

**BOARD OF COUNTY COMMISSIONERS**

**FEBRUARY 25, 2026**

A Regular and Land Use Meeting was held at the Murdock Administration Complex in Commission Chambers; Room 119, Port Charlotte, Florida.

The following members were present: Chair Tiseo, Commissioner Constance, Commissioner Deutsch, Commissioner Doherty, and Commissioner Truex. Also in attendance were: County Administrator Flores, County Attorney David, and Minutes Clerk Welsh. The following members were absent: None.

**The Meeting was called to order at 9:00 am**

The Invocation was given by Pastor Bill Frank, First Baptist Church of Punta Gorda, followed by the Pledge of Allegiance.

**Changes to the Agenda**

**Change #1:** S-1, Added attachment – Draft Interlocal Agreement.

Requested by: Administration

**Change #2:** F-14, Added attachment – 26-234 Bid Tab.

Requested by: Purchasing

**Change #3:** F-2, Updated wording – Approve award of Change Order #1 for Request for Bid #25-160, Burnt Store Reverse Osmosis Plant Wellfield Improvements, to A.C. Shultes of Florida, Inc. of Gibsonton, Florida in the amount of \$53,725 for the additional repairs required on Wells 11 and 12, **and an additional 365 calendar days to contract completion time.**

Requested by: Purchasing

**Change #4:** VB-1, Added attachment – Revised 2\_PowerPoint.

Requested by: Community Development

**Change #5:** VB-2, Added attachment – Revised 2\_PowerPoint.

Requested by: Community Development

**Change #6:** N-1, Added attachment – EFD Permit Fee Schedule.

Requested by: Commission Office

**Change #7:** F-13, Added attachment – Revised - FY2026 Capital Improvements Budget.

Requested by: Community Services

**COMMISSIONER CONSTANCE MOVED TO APPROVE CHANGES TO THE AGENDA, SECONDED BY COMMISSIONER DEUTSCH**

**MOTION CARRIED 5:0.**

**Proclamations - Commissioner Christopher Constance**

**COMMISSIONER CONSTANCE MOVED TO APPROVE THE PROCLAMATIONS, SECONDED BY COMMISSIONER DOHERTY**

**MOTION CARRIED 5:0.**

**Easter Egg-cellent Events Month**

Community Services Coordinator Dave Kapp, Recreation Superintendent Leah Williams, and The Easter Bunny accepted the Proclamation.

**Irish-American Heritage Month**

Florida State Vice President Steven Phillips accepted the Proclamation.

**Flood Awareness Week**

Assistant County Administrator Claire Jubb and Floodplain Coordinator David Freed accepted the Proclamation.

**Zonta Yellow Rose Day**

JoAnn Tompkins accepted the Proclamation.

**Annual Greek Festival Days**

Jim Sanders accepted the Proclamation.

**Employee Recognition**

Employee of the Month January 2026

Antwan Allen  
Community Services

Tommy Scott, Community Services Director highlighted Mr. Allen's service, commitment, leadership, dedication, accountability, professionalism, community support, and presented Award.

**Award Presentations**

**PUBLIC INPUT - AGENDA ITEMS ONLY**

John Osanitsch, Friends of South Gulf Cove Member spoke against Discussion and direction regarding County owned parcels.

Jim Krause, Harbor West Architectural Review and South Gulf Cove Waterway Municipal Services Benefit Unit (MSBU) Committee Member spoke against Discussion and direction regarding County owned parcels.

Maryann Wise, Friends of South Gulf Cove Member discussed Discussion and direction regarding County owned parcels.

Michael Harkins, Friends of South Gulf Cove Member mentioned Discussion and direction regarding County owned parcels.

Jeff Lustig spoke in support of 26-287, Award, Three (3) Mini Bus Replacements and Fiscal Year FY) 2025 5311 "Formula Grants for Rural Areas" Public Transportation Grant Agreement & Resolution.

Bonnie Benner commented on Discussion and direction regarding County owned parcels.

### **COMMITTEE VACANCIES**

The committee vacancy list below is for informational purposes only. It is not part of the County Commission agenda upon which action is to be taken, and therefore not a topic on which public input is allowed at the beginning of this meeting.

The following **MSBU/TU Advisory Boards** are seeking volunteers who must be both a property owner within and reside within the Unit. Submit applications to Public Works Department, 7000 Florida Street, Punta Gorda, Florida 33950; call 941-575-3600 or e-mail MSBU-TU@CharlotteCountyFL.gov.

· **Boca Grande Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026, and one member to fill a position with a term through October 31, 2028.

· **Cook & Brown Street Unit** is seeking one member to fill a position with a term through October 31, 2026, and two members to fill positions with terms through October 31, 2027 and two members to fill positions with terms through October 31, 2028.

· **Edgewater North Waterway Unit** is seeking one member to fill a position with a term through October 31, 2028.

· **Gardens of Gulf Cove Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027, and one member to fill a position with a term through October 31, 2028.

· **Greater Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026.

· **Gulf Cove Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.

· **Gulf Cove Waterway Benefit Unit** is seeking one member to fill a position with a term through October 31, 2026, and one member to fill a position with a term through October 31, 2028.

· **Harbour Heights Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027, and two members to fill positions with terms through October 31, 2028.

· **Manasota Key Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.

