

ORDINANCE
NUMBER 2025 -

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 2650 SR 31, IN THE PUNTA GORDA AREA AND WITHIN THE EAST COUNTY AREA, CONTAINING 223.14± ACRES, COMMISSION DISTRICT I, CHARLOTTE COUNTY, FLORIDA; PETITION Z-23-41-19; APPLICANT: LAKE LONELY, LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, September 9, 2025, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition Z-23-41-19, submitted by applicant, Lake Lonely, LLC ("Applicant"), which requested a rezoning from Agriculture (AG) to Excavation and Mining (EM) on 223.14± acres of property owned by Applicant, and described as property located at 2650 SR 31, 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 September 9, 2025 meeting, the Board also considered the associated request submitted by the Applicant, for a large scale plan amendment for the Property, under Petition PAL-23-00005; and

WHEREAS, the Applicant seeks 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-23-00005, and to allow Applicant to apply for a commercial excavation permit; and

WHEREAS, Petition Z-23-41-19 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 May 12, 2025; 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-23-41-19 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 finds that the Petition satisfies the requirements of Section 125.66, Florida Statutes, and that it is in the best interests of the County and its citizens to approve Petition Z-23-41-19.

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

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

Petition Z-23-41-19 requesting rezoning from Agriculture (AG) to Excavation and Mining (EM) for 223.14 acres more or less of property, located at 2650 SR 31, in the Punta Gorda area and within the East County area, Charlotte County, Florida,

Commission District I, and more particularly described
in Exhibit "A" attached hereto.

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-23-00005, to this rezoning, becomes effective. The
effective date of PAL-23-00005, if not timely challenged, shall be 31 days after
adoption. If challenged within 30 days after adoption, PAL-23-00005 may not
become effective until the state land planning agency or the Administration
Commission, respectively, issues a final order determining that PAL-23-00005 is
in compliance.

[SIGNATURE PAGE FOLLOWS]

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

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

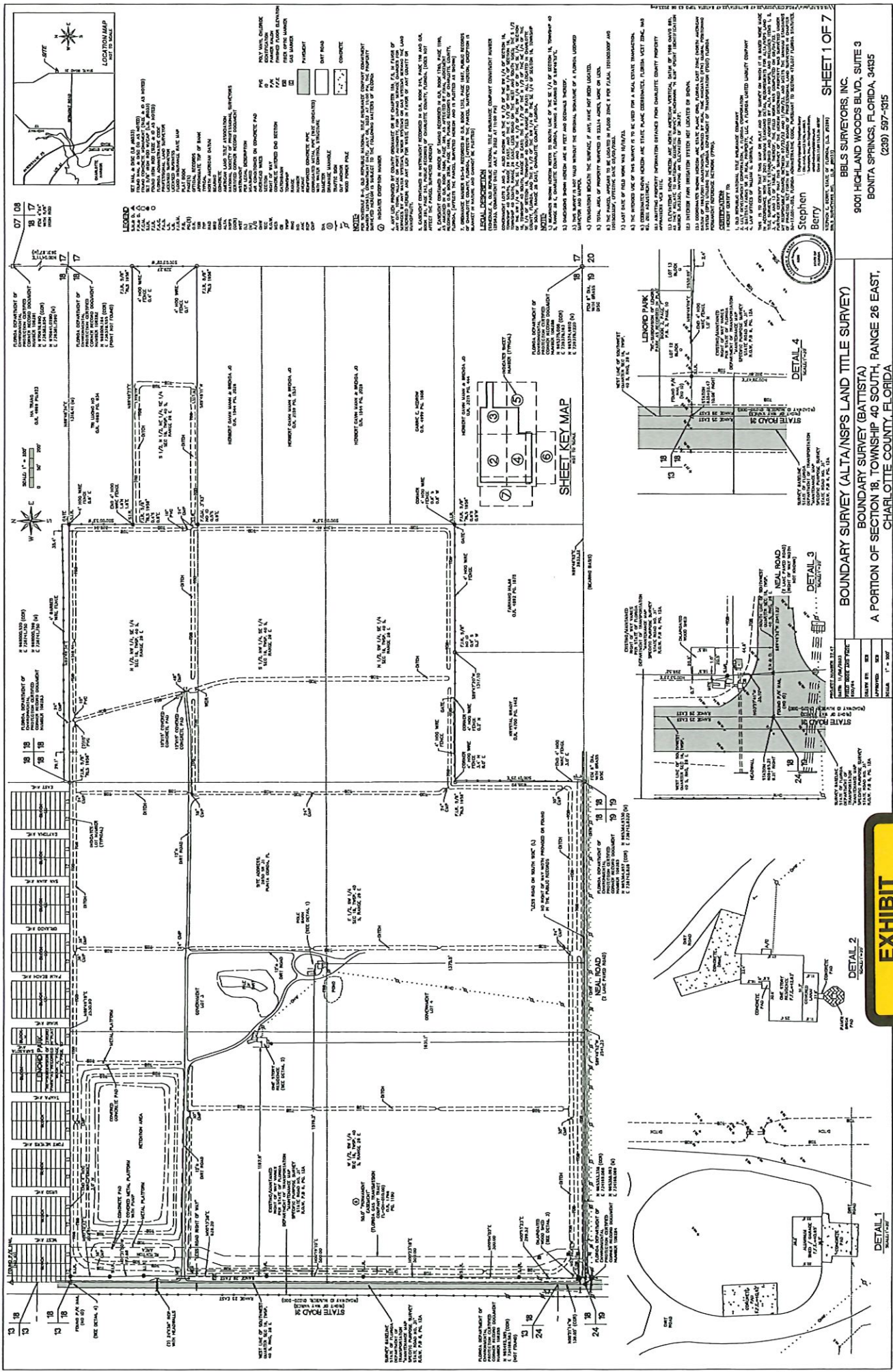
ATTEST:
Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk of the
Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR2024-0810

