

February 28, 2025

The Honorable Joseph Tiseo
Chairman, Charlotte County
18500 Murdock Circle
Port Charlotte, Florida 33948

Dear Chairman Tiseo,

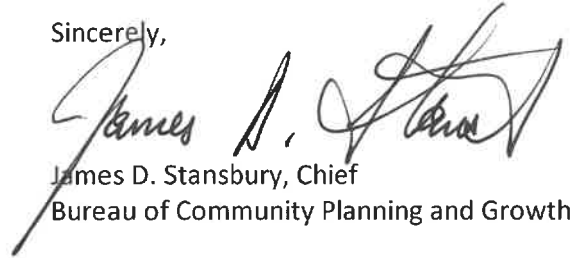
FloridaCommerce has reviewed the proposed comprehensive plan amendment for Charlotte County (Amendment No. 25-01ESR) received on January 29, 2025. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Matthew Martinez, Planning Analyst, by telephone at (850)-717-8534 or by email at matthew.martinez@commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS /mm

Enclosure(s): Procedures for Adoption

cc: Jie Shao, Principal Planner, Charlotte County
Margaret Wuerstle, Executive Director, Southwest Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (<https://fldco.my.salesforce-sites.com/cp/>) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"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 the amendment is 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."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



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Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

Bartow Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office

7601 U.S. 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

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Nancy Watkins
Hillsborough, Pinellas

Brian J. Armstrong, P.G.
Executive Director

February 26, 2025

Ms. Jie Shao, Principal Planner
Charlotte County
Community Development Department
18400 Murdock Circle
Port Charlotte, FL 33948

Subject: **Charlotte 25-1ESR**

Dear Ms. Shao:

The Southwest Florida Water Management District (District) has reviewed the proposed amendment. We are not forwarding any comments for consideration.

We appreciate this opportunity to participate in the review process. If you have any questions or require further assistance, please do not hesitate to contact me at (352) 269-6937 or james.golden@watermatters.org.

Sincerely,

James J. Golden, AICP
Senior Planner

JG

cc: Barbara Powell, DOC

Shao, Jie

From: Suguri, Vitor <Vitor.Suguri@dot.state.fl.us>
Sent: Thursday, March 20, 2025 4:17 PM
To: Shao, Jie
Cc: McCaughey, Erica; dcpexte@commerce.fl.gov; McKinney, Jennifer
Subject: Proposed CPA 25-01ESR/ Charlotte County / Expedited State Review / No Comment

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Good afternoon, Jie,

FDOT reviewed Charlotte County's proposed Comprehensive Plan Amendment (CPA) package 25-01ESR.

The CPA-25-01ESR is a privately initiated request to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agricultural (AG) to Mineral Resource Extraction (MRE) and amend the Charlotte County Zoning Atlas from Agricultural (AG) to Excavation and Mining (EM). The 140.70-acre property is located at 45030 and 45450 Farabee Road in the Punta Gorda area, about 3 miles west of SR 31.

FDOT Technical Review Comment:

The property is located just east of SR 31, which is the main way in and out of the property. The department would like to request the development's TIS for a review of its impacts on SR 31 and its interactions with Farabee Road and Turner Road. Additionally, the property already has mining activities, and the proposal would only expand the site. Some clarification would help us determine a more accurate impact on the state facilities. The Department also requests to be involved in any coordination efforts to mitigate impacts to SR 31 and the intersection with Farabee Road.

SR 31 is a 2-lane Principal Arterial roadway. Its current capacity is 8,200 AADT, and its LOS D is 2029 and 2045. This segment is anticipated to remain a 2-lane road in the foreseeable future (2045).

FDOT appreciates your commitment to intergovernmental coordination and the opportunity to review and comment on the adopted amendment.

Thank you,

Vitor Suguri, Ph.D.
Planning Studio Manager
Florida Department of Transportation, District One
Office: (239) 225-1959

From: [DiGruttolo, Laura](#)
To: [Shao, Jie](#)
Cc: DCPexter@Commerce.fl.gov; [Conservation Planning Services](#); [Schad, Morgan](#)
Subject: FWC's Comments on Charlotte County 25-01ESR (PAL-24-05)
Date: Wednesday, February 26, 2025 3:55:12 PM

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Good Afternoon

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

FWC staff appreciates the opportunity to review this project. Please send any requests for further information to ConservationPlanningServices@MyFWC.com.

Sincerely,

Laura DiGruttolo
Land Use Planning Program Supervisor
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
1875 Orange Avenue East
Tallahassee, FL 32311
(850) 728-5147

Charlotte County 25-01ESR_60962