· **Manchester Waterway Benefit Unit** is seeking one member to fill a position with a term through October 31, 2027, and one member to fill a position with a term through October 31, 2028.

· **Mid-Charlotte Stormwater Utility Unit** is seeking one member to fill a position with a term through October 31, 2028.

· **Northwest Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.

· **Northwest Port Charlotte Waterway Unit** is seeking one member to fill a position with a term through October 31, 2026.

· **Pirate Harbor Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.

· **Placida Area Street & Drainage Maintenance Unit** is seeking one member to fill a position with a term through October 31, 2028.

· **Rotonda Heights Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.

· **Rotonda Lakes Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.

· **Rotonda Sands Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.

· **South Burnt Store Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.

· **South Charlotte Stormwater Utility Unit** is seeking one member to fill a position with a term through October 31, 2027.

· **Suncoast Waterway Maintenance Unit** is seeking one member to fill a position with a term through October 31, 2026, and one member to fill a position with a term through October 31, 2028.

**Barrier Island Fire Service Municipal Service Benefit Unit (MSBU) Advisory Board** is seeking a volunteer to fill a vacant position with term ending October 31, 2026. Applicants must be residents of Charlotte County and reside within the Unit. Submit applications to Public Safety Department, 26571 Airport Road, Punta Gorda, Florida 33982; call 941-833-5602 or email [Dawn.Johnston@CharlotteCountyFL.gov](mailto:Dawn.Johnston@CharlotteCountyFL.gov).

The **Environmentally Sensitive Lands Oversight Committee** is searching for a Charlotte County citizen to volunteer as a representative with expertise in business, real estate or land development. If interested, please contact [Morgan.Cook@charlottecountyfl.gov](mailto:Morgan.Cook@charlottecountyfl.gov).

The **Affordable Housing Advisory Committee** is searching for (1) one volunteer in the following categories with priority to members of the Planning and Zoning Board:

- Citizen who is actively engaged in the residential home building industry in connection with affordable housing.
  - Citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
  - Citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
  - Citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
  - Citizen who is actively engaged as a for-profit provider of affordable housing.
  - Citizen who is actively engaged as a not-for-profit provider of affordable housing.
  - Citizen who is actively engaged as a real estate professional in connection with affordable housing.
  - Citizen who actively serves on the local planning agency pursuant to F.S. section 163.3174.
  - Citizen who resides within the county.
  - Citizen who represents employers within the county.
  - Citizen who represents essential services personnel, as defined in the local housing assistance plan.
- Please contact [Morgan.Cook@charlottecountyfl.gov](mailto:Morgan.Cook@charlottecountyfl.gov) for more information.

## **REPORTS RECEIVED AND FILED**

### **CONSENT AGENDA**

**Chair Tiseo** noted Florida Senate and House of Representatives, How Your Tax Dollar is Spent monetary and percentage breakdown, community education initiative, Property Tax Reform quality of life and service impacts. **Commissioner Constance** spoke to Purchasing items, Property Tax Reform quality of life services and infrastructure impacts, local control, required funding, staffing, service levels, and Workshops. **Commissioner Deutsch** discussed zoning control, impact fee limitations, weather events, quality of life, Federal Emergency Management Agency (FEMA), Home Rule, Property Tax Reform, and revenue replacement options. **Commissioner Doherty** mentioned National Association of Counties (NACo) Legislative Conference, Property Tax Reform Workshop, Home Rule, community education initiative, Florida House of Representatives and Senate, essential core services, and Ad Valorem Property Taxes. **Commissioner Truex** commented on Property Tax Reform staffing and quality of life impacts, Florida House of Representatives and Senate, essential core responsibilities, Charlotte County Public Schools and Sheriff's Office, community growth, and education process.

County Administrator Flores responded to Property Tax Reform, March 17, 2026 Reserve & Debt Policy Workshop, Florida Senate, department vacancies and staffing, and budget and service impacts.

**COMMISSIONER TRUEX MOVED TO APPROVE THE CONSENT AGENDA WITH THE EXCEPTION OF F-3, F-13, AND O-2, SECONDED BY COMMISSIONER DEUTSCH**

**MOTION CARRIED 5:0.**

**Clerk of the Circuit Court**

**A. Comptroller Division**

**1. Finance**

**Recommended Action:** Approve the Clerk’s Finance Memorandum.

**Budgeted Action:** No action needed.

**B. Minutes Division**

**1. Minutes**

**Recommended Action:** Approve the following Minutes:

- February 5, 2026 BCC Pre Agenda
- February 10, 2026 BCC Regular Meeting
- February 12, 2026 BCC Local Transportation Quarterly Meeting

**Budgeted Action:** No action needed.

**Board of County Commissioners**

**C. Commission Office**

**1. Appointment - Edgewater North Waterway Advisory Board**

**Recommended Action:** Approve the appointment of Troy Bettencourt to fill an unexpired term on the Edgewater North Waterway Advisory Board. This appointment will be effective immediately and will expire on October 31, 2028.

**Budgeted Action:** No action needed.

**2. Appointment - Pirate Harbor Street & Drainage Advisory Board**

**Recommended Action:** Approve the appointment of Alberto Mitrani to fill an unexpired term on the Pirate Harbor Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2028.

