

## CHARLOTTE COUNTY PLANNING AND ZONING BOARD

### REGULAR MEETING

Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida

#### Board Members

Michael Gravesen, Chair  
Doug Izzo  
Stephen Vieira, Secretary  
Phillip Smallwood  
Clint Baker



#### District

District V  
District III  
District I  
District II  
District IV

### MINUTES REGULAR MEETING

*December 9th, 2024, at 1:30 P.M.*

#### Call to Order

Chair Michael Gravesen called the meeting to order at 1:30 pm

#### Roll Call

Upon the roll being called it was determined a quorum was present.

#### Approval of Minutes – November 18<sup>th</sup>, 2024, Regular Meeting

The November 18<sup>th</sup>, 2024, minutes were approved as circulated.

#### Announcements

None offered.

#### PETITIONS

##### 1.) PAL-24-05

##### Legislative

##### Commission District I

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Florida Department of Commerce and other State agencies for review and comment; the amendment request is to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agriculture (AG) to Mineral Resource Extraction (MRE); for property located at 45030 and 45450 Farabee Road, in the Punta Gorda area and within the East County area, containing 140.70± acres; Commission District I; Petition No. PAL-24-05; Applicant: Farabee Mine and Shell. LLC; providing an effective date.

**Jie Shao, Principal Planner**, provided the findings and analysis for Petition **PAL-24-05** with a recommendation of approval based on the reasons stated in the staff report.

##### 2.) Z-24-15

##### 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 45030 and 45450 Farabee Road, in the Punta Gorda area and within the East County area, containing 140.70± acres; Commission District I; Petition No. Z-24-15; Applicant: Farabee Mine and Shell. LLC; providing an effective date.

**Jie Shao, Principal Planner**, provided the findings and analysis for Petition **Z-24-15** with a recommendation of approval based on the reasons stated in the staff report.

#### Questions for Staff

**Mr. Vieira** asked is this a new commercial excavation permit? **Ms. Shao**, they have an existing mining permit – EX-07- they are expanding for that. In order to extend the permit for the additional mining they need to get the Mineral Resource Extraction (MRE) designation and Excavation and Mining (EM) zoning.

**Applicant's Presentation**

**Daniel DeLisi, AICP DeLisi, Inc. on behalf of the applicant**, comments that the applicant, Jim Weeks is present and David Brown, who is the projects Hydrogeologist for any technical questions. We do meet the criteria for the MRE Future Land Use category and the EM zoning. We agree and except Ms. Shaos staff report and are here for any questions.

**Questions**

**None offered.**

**Public Input**

**None offered.**

- **Mr. Baker** moved to close the public comment, second by **Mr. Izzo**, with a unanimous vote.

**Recommendation**

**Mr. Vieira** moved that **PAL-24-05** be sent to the Board of County Commissioners with a recommendation of Approval, of transmittal of application PAL-24-05 to the Florida Department of Commerce and other State review agencies for review and comment, based on the findings and analysis in the staff memo dated **December 2, 2024**, Charlotte County Comprehensive Plan along with the evidence presented at today's meeting, second by **Mr. Baker**; and carried by a unanimous vote.

**Recommendation**

**Mr. Vieira** moved that **Z-24-15** be sent to the Board of County Commissioners with a recommendation of Approval, based on the findings and analysis in the staff memo dated **December 2, 2024**, Charlotte County Comprehensive Plan along with the evidence presented at today's meeting, second by **Mr. Izzo**; and carried by a unanimous vote.

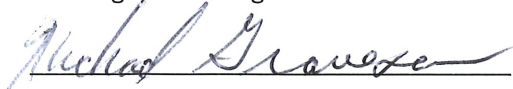
**Comments from the board**

**Mr. Gravesen** mentioned as a reminder that the elections will be on January's agenda and wished everyone a Merry Christmas and a Happy New Year.

**ADJOURNMENT**

The meeting was adjourned at 1:41 p.m.

Accepted on behalf of the Charlotte County  
Planning and Zoning Board



Michael Gravesen, Chair