTA, OKLAHOMA

An Oklahoma sex offender shot his wife, her three children and their two friends in the head on April 30 before he killed himself. The shooter had moved the victims' bodies, which were found in a heavily wooded area on a rural Oklahoma property.

CLEVELAND, TEXAS

A man shot and killed five of his neighbors, including a 9-year-old boy, on April 28 after

they asked him to stop firing rounds in his yard because a baby was trying to sleep. The shooter was arrested after a multi-day manhunt.

BOWDOIN, MAINE

Four people were killed in a home and three others were wounded by gunfire April 18 on a busy highway in a neighboring community. A man who was released from prison a few days earlier is charged in the killings.

DADEVILLE, ALABAMA

Four young people were killed and 32

others were wounded by gunfire at a girl's Sweet 16 party in Dadeville on April 15. Police arrested two teenagers and a 20-year-old man on murder charges.

LOUISVILLE, KENTUCKY

An employee shot and killed five people and wounded eight others inside the Old National Bank in Louisville while livestreaming the attack on April 10. Police later shot and killed the gunman.

NASHVILLE, TENNESSEE

Three students and three adults were killed inside The Covenant

School in Nashville on March 27. The suspect, a former student, was killed by police.

HALF MOON BAY, CALIFORNIA

A farmworker killed seven people in back-to-back shootings at two Northern California mushroom farms on Jan. 23, authorities said. He is facing charges.

MONTEREY PARK, CALIFORNIA

A 72-year-old man killed 11 people and wounded nine others in a shooting at a Lunar New Year dance in Monterey Park on

Jan. 21. The suspect later died of an apparent self-inflicted gunshot wound.

CHESAPEAKE, VIRGINIA

The manager at a Walmart in Chesapeake killed six people and wounded six others during an employee meeting on Nov. 22. Police say the suspect shot himself.

COLORADO SPRINGS, COLORADO

An attacker shot and killed five people and wounded 17 others at a gay nightclub in Colorado Springs on Nov. 19. The suspected assailant was subdued by patrons and is awaiting trial.

RALEIGH, NORTH CAROLINA

A 15-year-old boy shot and killed five people and wounded two others in Raleigh on Oct. 15, authorities said. The suspect eluded officers for hours before he was cornered in a home and arrested.

HIGHLAND PARK, ILLINOIS

Seven people were killed and at least 30 wounded when a gunman on a rooftop opened fire on a July 4 parade in the Chicago suburb of Highland Park. The suspected gunman is awaiting trial. The suspect's father was indicted for helping his son obtain a gun license despite his son's history of making violent threats.

PHILADELPHIA

Three people were shot and killed and 11 others were wounded on June 4 on a busy Philadelphia street during a melee that began with a fistfight and was followed by random gunfire. Two men were later arrested in two of the killings, and other people have been arrested in connection with the melee.

TULSA, OKLAHOMA

A gunman killed his surgeon and three other people at a medical office on June 1. The shooter killed himself as police arrived.

UVALDE, TEXAS

An 18-year-old gunman killed 19 children and two adults at Robb Elementary School on May 24 in the deadliest school shooting in nearly a decade. More than 10 other people were wounded. Law enforcement killed the attacker.

LAGUNA WOODS, CALIFORNIA

One person was killed and five were wounded on May 15 after a man opened fire on Taiwanese parishioners in Southern California. Authorities have said the gunman was motivated by hatred for Taiwan. He has been charged with murder and other crimes.

BUFFALO, NEW YORK

A white supremacist opened fire on May 14, 2022, at a supermarket in a predominantly Black neighborhood, killing 10 people and wounding several others. The shooter pleaded guilty to murder and other charges and was sentenced to life in prison.

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 PETITIONS AS DESCRIBED BELOW WILL BE CONSIDERED BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING ON TUESDAY, MAY 23, 2023, AT 2:00 PM, OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE MEETING AND HEARING WILL BE HELD IN COMMISSIONERS CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 1600 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/staff-reports/planning-zoning-board/petnls.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 917-761-4903 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

PETITIONS

LAND USE CONSENT AGENDA
DRC-21-00226: Quasi-Judicial Commission District V
Southwest Engineering and Design is requesting PU Final Detail Site Plan approval for Harpoon Harry's & Shops at Bayshore. The project consists of a 33,541 SF restaurant, and 24,569 SF of retail buildings. This project site is 16.1 acres and is located at 22801 Bayshore Rd, Port Charlotte, FL in Section 26, Township 46, Range 22 in Commission District V.

PP-23-05-13 Quasi-Judicial Commission District I
Hoback Property Holdings LLC is requesting Final Plat approval for a subdivision to be named "The Flatwoods at Hoback Ranch, consisting of 246 lots and 23 tracts, and also being a replat of Tract U-36, Hoback Ranch Community Spine Road EES & GGS. The proposed subdivision is a residential development that received Preliminary Plat approval from the Board of County Commissioners under PP-23-05-12 on January 24, 2023. The property contains 69.51 acres, and is generally located south of Cypress Parkway, north of the Lee County line, west of Muddy Creek Road, and east of SR 31, in the boundary of the Hoback Ranch Community Development of Regional Impact (DRD) Increment 1, within the East County area and Commission District I.

TDU-23-01 Quasi-Judicial Commission District II
A Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for a transfer of 311 density units onto a Receiving Zone located at 26901 or 27001 Zamel Road, in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area, and in Commission District II, containing 338.022 acres, in compliance with Part III Land Development and Growth Management, Chapter 3-9 Zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-150 Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. TDU-23-01; Applicant: Lindner Mark I, Trustee; providing an effective date.

LAND USE REGULAR AGENDA

PP-23-12-15 Quasi-Judicial Commission District II
D.A. Herten, Inc. is requesting Preliminary Plat approval for a subdivision to be named Shell Oaks, consisting of 110 single-family lots and 11 tracts. The site contains 40.243 acres and is generally located north of Burnt Store Road, south of Arrowhead Circle, west of Quail Drive, and east of Dunbar Road, within the East County area and in Commission District II.

PP-23-12-26 Quasi-Judicial Commission District III
Tennis Homes, LLC is requesting Preliminary Plat approval for a subdivision to be named Harbor East, consisting of 82 single-family lots and six tracts. The site contains 31.061 acres and is generally located north of Waterway, southwest of Interceptor Lagoon, and east of Aquarius Waterway, within the Port Charlotte area and in Commission District III.

PP-23-00014 Quasi-Judicial Commission District I
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Planned Development (PD) and adopting a General PD Concept Plan in order to only allow for an existing structure to be retained to a preserve with native vegetation, for property generally located north of Burnt Store Road (SR 74), south of Washington Loop Road, east of Dunbar Road (US 17) and west of CR 31, in the East County area, containing 7401 acres; Commission District I; Petition No. PP-23-00014; Applicant: Burnt Store Land Partnership and T&M Inc.; providing an effective date.

PAS-23-00011 Legislative Commission District III
Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment to change Charlotte County FULM Series Map 41: 2030 Future Land Use, from Low Density Residential (LDR) to Commercial (COM), and to add an annotation to the 2010 Future Land Use Map limiting commercial intensity of the subject property to 13 permitted uses and conditional uses under Section 3-9-40, Commercial Neighborhood, as may be amended, 13 special exceptions under Section 3-9-10, Commercial Neighborhood, as may be amended and must be approved by the Board of Zoning Approval and 3) the maximum Floor Area Ratio (FAR) of 0.6; for property located at 14133 Appleton Boulevard, in the South Cove area, containing 2.981 acres; Commission District III; Petition No. PAS-23-00011; Applicant: American Prime, LLC; providing an effective date.

PAL-23-00005 Legislative Commission District I
Pursuant to Section 163.3184(3), Florida Statutes, adopt a Large Scale Plan Amendment: the amendment request is to change Charlotte County FULM Series Map 41: 2030 Future Land Use, from Agriculture (AG) to Mineral Resource Extractive (MRE) with an annotation requiring a conservation easement in a form acceptable to the County Attorney's Office and the Board of County Commissioners prior to issuance a commercial excavation permit for property located at 43521 Neal Road, in the Punta Gorda area and within the East County area, containing 159.50+ acres; Commission District I; Petition No. PAL-23-00005; Applicants: Kye and Deborah Bishop; providing an effective date.

Z-23-08-18 Quasi-Judicial Commission District I
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Excavation and Mining (EM), for property located at 43521 Neal Road, in the Punta Gorda area and within the East County area, containing 159.50+ acres; Commission District I; Petition No. Z-23-08-18; Applicants: Kye and Deborah Bishop; providing an effective date.

PP-23-00004 Legislative Commission District I
Pursuant to Section 163.3184(3), Florida Statutes, adopt a Large Scale Plan Amendment: the amendment request is to change Charlotte County FULM Series Map 41: 2030 Future Land Use, from Agriculture (AG) to Mineral Resource Extractive (MRE) with an annotation requiring a conservation easement in a form acceptable to the County Attorney's Office and the Board of County Commissioners prior to issuance a commercial excavation permit for property located at 43521 Neal Road, in the Punta Gorda area and within the East County area, containing 159.50+ acres; Commission District I; Petition No. PAL-23-00004; Applicants: Harborside Properties Neal Road, LLC; providing an effective date.

Z-23-22-19 Quasi-Judicial Commission District I
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Excavation and Mining (EM), for property located at 43761 and 44511 Neal Road, in the Punta Gorda area and within the East County area, containing 478.32+ acres; Commission District I; Petition No. Z-23-22-19; Applicant: Harborside Properties Neal Road, 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 function, including access to and participation in meetings, programs and activities. All Board and Commission staffs for the hearing impaired are available at the First Security Bank, Building A of the County Administration Complex. Anyone needing other reasonable accommodations or assistance should contact the County's Office of Information Technology at 917-761-4191, TDD/TTY 917-761-1214, or by email to Darcia.Lyons@CharlotteCountyFL.gov

Published: May 8, 2023





Ticket# 3891097-1
05-23-23 Page 1
AD ID# 3891099
5 x 16
Submitted by: Heather Bennett
Publish: 05/08/2023
163352 3891099

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

Before the undersigned authority personally appeared Melinda Prescott, 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)

05/08/23

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.

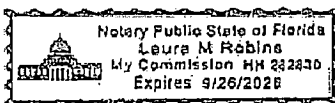
Melinda Prescott

(Signature of Affiant)

Sworn and subscribed before me this 8th day of
May, 2023

Laura M Robins

(Signature of Notary Public)



Personally known ☒ OR ☐ Produced Identification

Attachment 4

Ordinance Number 2023-025

CHG
BCC

FILED WITH THE DEPARTMENT OF STATE May 24, 2023

ORDINANCE
NUMBER 2023 - 025

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM AGRICULTURE (AG) TO EXCAVATION AND MINING (EM) FOR PROPERTY LOCATED AT 43761 AND 44511 NEAL ROAD, IN THE PUNTA GORDA AREA AND WITHIN THE EAST COUNTY AREA, CONTAINING 478.32 ACRES MORE OR LESS, COMMISSION DISTRICT I, CHARLOTTE COUNTY, FLORIDA; PETITION Z-22-22-19; APPLICANT, HARBORVIEW PROPERTIES NEAL ROAD, LLC; PROVIDING AN EFFECTIVE DATE.

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF
CIRCUIT COURT

PAGE: 5
INSTR #: 3269490 Doc Type: GOV
Recorded: 05/24/2023 at 03:34 PM
Rec. Fee: RECORDING \$44.00

RECITALS

WHEREAS, in a public hearing held on Tuesday, May 23, 2023, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition Z-22-22-19, submitted by applicant, Harborview Properties Neal Road, LLC ("Applicant"), which requested a rezoning from Agriculture (AG) to Excavation and Mining (EM) on 478.32 acres more or less of property owned by Chastain Family, LLC, whose address is 37180 Washington Loop Road, Punta Gorda, Florida 34266, and described as property located at 43761 and 44511 Neal Road, in the Punta Gorda area and within the East County area, Commission District I, Charlotte County, Florida, and more particularly described in Exhibit "A" which is attached hereto and provided herein ("Property"); and

WHEREAS, at its May 23, 2023 meeting, the Board also considered the associated request submitted by the Applicant, for a large scale plan amendment for the Property, under Petition PAL-22-00006; and

WHEREAS, the Applicant seeks a rezoning from AG to EM because the EM zoning district is required by and consistent with the Mineral

MIN

Resource Extraction (MRE) Future Land Use Map designation granted under
Petition PAL-22-00006, and to allow Applicant to apply for a commercial
excavation permit; and

WHEREAS, Petition Z-22-22-19 has previously been 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, has been recommended for approval on February 13, 2023; and

WHEREAS, after due consideration, based on the findings and
analysis provided by County Staff and the evidence presented to it, the Board
has found that approval of Petition Z-22-22-19 is consistent with the County's
Comprehensive Plan, and that it meets the requirements for the granting of a
rezone; and

WHEREAS, based on the above findings, the Board has
determined it to be in the best interests of the County to rezone the subject
property from AG to EM.

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

SECTION 1. The following petition, made by applicant, Harborview
Properties Neal Road, LLC, for an amendment to the Charlotte County Zoning
Atlas is hereby approved:

Petition Z-22-22-19 requesting rezoning from
Agriculture (AG) to Excavation and Mining (EM) for
478.32 acres more or less of property, located at
43761 and 44511 Neal Road, in the Punta Gorda
area and within the East County area, Charlotte

County, Florida, and more particularly described in
Exhibit "A".

SECTION 2. That the zoning for this property shall run with the

property and shall apply to any subsequent owners, heirs and assigns.

SECTION 3. This Ordinance shall take effect upon (1) filing in the

Office of the Secretary of State, State of Florida, but, (2) only after the companion

plan amendment, PAL-22-00006, to this rezoning, becomes effective. The

effective date of PAL-22-00006, if not timely challenged, shall be 31 days after

adoption. If challenged within 30 days after adoption, PAL-22-00006 may not

become effective until the state land planning agency or the Administration

Commission, respectively, issues a final order determining that PAL-22-00006 is

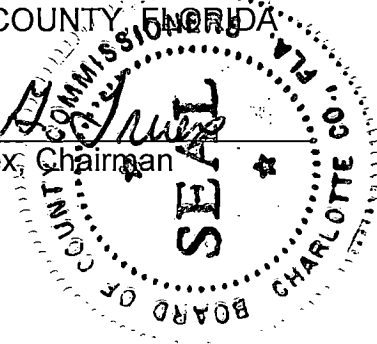
in compliance.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 23rd day of May, 2023.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: William G. Truex
William G. Truex, Chairman



ATTEST:

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

By: R. D. Eaton
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR2022-1020

THE NORTH 1/2 OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA

TOGETHER WITH

THE EAST 1/2 OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 40 SOUTH, RANGE 26 EAST, CHARLOTTE, FLORIDA.

DESIGN	DRAWN	CHECKED	SCALE	SHEET
--------	-------	---------	-------	-------

RY & TOPOGRAPHIC SURVEY
20 TWP. 10 S. R05 E05

- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SAVING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SAVING PARTY OR PARTIES.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, SAVING, SURETY, OR FREEDOM OF ENCUMBRANCE.
- THIS SURVEY WAS FORWARDED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE.
- ALL MATTERS OF LAW SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

RY & TOPOGRAPHIC SURVEY
20 TWP. 10 S. R05 E05

29, TWP. 40 S., RGE. 26 E.
LOTTE COUNTY, FLORIDA

$$\frac{A''}{A}$$

4381 TAMMAM TIAN - 1100 B 1100 B01
PORT (244) 111111, PLUMMA 24402
PHONE (244) 275-1107 FAX (244) 275-1107
THOMAS (244) 275-1107
THOMAS (244) 275-1107

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6/29/72	481A	481B-SB		JG	CD	1"=300'	1 of 1

[illegible]



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

May 24, 2023

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

Attention: Dawn Johnston

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. 2023-025, which was filed in this office on May 24, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh

A list of recent high-profile shootings in the United States

BY THE ASSOCIATED PRESS

The latest high-profile mass shooting in the United States happened Saturday in Allen, Texas, where eight people were killed and seven were wounded at a busy outdoor shopping center before police killed the gunman. The attack is the country's 22nd mass killing — in which four or more people died, not including the assailant — of 2023, according to a database maintained by The Associated Press and USA Today in partnership with Northeastern University.

Here are some other notable U.S. mass shootings over the past 12 months:

HENRYETTA, OKLAHOMA

An Oklahoma sex offender shot his wife, her three children and their two friends in the head on April 30 before he killed himself. The shooter had moved the victims' bodies, which were found in a heavily wooded area on a rural Oklahoma property.

CLEVELAND, TEXAS

A man shot and killed five of his neighbors, including a 9-year-old boy, on April 28 after

they asked him to stop firing rounds in his yard because a baby was trying to sleep. The shooter was arrested after a multi-day manhunt.