**Budgeted Action:** No action needed.

**3. Appointment - Gardens of Gulf Cove Advisory Board**

**Recommended Action:** Approve the appointment of Michael Dean to fill the unexpired term of Lucille Breen on the Gardens of Gulf Cove Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

**Budgeted Action:** No action needed.

4. Appointment - South Burnt Store Street & Drainage Advisory Board

**Recommended Action:** Approve the appointment of Caswell Woosley to fill the unexpired term of Richard Mathis on the South Burnt Store Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

**Budgeted Action:** No action needed.

**D. County Administration**

1. Charlotte Behavioral Health Center Reinvestment Grant

**Recommended Action:** Approval for Charlotte Behavioral Health Center (CBHC) to apply for a grant from the Department of Children and Families (DCF) Criminal Justice, Mental Health, and Substance Abuse (CJMHS) Reinvestment Grant Program.

**Budgeted Action:** No action needed. Grant requires 100% match, which will come from In-kind services of Charlotte Behavioral Health Center (CBHC) or the Court System. No County funds will be used as match.

**E. County Attorney**

1. Update to Retainer Agreement Baker, Donelson FEMA Claim Rotonda Bridge and Charlotte County Jail Campus

**Recommended Action:** Authorize County Attorney to update retainer agreement with Baker, Donelson as Special Counsel to handle arbitration/appeal related to FEMA's denial of County's claim for the Rotonda Bridge replacement, to add the Charlotte County Jail Campus. **A.AGR 2025-057**

**Budgeted Action:** No action needed. Funding for this expenditure is being provided through the County's general revenues and collected in the hurricane fund.

**F. Budget and Administrative Services**

Fiscal Services

1. Criminal Justice Education and Law Enforcement Trust Fund

**Recommended Action:** a) Approve the transfer of \$30,000 to the Sheriff's Office from the Criminal Justice Education Fund; and b) Approve the transfer of \$55,000 to the Sheriff's Office from the Law Enforcement Trust Fund.

**Budgeted Action:** No action needed. Budgeted in the Criminal Justice Education Fund budget as approved in the FY2026 budget process. A budget adjustment in the Law Enforcement Trust Fund will be brought forward in the first quarter of FY2026. Funding for the expenditure comes from court related fines and fees.

## Information Technology

### Purchasing

#### 2. 25-160, Approve Change Order #1, Burnt Store Reverse Osmosis Plant Wellfield Improvements (Utilities)

**(Change #3)** Updated wording – Approve award of Change Order #1 for Request for Bid #25-160, Burnt Store Reverse Osmosis Plant Wellfield Improvements, to A.C. Shultes of Florida, Inc. of Gibsonton, Florida in the amount of \$53,725 for the additional repairs required on Wells 11 and 12, **and an additional 365 calendar days to contract completion time.**

**Recommended Action:** Approve award of Change Order #1 for Request for Bid #25-160, Burnt Store Reverse Osmosis Plant Wellfield Improvements, to A.C. Shultes of Florida, Inc. of Gibsonton, Florida in the amount of \$53,725 for the additional repairs required on Wells 11 and 12.

**Budgeted Action:** No action needed. Budget for this item comes from savings in various account lines budgeted in the Utilities Operations and Maintenance Fund - Administrative budget as approved in the FY2026 budget process. Funding for the expenditure comes from rate revenues.

#### 3. 23-485, Approve Change Order # 9, East Port Water Reclamation Facility Expansion (Utilities)

**Recommended Action:** Approve Change Order #9 to Request for Bids #23-485, East Port Water Reclamation Facility Expansion, with Poole and Kent Company of Florida, of Port Charlotte, Florida, in the amount of \$138,741.07. This project is for the upgrade of the East Port Water Reclamation Facility.

**Budgeted Action:** No action needed. Budgeted in the Capital Improvement Project “East Port WRF Expansion” as approved in the FY26 budget process. Funding will be supplied from the Utility Wastewater Connection Fee Fund.

**Commissioner Constance** spoke to Change Order cost, tank coating original specifications and design, and protective measures. **Commissioner Deutsch** noted consultant recommendations.

Jeremy Frost, Utilities Operations Manager replied to additional coating and projected flow increase.

**COMMISSIONER TRUEX MOVED TO APPROVE CHANGE ORDER #9 TO REQUEST FOR BIDS #23-485, EAST PORT WATER RECLAMATION FACILITY EXPANSION, WITH POOLE AND KENT COMPANY OF FLORIDA, OF PORT CHARLOTTE, FLORIDA, IN THE AMOUNT OF \$138,741.07. THIS PROJECT IS FOR THE UPGRADE OF THE EAST PORT WATER RECLAMATION FACILITY, SECONDED BY COMMISSIONER DOHERTY**

**MOTION CARRIED 4:1., COMMISSIONER CONSTANCE OPPOSED**

#### 4. 25-710, Approve Contract, Design - Bayshore Live Oak Shoreline (Community Services)

**Recommended Action:** a) Approve contract for Request for Proposal #25-710, Design - Bayshore Live Oak Shoreline, to Weiler Engineering Corporation, of Punta Gorda, Florida, for a total not-to-exceed project fee of \$551,600; and b) Authorize the Chairman to sign contracts.