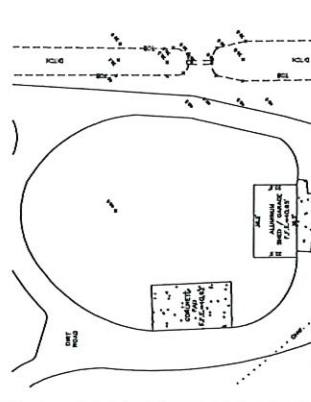
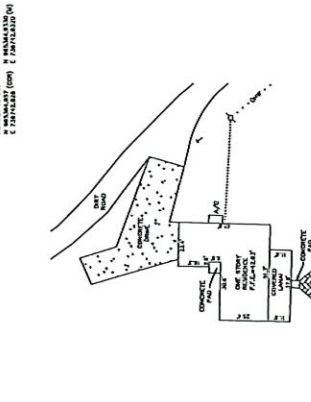
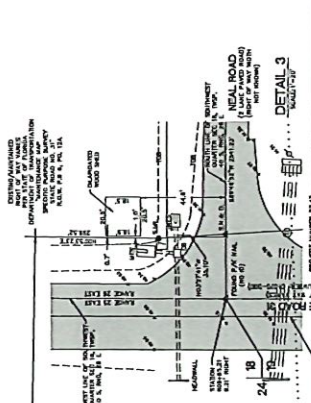
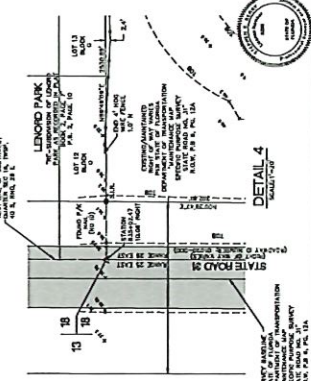
KMW