BOWDOIN, MAINE

Four people were killed in a home and three others were wounded by gunfire April 18 on a busy highway in a neighboring community. A man who was released from prison a few days earlier is charged in the killings.

DADEVILLE, ALABAMA

Four young people were killed and 32

others were wounded by gunfire at a girl's Sweet 16 party in Dadeville on April 15. Police arrested two teenagers and a 20-year-old man on murder charges.

LOUISVILLE, KENTUCKY

An employee shot and killed five people and wounded eight others inside the Old National Bank in Louisville while livestreaming the attack on April 10. Police later shot and killed the gunman.

NASHVILLE, TENNESSEE

Three students and three adults were killed inside The Covenant

School in Nashville on March 27. The suspect, a former student, was killed by police.

HALF MOON BAY, CALIFORNIA

A farmworker killed seven people in back-to-back shootings at two Northern California mushroom farms on Jan. 23, authorities said. He is facing charges.

MONTEREY PARK, CALIFORNIA

A 72-year-old man killed 11 people and wounded nine others in a shooting at a Lunar New Year dance in Monterey Park on

Jan. 21. The suspect later died of an apparent self-inflicted gunshot wound.

CHESAPEAKE, VIRGINIA

The manager at a Walmart in Chesapeake killed six people and wounded six others during an employee meeting on Nov. 22. Police say the suspect shot himself.

COLORADO SPRINGS, COLORADO

An attacker shot and killed five people and wounded 17 others at a gay nightclub in Colorado Springs on Nov. 19. The suspected assailant was subdued by patrons and is awaiting trial.

RALEIGH, NORTH CAROLINA

A 15-year-old boy shot and killed five people and wounded two others in Raleigh on Oct. 13, authorities said. The suspect eluded officers for hours before he was cornered in a home and arrested.

HIGHLAND PARK, ILLINOIS

Seven people were killed and at least 30 wounded when a gunman on a rooftop opened fire on a July 4 parade in the Chicago suburb of Highland Park. The suspected gunman is awaiting trial. The suspect's father was indicted for helping his son obtain a gun license despite his son's history of making violent threats.

PHILADELPHIA

Three people were shot and killed and 11 others were wounded on June 4 on a busy Philadelphia street during a melee that began with a fistfight and was followed by random gunfire. Two men were later arrested in two of the killings, and other people have been arrested in connection with the melee.

TULSA, OKLAHOMA

A gunman killed his surgeon and three other people at a medical office on June 1. The shooter killed himself as police arrived.

UVALDE, TEXAS

An 18-year-old gunman killed 19 children and two adults at Robb Elementary School on May 24 in the deadliest school shooting in nearly a decade. More than 15 other people were wounded. Law enforcement killed the attacker.

LAGUNA WOODS, CALIFORNIA

One person was killed and five were wounded on May 15 after a man opened fire on Taiwanese parishioners in Southern California. Authorities have said the gunman was motivated by hatred for Taiwan. He has been charged with murder and other crimes.

BUFFALO, NEW YORK

A white supremacist opened fire on May 14, 2022, at a supermarket in a predominantly Black neighborhood, killing 10 people and wounding several others. The shooter pleaded guilty to murder and other charges and was sentenced to life in prison.

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 OF PROPOSALS AND PETITIONS AS DESCRIBED BELOW WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING ON TUESDAY, MAY 23, 2023, 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 COMMISSIONERS CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 1630 WURDICK 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/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 910-761-4903 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

PETITIONS

LAND USE CONSENT AGENDA

DRC-22-00226

Quasi-Judicial

Commission District V

Southwest Engineering and Design is requesting PU Final Detail Site Plan approval for Harpoon Harry's & Shugs at Bayshore. The project consists of a 33,354 SF restaurant, and 14,569 SF of retail buildings. This project site is 16.3 ± acres and is located at 22601 Bayshore Rd, Port Charlotte, FL in Section 26, Township 40, Range 22 in Commission District V.

FP-23-05-12

Quasi-Judicial

Commission District I

Debauch Property Holdings LLC is requesting Final Plat approval for a subdivision to be named The Flatwoods at Babcock Ranch, consisting of 26 lots and 23 tracts, also also being a replat of Tract E-36, Debauch Ranch Community Spine Road EES & GGS. The proposed subdivision is a residential development that received Preliminary Plat approval from the Board of County Commissioners under PP-22-05-12 on January 24, 2023. The property contains 63.51 ± acres, and is generally located south of Cypress Parkway, north of the Lee County line, west of Mulberry Grass Road, and east of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 1, within the East County area and Commission District I.

TDU-23-02

Quasi-Judicial

Commission District II

A Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for a transfer of 311 density units onto a Receiving Zone located at 26901 or 27001 Zemel Road, in the Punta Gorda area, within the boundary of the Burn Store Area Plan area, and in Commission District II, containing 3,180.02 ± acres, in compliance with Part III Land Development and Growth Management, Chapter 3-9 Zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-10 Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. TDU-23-02; Applicant: Lindner Mark L. Trustee; providing an effective date.

LAND USE REGULAR AGENDA

PP-23-12-25

Quasi-Judicial

Commission District II

D.R. Horton, Inc. is requesting Preliminary Plat approval for a subdivision to be named Shiloh Oaks, consisting of 110 single-family lots and 11 tracts. The site contains 40.14 ± acres and is generally located north of Belmont Road, south of Arrowhead Circle, west of Quail Drive, and east of Dunbar Road, within the East County area and in Commission District II.

PP-23-12-26

Quasi-Judicial

Commission District III

Tennal Homes, LLC is requesting Preliminary Plat approval for a subdivision to be named Harbor East, consisting of 82 single-family lots and six tracts. The site contains 31.06 ± acres and is generally located north of Tate Waterway, southwest of Interceptor Lagoon, and east of Aqueduct Waterway, within the Port Charlotte area and in Commission District III.

PP-23-00014

Quasi-Judicial

Commission District I

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Planned Development (PD) and adopting a General PD Concept Plan in order to only allow for an existing grove to be retained to preserve with native vegetation, for property generally located north of Belmont Road (CR 741), south of Washington County Road, east of Dunbar Road (US 17) and west of CR 31, in the East County area, containing 7.00 ± acres; Commission District I; Petition No. PP-23-00014; Applicant: Bermann Road Partnership and TMV Inc.; providing an effective date.

PAS-23-00011

Legislative

Commission District III

Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment to change Charlotte County FUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to Commercial (CUM), and to add an annotation to the 2030 Future Land Use Map limiting commercial intensity of the subject property to 1) permitted uses and conditional uses under Section 3-9-40, Commercial Neighborhood, as may be amended, 2) special exceptions under Section 3-9-40, Commercial Neighborhood, as may be amended and must be approved by the Board of Zoning Appeal and 3) the maximum Floor Area Ratio (FAR) of 0.6; for property located at 14331 Appleton Boulevard, in the South Gulf Cove area, containing 2.993 ± acres; Commission District III; Petition No. PAS-23-00011; Applicant: American Prime, LLC; providing an effective date.

PAL-23-00005

Legislative

Commission District I

Pursuant to Section 163.3184(3), Florida Statutes, adopt a Large Scale Plan Amendment: the amendment request is to change Charlotte County FUM Series Map #1: 2030 Future Land Use, from Agriculture (AG) to Mineral Resource Extraction (MRE) with an annotation requiring a conservation easement in a form acceptable to the County Attorney's Office and the Board of County Commissioners prior to issuance a commercial excavation permit; for property located at 43521 Neal Road, in the Punta Gorda area and within the East County area, containing 159.55 ± acres; Commission District I; Petition No. PAL-23-00005; Applicant: Kye and Deborah Bishop; providing an effective date.

Z-23-08-18

Quasi-Judicial

Commission District I

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Excavation and Mining (EM); for property located at 43521 Neal Road, in the Punta Gorda area and within the East County area, containing 159.50 ± acres; Commission District I; Petition No. Z-23-08-18; Applicant: Kye and Deborah Bishop; providing an effective date.

PAL-22-00006

Legislative

Commission District I

Pursuant to Section 163.3184(3), Florida Statutes, adopt a Large Scale Plan Amendment: the amendment request is to change Charlotte County FUM Series Map #1: 2030 Future Land Use, from Agriculture (AG) to Mineral Resource Extraction (MRE) with an annotation requiring a conservation easement in a form acceptable to the County Attorney's Office and the Board of County Commissioners prior to issuance a commercial excavation permit; for property located at 43761 and 44511 Neal Road, in the Punta Gorda area and within the East County area, containing 478.32 ± acres; Commission District I; Petition No. PAL-22-00006; Applicant: Harborview Properties Neal Road, LLC; providing an effective date.

Z-23-23-19

Quasi-Judicial

Commission District I

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Excavation and Mining (EM); for property located at 43761 and 44511 Neal Road, in the Punta Gorda area and within the East County area, containing 478.32 ± acres; Commission District I; Petition No. Z-23-23-19; Applicant: Harborview Properties Neal Road, 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. For more information, please contact the County Attorney's Office at 910-761-4903, or by email to David.Lyons@CharlotteCountyFL.gov.

Published: May 8, 2023





Ticket# 3891097-1
05-23-23 Page 1
AD ID# 3891099
5 x 16
Submitted by: Heather Bennett
Publish: 05/08/2023
163352 3891099

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

Before the undersigned authority personally appeared Melinda Prescott, 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)

05/08/23

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.

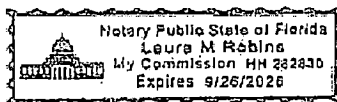
Melinda Prescott

(Signature of Affiant)

Sworn and subscribed before me this 8th day of
May, 2023

Laura M Robins

(Signature of Notary Public)



Personally known ☒ OR ☐ Produced Identification

Attachment 5

Ordinance Number 2020-038

ORDINANCE
NUMBER 2020 - 038

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 2351 STATE ROAD (SR) 31, IN THE EAST COUNTY AREA, CONTAINING 53.59 ACRES MORE OR LESS; CHARLOTTE COUNTY, FLORIDA, COMMISSION DISTRICT I; PETITION PA-20-01-02-LS; APPLICANT, PROBITAS ENTERPRISES LLC; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR TRANSMITTAL OF ADOPTED ORDINANCE.

RECITALS

WHEREAS, applicant, Probitas Enterprises LLC ("Applicant"), filed Petition PA-20-01-02-LS, 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 2351 State Road (SR) 31, in the East County area, containing 53.59 acres more or less, which is owned by applicant, and more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein; and

WHEREAS, on June 8, 2020, Petition PA-20-01-02-LS 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 PA-20-01-02-LS was found to be consistent with the County's Comprehensive Plan and the P&Z Board recommended approval for transmittal of Petition PA-20-01-02-LS

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK: 4657 PAGE: 206 PAGE: 1 OF 5
INSTR # 2669231 Doc Type: GOV
Recorded: 11/4/2020 at 10:04 AM
Rec. Fee: RECORDING \$44.00
Cashier By: CARLENEG

to the Department of Economic Opportunity (“DEO”) and other state agencies for review;
and

WHEREAS, in a public hearing held on Tuesday, July 28, 2020, the Board of
County Commissioners of Charlotte County, Florida (“Board”) reviewed plan amendment
Petition PA-20-01-02-LS and, based on the findings and analysis provided by County Staff
regarding the amendment and the evidence presented to the Board, approved transmittal
of Petition PA-20-01-02-LS to DEO and other state agencies for review and comment; and

WHEREAS, Petition PA-20-01-02-LS was transmitted to DEO and other state
agencies for review and comment; and

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

WHEREAS, after due consideration regarding Petition PA-20-01-02-LS in a
public hearing held on October 27, 2020, and based on the findings and analysis
presented to the Board, the Board has found that the proposed amendment is consistent
with the County’s Comprehensive Plan, and that the requirements and conditions of
Chapter 163, Florida Statutes, as they relate to the Petition have been met, and that it is in
the best interests of the County to approve Petition PA-20-01-02-LS.

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

Section 1. Approval. Petition PA-20-01-02-LS requesting 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

58 Extraction (MRE), for property located at 2351 State Road (SR) 31, in the East County
59 area, containing 53.59 acres more or less, Charlotte County, Florida, Commission District I,
60 and more particularly described in Exhibit "A" attached hereto and by this reference
61 incorporated herein, is hereby approved.

62 Section 2. Effective date. The effective date of this plan amendment, if the
63 amendment is not timely challenged, shall be 31 days after the state land planning agency
64 notifies the local government that the plan amendment package is complete. If timely
65 challenged, this amendment shall become effective on the date the state land planning
66 agency or the Administration Commission enters a final order determining this adopted
67 amendment to be in compliance. No development orders, development permits, or land
68 uses dependent on this amendment may be issued or commence before it has become
69 effective. If a final order of noncompliance is issued by the Administration Commission,
70 this amendment may nevertheless be made effective by adoption of a resolution affirming
71 its effective status, a copy of which resolution shall be sent to the state land planning
72 agency.

73 Section 3. Transmittal. County Staff is hereby directed to forward a copy of
74 this Ordinance and its attachments to the Department of Economic Opportunity, 107 East
75 Madison Street, Tallahassee, FL 32399-4120, and to the Executive Director, Southwest
76 Florida Regional Planning Council, 1400 Colonial Boulevard, Suite 1, Fort Myers, FL
77 33907.

PASSED AND DULY ADOPTED this 27th day of October, 2020.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: William G. Truex
William G. Truex, Chairman

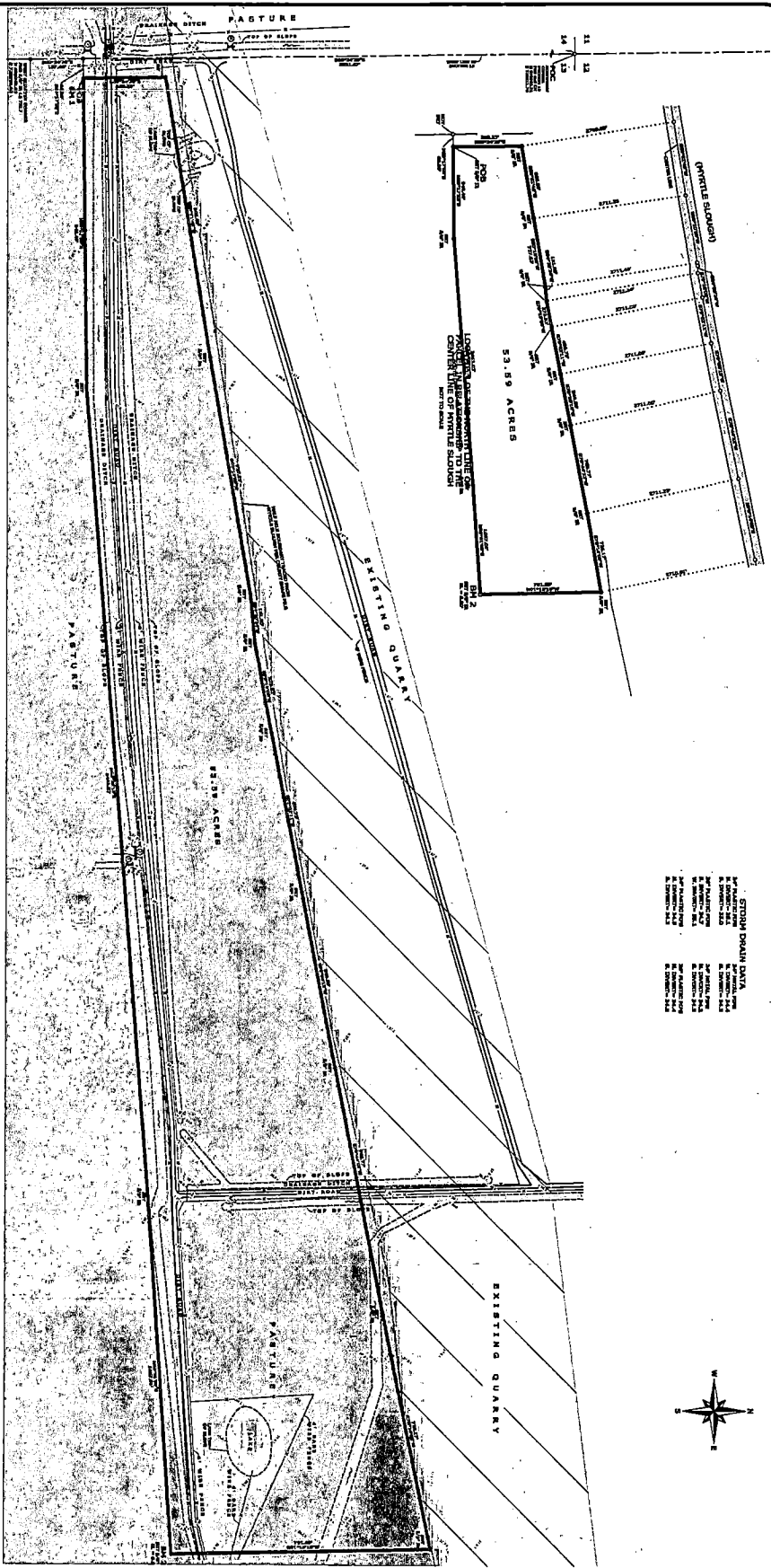
ATTEST:

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

By: Michelle S. Bearden
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR2020-0138



LEGEND

1. BOUNDARY LINE
2. EASEMENT
3. RIGHT-OF-WAY
4. FLOOD ZONE
5. EXISTING QUARRY
6. EXISTING DRAIN
7. PASTURE
8. ROAD
9. RAILROAD
10. UTILITY LINE
11. FENCE
12. WOODS
13. WATER

BENCH MARK 1
ELEVATION 100.00
BENCH MARK 2
ELEVATION 100.00

FLOOD DATA
FLOOD ZONE
FLOOD ELEVATION
FLOOD DATE

COUNTY DATA
COUNTY NAME
COUNTY SEAL

STORM POOL DATA

NO.	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
1	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00

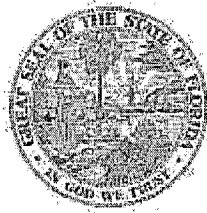
STATIONING NOTES

1. STATIONING IS GIVEN IN FEET AND DECIMALS OF FEET.
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EXHIBIT

11

tabbles



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

November 4, 2020

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

Attention: Ms. Michelle DiBerardino

Dear Mr. Eaton:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2020-038, which was filed in this office on November 4, 2020.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb



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

Before the undersigned authority personally appeared **Melinda Prescott**, who on oath says that she is the Legal Clerk of the Sun Newspapers, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a **Legal Notice** was published in said newspaper in the issues of:

10/12/2020

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

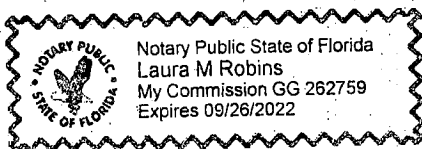
Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has 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.