**Budgeted Action:** No action needed. Funding for this hurricane Milton repair is being provided through the County's general revenues and collected in the hurricane fund. There is an anticipated reimbursement of 75% from the Federal Emergency Management Agency, with a Florida Department of Emergency Management reimbursement of 12.5%, and a local match of 12.5%.

5. 25-608, Approve Contract, Design Services - 2025 Lift Station Replacements (Utilities)

**Recommended Action:** a) Approve contract for Request for Proposal #25-608, Design Services - 2025 Lift Station Replacements, to Giffels-Webster Engineering, Inc., of Englewood, Florida, for a total not-to-exceed project fee of \$1,060,000; and b) Authorize the Chairman to sign contracts.

**Budgeted Action:** No action needed. Budgeted in the Utility Capital Maintenance Plan as approved in the FY26 budget. Funding is provided from Utility Renewal & Replacement Fund.

6. 26-162, Approve Ranking, Design - Jail Administration Renovations (Facilities)

**Recommended Action:** a) Approve ranking of firms for Request for Proposal #26-162, Design - Jail Administration Renovations: 1st Strollo Architects, Inc., of Orlando, Florida, 2nd PBK Architects, Inc., of Fort Myers, Florida, 3rd LDDBlueline Florida, LLC, of Tampa, Florida; and b) Approve start of negotiations; and c) Authorize the Chairman to sign contracts after completion of negotiations, if contract does not exceed the amount of \$700,000; and d) Approve Resolution for budget adjustment BA26-231 in the amount of \$700,000; and e) Approve amendment to the Capital Improvement Project "Sheriff Jail Admin Renovations (with Kitchen & Laundry)". **RES 2026-031**

**Budgeted Action:** Approve budget adjustment BA26-231 in the amount of \$700,000 amending the FY26 budget for Capital Improvement Project "Sheriff Jail Admin Renovations (with Kitchen & Laundry)" to recognize funding from the Infrastructure Fund using ad valorem dollars returned from the Sheriff.

7. 26-021, Approve Ranking, Design - Port Charlotte Beach Replacement/Repair of Damaged Waterfront (Community Services)

**Recommended Action:** a) Approve ranking of firms for Request for Proposal #26-021, Design - Port Charlotte Beach Replacement/Repair of Damaged Waterfront: 1st: Coastal Engineering of Bonita Springs, Florida, 2nd: Apex Companies, LLC, of Punta Gorda, Florida, and 3rd: Kimley-Horn and Associates, Inc, of Sarasota, Florida; and b) Authorize start of negotiations; and c) Authorize the Chairman to sign the contracts after completion of negotiations, if contract does not exceed the amount of \$350,000.

**Budgeted Action:** No action needed. Funding for this hurricane Ian repair is being provided through the County's general revenues and collected in the hurricane fund. There is an anticipated reimbursement of 90% by the Federal Emergency Management Agency (FEMA) with a Florida Division of Emergency Management (FDEM) reimbursement of 5% and a local match of 5%. The SB4A state program may cover the local share of 5%, depending on available funding.

8. 26-017, Award, Allapatchee Shores Park - Parking (Community Services)

**Recommended Action:** Approve award of Request for Bid #26-017, Allapatchee Shores Park Parking to RC Casey, Inc of Lehigh Acres, Florida for a total cost of \$177,749.82. This project is for the complete

replacement of the existing shell area with concrete grass pavers including accommodations for ADA parking and access and repairs to concrete stormwater trench adjacent to parking area.

**Budgeted Action:** No action need. Budgeted in the Community Services Capital Maintenance Plan as approved in the FY26 budget process. Funding in the amount of \$170,129.46 to be provided by Capital Projects, ad valorem. The concrete ditch pavement reinforcement in the amount of \$7,620.36 is funded through the County's general revenues and collected in the hurricane fund. There is an anticipated reimbursement of 90% by the Federal Emergency Management Agency (FEMA) with a Florida Division of Emergency Management (FDEM) reimbursement of 5% and a local match of 5%. The SB4A state program may cover the local share of 5%, depending on available funding.

9. 26-269, Award Piggyback, LED Sports Lighting (Community Services)

**Recommended Action:** Approve Piggyback purchase for File #26-269, LED Sports Lighting, awarded to Musco Sports Lighting LLC, of Oskaloosa, Iowa (Piggyback off the Clay County RFP 23/24-074) for a total amount of \$963,500. This approval is for the retrofit of Centennial Park Soccer Field and Harold Avenue Baseball Field #4 along with the addition of lighting to the Carmalita Park Horse Arena.

**Budgeted Action:** No action needed. Budgeted in the Community Services Capital Maintenance Plan as approved in the FY26 budget process. Funding is supplied from Capital Projects, ad valorem.

10. 26-270, Award, Piggyback, Replacement Fire Rescue Boat (Public Safety)

**Recommended Action:** a) Approve award of "Piggyback" to File #26-270, for the purchase of a 33-foot full cabin fire rescue boat, per the General Services Administration (GSA) Contract# 47QSWA18D0015, to the Inventech Marine Solutions, LLC dba Life Proof Boats of Bremerton, Washington for a purchase price of \$780,524.78; and b) Approve Asset #33636 to be sold via auction.