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

BBLS SURVEYORS, INC.
9001 HIGHLAND WOODS BLVD, SUITE 3
BONITA SPRINGS, FLORIDA, 34085
(239) 597-4315

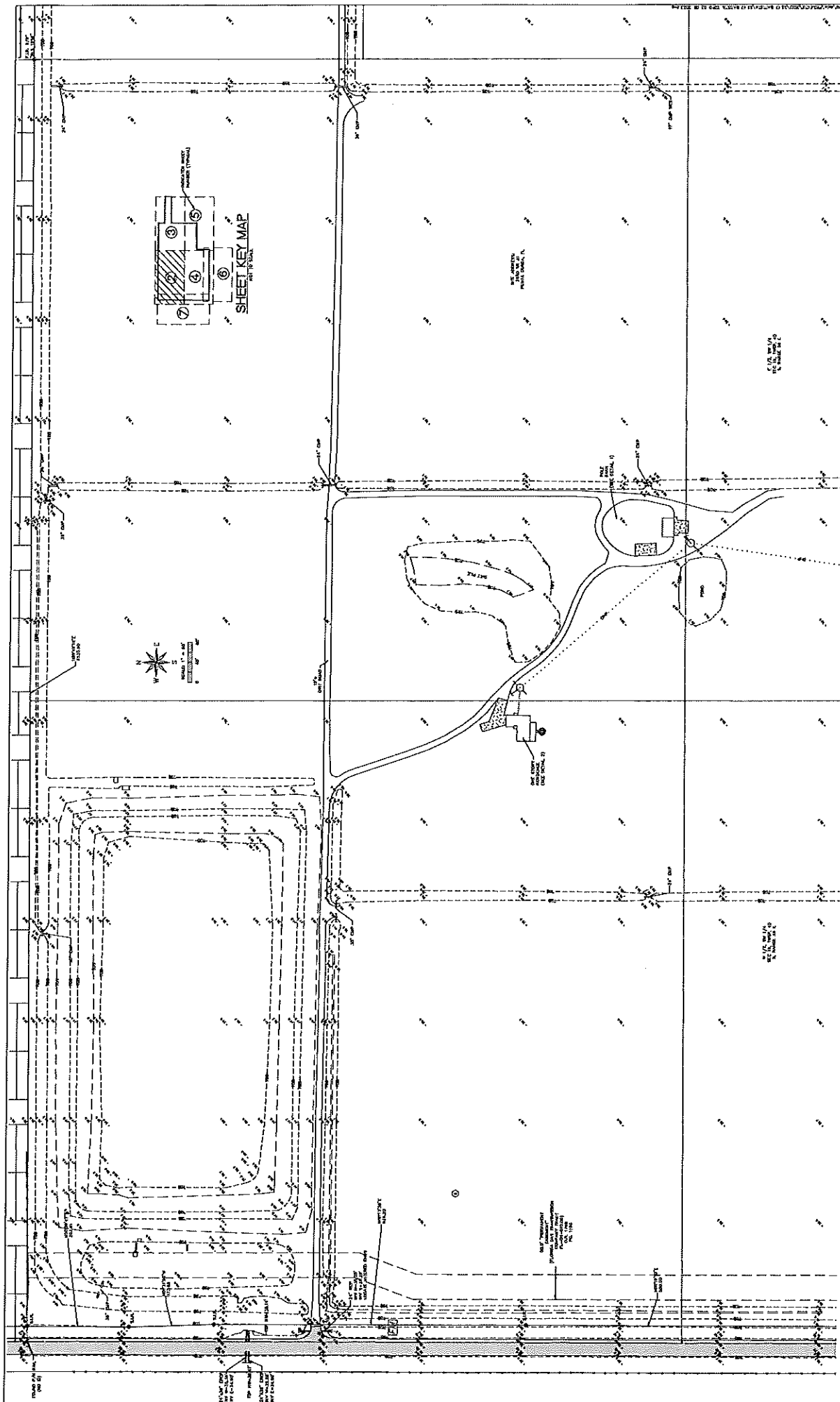
SHEET 1 OF 7



EXHIBIT

11" A
Total: 7 Pages

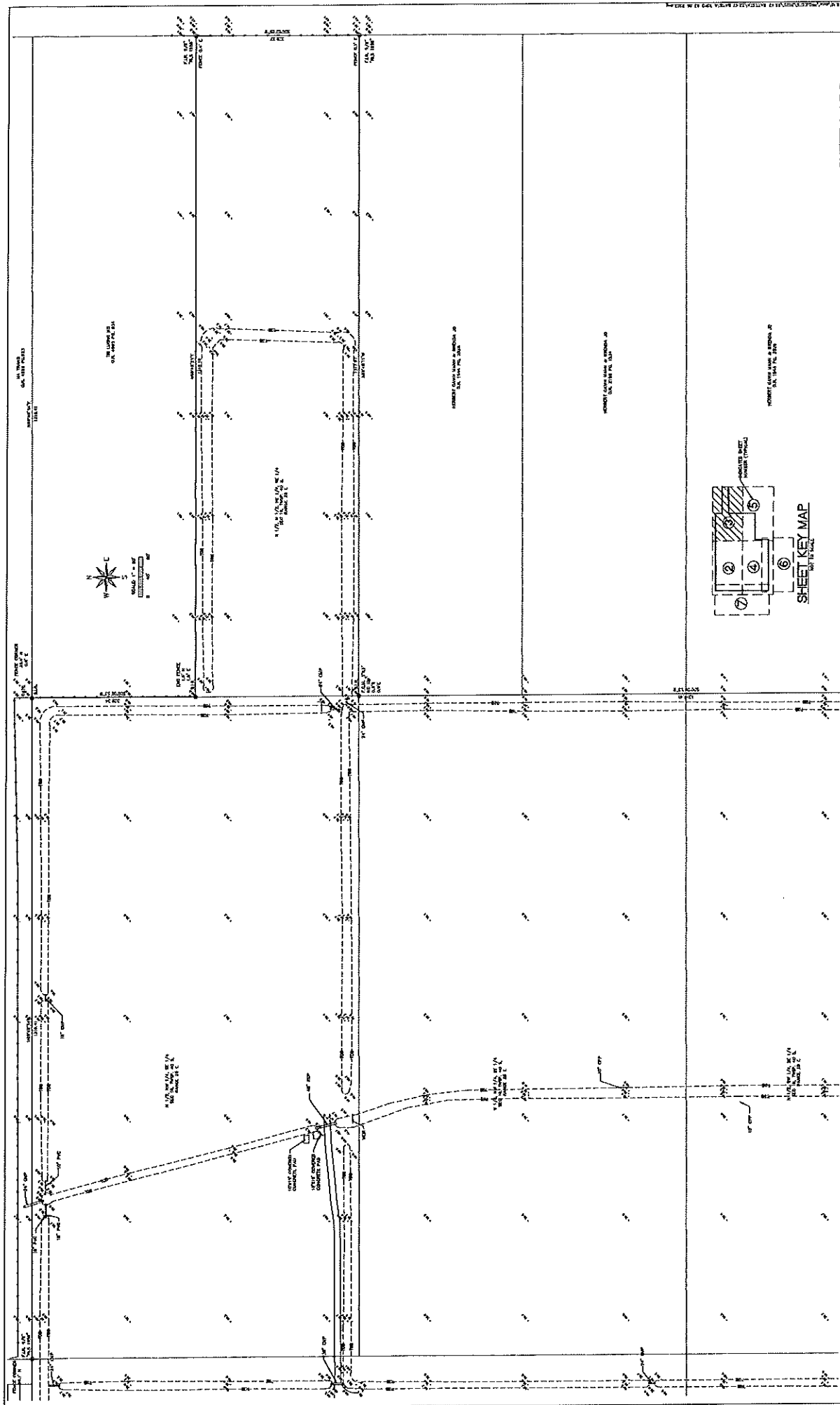
Labels



DATE: 10/17/2011	SCALE: 1" = 40'
PROJECT: ALTA/NSPS LAND TITLE SURVEY	SCALE: 1" = 40'
DATE: 10/17/2011	SCALE: 1" = 40'
PROJECT: ALTA/NSPS LAND TITLE SURVEY	SCALE: 1" = 40'

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

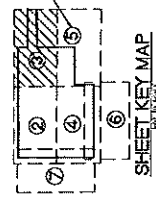
BELS SURVEYORS, INC.
 9001 HIGHLAND WOODS BLVD., SUITE 6,
 BONITA SPRINGS, FLORIDA, 34135
 (239) 597-835