Melinda Prescott
(Signature of Affiant)

Sworn and subscribed before me this 12th
day of October, 2020.

Laura M Robins
(Signature of Notary Public)

Personally known X OR Produced
Identification



RECEIVED
PURCHASING DEPT
2020 OCT 16 AM 9:57
CHARLOTTE COUNTY
FLORIDA

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, OCTOBER 27, 2020, 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, 18500 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>

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PETITIONS

LAND USE PUBLIC HEARING AGENDA

20LAD-00000-00002

Quasi-Judicial

Commission Districts IV

A Resolution pursuant to Section 380.06(7), Florida Statutes (F.S.) and Section 3-9-10.1; Development of Regional Impact (DRI) Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, the County's Land Development Regulations, amending Development Orders for Increment II and Increment III of the Murdock Center Development of Regional Impact (DRI) to extend the buildout date of these Development Orders to March 15, 2025 and the expiration date of these Development Orders to March 15, 2027; for properties within Increment II generally located at the intersection of Tamiami Trail (U.S. 41) and El Jobean Road (S.R. 776), containing 132.4± acres, in the Port Charlotte area; for properties within Increment III containing 76± acres in two non-contiguous parcels, in the Port Charlotte area; the first parcel generally located east of Collingswood Boulevard, southeast of S.R. 776, southwest of Murdock Circle, west of Education Way, and north of Cochran Boulevard; the second parcel generally located east of Education Way, southeast of Murdock Circle, and northwest of Cochran Boulevard; Commission District IV, Petition No. 20LAD-00000-00002; Applicant: Robert H. Berntsson; providing an effective date.

PA-20-01-02-LS

Legislative

Commission District I

Pursuant to Section 163.3184(3), Florida Statutes, adopt a Large Scale Plan Amendment; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Agriculture (AG) to Mineral Resource Extraction (MRE); for property located at 2351 State Road (SR) 31, in the East County area, containing 53.59± acres; Commission District I; Petition No. PA-20-01-02-LS; applicant: Probitas Enterprises LLC; providing an effective date.

Z-20-01-03

Quasi-Judicial

Commission District I

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Excavation and Mining (EM); for property located at 2351 State Road (SR) 31 in the East County area, containing 53.59± acres; Commission District I; Petition No. Z-20-01-03; applicant: Probitas Enterprises LLC;

PD-20-00003**Quasi-Judicial****Commission District II**

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Planned Development (PD) for completion of the existing mine and a reservoir use in the existing lake area; for property located north of the Lee County Line, south of Zemel Road, east of Tamiami Trail (US 41) and west of I-75, in the South County area, containing 1,203.84± acres; Petition No. PD-20-00003; Applicant: Richard Neslund, Neslund Family Ltd. Partnership II; providing an effective date.

TLDR-20-01**Conditional Use - Accessory chicken keeping****Legislative****County-Wide**

An Ordinance pursuant to Section 125.66, Florida Statutes, amending Charlotte County Code Chapter 3-9, Zoning; by adding Accessory chicken keeping as a conditional use to Article II: District Regulations, Section 3-9-26.3: Use Table - Residential Zoning Districts; by creating new item (7) Accessory chicken keeping under Article II: District Regulations, Section 3-9-33: Residential single-family (RSF), subsection (d) Conditional uses and structures (C); by creating new item (14) Accessory Chicken Keeping under Article III: Special Regulation, Section 3-9-69: Conditional uses and structures, subsection (g) Residential uses to provide standard conditions; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

TLDR-20-02**Revisions to Planned Development (PD) Zoning District****Legislative****Countywide**

An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9: Zoning, Article II: District Regulations, by 1) by revising Land Development Regulations Table of Contents to add new Section 3-9-45.1: Planned Development (PD) Open Space and Setback Special Requirements; 2) revising Section 3-9-45: Planned Development (PD); providing for revised intent; providing for revised uses permitted; providing for revised design criteria and development standards; providing for revised procedures for rezoning to PD; and providing for PD rezoning flow chart; and 3) creating new Section 3-9-45.1: Planned Development (PD) Open Space and Setback Special Requirements; providing for intent; providing for development requirements within the US 41 Overlay District (41OD); providing for development requirements within the Burnt Store Limited Development (BSLD) and Burnt Store Village Residential (BSVR) Future Land Use Map (FLUM) designations; providing for development within the Compact Growth Mixed Use (CGMU) FLUM designation; and providing for development requirements within the Rural Community Mixed Use (RCMU) FLUM designation or Conservation Subdivision; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

TLDR-20-03**Mixed-Use (MU) Zoning District****Legislative****County-Wide**

An Ordinance pursuant to Section 125.66, Florida Statutes, amending Charlotte County Code, Chapter 3-9: Zoning, Article II: District Regulations, (1) by revising Land Development Regulations Table of Contents to add new Section 3-9-26.5: Use Table - Mixed Use Districts, and to rename Section 3-9-46 from Compact Mixed Use (CGM) to Mixed-Use (MU); (2) by creating new Section 3-9-26.5: Use Table - Mixed Use Districts; (3) by creating Section 3-9-46: Mixed-Use (MU) to provide for intent; provide for applicability; provide for mixed-use categories; provide for uses and structures permitted; and provide for development standards; and (4) by amending Section 3-9-69: Conditional uses and structures, to add conditional uses under Section 3-9-46: Mixed-Use (MU) to this section, and to provide for standard conditions; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

TLDR-20-04**Revisions to Manasota and Sandpiper Key Zoning District Overlay (MSKZDO) Zoning District****Legislative****Commission District III**

An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9: Zoning, Article II: District Regulations, by revising Section 3-9-50: Manasota and Sandpiper Key Zoning District Overlay (MSKZDO) to revise subsection (a) Definitions, item (9) Peripheral landscape strip under subsection (i) Development standards, and item (3) under subsection (k) Landscaping, in order to add "artificial turf" as a permitted landscaping material within peripheral landscaping strips; providing for conflict with other ordinances; providing for severability; and providing for an effective date; Petition No. TLDR-20-04; Applicant: Charlotte County 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.

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Attachment 6

Ordinance Number 2020-039

CHB
BCC

FILED WITH THE DEPARTMENT OF STATE : November 4, 2020



ORDINANCE
NUMBER 2020 - 039

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM AGRICULTURE (AG) TO EXCAVATION AND MINING (EM) FOR PROPERTY LOCATED AT 2351 STATE ROAD (SR) 31, IN THE EAST COUNTY AREA, CONTAINING 53.59 ACRES MORE OR LESS, COMMISSION DISTRICT I, CHARLOTTE COUNTY, FLORIDA; PETITION Z-20-01-03; APPLICANT, PROBITAS ENTERPRISES LLC; PROVIDING AN EFFECTIVE DATE.

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK: 4657 PAGE 1136 PAGE: 1 OF 5
INSTR # 2866569 Doc Type: GOV
Recorded: 11/4/2020 at 3:34 PM
Rec. Fee: RECORDING \$44.00
Cashier By: CARLENEG

RECITALS

WHEREAS, in a public hearing held on Tuesday, October 27, 2020, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition Z-20-01-03, submitted by applicant, Probitas Enterprises LLC, ("Applicant"), which requested a rezoning from Agriculture (AG) to Excavation and Mining (EM) on 53.59 acres more or less of property owned by Applicant, and described as property located at 2351 State Road (SR) 31, in the East County area, Commission District I, Charlotte County, Florida, and more particularly described in Exhibit "A" which is attached hereto and provided herein ("Property"); and

WHEREAS, at its October 27, 2020 meeting, the Board also considered the associated request submitted by the Applicant, for a large scale plan amendment for the Property, under Petition PA-20-01-02-LS; and

WHEREAS, the Applicant seeks a rezoning from Agriculture (AG) to Excavation and Mining (EM) to allow for sand, shell, and rock mining operation

mm
5

30 to continue for the existing mining operation at Florida Shell Mine which is
31 located to the northwest of the Property; and

32 WHEREAS, Petition Z-20-01-03 has previously been heard by the
33 Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the
34 findings and analysis provided by County Staff and the evidence presented to the
35 P&Z Board, has been recommended for approval on June 8, 2020; and

36 WHEREAS, after due consideration, based on the findings and
37 analysis provided by County Staff and the evidence presented to it, the Board
38 has found that approval of Petition Z-20-01-03 is consistent with the County's
39 Comprehensive Plan, and that it meets the requirements for the granting of a
40 rezone; and

41 WHEREAS, based on the above findings, the Board has
42 determined it to be in the best interests of the County to rezone the subject
43 property from Agriculture (AG) to Excavation and Mining (EM).

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

46 SECTION 1. The following petition, made by applicant, Probitas
47 Enterprises LLC, for an amendment to the Charlotte County Zoning Atlas is
48 hereby approved:

49 Petition Z-20-01-03 requesting rezoning from
50 Agriculture (AG) to Excavation and Mining (EM) for
51 53.59 acres more or less of property, located at 2351
52 State Road (SR) 31, in the East County area,
53 Charlotte County, Florida, and more particularly
54 described in Exhibit "A".
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57

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

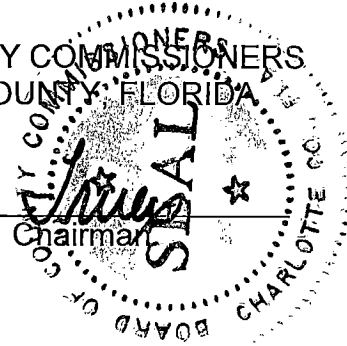
60 SECTION 3. This Ordinance shall take effect upon (1) filing in the
61 Office of the Secretary of State, State of Florida, but, (2) only after the companion
62 plan amendment, PA-20-01-02-LS, to this rezoning, becomes effective. The
63 effective date of PA-20-01-02-LS, if not timely challenged, shall be 31 days after
64 adoption. If challenged within 30 days after adoption, PA-20-01-02-LS may not
65 become effective until the state land planning agency or the Administration
66 Commission, respectively, issues a final order determining that PA-20-01-02-LS
67 is in compliance.

68
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74 [SIGNATURE PAGE FOLLOWS]
75
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PASSED AND DULY ADOPTED this 27th day of October, 2020.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: William G. Truex
William G. Truex, Chairman



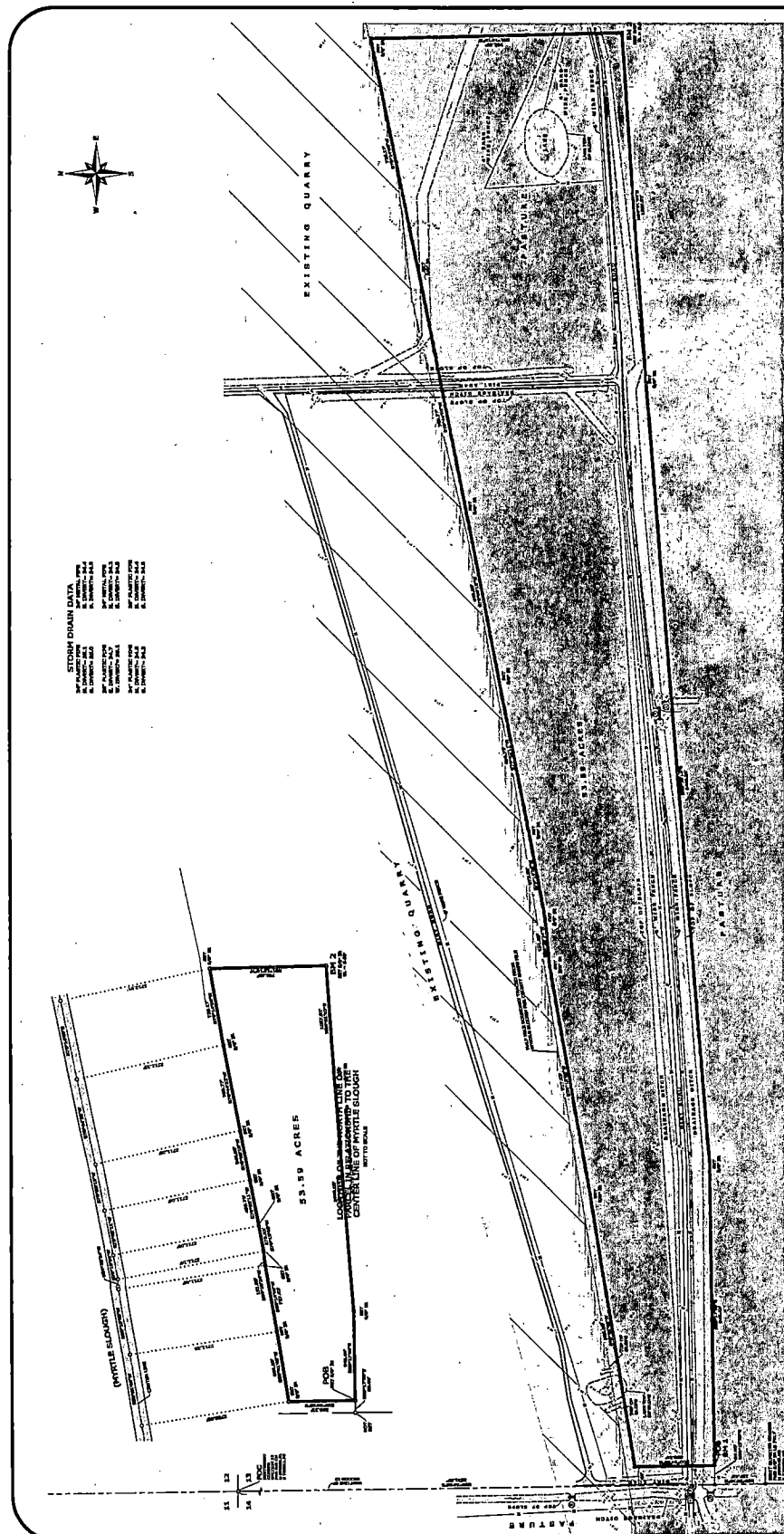
ATTEST:

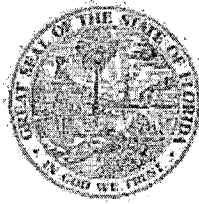
Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk of the
Board of County Commissioners

By: Michelle DuBaudin
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR2020-0139

[illegible][illegible][illegible][illegible]



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

November 4, 2020

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

Attention: Ms. Michelle DiBerardino

Dear Mr. Eaton:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2020-039, which was filed in this office on November 4, 2020.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb



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

Before the undersigned authority personally
appeared **Melinda Prescott**, who on oath says that
she is the Legal Clerk of the Sun Newspapers, a
newspaper published at Charlotte Harbor in
Charlotte County, Florida; that the attached
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10/12/2020

as well as being posted online at www.yoursun.com
and www.floridapublicnotices.com.