**Budgeted Action:** No action needed. Budgeted in the Heavy Equipment Replacement Capital Maintenance Plan as approved in the FY26 budget process. Funding in the amount of \$102,675.94 provided by Emergency Management Services, to be reimbursed by Capital Projects, ad valorem. \$369,821.00 to be provided from the West Coast Inland Navigational District and \$308,027.84 from Fire Assessments.

11. 26-285, Award Piggyback, Ford E450 2026 Turtle Top Odyssey Cutaway Transit Bus (Transit)

**Recommended Action:** a) Approve the Piggyback award, File #26-285, for the purchase of three (3) Ford E450 2026 Turtle Top Odyssey Cutaway Transit Buses, per the FDOT Contract #TRIPS-22-CA-MB-LF-NBC, Standard Cutaway and Minibus Chassis Type Transit Vehicles, and award to Nations Bus Corporation, located in St. Augustine, Florida for a purchase price of \$161,988 per unit; and b) Approve Asset #36806, #37437 and #37440 to be sold via auction.

**Budgeted Action:** No action needed. Budgeted in the Heavy Equipment Replacement Capital Maintenance Plan as approved in the FY26 budget process. A Q2 budget adjustment will be brought to the Board for approval. Capital grant funds, including the required 20% match, are included in the FY26 budget for Transit. Transportation Development Credits will be used to fulfill the match requirement. Grant funding will be provided by the Federal Transit Administration (FTA) Section 5339 Grant. Transportation Development Credits will be used as a "soft match", which allows the federal share to be reimbursed up to 100% as authorized by Chapter 53 of the Title 49 U.S.C.

12. 26-317, Award Piggyback, Endpoint Refresh Laptops, Workstations and Docks (Information Technology)

**Recommended Action:** Approve Piggyback of File #26-317, Endpoint Refresh Laptops, Workstations, and Docks per the NASPO Computer Equipment PA - Florida Contract #43210000-23-NASPO-ACS Contract, and awarded to Computers at Work, Inc. DBA V Tech, of Naples, Florida for a total cost of \$347,780.52.

**Budgeted Action:** No action needed. Budgeted in the Information Technology Capital Maintenance Plan as approved in the FY26 budget process. Funding is supplied from the IT Equipment Replacement Fund via transfer from Capital Projects, ad valorem.

13. 26-117, Award, Myakka River Park Construction Phase 1 (Community Services)

**(Change #7)** Added attachment – Revised - FY2026 Capital Improvements Budget.

**Recommended Action:** a) Approve award of Request for Bid #26-117, Myakka River Park Construction Phase 1, to Andrew Sitework, LLC of Fort Myers, Florida, for the total amount of \$976,010.07. This is to construct new amenities at Myakka River Park; and b) Approve Resolution for budget adjustment BA26-228 in the amount of \$200,011; and c) Approve amendment to Capital Improvement Project “Myakka River Park”. **RES 2026-032**

**Budgeted Action:** Approve budget adjustment BA26-228 in the amount of \$200,011 amending the FY26 budget for Capital Improvement Project “Myakka River Park” from \$951,000 to \$1,151,011. Funding is supplied from Capital Projects Fund, ad valorem to be reimbursed by available Park and Recreation impact fees.

**Chair Tiseo** discussed FY 2026 Capital Improvements Budget Project Detail, parks, Property Tax Reform, budget shortfalls, funding sources, budget adjustment, and projected operating cost. **Commissioner Truex** mentioned full buildout maintenance and operations costs, community input and engagement, and benefit.

Mr. Scott responded to project costs and funding source.

**COMMISSIONER TRUEX MOVED TO APPROVE AWARD OF REQUEST FOR BID #26-117, MYAKKA RIVER PARK CONSTRUCTION PHASE 1, TO ANDREW SITEWORK, LLC OF FORT MYERS, FLORIDA, FOR THE TOTAL AMOUNT OF \$976,010.07. THIS IS TO CONSTRUCT NEW AMENITIES AT MYAKKA RIVER PARK; APPROVE RESOLUTION 2026-032 FOR BUDGET ADJUSTMENT BA26-228 IN THE AMOUNT OF \$200,011; AND APPROVE AMENDMENT TO CAPITAL IMPROVEMENT PROJECT “MYAKKA RIVER PARK”, SECONDED BY COMMISSIONER DOHERTY**

**MOTION CARRIED 3:2., CHAIR TISEO AND COMMISSIONER CONSTANCE OPPOSED**

14. 26-234, Award, Access Control Panel System Contractor - Annual Contract (Facilities)

**(Change #2)** Added attachment – 26-234 Bid Tab.

**Recommended Action:** a) Approve award of Request for Bid #26-234, Access Control Panel System Contractor - Annual Contract to Miller Electric Company of Tampa, Florida per the unit cost labor rate bid

on the attached bid form with a contract term to be from March 1, 2026, through and including December 31, 2026; and b) Authorize the County Administrator, or his designee, to approve the renewal options for up to two (2) additional one (1) year terms, at the same prices, terms and conditions, by mutual consent.

**Budgeted Action:** No action needed. Services provided and charged out to various departments. Funding for this expenditure comes from various funding sources.