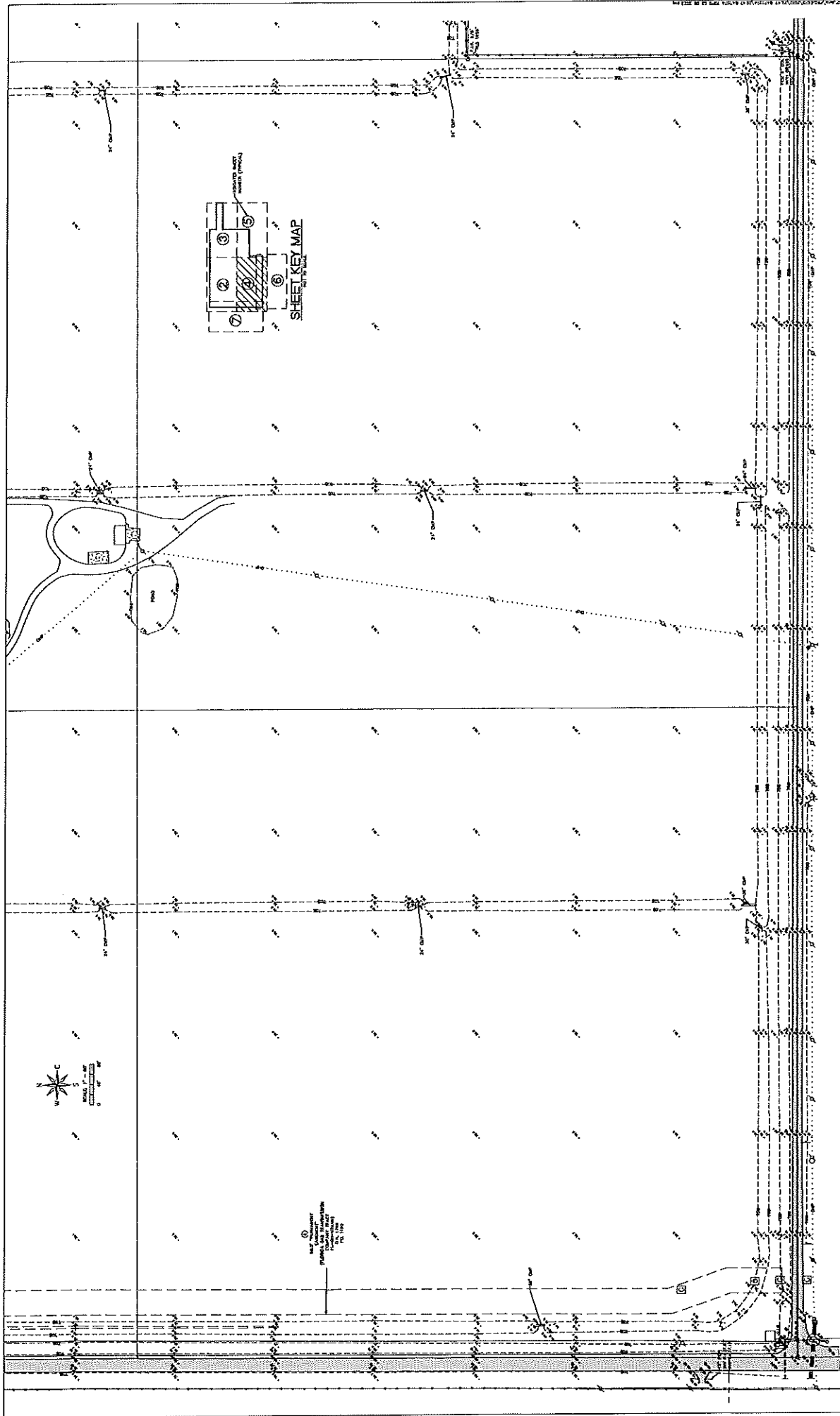
SHEET 3 OF 7

EBLS SURVEYORS, INC.
9001 HIGHLAND WOODS BLVD., SUITE 6,
BONITA SPRINGS, FLORIDA, 34085
(239) 597-3515

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



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10/15/2015	EBLS	4
10/15/2015	EBLS	5
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10/15/2015	EBLS	99
10/15/2015	EBLS	100



BOUNDARY SURVEY (ALTA/NSPS LAND TITLE SURVEY)

BOUNDARY SURVEY (BATTISTA)