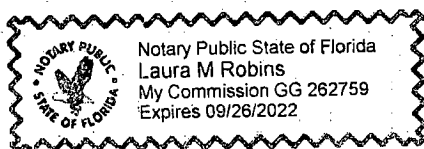
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newspaper published at Charlotte Harbor, in said
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County, Florida and DeSoto County, Florida, each
day and has been entered as periodicals matter at the
post office in Punta Gorda, in said Charlotte County,
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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.

Melinda Prescott
(Signature of Affiant)

Sworn and subscribed before me this 12th
day of October, 2020.

Laura M Robins
(Signature of Notary Public)

Personally known X OR Produced
Identification



RECEIVED
PURCHASING DEPT
2020 OCT 16 AM 9:57
CHARLOTTE COUNTY
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PETITIONS

LAND USE PUBLIC HEARING AGENDA

20LAD-00000-00002

Quasi-Judicial

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PA-20-01-02-LS

Legislative

Commission District I

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PD-20-00003**Quasi-Judicial****Commission District II**

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Planned Development (PD) for completion of the existing mine and a reservoir use in the existing lake area; for property located north of the Lee County Line, south of Zemel Road, east of Tamiami Trail (US 41) and west of I-75, in the South County area, containing 1,203.84± acres; Petition No. PD-20-00003; Applicant: Richard Neslund, Neslund Family Ltd. Partnership II; providing an effective date.

TLDR-20-01**Conditional Use - Accessory chicken keeping****Legislative****County-Wide**

An Ordinance pursuant to Section 125.66, Florida Statutes, amending Charlotte County Code Chapter 3-9, Zoning; by adding Accessory chicken keeping as a conditional use to Article II: District Regulations, Section 3-9-26.3: Use Table - Residential Zoning Districts; by creating new item (7) Accessory chicken keeping under Article II: District Regulations, Section 3-9-33: Residential single-family (RSF), subsection (d) Conditional uses and structures (C); by creating new item (14) Accessory Chicken Keeping under Article III: Special Regulation, Section 3-9-69: Conditional uses and structures, subsection (g) Residential uses to provide standard conditions; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

TLDR-20-02**Revisions to Planned Development (PD) Zoning District****Legislative****Countywide**

An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9: Zoning, Article II: District Regulations, by 1) by revising Land Development Regulations Table of Contents to add new Section 3-9-45.1: Planned Development (PD) Open Space and Setback Special Requirements; 2) revising Section 3-9-45: Planned Development (PD); providing for revised intent; providing for revised uses permitted; providing for revised design criteria and development standards; providing for revised procedures for rezoning to PD; and providing for PD rezoning flow chart; and 3) creating new Section 3-9-45.1: Planned Development (PD) Open Space and Setback Special Requirements; providing for intent; providing for development requirements within the US 41 Overlay District (41OD); providing for development requirements within the Burnt Store Limited Development (BSLD) and Burnt Store Village Residential (BSVR) Future Land Use Map (FLUM) designations; providing for development within the Compact Growth Mixed Use (CGMU) FLUM designation; and providing for development requirements within the Rural Community Mixed Use (RCMU) FLUM designation or Conservation Subdivision; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

TLDR-20-03**Mixed-Use (MU) Zoning District****Legislative****County-Wide**

An Ordinance pursuant to Section 125.66, Florida Statutes, amending Charlotte County Code, Chapter 3-9: Zoning, Article II: District Regulations, (1) by revising Land Development Regulations Table of Contents to add new Section 3-9-26.5: Use Table - Mixed Use Districts, and to rename Section 3-9-46 from Compact Mixed Use (CGM) to Mixed-Use (MU); (2) by creating new Section 3-9-26.5: Use Table - Mixed Use Districts; (3) by creating Section 3-9-46: Mixed-Use (MU) to provide for intent; provide for applicability; provide for mixed-use categories; provide for uses and structures permitted; and provide for development standards; and (4) by amending Section 3-9-69: Conditional uses and structures, to add conditional uses under Section 3-9-46: Mixed-Use (MU) to this section, and to provide for standard conditions; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

TLDR-20-04**Revisions to Manasota and Sandpiper Key Zoning District Overlay (MSKZDO) Zoning District****Legislative****Commission District III**

An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9: Zoning, Article II: District Regulations, by revising Section 3-9-50: Manasota and Sandpiper Key Zoning District Overlay (MSKZDO) to revise subsection (a) Definitions, item (9) Peripheral landscape strip under subsection (i) Development standards, and item (3) under subsection (k) Landscaping, in order to add "artificial turf" as a permitted landscaping material within peripheral landscaping strips; providing for conflict with other ordinances; providing for severability; and providing for an effective date; Petition No. TLDR-20-04; Applicant: Charlotte County of County Commissioners.

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Attachment 7

Ordinance Number 2024-002

CHG
DEC

FILED WITH THE DEPARTMENT OF STATE

February 27, 2024

ORDINANCE

NUMBER 2024 -002

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF
CIRCUIT COURT
PAGE: 6
INSTR #: 3374862 Doc Type: GOV
Recorded: 02/28/2024 at 02:20 PM
Rec. Fee: RECORDING \$52.50

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 3771 SR 31, IN THE PUNTA GORDA AREA AND WITHIN THE EAST COUNTY AREA; CONTAINING 536.22 ACRES MORE OR LESS; CHARLOTTE COUNTY, FLORIDA, COMMISSION DISTRICT I; PETITION PAL-23-00002; APPLICANT, JDI FARMS INC.; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR TRANSMITTAL OF ADOPTED ORDINANCE.

RECITALS

WHEREAS, applicant, JDI Farms Inc. ("Applicant"), filed Petition PAL-23-00002, 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 3771 SR 31, in the Punta Gorda area and in the East County area, containing 536.22 acres more or less, which is owned by Applicant, and more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein; and

WHEREAS, on October 9, 2023, Petition PAL-23-00002 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-22-00002 was found to be consistent with the County's Comprehensive Plan and the

MM

P&Z Board recommended approval for transmittal of Petition PAL-23-00002 to the Florida Department of Commerce and other state agencies for review; and

WHEREAS, in a public hearing held on Tuesday, November 28, 2023, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed plan amendment Petition PAL-23-00002 and, based on the findings and analysis provided by County Staff regarding the amendment and the evidence presented to the Board, approved transmittal of Petition PAL-23-00002 to the Florida Department of Commerce and other state agencies for review and comment; and

WHEREAS, Petition PAL-23-00002 was transmitted to the Florida Department of Commerce and other state agencies for review and comment; and

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

WHEREAS, after due consideration regarding Petition PAL-23-00002 in a public hearing held on February 27, 2024, and based on the findings and analysis presented to the Board, the Board finds that the proposed amendment is consistent with the County's Comprehensive Plan, and that the requirements of Chapter 163, Florida Statutes, as they relate to the Petition have been met, and that it is in the best interests of the County and its citizens to approve Petition PAL-23-00002.

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

Section 1. Approval. Petition PAL-23-00002 requesting a large scale plan amendment to the County's Comprehensive Plan by amending Charlotte County FLUM

57 Series Map #1: 2030 Future Land Use, from AG to MRE, for property located at 3771 SR
58 31, in the Punta Gorda area and within the East County area, containing 536.22 acres
59 more or less, Charlotte County, Florida, Commission District I, and more particularly
60 described in Exhibit "A" attached hereto and by this reference incorporated herein, is
61 hereby approved.

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

72 Section 3. Transmittal. County Staff is hereby directed to forward a copy of
73 this Ordinance and its attachments to the Florida Department of Commerce, 107 East
74 Madison Street, Tallahassee, FL 32399-4120, and to the Executive Director, Southwest
75 Florida Regional Planning Council, 1400 Colonial Boulevard, Suite 1, Fort Myers, FL
76 33907.

PASSED AND DULY ADOPTED this 27th day of February, 2024.

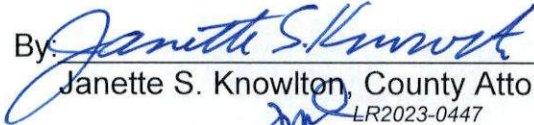
BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: 
Christopher G. Constance, Vice 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
LR2023-0447



Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTION 17, T-42-S, R-23-E,
CHARLOTTE COUNTY, FLORIDA.

MRE AREA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 23, TOWNSHIP 40 SOUTH, RANGE 25 EAST, BEING A PART OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 4692, PAGE 1960, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE N.89°40'42"W., ALONG THE SOUTH LINE OF SAID SECTION 23, FOR 5282.74 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE N.00°00'43"E., ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 4692, PAGE 1960, FOR 1535.23 FEET; THENCE S.88°26'01"E. FOR 51.84 FEET; THENCE S.87°26'48"E. FOR 1.72 FEET; THENCE S.86°53'03"E. FOR 52.16 FEET; THENCE S.85°54'01"E. FOR 38.47 FEET; THENCE S.85°28'59"E. FOR 58.82 FEET; THENCE S.84°45'43"E. FOR 66.45 FEET; THENCE S.84°02'17"E. FOR 1.26 FEET; THENCE S.83°18'15"E. FOR 67.86 FEET; THENCE S.81°38'44"E. FOR 84.98 FEET; THENCE S.80°43'38"E. FOR 1.64 FEET; THENCE S.79°46'14"E. FOR 87.79 FEET; THENCE S.77°35'23"E. FOR 113.17 FEET; THENCE S.76°21'42"E. FOR 247.53 FEET; THENCE S.75°42'53"E. FOR 59.60 FEET; THENCE S.75°01'40"E. FOR 3.79 FEET; THENCE S.74°58'53"E. FOR 1.20 FEET; THENCE S.74°18'02"E. FOR 63.14 FEET; THENCE S.73°36'55"E. FOR 779.28 FEET; THENCE S.75°15'39"E. FOR 871.86 FEET; THENCE S.75°09'49"E. FOR 8.89 FEET; THENCE S.74°36'46"E. FOR 41.94 FEET; THENCE S.74°09'28"E. FOR 450.32 FEET; THENCE S.74°33'44"E. FOR 905.02 FEET; THENCE S.74°52'06"E. FOR 771.77 FEET; THENCE S.74°59'38"E. FOR 598.46 FEET; THENCE S.74°46'47"E. FOR 19.73 FEET; THENCE S.74°33'57"E. FOR 11.21 FEET TO THE EAST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 4692, PAGE 1960, THENCE S.00°00'57"E., ALONG SAID EAST LINE, FOR 211.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 536.22 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK SITE CODE "PNTA", IN U.S. FEET WHEREIN THE SOUTH LINE OF SECTION 23, TOWNSHIP 40 SOUTH, RANGE 25 EAST (PER CERTIFIED CORNER DOCUMENTS AND EXISTING MONUMENTATION) BEARS S.89°40'42"E.

BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690

AUGUST 07, 2023

DIGITALLY SIGNED BY:
C. DREW BRANCH



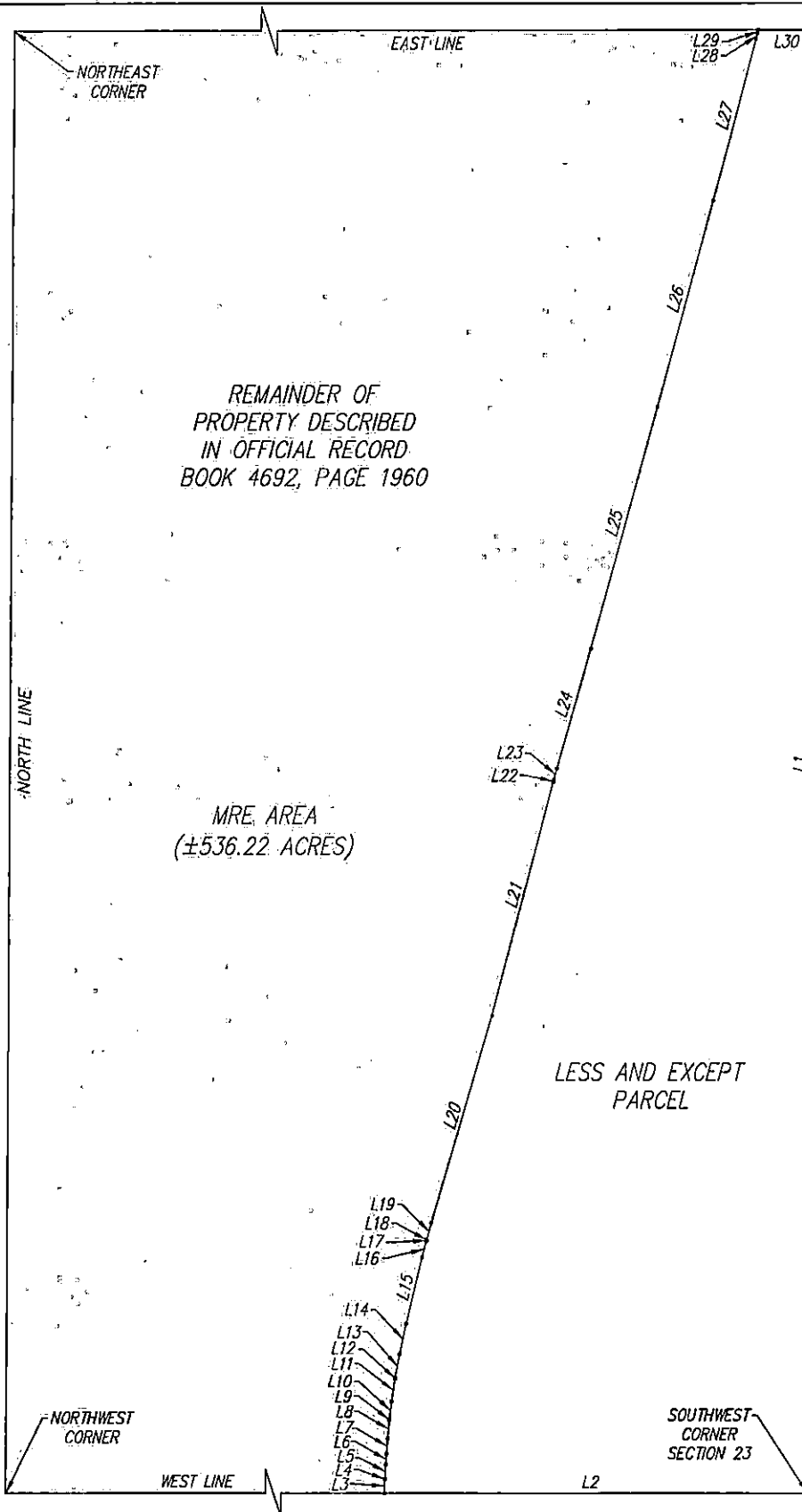
Date:
2023.08.07
10:08:27
-04'00'

C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542

SHEET 1 OF 2
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LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°40'42" W	5282.74'
L2	N 00°00'43" E	1535.23'
L3	S 88°26'01" E	51.84'
L4	S 87°26'48" E	1.72'
L5	S 86°53'03" E	52.16'
L6	S 85°54'01" E	38.47'
L7	S 85°28'59" E	58.82'
L8	S 84°45'43" E	66.45'
L9	S 84°02'17" E	1.26'
L10	S 83°18'15" E	67.86'
L11	S 81°38'44" E	84.98'
L12	S 80°43'38" E	1.64'
L13	S 79°46'14" E	87.79'
L14	S 77°35'23" E	113.17'
L15	S 76°21'42" E	247.53'
L16	S 75°42'53" E	59.60'
L17	S 75°01'40" E	3.79'
L18	S 74°58'53" E	1.20'
L19	S 74°18'02" E	63.14'
L20	S 73°36'55" E	779.28'
L21	S 75°15'39" E	871.86'
L22	S 75°09'49" E	8.89'
L23	S 74°36'46" E	41.94'
L24	S 74°09'28" E	450.32'
L25	S 74°33'44" E	905.02'
L26	S 74°52'06" E	771.77'
L27	S 74°59'38" E	598.46'
L28	S 74°46'47" E	19.73'
L29	S 74°33'57" E	11.21'
L30	S 00°00'57" E	211.62'

LEGEND:

LB LICENSED BUSINESS
EB ENGINEERING BUSINESS
L1 LINE ONE IN TABLE

THIS IS NOT A BOUNDARY SURVEY

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WWW.BANKSENG.COM

DESCRIPTION AND SKETCH

MRE AREA

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
08-07-2023	4644	MRE-SK	N/A	DDb	CDb	1"=600'	2 of 2



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

February 27, 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. 2024-002, which was filed in this office on February 27, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh

Allies fear US is becoming less reliable, with growing concern over a possible Trump return

JILL LAWLESS
Associated Press

LONDON — As chances rise of a Joe Biden-Donald Trump rematch in the U.S. presidential election, America's allies are bracing for a bumpy ride.