15. 26-287, Award, Three (3) Mini Bus Replacements (Transit)

**Recommended Action:** a) Approve award of Piggyback purchase, File #26-287, Three (3) Mini Bus Replacements, for the purchase of three (3) Ford Transit Forest River Mini Buses 20' in accordance with the Florida Department of Transportation Contract #TRIPS-22-CA-MB-LF-MODEL1 to Model 1 Commercial Vehicles, Inc. of Indianapolis, Indiana, in the amount of \$125,826.77 per Bus for a total purchase price of \$377,480.31; and b) Approve for Auction Assets #36332, #37343 and #37345.

**Budgeted Action:** No action needed. Budgeted in the Heavy Equipment Replacement Capital Maintenance Plan as approved in the FY26 budget. Capital grant funds, including the required 20% match, are included in the FY26 budget for Transit. Transportation Development Credits will be used to fulfill the match requirement. Grant funding will be provided by the Federal Transit Administration (FTA) Section 5339 Grant. Transportation Development Credits will be used as a "soft match", which allows the federal share to be reimbursed up to 100% as authorized by Chapter 53 of the Title 49 U.S.C.

16. 26-292, Award Piggyback, Peterbilt 567 Roll Off Truck (Public Works)

**Recommended Action:** a) Approve award of Piggyback File #26-292, Peterbilt 567 Roll Off Truck per Florida Sheriff's Association Cooperative Purchasing Program Contract #FSA25-VEH23.0, and award to The Peterbilt Store South FL of Fort Myers, Florida for a total cost of \$275,000; and b) Authorize for Auction Asset #35857.

**Budgeted Action:** No action needed. Budgeted in the Heavy Equipment Replacement Plan as approved in the FY26 budget process. Funding is provided by the Solid Waste Enterprise Fund, Landfill Fees.

17. 25-601, Partial Rescind, Bunker Gear and Accessories for Group C - Annual Contract (Public Safety)

**Recommended Action:** Rescind award of Request for Bid #25-601, Bunker Gear and Accessories - Annual Contract only for Group C (Boots) to North America Fire Equipment Company of Decatur, Alabama.

**Budgeted Action:** No action needed. No financial impact at this time.

Real Estate Services

18. Resolution of Necessity: Edgewater/Flamingo Corridor Connection Project

**Recommended Action:** Approve Resolution authorizing the acquisition of real property or easement interests in real property by any legal means that may be required for the construction of roadway and/or roadway improvements in connection to the Edgewater/Flamingo Corridor Connection Project. **RES 2026-033**

**Budgeted Action:** No action needed. Budgeted in the Capital Improvement Project “Edgewater/Flamingo Phase 4 Corridor Connection Design Phase 3-5 / Construct Phase 4” as approved in the FY26 budget process. Funding is supplied from the 2014 Sales Tax Extension with available road impact fees to be applied to the applicable expenses.

## **Risk Management**

### **G. Community Development**

### **H. Community Services**

#### **1. Set a Public Hearing to consider amending the Ordinance governing the Environmentally Sensitive Lands Oversight Committee**

**Recommended Action:** Set a public hearing to be held on March 10, 2026, at 10 a.m., or soon thereafter as may be heard, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida, to consider amending the ordinance to remove the requirement that the board appoints a member of the board to be a liaison to the committee.

**Budgeted Action:** No action needed.

### **I. Economic Development**

### **J. Emergency Management**

### **K. Facilities Management**

### **L. Human Services**

#### **1. FY25 5311 “Formula Grants for Rural Areas” Public Transportation Grant Agreement & Resolution**

**Recommended Action:** a) Approve and accept the Public Transportation Grant Agreement (PTGA) between the State of Florida, Department of Transportation (FDOT) and Charlotte County Board of County Commissioners in the amount of \$67,268.00 for the purpose of providing public transportation in the rural service area of Charlotte County; and b) Approve Resolution authorizing the County Administrator or his designee to enter into, modify or terminate the PTGA; and c) Authorize the Chairman to execute and Resolution. **GRT 2026-005 / RES 2026-034**

**Budgeted Action:** No action needed. A budget amendment will be brought to the Board for approval. Grant funding in the amount of \$67,268.00 will be provided by FDOT as a pass through from the Federal Transit Administration. There is a required County match of 50% local funds in the amount of \$67,268.00.

### **M. People Operations**

### **N. Public Safety**

#### **1. Inter-Governmental Agreement between Charlotte County and Englewood Area Fire Control District**

**(Change #6)** Added attachment - EFD Permit Fee Schedule.

**Recommended Action:** a) Approve Inter-Governmental Agreement with Englewood Area Fire Control District; and b) Authorize the Chairman to sign the Agreement. **AGR 2026-022**

**Budgeted Action:** No action needed.

## **O. Public Works**

### 1. Development Agreement for Second Southbound Left-Turn Lane on US 41 at Cranberry Boulevard

**Recommended Action:** a) Approve the US 41 Turn Lane Improvement Agreement between Charlotte County and JBCC Cranberry & 41, LLC, for the developer to fund the design, permitting and construction of a second southbound left-turn lane on US 41 at Cranberry Boulevard; and b) Authorize the Chairman to sign the US 41 Turn Lane Improvement Agreement between Charlotte County and JBCC Cranberry & 41, LLC. **AGR 2026-023**

**Budgeted Action:** No action needed. Budgeted in the Capital Improvement Project “Hillsborough / Cranberry Blvd” as approved in the FY26 budget process. Funding for the left turn lane is provided from Capital Gas Tax to be reimbursed from the Developer.