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

CHARLOTTE COUNTY, FLORIDA

SHEET 4 OF 7

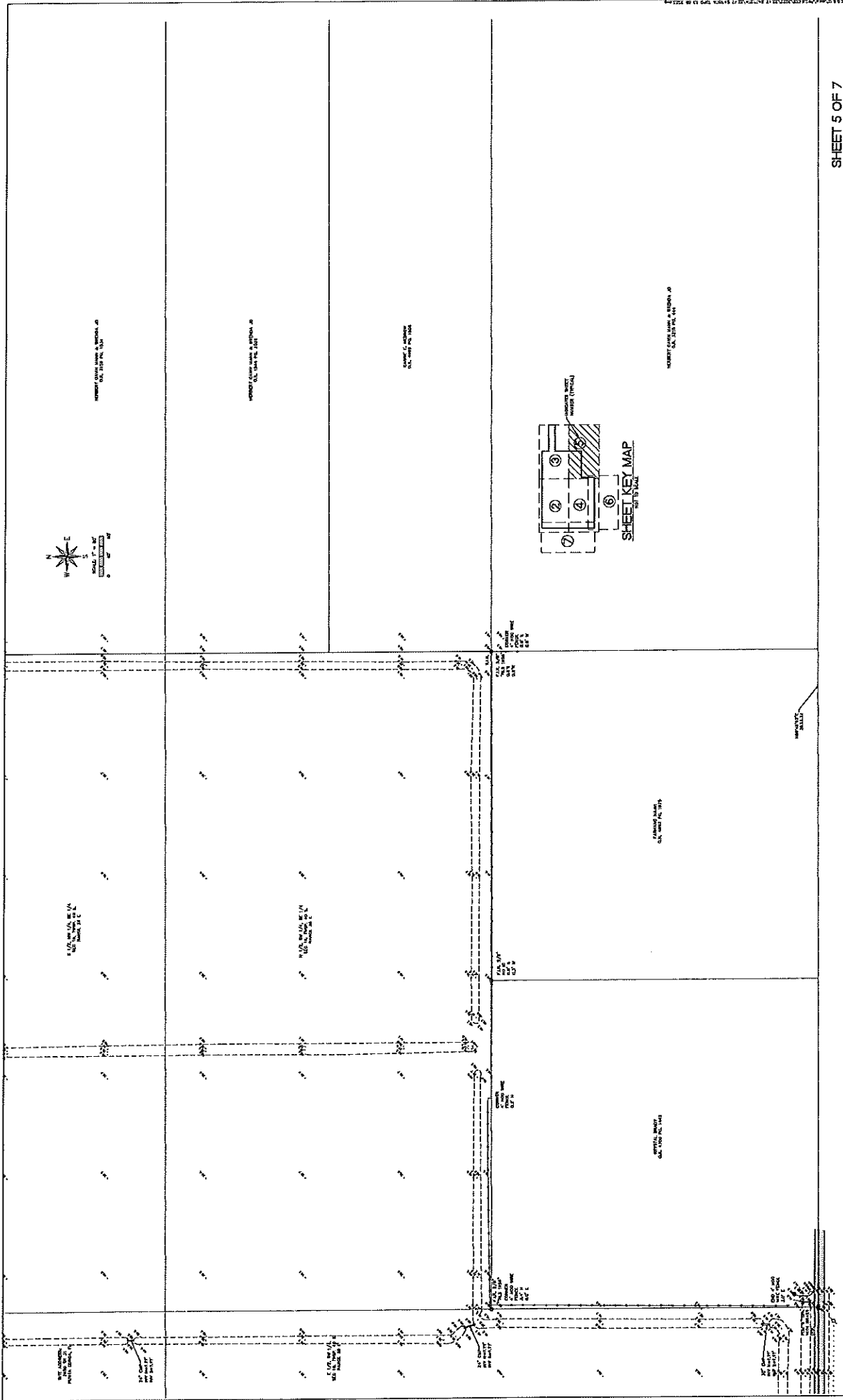
BELS SURVEYORS, INC.

9001 HIGHLAND WOODS BLVD., SUITE 3