Many worry that a second term for Trump would be an earthquake, but tremors already abound — and concerns are rising that the U.S. could grow less dependable regardless of who wins. With a divided electorate and gridlock in Congress, the next American president could easily become consumed by manifold challenges at home — before even beginning to address flashpoints around the world, from Ukraine to the Middle East.

French President Emmanuel Macron's recent verdict was blunt: America's "first priority is itself."

The first Trump administration stressed the bonds between the U.S. and its allies, particularly in Europe. Trump derided the leaders of some friendly nations, including Germany's Angela Merkel and Britain's Theresa May, while praising authoritarianism such as Turkish President Recep Tayyip Erdogan and Russian leader Vladimir Putin. He has called China's Xi Jinping "brilliant" and Hungary's Viktor Orbán "a great leader."

In campaign speeches, Trump remains skeptical of organizations such as NATO, often lamenting the billions the U.S. spends on the military alliance where support has been critical to Ukraine's fight against Russia's invasion.

He said at a rally on Sunday that, as president, he'd warned NATO allies he would encourage Russia "to do whatever it had to" to countries that didn't pay their way in the alliance. Trump also wrote on his social media network that in future the U.S. should end all foreign aid donations and replace them with loans.

NATO Secretary-General Jens Stoltenberg warned that Trump risked endangering U.S. troops and their allies. "Any suggestion that allies will not defend each other undermines all of our security, including that of the U.S., and puts American and European soldiers at increased risk," he said in a statement Sunday.

Biden, meanwhile, has made support for Ukraine a key priority and moral imperative. But Biden's assertion after his election in 2020 that "America is back" on the global stage has not been entirely borne out. Congressional Republicans have stalled more military aid for Ukraine, while American influence has been unable to contain conflict in the Middle East.

Thomas Giff, director of the Center on U.S. Politics at University College London, said that whoever wins the presidential race, the direction of travel will be the same — toward a multipolar planet in which the United States is no longer "the indisputable world superpower."

Most allied leaders refrain from commenting directly on the U.S. election, sticking to the line that it's for Americans to pick their leader. They are conscious that they will have to work with the eventual winner, whoever it is, and behind the scenes, governments will be doing the "backroom work" of quietly establishing links

with the contenders' political teams, said Richard Dalton, a former senior British diplomat.

But many of America's European NATO allies are worried that with or without Trump, the U.S. is becoming less reliable. Some have started to talk openly about the need for members to ramp up military spending, and to plan for an alliance without the United States.

German Chancellor Olaf Scholz said he was "currently on the phone a lot with my colleagues and asking them to do more" to support Ukraine. Germany is the second-largest donor of military aid in Kyiv, behind the U.S., but Scholz recently told German weekly Die Zeit that the country couldn't fill any gap on its own if "the U.S. ceased to be a supporter."

Trump's comments on Saturday about NATO rang alarm bells in Poland, which shares a border with Ukraine. "We have had war at our border," Polish Prime

Minister Donald Tusk said Sunday.

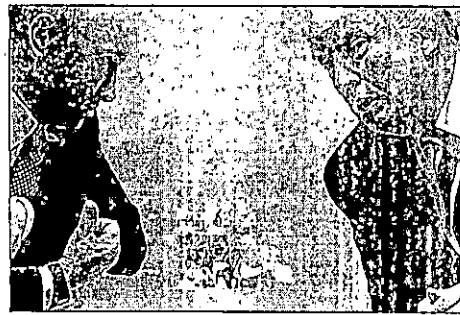
He warned: "We must realize that the EU cannot be an economic and civilizational giant and a dwarf when it comes to defense, because the world has changed."

Russia, meanwhile, is busy bolstering ties with China, Iran and North Korea, and trying to chip away at Ukraine's international support.

Macron also suggested American attention was focused far from Europe. If Washington's top priority is the U.S., he said its second is China.


"This is also why I want a stronger Europe, that knows how to protect itself and isn't dependent on others," Macron said at a January news conference.

Trump does have supporters in Europe, notably pro-Russia populists such as Hungary's Orbán. But former British Prime Minister Boris Johnson raised some eyebrows when he argued recently that "a Trump



Then-U.S. President Donald Trump, right, meets with Russian President Vladimir Putin at the G20 Summit in Hamburg, Germany, July 7, 2017. While in power, Trump derided the leaders of some friendly nations while praising authoritarians such as Putin. As chances rise of a Joe Biden-Trump rematch in the U.S. presidential election race, America's allies are bracing for a bumpy ride.

presidency could be just what the world needs." Johnson is a strong supporter of Ukraine in its struggle against Russian invasion, whereas Trump has frequently praised Putin and said he'd end the war within 24 hours. However, Johnson said in a Daily Mail column that he didn't believe Trump would "ditch the Ukrainians," but instead would help Ukraine win the war, leaving the West stronger "and the world more stable."



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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 UNIT'S (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, FEBRUARY 27, 2024, AT 9:00 A.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HELD 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, 1800 HUACOCK 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 STATE 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/development-staffing-board/petitions.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 941-764-4201 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

PETITIONS LAND USE CONSENT AGENDA DRC-23-0002

Site Engineering Group is requesting DP Final Detail Site Plan approval for Old Landfill Road Outdoor Storage facility. The project consists of a 600 SF office and vehicular storage with canopy. This project site is 10.575 acres and is located at 25305 Old Landfill Road, Port Charlotte, FL 33980 in Section 19, Township 40, Range 23.

FP-22-12-27

Lennar Homes, LLC is requesting Final Plat approval for a residential subdivision to be named, Tuckers Cove, consisting of 659 single-family lots and 44 tracts for future development of multi-family homes, lakes, recreation areas, roads, common areas, and an amenity area. The proposed subdivision is a residential development that received Preliminary Plat approval from the Board of County Commissioners under FP-22-12-27 on September 12, 2023. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. This site contains 228.412 acres and is generally located south of Burmont Road, north of Babcock Trail, and east of SR 31, inside the boundary of the Babcock Ranch Community Development of Regional Impact (ORD) Increment 2, in the East County area, and in Commission District I.

FP-23-03-01

Lennar Homes, LLC is requesting Final Plat approval for a residential subdivision to be named, Webb's Reserve, consisting of 174 single-family lots and 37 tracts for lakes, recreation areas, roads, common areas, a future amenity site and golf course. The proposed subdivision is a residential development that received Preliminary Plat approval from the Board of County Commissioners under FP-22-03-04 on September 12, 2023. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. This site contains 648.514 acres and is generally located south of Burmont Road, north of Babcock Trail, and east of the County line with Glades County, and west of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (ORD) Increment 2, within the East County area, and in Commission District I.

LAND USE REGULAR AGENDA CUD-23-02

An Ordinance of the Board of County Commissioners of Charlotte County, Florida, pursuant to Chapter 190, Florida Statutes, amending Part IV, Municipal Service Benefit and Tasting Units, Chapter 4-15 Municipal Service Districts, by creating new Article XIX: Firefight East Community Development District (CDD); providing for new Section 4-13-240, Antiquity providing for new Section 4-13-241, District Name; providing for new Section 4-13-241, District External Boundaries; providing for new Sections 1-13-241, District Powers and Functions; providing for new Section 4-13-244, Board of Supervisors; providing for additional requirements and providing for repealing; Amended CUD-22-02, Applicant: Zemel Land Properties, LLC, providing for an effective date. The proposed CUD is located at 36001 or 27001 Zemel Road, in the Punta Gorda area, within the Punta Gorda area, and in Commission District II. The site contains 531.821 acres.

FAL-23-0002

Pursuant to Section 193.218(1)(3), Florida Statutes, the amendment request is to change Charlotte County HCUA Series Map #1, 2010 Future Land Use, from Agriculture (AG) to Mineral Resource Extraction (MRE); for property located at 3771 SR 31, in the Punta Gorda area and within the East County area, containing 546.221 acres, Commission District I; Section No. 19-23-0002; Applicant: TD Farms Inc.; providing an effective date.

Z-23-59-13

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Recreation and Mining (RM) for property located at 3771 SR 31, in the Punta Gorda area and within the East County area, containing 546.221; Commission District I; Petition No. Z-23-59-13, Applicant: TD Farms Inc.; providing an effective date.

Z-23-13-18

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-family-3.5 to Industrial General (IG) in order to correct an inconsistency between the Future Land Use Map designation and Zoning District; for a portion of Charlotte County Right-of-way, located at 19445 Kenworthy Boulevard, in the Port Charlotte area, containing 0.543 acres, Commission District V; Petition No. Z-23-13-18; Applicant: Ecu-South Services; 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 PURPOSES, 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 more information, please contact the County's Equal Opportunity Officer at 941-764-4191, TDD/TTY: 941-764-1236, or by email at: David.Lopez@charlottecountyfl.gov.

Published: February 12, 2024





Ticket# 3919419-1
BCC 02.27.24
AD ID# 3919420
5 x 13
Submitted by: Heather Bennett
Publish: 02/12/2024
163352 3919420

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

Before the undersigned authority personally appeared Melinda Prescott, 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)

02/12/24

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.

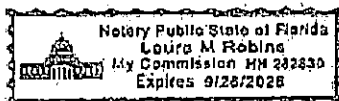
Melinda Prescott

(Signature of Affiant)

Sworn and subscribed before me this 12th day of
February, 2024

Laura M Robins

(Signature of Notary Public)



Personally known ☒ OR ☐ Produced Identification

Attachment 8

Ordinance Number 2024-003

February 27, 2024

ORDINANCE
NUMBER 2024 - 003

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM AGRICULTURE (AG) TO EXCAVATION AND MINING (EM), FOR PROPERTY LOCATED AT 3771 SR 31, IN THE PUNTA GORDA AREA AND WITHIN THE EAST COUNTY AREA; CONTAINING A TOTAL OF 536.22 ACRES MORE OR LESS; COMMISSION DISTRICT I, CHARLOTTE COUNTY, FLORIDA; PETITION Z-23-59-13; APPLICANT, JDI FARMS INC.; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, February 27, 2024, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition Z-23-59-13, submitted by applicant, JDI Farms Inc. ("Applicant"), which requested a rezoning to amend the Charlotte County Zoning Atlas from Agriculture (AG) to Excavation and Mining (EM), for property located at 3771 SR 31, containing a total of 536.22 acres more or less, in the Punta Gorda area and within the East County area, Commission District I, Charlotte County, Florida, and more particularly described in Exhibit "A" which is attached hereto and provided herein ("Property"); and

WHEREAS, at its February 27, 2024 meeting, the Board also considered the associated request submitted by the Applicant for a large scale plan amendment for the Property under Petition PAL-23-00002; and

WHEREAS, the Applicant seeks to rezone the Property from AG to EM because the EM zoning district is required by and consistent with the Mineral Resource Extraction (MRE) Future Land Use Map designation granted under

Petition PAL-23-00002, and to allow Applicant to apply for a commercial excavation permit; and

WHEREAS, Petition Z-23-59-13 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 October 9, 2023; 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 Z-23-59-13 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 Z-23-59-13 to rezone the subject property from AG to EM 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, Z-23-59-13, for an amendment to the Charlotte County Zoning Atlas is hereby approved:

Petition Z-23-59-13 requesting to amend the Charlotte County Zoning Atlas from Agriculture (AG) to Excavation and Mining (EM), for property located at 3771 SR 31, in the Punta Gorda area and within the East County area, containing a total of 536.22 acres more or less; Commission District I, Charlotte County, Florida, and more particularly described in Exhibit "A" which is attached hereto and provided herein.

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

61 SECTION 3. This Ordinance shall take effect upon (1) filing in the
62 Office of the Secretary of State, State of Florida, but, (2) only after the companion
63 plan amendment, PAL-23-00002, to this rezoning, becomes effective. The
64 effective date of PAL-23-00002, if not timely challenged, shall be 31 days after
65 adoption. If challenged within 30 days after adoption, PAL-23-00002 may not
66 become effective until the state land planning agency or the Administration
67 Commission, respectively, issues a final order determining that PAL-23-00002 is
68 in compliance.

69
70
71
72
73
74 [SIGNATURE PAGE FOLLOWS]
75
76
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PASSED AND DULY ADOPTED this 27th day of February, 2024.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

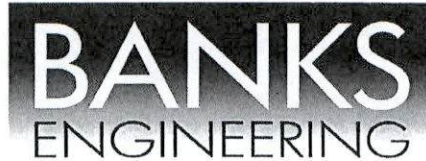
By: 
Christopher G. Constance, Vice Chairman

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
LR2023-0448



Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTION 17, T-42-S, R-23-E,
CHARLOTTE COUNTY, FLORIDA.

MRE AREA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 23, TOWNSHIP 40 SOUTH, RANGE 25 EAST, BEING A PART OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 4692, PAGE 1960, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE N.89°40'42"W., ALONG THE SOUTH LINE OF SAID SECTION 23, FOR 5282.74 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE N.00°00'43"E., ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 4692, PAGE 1960, FOR 1535.23 FEET; THENCE S.88°26'01"E. FOR 51.84 FEET; THENCE S.87°26'48"E. FOR 1.72 FEET; THENCE S.86°53'03"E. FOR 52.16 FEET; THENCE S.85°54'01"E. FOR 38.47 FEET; THENCE S.85°28'59"E. FOR 58.82 FEET; THENCE S.84°45'43"E. FOR 66.45 FEET; THENCE S.84°02'17"E. FOR 1.26 FEET; THENCE S.83°18'15"E. FOR 67.86 FEET; THENCE S.81°38'44"E. FOR 84.98 FEET; THENCE S.80°43'38"E. FOR 1.64 FEET; THENCE S.79°46'14"E. FOR 87.79 FEET; THENCE S.77°35'23"E. FOR 113.17 FEET; THENCE S.76°21'42"E. FOR 247.53 FEET; THENCE S.75°42'53"E. FOR 59.60 FEET; THENCE S.75°01'40"E. FOR 3.79 FEET; THENCE S.74°58'53"E. FOR 1.20 FEET; THENCE S.74°18'02"E. FOR 63.14 FEET; THENCE S.73°36'55"E. FOR 779.28 FEET; THENCE S.75°15'39"E. FOR 871.86 FEET; THENCE S.75°09'49"E. FOR 8.89 FEET; THENCE S.74°36'46"E. FOR 41.94 FEET; THENCE S.74°09'28"E. FOR 450.32 FEET; THENCE S.74°33'44"E. FOR 905.02 FEET; THENCE S.74°52'06"E. FOR 771.77 FEET; THENCE S.74°59'38"E. FOR 598.46 FEET; THENCE S.74°46'47"E. FOR 19.73 FEET; THENCE S.74°33'57"E. FOR 11.21 FEET TO THE EAST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 4692, PAGE 1960, THENCE S.00°00'57"E., ALONG SAID EAST LINE, FOR 211.62 FEET TO THE POINT OF BEGINNING.

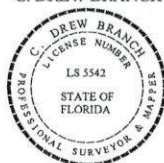
CONTAINING 536.22 ARES, MORE OR LESS.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK SITE CODE "PNTA", IN U.S. FEET WHEREIN THE SOUTH LINE OF SECTION 23, TOWNSHIP 40 SOUTH, RANGE 25 EAST (PER CERTIFIED CORNER DOCUMENTS AND EXISTING MONUMENTATION) BEARS S.89°40'42"E.

BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690

AUGUST 07, 2023

DIGITALLY SIGNED BY:
C. DREW BRANCH



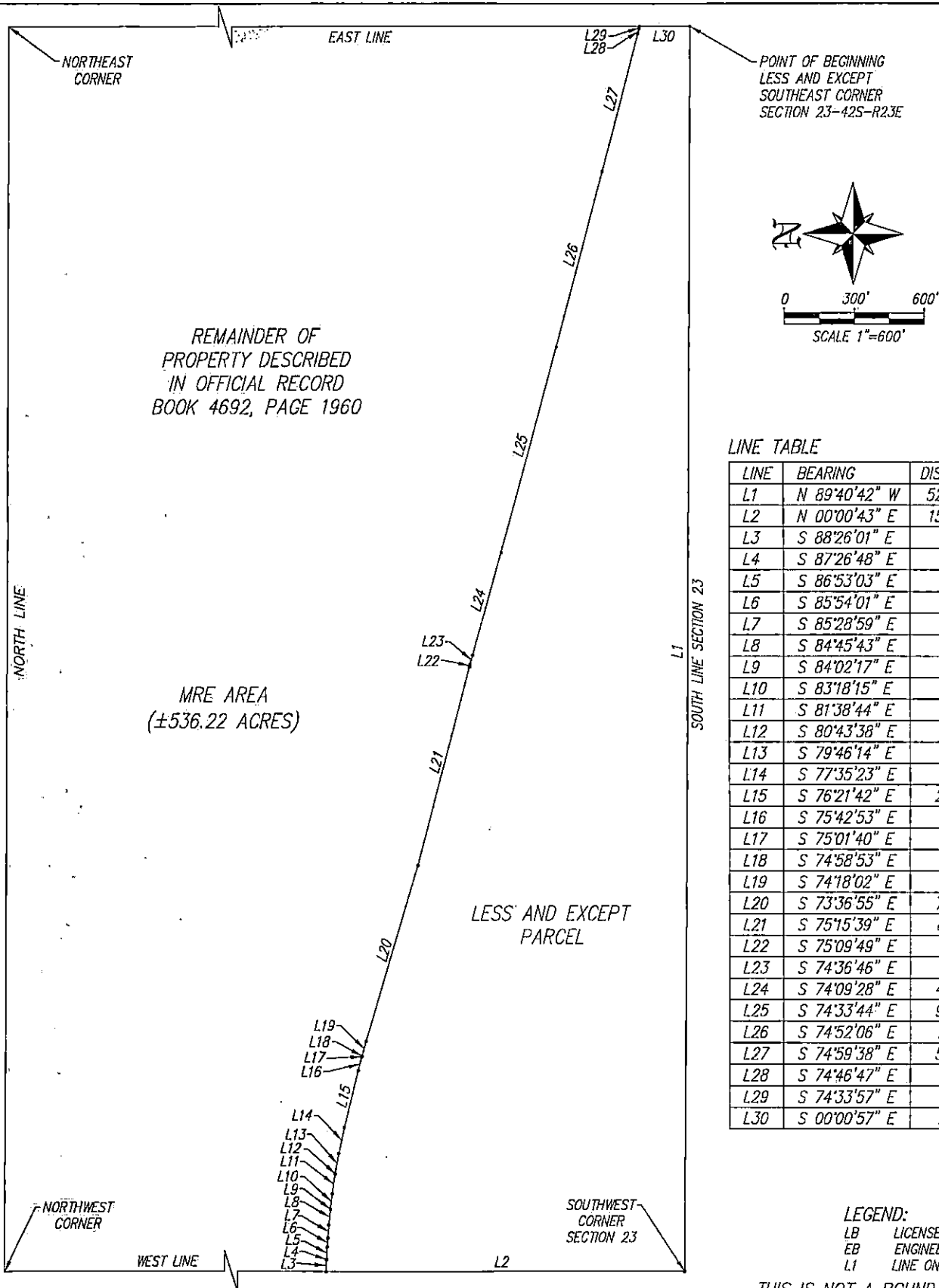
Date:
2023.08.07
10:08:27
-04'00'

C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542

SHEET 1 OF 2
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4101 TAMiami TRAIL - BLDG 5 UNIT 501
 PORT CHARLOTTE, FLORIDA 33952
 PHONE: (941) 625-1183 FAX: (941) 625-1143

ENGINEERING LICENSE # EB 6468
 SURVEY LICENSE # LB 6690
 WWW.BANKSENG.COM

DESCRIPTION AND SKETCH
MRE AREA
 CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
08-07-2023	4644	MRE-SK	N/A	DDB	CDB	1"=600'	2 of 2



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

February 27, 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. 2024-003, which was filed in this office on February 27, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh

Allies fear US is becoming less reliable, with growing concern over a possible Trump return

JILL LAWLESS
Associated Press

LONDON — As chances rise of a Joe Biden-Donald Trump rematch in the U.S. presidential election, America's allies are bracing for a bumpy ride.

Many worry that a second term for Trump would be an earthquake, but tremors already abound — and concerns are rising that the U.S. could grow less dependable regardless of who wins. With a divided electorate and gridlock in Congress, the next American president could easily become consumed by manifold challenges at home — before even beginning to address a fast-paced world from Ukraine to the Middle East.

French President Emmanuel Macron's recent verdict was blunt: America's "first priority is itself."

The first Trump administration stress-tested the bonds between the U.S. and its allies, particularly in Europe. Trump divided the leadership of some friendly nations, including Germany's Angela Merkel and Britain's Theresa May, while praising authoritarianism such as Turkish President Recep Tayyip Erdogan and Russian leader Vladimir Putin. He has called China's Xi Jinping "brilliant" and Hungary's Viktor Orbán "a great leader."

In campaign speeches, Trump premised a repeal of organizations such as NATO, often lamenting the billions the U.S. spends on the military alliance while critics support has been critical to Ukraine's fight against Russia's invasion.

He said at a rally on Saturday that, as president, he'd warned NATO allies he "would encourage Russia to do whatever the hell they want" to countries that didn't pay their way in the alliance. Trump also wrote on his social media network that in future the U.S. should end all foreign aid donations and replace them with loans. NATO Secretary-General Jens Stoltenberg warned that Trump risked endangering U.S. troops and their allies. "Allies will not defend each other unless they are all of our security, including that of the U.S.," and puts American and European soldiers at increased risk, he said in a statement Sunday.

Biden, meanwhile, has made support for Ukraine a key priority and moral imperative. But Biden's assertions after his election in 2020 that "America is back" on the global stage has not been entirely borne out. Congressional Republicans have stalled more military aid for Ukraine, while America's influence has been unable to contain conflict in the Middle East. Thomas G. Clavin, director of the Centre on U.S. Politics at University College London, said that whoever wins the presidential race, the direction of travel will be the same — toward a multipolar planet in which the United States is no longer "the indispensable superpower."

Most allied leaders refrain from commenting directly on the U.S. election, sticking to the line that it's for Americans to pick their leader. They are conscious that they will have to work with the eventual winner, whoever it is — and behind the scenes, governments will be doing the "backroom work" of quietly establishing links

with the contenders' political camps, said Richard Dalton, a former senior British diplomat.

But many of America's European NATO allies are worried that with or without Trump, the U.S. is becoming less reliable. Some have started to talk openly about the need for members to ramp up military spending, and to plan for an alliance without the United States.

German Chancellor Olaf Scholz said he was "currently on the phone" with his colleagues and asking them to do more to support Ukraine. Germany is the second-largest donor of military aid to Kyiv, behind the U.S., but Scholz recently told German weekly Die Zeit that the country couldn't fill any gap on its own if "the U.S. ceased to be a supporter."

Trump's comments on Saturday about NATO rang alarm bells in Poland, which shares a border with Ukraine. "We have a hot war at our border," Polish Prime

Minister Donald Tusk said Sunday.

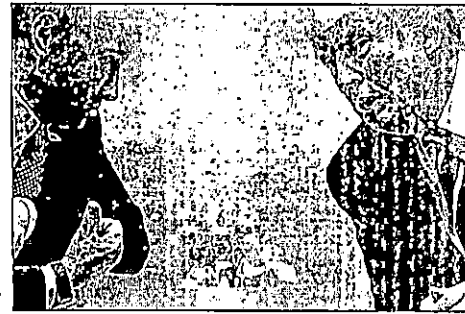
He warned: "We must realize that the EU cannot be an economic and civilizational giant and a dwarf when it comes to defense, because the world has changed."

Russia, meanwhile, is busy bolstering ties with China, Iran and North Korea and trying to chip away at Ukraine's international support.

Macron also suggested American attention was focused far from Europe. If Washington's top priority is the U.S., he said in his second to China.

"This is also why I want stronger Europe, that knows how to protect itself and isn't dependent on others," Macron said at a January news conference.

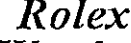
Trump does have supporters in Europe, notably pro-Russia populists such as Hungary's Orbán. But former British Prime Minister Boris Johnson raised some eyebrows when he argued recently that "a Trump



Then-U.S. President Donald Trump, right, meets with Russian President Vladimir Putin at the G20 Summit in Hamburg, Germany, July 7, 2017. While in power, Trump defied the leaders of some friendly nations while praising authoritarianism such as Putin. As chances rise of a Joe Biden-Trump rematch in the U.S. presidential election race, America's allies are bracing for a bumpy ride.

presidency could be just what the world needs."

Johnson is a strong supporter of Ukraine in its struggle against Russian invasion, whereas Trump has frequently praised Putin and said he'd end the war within 24 hours. However, Johnson said in a Daily Mail column that he didn't believe Trump would "ditch the Ukrainians," but instead would help Ukraine win the war, leaving the West stronger "and the world more stable."



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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 ABOVE WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING ON TUESDAY, FEBRUARY 27, 2024, AT 10:00 A.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF THE MEETING. THE MEETING AND HEARING WILL BE HELD IN COMMISSION CHAMBERS, ROOM 111, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 18500 N. DUCK CIRCLE, PORT CHARLOTTE, FLORIDA. THE BOARD IS NOT BOUND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEETING COMMENCES.

COPIES OF SAID PETITIONS WITH USUALLY 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.com/development/planning/meeting-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.

PETITIONS

LAND USE, ZONING AGENDA

DRC-23-00016

Quali-Judicial Commission District I
Sui Engineering Group is requesting PD Final Detail Site Plan approval for UMI Landfill Road Outdoor Storage facility. The project consists of a 400 SF office and vehicle storage with canopy. This project site is 10.971 acres and is located at 23503 UMI Landfill Road, Port Charlotte, FL 33980 in Section 18, Township 48, Range 23.

FP-23-01-27

Quali-Judicial Commission District I
Jenmar Homes, LLC is requesting Final Plat approval for a residential subdivision to be named, Tuckers Cove, consisting of 850 single-family lots and 44 acres for future development of multi-family homes, lakes, preservation areas, roads, common areas, and an amenity site. The proposed subdivision is a residential development that received Preliminary Plat approval from the Board of County Commissioners under FP-23-01-27 on September 12, 2023. They also seek approval of a Developer's Agreement and survey to cover the construction of the plat infrastructure. The site contains 723.414 acres and is generally located south of Summit Road, north of Babcock Trail, and east of SR 31, inside the boundary of the Babcock Ranch Community Development of Regional Impact (CDRI) Increment 2, in the East County area, and in Commission District I.

FP-23-01-01

Quali-Judicial Commission District I
Jenmar Homes, LLC is requesting Final Plat approval for a residential subdivision to be named, Wilber Reserve, consisting of 174 single-family lots and 37 acres for lakes, preserve areas, roads, common areas, a future amenity site and golf course. The proposed subdivision is a residential development that received Preliminary Plat approval from the Board of County Commissioners under FP-23-01-01 on September 12, 2023. They also seek approval of a Developer's Agreement and survey to cover the construction of the plat infrastructure. This site contains 648.514 acres and is generally located south of Summit Road, north of Babcock Trail, and east of SR 31, inside the boundary of the Babcock Ranch Community Development of Regional Impact (CDRI) Increment 2, within the East County area, and in Commission District I.

LAND USE, REGULAR AGENDA

CUD-23-02

Legislative Commission District II
An ordinance of the Board of County Commissioners of Charlotte County, Florida, pursuant to Chapter 190, Florida Statutes, amending Part IV, Municipal Service Benefits and Towing Units, Chapter 4-15 Municipal Service Districts by creating new Article XIX, Freight East Community Development District (CDD); providing for new Sections 4-15-240, Auditor; providing for new Section 4-15-241, District; and providing for new Section 4-15-242, Districts External Boundaries; providing for new Sections 4-15-243, Districts Power and Functions; providing for new Section 4-15-244, Board of Supervisors; providing for additional requirements and providing for repealing, (Vision No. CUD-23-04, Applicant: Zoned Land Partners, LLC, providing for an effective date. The proposed CUD is located at 26901 or 27041 Zoned Road, in the Punta Gorda area, within the town of Bay of the Bunnies Area (Plan area, and in Commission District II. The site contains 334.013 acres.

PAL-23-00028

Legislative Commission District I
Pursuant to Section 163.314(3), Florida Statutes, adopts a Large Scale Plan Amendment; the amendment request to be change Charlotte County PALM Series Map 11, 2010 Future Land Use, from Agriculture (AG) to Mineral Resource Extraction (MRE), for property located at 3771 SR 31, in the Punta Gorda area and within the East County area, containing 536.222 acres, Commission District I; Vision No. PAL-23-00028, Applicant: UJ Farms LLC, providing an effective date.

7-23-59-13

Quali-Judicial Commission District I
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Excavation and Mining (EM), for property located at 3771 SR 31, in the Punta Gorda area and within the East County area, containing 536.222 acres, Commission District I; Petition No. 7-23-59-13, Applicant: UJ Farms LLC, providing an effective date.

7-23-33-18

Quali-Judicial Commission District V
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-family 5 in Industrial General (IG) in order to correct an inconsistency between the Future Land Use Map designation and Zoning District for a portion of Charlotte County Right-of-Way, located at 19445 Kenilworth Boulevard, in the Port Charlotte area, containing 0.513 acres, Commission District V; Petition No. 7-23-33-18, Applicant: Eco-South Services, 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 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 function, including access to and participation in meetings, programs and activities. (For Special Enhancement Units for the hearing impaired are available at the First Services Desk, Building A of the Board of Administration Complex. Anyone needing office accommodations or services may contact our office at 941-764-4194, TDD/TTY 941-764-4214, or by email to: David.Lepore@charlottecountyfl.com.

Published: February 12, 2024





Ticket# 3919419-1
BCC 02.27.24
AD ID# 3919420
5 x 13
Submitted by: Heather Bennett
Publish: 02/12/2024
163352 3919420

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

Before the undersigned authority personally appeared Melinda Prescott, 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)

02/12/24

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.

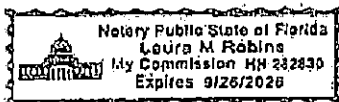
Melinda Prescott

(Signature of Affiant)

Sworn and subscribed before me this 12th day of
February, 2024

Laura M Robins

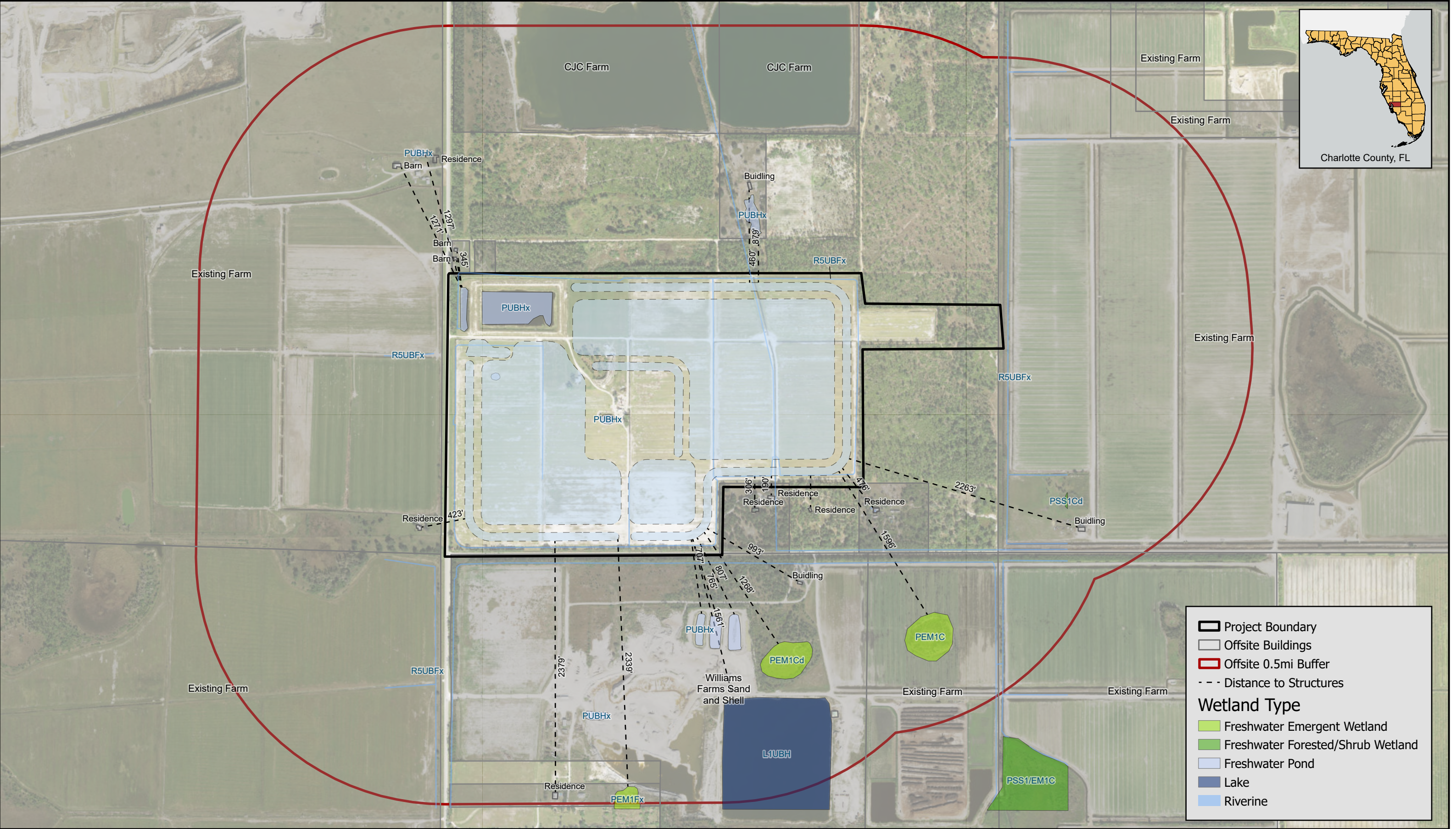
(Signature of Notary Public)