### 2. Set a Public Hearing to Consider Approving an Ordinance to Reduce the Speed Limit on Veterans Boulevard from Cochran Boulevard to Loveland Boulevard

**Recommended Action:** Set a public hearing on March 10, 2026, at 10:00 a.m. or soon thereafter as may be heard, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida, to consider approving an ordinance to reduce the speed limit on Veterans Boulevard from Cochran Boulevard to Loveland Boulevard from 55 miles per hour to 45 miles per hour.

**Budgeted Action:** No action needed.

**Chair Tiseo** commented on public safety, Charlotte County Sheriff’s Office (CCSO) enforcement, policy decision, roadway, guardrail, and median design standards, Kings Highway, speed limit history, and community growth. **Commissioner Constance** spoke to public input, community growth, and Burnt Store Road design and speed. **Commissioner Deutsch** noted CCSO, speed limit enforcement and reduction, and cell phone usage. **Commissioner Doherty** discussed February 12, 2026 Local Transportation Quarterly Update Meeting, engineering study requirement and identified challenges, Federal Highway Administration (FHWA) Manual on Uniform Traffic Control Devices (MUTCD) and Speed Limit Setting Handbook, 85th Percentile, design and operating speeds, guardrail placement, Massachusetts Institute of Technology (MIT), Institute of Traffic Engineers (ITE), CCSO enforcement, turn lanes, Orlando Boulevard and Torrington Street accidents, median opening modifications, crash data, and Capital Improvement Projects (CIP).

**COMMISSIONER DOHERTY MOVED TO NOT SET A PUBLIC HEARING ON MARCH 10, 2026, AT 10:00 A.M. OR SOON THEREAFTER AS MAY BE HEARD, IN ROOM 119 AT 18500 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA, TO CONSIDER APPROVING AN ORDINANCE TO REDUCE THE SPEED LIMIT ON VETERANS BOULEVARD FROM COCHRAN BOULEVARD TO LOVELAND BOULEVARD FROM 55 MILES PER HOUR TO 45 MILES PER HOUR, AND DIRECT THE COUNTY ADMINISTRATOR TO WORK WITH PUBLIC**

**WORKS TO LOOK AT POSSIBLE RECOMMENDATIONS OF MODIFYING THE MEDIAN OPENINGS ON VETERANS BOULEVARD TO MAKE THEM SAFER TO OPERATE, SECONDED BY COMMISSIONER DEUTSCH**

**MOTION CARRIED 3:2., CHAIR TISEO AND COMMISSIONER CONSTANCE OPPOSED**

**P. Tourism Development**

**Q. Utilities**

**R. Other Agencies**

1. Amended and Restated Memorandum of Understanding for Administrative Services by and between Charlotte County and the Coastal & Heartland National Estuary Partnership

**Recommended Action:** Authorize the Chairman to sign Amended and Restated Memorandum of Understanding for Administrative Services by and between Charlotte County and the Coastal & Heartland National Estuary Partnership. **A.AGR 2022-093**

**Budgeted Action:** No action needed.

## **REGULAR AGENDA**

**S. Regular Agenda**

1. Interlocal Agreement between the City of Punta Gorda and Charlotte County

**County Administration**

**(Change #1)** Added attachment - Draft Interlocal Agreement.

Approval of the Interlocal Agreement between the City of Punta Gorda, Florida and Charlotte County, Florida regarding coordinated water supply and wastewater planning. **AGR 2026-024**

Assistant County Administrator Jubb highlighted Interlocal Agreement between the City of Punta Gorda and Charlotte County.

**Chair Tiseo** mentioned February 25, 2026 City of Punta Gorda Council Meeting and motion, language and annexation modifications, and legal review. **Commissioner Constance** commented on City of Punta Gorda decision, annexation requirement, original agreement, modifications, supportive environment, and future interlocal agreements. **Commissioner Truex** noted language modifications, water meter condition, and staff efforts.

**COMMISSIONER CONSTANCE MOVED TO TABLE THE ITEM UNTIL AFTER 1 P.M. PUBLIC INPUT ANY SUBJECT TO ALLOW FOR THE REQUESTED LANGUAGE MODIFICATIONS TO BE INCORPORATED INTO THE AGREEMENT, SECONDED BY COMMISSIONER DEUTSCH**

**MOTION CARRIED 5:0.**

**COMMISSIONER CONSTANCE MOVED TO TAKE THE ITEM OFF THE TABLE, SECONDED BY COMMISSIONER DOHERTY**

**MOTION CARRIED 5:0.**

**COMMISSIONER CONSTANCE MOVED TO APPROVE THE INTERLOCAL AGREEMENT 2026-024 BETWEEN THE CITY OF PUNTA GORDA, FLORIDA AND CHARLOTTE COUNTY, FLORIDA REGARDING COORDINATED WATER SUPPLY AND WASTEWATER PLANNING AS PUBLISHED ON THE AGENDA WITH NO MODIFICATIONS, SECONDED BY COMMISSIONER DEUTSCH**

**MOTION CARRIED 5:0.**

2. Discussion and direction regarding County owned parcels

**Community Development**

Discussion and direction regarding options for county owned parcels of land containing waterways.