BONITA SPRINGS, FLORIDA, 34135

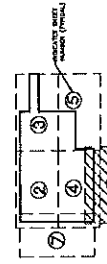
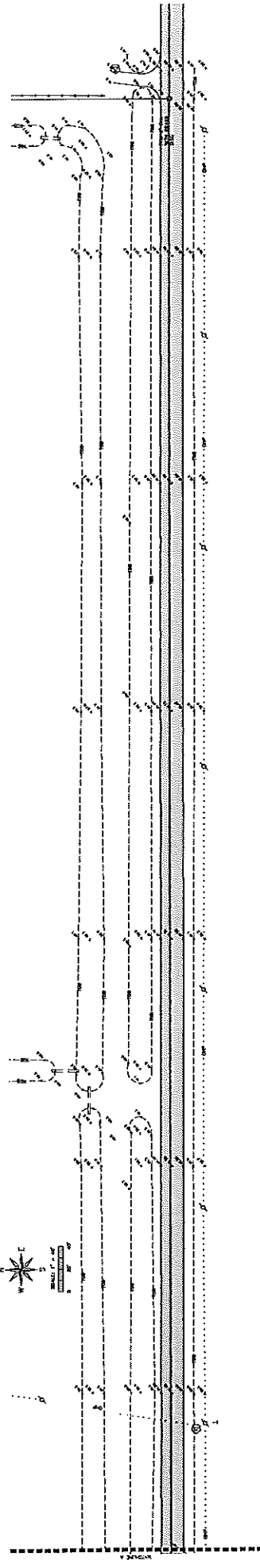
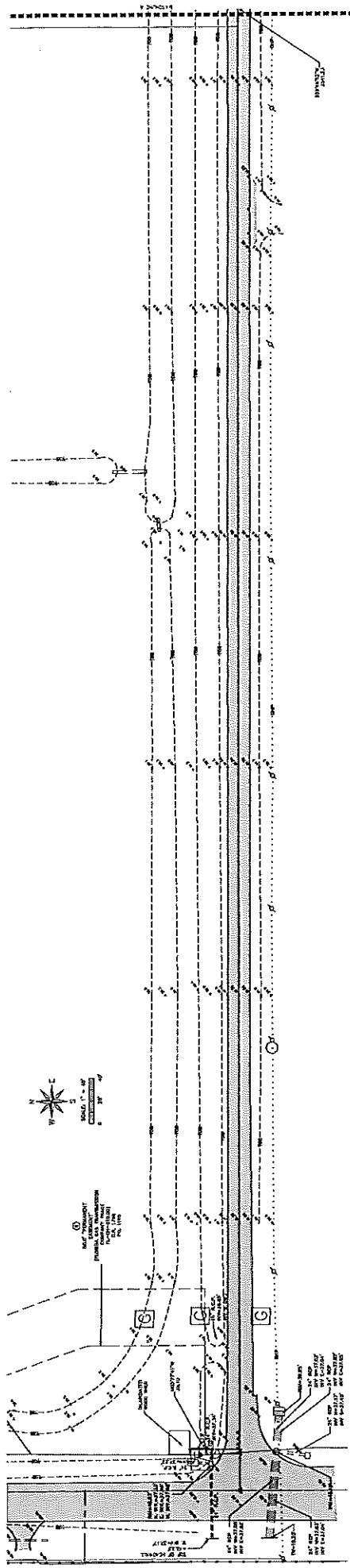
(239) 597-1015