Personally known ☒ OR ☐ Produced Identification

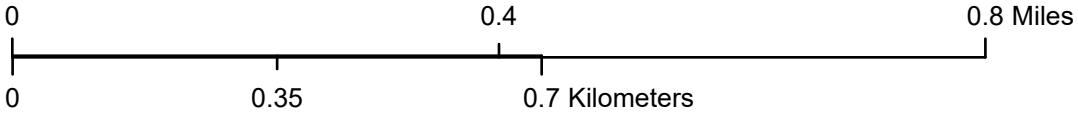
Attachment 9

Offsite Features



Service Layer Credits: World Imagery: Charlotte County, State of Florida, Maxar
Light Gray Base: Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA

Figure 1
Offsite Features



Lake Lonely Mine
2650 SR 31, Punta Gorda, FL, 33982
August 2024
Map Author: JAK, RG
Pond Project #: 1230028

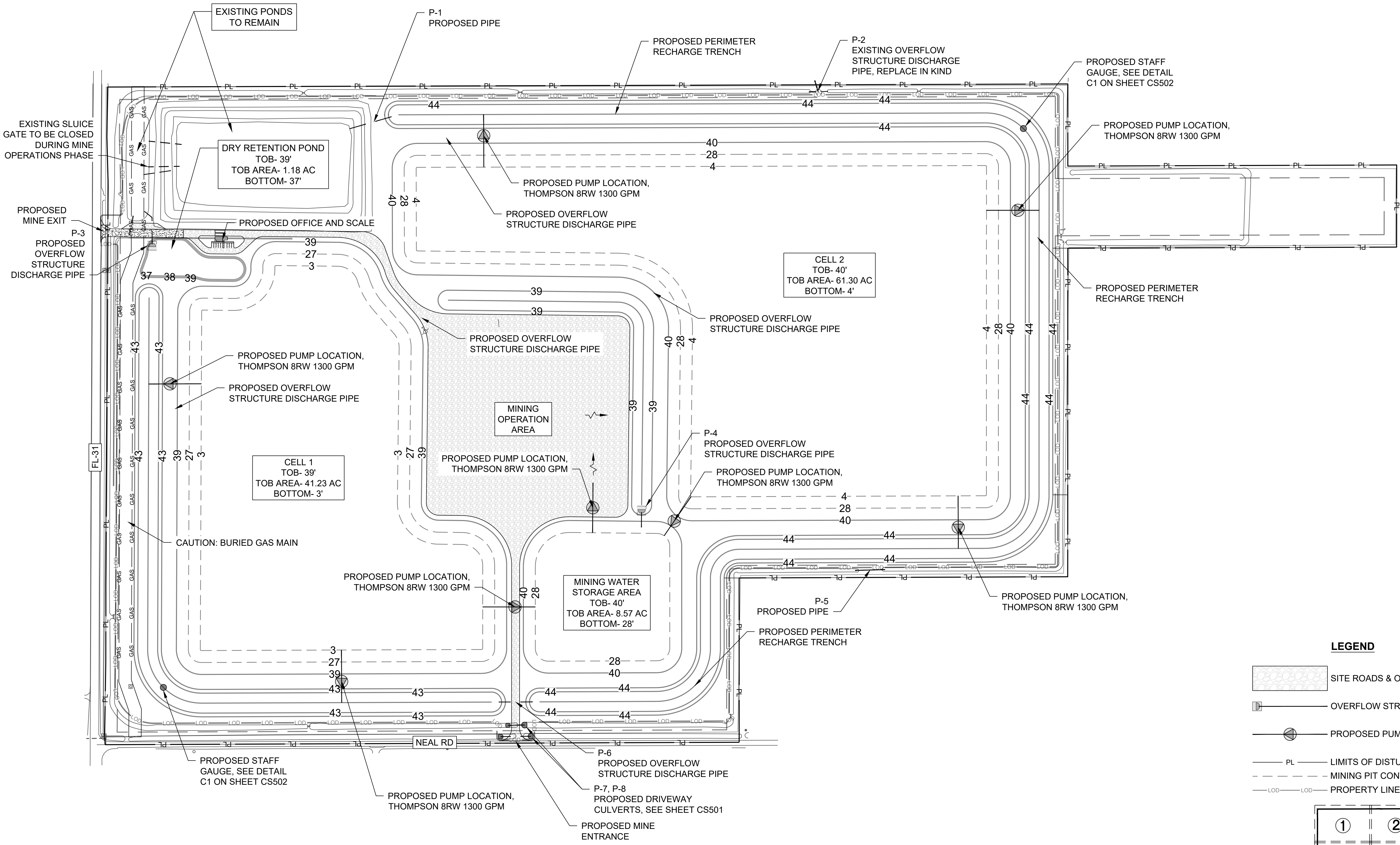
Attachment 10

Overall Site Plan

FILE PATH: X:\FY23\1230028\04.DRAWINGS\04.02.CAD\SHEET SET 65\%SITE\CS101 SITE PLAN PLOTTED BY: KUREY, JOSEPH DATE: 12/20/23

A1 PROPOSED PUMP LOCATIONS

SCALE: 1" = 200'



LEGEND

- SITE ROADS & OPERATIONS
- OVERFLOW STRUCTURE
- PROPOSED PUMP LOCATION
- PL LIMITS OF DISTURBANCE
- MINING PIT CONTOURS
- LOD PROPERTY LINE

SHEET KEY MAP
NOT TO SCALE

0 100' 200' 400' 600'

NOT FOR CONSTRUCTION

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JACKSONVILLE, FL 32207
PHONE (904) 543-0400
WWW.PONDGO.COM

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DPR SEAL

LAKE LONELY MINE

2650 STATE ROAD 31
PUNTA GORDA, FL 33982

DRAWING ISSUE	DATE	DESCRIPTION	MARK
DESIGNED BY:	CRF		
DRAWN BY:	MW / JK		
CHECKED BY:	CRF		
SUBMITTED BY:	CRF		
DATE:	04-19-2024		
PROJECT #	1230028		
SHEET TITLE			
OVERALL SITE PLAN			
SHEET NUMBER			
CS101			
SHEET 17 OF 40			
ORIGINAL SHEET SIZE: 22" X 34"			

Attachment 11

Conservation Easement Exhibit

FILE PATH: X:\FY23\1230028\04 DRAWINGS\04.02 CAD\ISHEET SET 95\WILDLIFE CORRIDOR 100 PLOTTED BY: KUREY, JOSEPH DATE: 12/2023



A1 WILDLIFE CORRIDOR CONSERVATION EASEMENT
SCALE: 1" = 200'



NOT FOR CONSTRUCTION



1200 RIVERPLACE BLVD., SUITE 600
JACKSONVILLE, FL 32207
PHONE (904) 543-0400
WWW.POND.CO.COM

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DPR SEAL



LAKE LONELY MINE

2650 STATE ROAD 31
PUNTA GORDA, FL 33982

DRAWING ISSUE

10/07/2024
DATE

ISSUED FOR PERMIT
DESCRIPTION

1
MARK

DESIGNED BY: CRF
DRAWN BY: MW / JK
CHECKED BY: CRF
SUBMITTED BY: CRF
DATE: 10-07-2024
PROJECT # 1230028

SHEET TITLE

**CONSERVATION
EASEMENT
EXHIBIT**

SHEET NUMBER

CW-100

SHEET 31 OF 42

ORIGINAL SHEET SIZE:
22" X 34"



Qualifications of Jie Shao

Position: Principal Planner

Years with Charlotte County: 21

Position Summary & Experience: I have worked as a Planner for Charlotte County Community Development Department since January 2004. My main duties include reviewing and making recommendations on plan amendments, zoning map changes and text amendments to the County's Comprehensive Plan, and amendments to the County's Land Development Regulations. I prepare and present staff reports and recommend actions to the Planning and Zoning Board and the Board of County Commissioners.

I evaluate Site Plan Review applications specifically related to development within Development of Regional Impacts for consistency with the County's Comprehensive Plan and Development Orders. I review all development within the Planned Development zoning district. I review applications for establishment of Community Development Districts, applications under the Transfer Density Units (TDU) program and track all TDUs.

In addition, I created the US 41 Zoning District Overlay Code in 2004. I worked with the planning Advisory Committee to successfully create the Little Gasparilla Island Community Plan in 2007 and also created the Little Gasparilla Island Zoning District Overlay Code and the Bridgeless Barrier Island Zoning District in 2013. As a project manager, I successfully completed the US 17 Corridor Planning Study in 2009-2010. I served as a liaison for the South Gulf Cove Advisory Committee and the Little Gasparilla Island Advisory Committee in 2006-2009. I hosted roundtable meetings to solicit public's input. As a team member, I revised and rewrote the County's Land Development Regulations in 2013-2014. Further, I worked on the County's Comprehensive Plan rewrite in 2009-2010, and EAR-based amendments for the County's Comprehensive Plan in 2007, 2014, and 2022.

Education:

- September 1997 to December 2001
University of Cincinnati; Cincinnati, Ohio; Obtained a M.S. degree in Community Planning
- September 1986 to July 1990
Chongqing University China; Obtained a B.S. degree in Architecture

Professional Associations and Certifications:

- AICP, American Association of Certified Planners since 2017
- American Planning Association (APA), Member since 2004

Related Past Experience:

- Planner, Architectural Graphics Designer, University Instructor in Architecture, Suzhou Planning Bureau/Institute of Urban Construction & Environmental Protection (1990-1994)

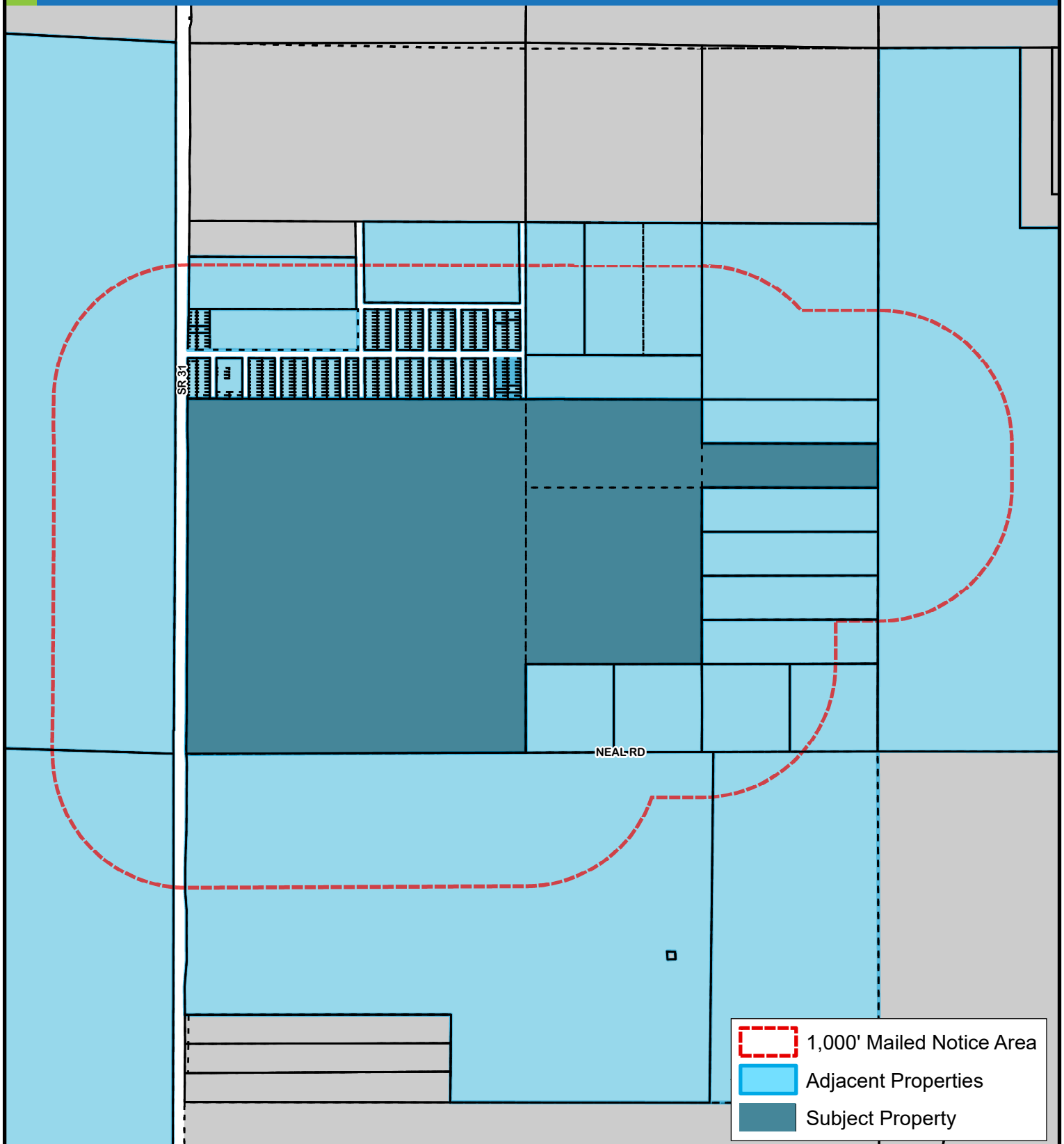
Exhibit 1

CHARLOTTE COUNTY

1,000' Foot Mailed Notice of PAL-23-00005 and Z-23-41-19



CHARLOTTE COUNTY
Community Development



18/40/26 East County

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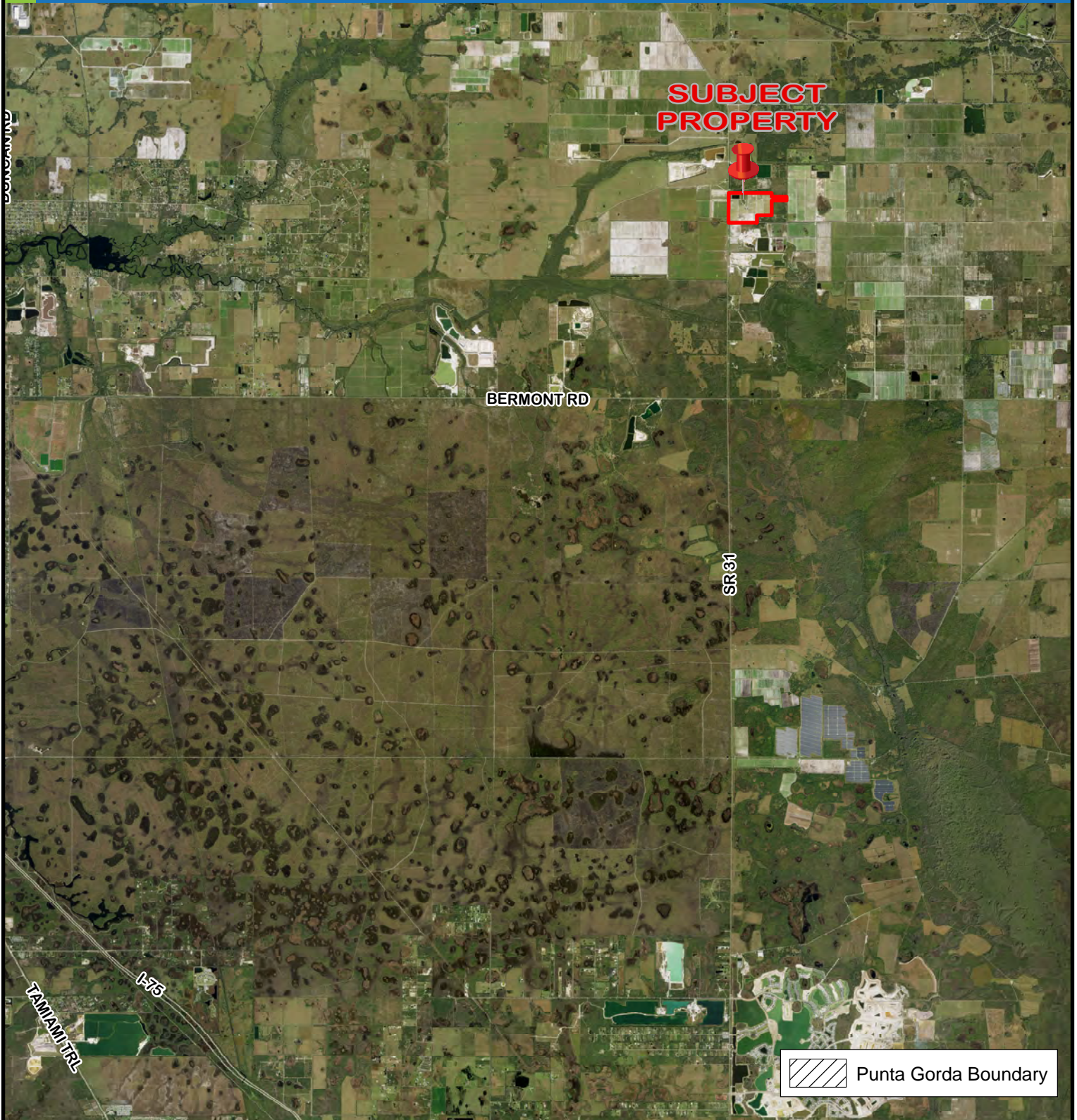
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CHARLOTTE COUNTY