DATE OF SURVEY	DATE OF SALE	DATE OF RECORD	DATE OF FILE
NAME OF SURVEY	NAME OF SALE	NAME OF RECORD	NAME OF FILE
SCALE	1" = 40'	1" = 40'	1" = 40'



SHEET 5 OF 7

PROJECT NUMBER: 21-17		BOUNDARY SURVEY (ALTA/NSPS LAND TITLE SURVEY)		BBL'S SURVEYORS, INC.	
DATE: 01/11/2021	BY: BBL'S SURVEYORS, INC.	DATE: 01/11/2021	BY: BBL'S SURVEYORS, INC.	9001 HIGHLAND WOODS BLVD., SUITE 3	
DATE: 01/11/2021	BY: BBL'S SURVEYORS, INC.	DATE: 01/11/2021	BY: BBL'S SURVEYORS, INC.	BONITA SPRINGS, FLORIDA, 34035	
DATE: 01/11/2021	BY: BBL'S SURVEYORS, INC.	DATE: 01/11/2021	BY: BBL'S SURVEYORS, INC.	(239) 597-1315	
A PORTION OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 26 EAST,		CHARLOTTE COUNTY, FLORIDA			



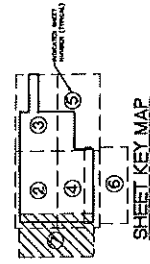
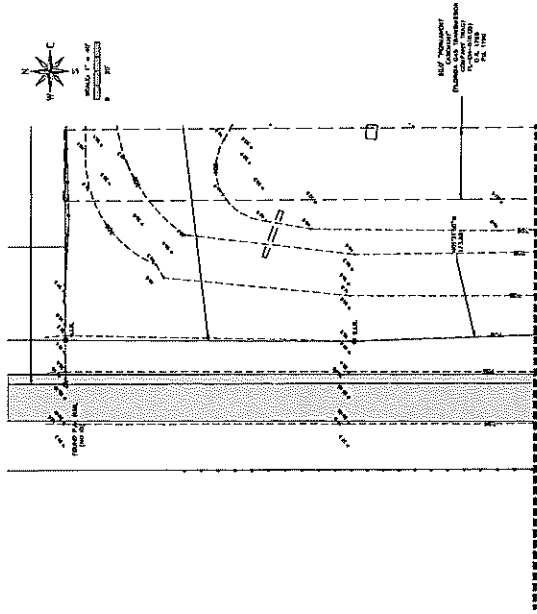
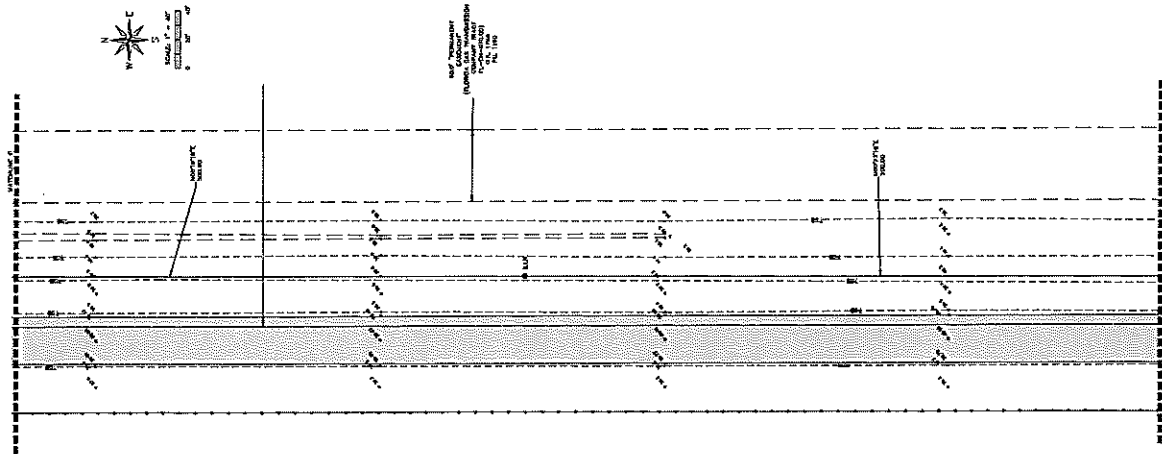
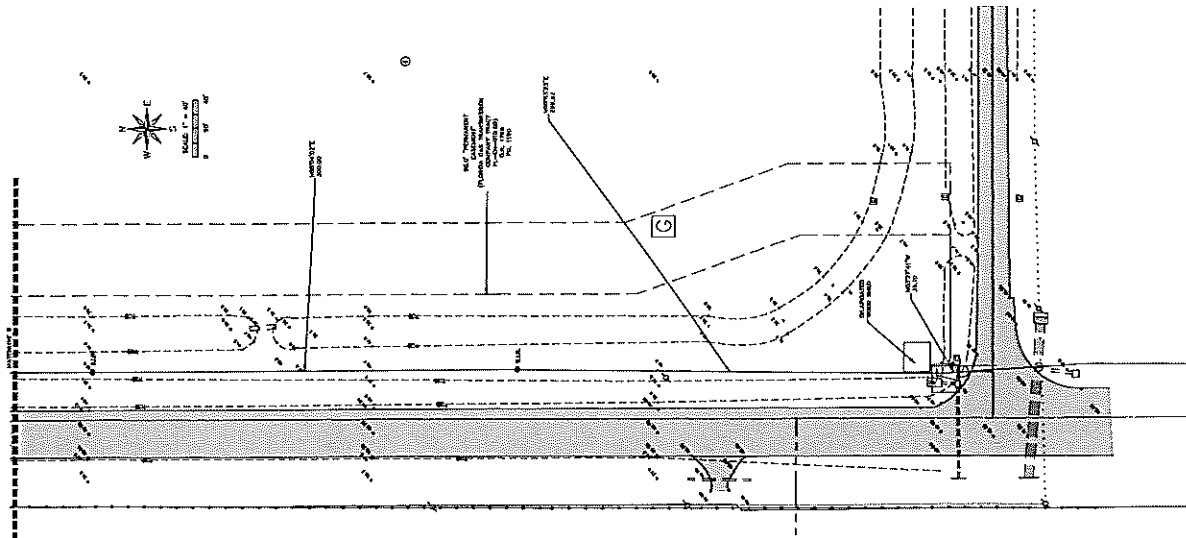
SHEET KEY MAP

SHEET 6 OF 7

BELLS SURVEYORS, INC.
9001 HIGHLAND WOODS BLVD., SUITE 3
BONITA SPRINGS, FLORIDA, 34135
(239) 597-3315

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

PROJECT NUMBER: 21-07	DATE: 01/11/2021
BY: J. B. BATTISTA	DATE: 01/11/2021
CHECKED BY: J. B. BATTISTA	DATE: 01/11/2021
SCALE: 1" = 40'	



SHEET 7 OF 7

BEL'S SURVEYORS, INC.
9001 HIGH-LAND WOODS BLVD., SUITE 3
BONITA SPRINGS, FLORIDA, 34135
(239) 597-4315

BOUNDARY SURVEY (ALTA/NSPS LAND TITLE SURVEY)

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

DATE	BY	SCALE
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10/10/2018	WES	