Location Map for PAL-23-00005 and Z-23-41-19



CHARLOTTE COUNTY
Community Development



18/40/26 East County



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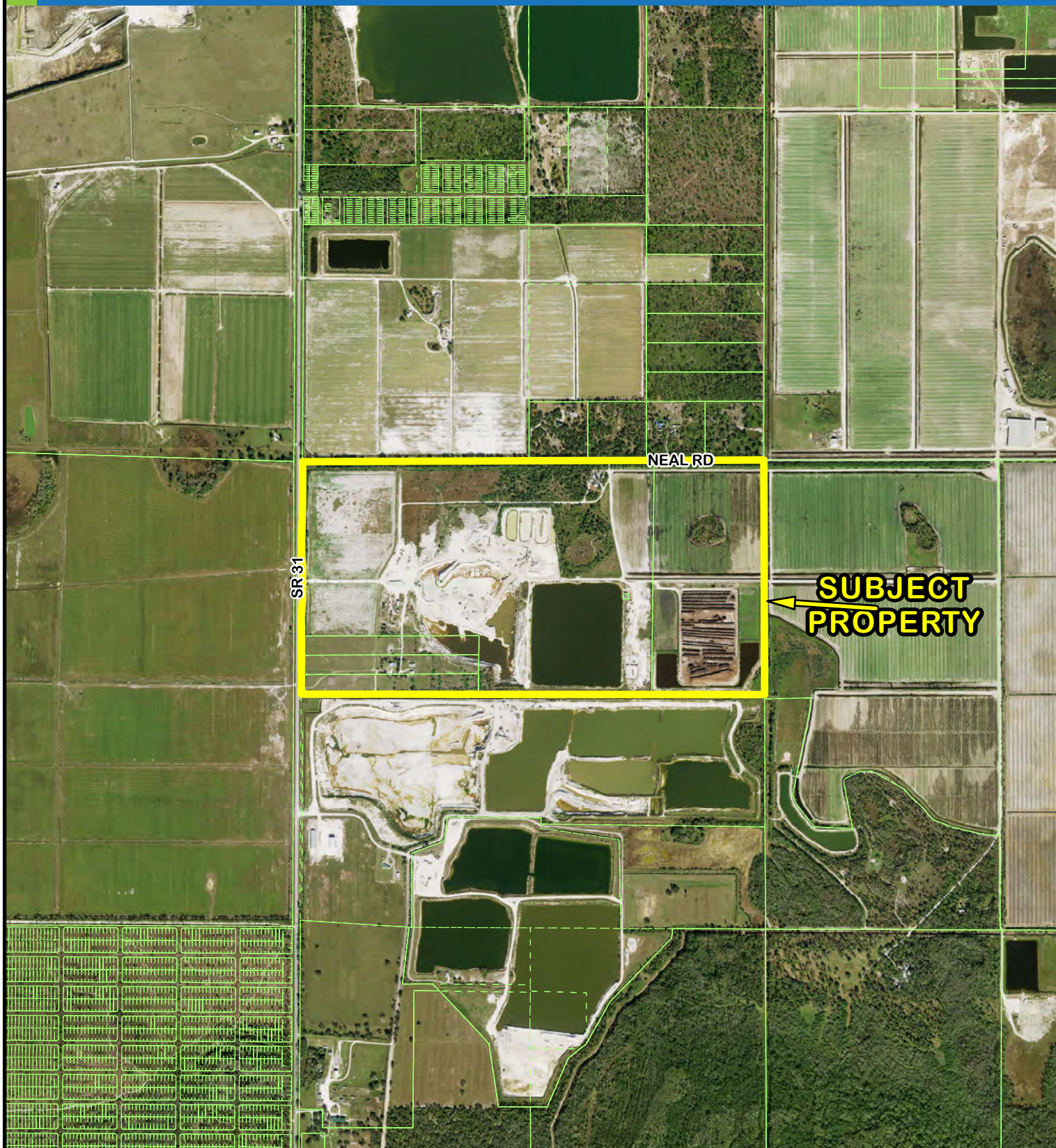
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CHARLOTTE COUNTY

Area Image for PAL-23-00005 and Z-23-41-19



CHARLOTTE COUNTY
Community Development



18/40/26 East County



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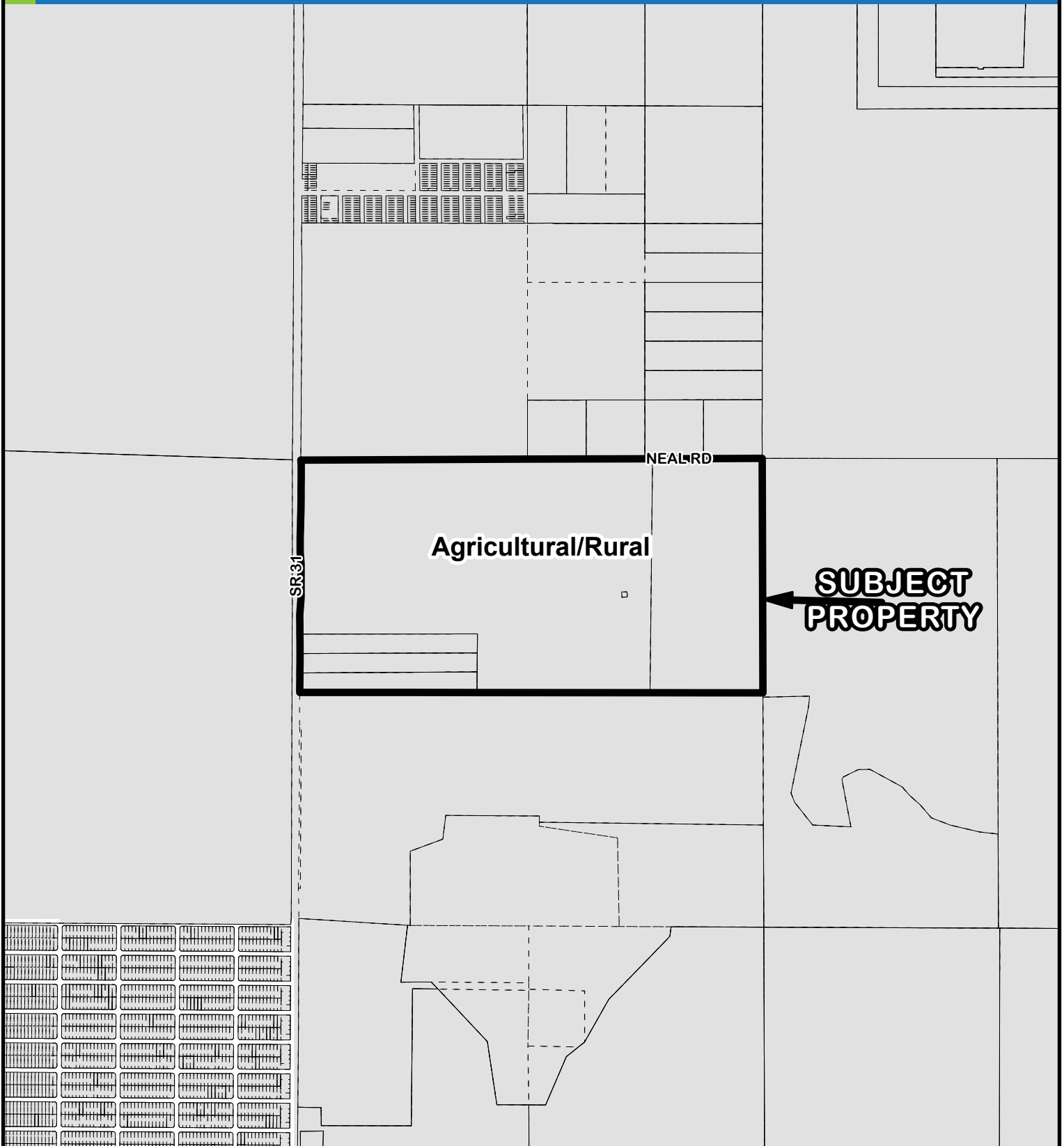
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CHARLOTTE COUNTY

Framework for PAL-23-00005 and Z-23-41-19



18/40/26 East County

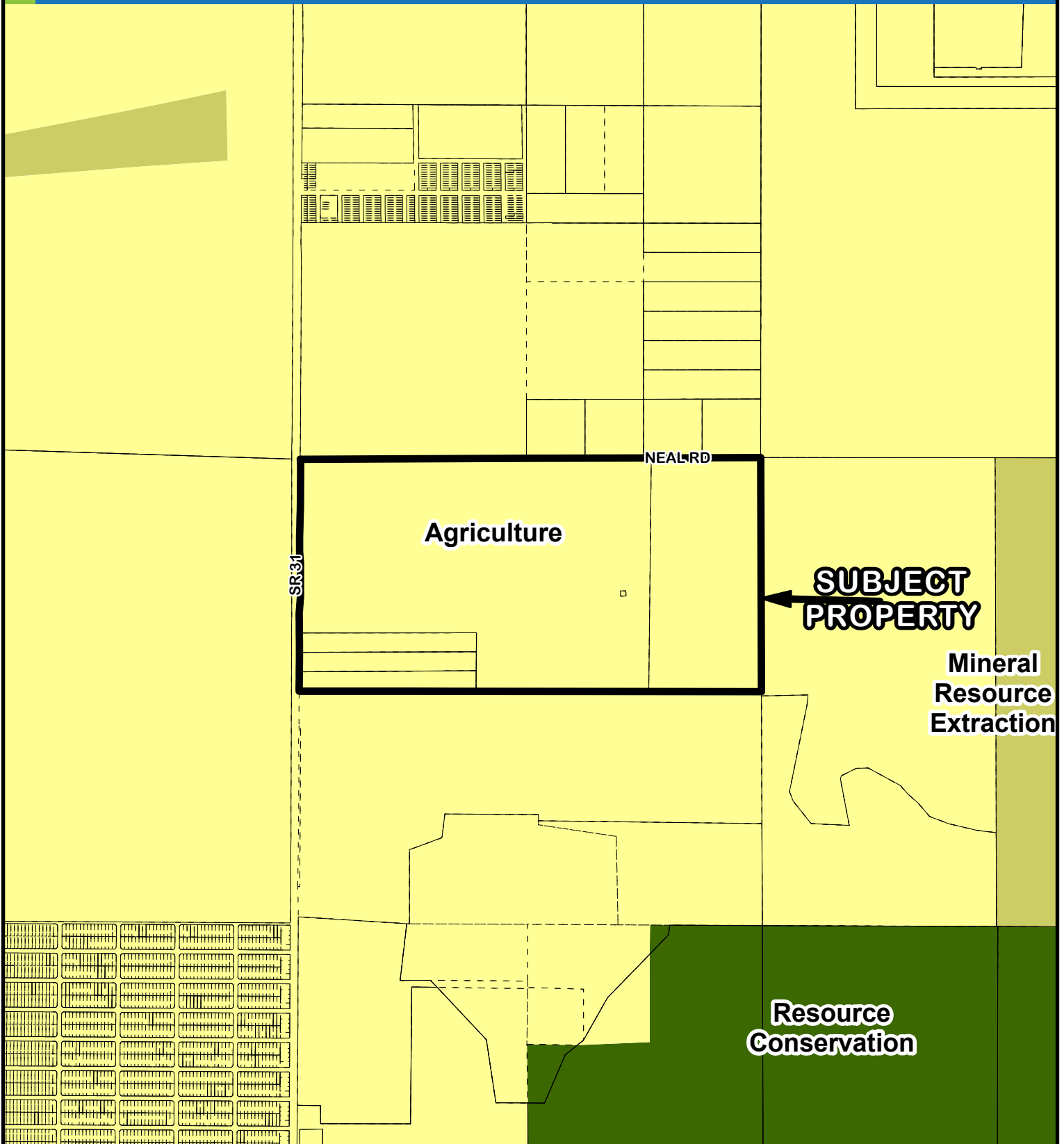


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CHARLOTTE COUNTY

FLUM Designations for PAL-23-00005 and Z-23-41-19



18/40/26 East County



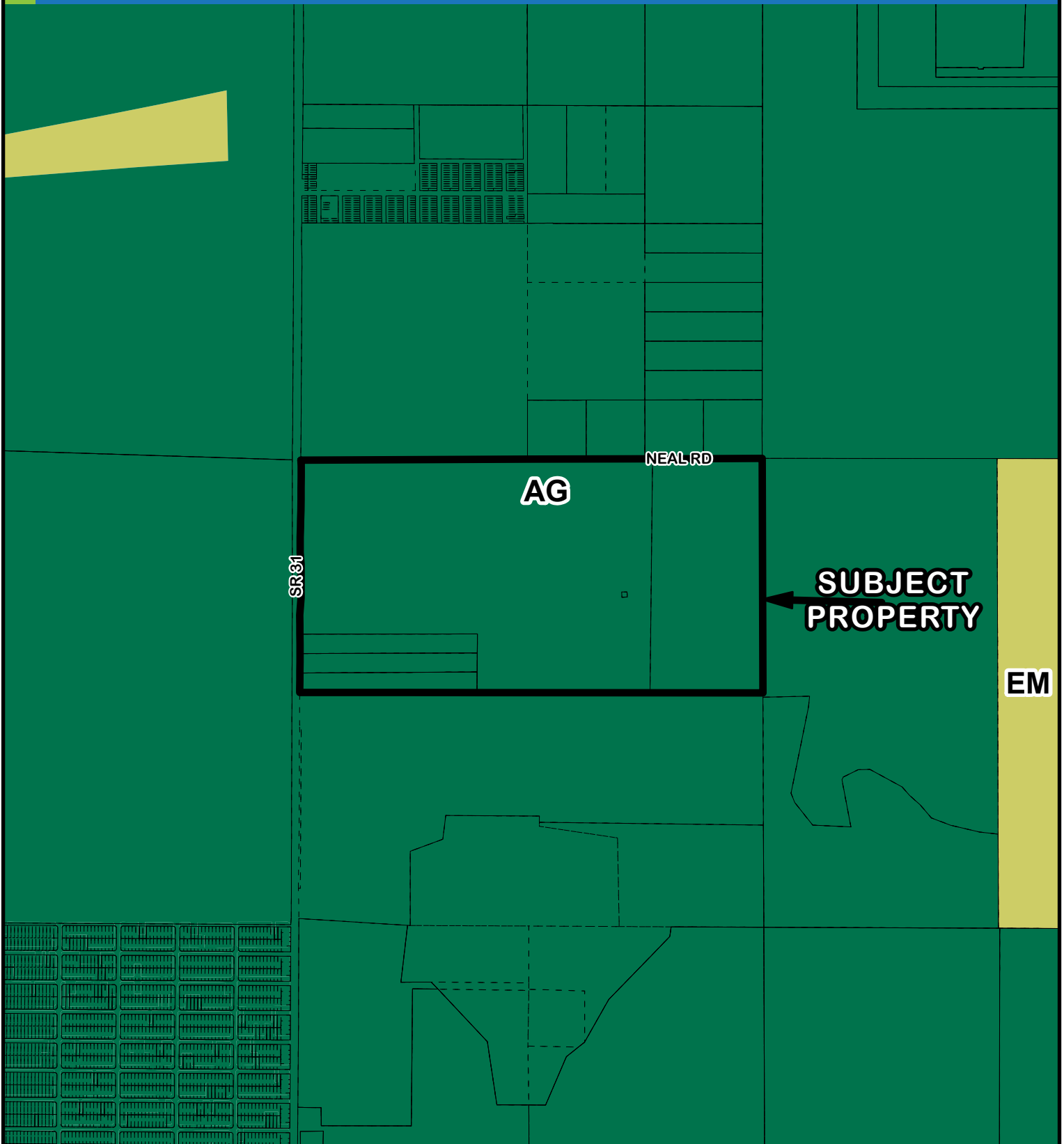
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CHARLOTTE COUNTY

Zoning Designations for PAL-23-00005 and Z-23-41-19



18/40/26 East County



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