Shaun Cullinan, Planning and Zoning Official gave a brief overview of Issue, Why are we discussing, Parcel 55: Crestview Waterway (WW) South (S) of Peachland Boulevard (Blvd) Not Dedicated to the Public, Parcel 56: Crestview WW North (N) of Peachland Blvd Not Dedicated to the Public, Parcel 57: Pelham WW S of US 41 Not Dedicated to the Public, Parcel 58: Pelham Blvd N of US 41 Not Dedicated to the Public, Parcel 59: Lionheart WW N of Peachland Blvd Not Dedicated to the Public, Parcel 60: Lionheart WW S of Peachland Blvd Not Dedicated to the Public, Parcel 61: Auburn WW N of US 41 Not Dedicated to the Public, Parcel 62: Auburn WW S of State Road (SR) 776 Not Dedicated to the Public, Parcel 16: Santa Cruz WW Not Dedicated to the Public, Parcel 47: Flamingo WW Parcel 1 Not Dedicated to the Public, Parcel 47: Flamingo WW Parcel 2 & 3 Not Dedicated to the Public, Parcel 47: Manchester WW Not Dedicated to the Public, Parcel 48: Apollo WW Not Dedicated to the Public, Parcel 49: Jupiter WW Not Dedicated to the Public, Parcel 50: Palau WW Not Dedicated to the Public, Parcel 51: Ingersol WW Not Dedicated to the Public, Parcel 52: Interceptor Lagoon & Butterford WW Not Dedicated to the Public, Parcel 53: Bayshore WW Not Dedicated to the Public, Parcel 54: Crestview WW S of US 41 Not Dedicated to the Public, Options: Do nothing, Dedicate the parcels as canal Rights-of-Way (ROW), replied to covenants, restrictions, homeowner's association (HOA), Code Enforcement statutory requirement and violations, mangrove trimming and removal regulation enforcement, Friends of South Gulf Cove meetings, Southwest Florida Water Management District (SWFWMD) and Florida Department of Environmental Protection (FDEP) requirement and enforcement, public hearing intent, invasive vegetation, Habitat Management Plan, community engagement, Harbor East, Habitat Conservation Plan (HCP), and Workshop attendance.

**Chair Tiseo** spoke to inconsistencies, Charlotte County Property Appraisers Office (PAO) canal dedication, Public Hearing and Workshop, dock permits, and impacted areas. **Commissioner Constance** discussed Why are we discussing, Options: Do nothing, waterway access, environmental risks, overdevelopment, Lennar Homes, HOA management, legal implications, FDEP and SWFWMD enforcement, 1996 Mangrove Trimming and Preservation Act, Florida Statute 403.9321, complaint and local government enforcement delegation process, and Workshop attendance. **Commissioner Deutsch** mentioned General Development, canal dredging, Lennar Homes, dock installation and standards, HOA and regulatory agency enforcement, South Gulf Cove, environmental concerns, public hearing and input, and mangrove clearing monitoring. **Commissioner Doherty** commented on Why are we discussing, Dedicate the parcels as canal Rights-of-

Way (ROW), Workshop, South Gulf Cove, and regulatory agencies enforcement concerns and authority. **Commissioner Truex** noted consistency and affected areas.

County Attorney David interjected on Public Workshop, enforcement options, FDEP mangrove case process and partnership, and authority delegation process and limitations.

**COMMISSIONER DEUTSCH MOVED TO CHANGE THE AGENDA ITEM TO A PUBLIC HEARING TO ALLOW FOR PUBLIC INPUT**

**MOTION FAILED DUE TO LACK OF SECOND**

**COMMISSIONER TRUEX MOVED TO SET A PUBLIC WORKSHOP TO DISCUSS COUNTY OWNED PARCELS OF LAND CONTAINING WATERWAYS AND HOW EACH AREA WILL BE AFFECTED, SECONDED BY COMMISSIONER DEUTSCH**

**MOTION CARRIED 5:0.**

3. Master Space Plan Update

Update on the Master Space Plan progress: completing phase 1 and moving into phase 2.

Travis Perdue, Facilities Construction and Maintenance Director gave a brief overview of Previous Public Facilities Master Plan, Future Phases, and responded to spatial functionality and utilization.

Eva Garza, CBRE Consulting Senior Managing Director gave a brief overview of Project Objectives & Benefits, Project Approach, and Phase One Overview.

Joey Larson, CBRE Consulting Senior Director gave a brief overview of Current State, County Facility Occupants, and Expanding regional hubs and annexes would improve public access and operational efficiency.

Ryan Johnson, CBRE Consulting Director gave a brief overview of Capacity Constraints Require Strategic Planning, Inconsistent workplace design impacts collaboration and staff experience, building resiliency and flexibility into facilities is essential for long-term sustainability, and Phase 2 Overview.

**Chair Tiseo** spoke to Previous Public Facilities Master Space Plan, CCSO Master Space Plan, spatial utilization, and future decision impacts. **Commissioner Deutsch** discussed growth, Cultural Center, staffing, artificial intelligence (AI) implementation and impacts, public service, and CCSO facility. **Commissioner Truex** mentioned technological advances and staffing impacts.

County Administrator Flores replied to AI implementation benefits, staffing, and County Facility Occupants.

4. Hurricane Update

**Budget & Admin Services**

Hurricane Update

Francine Lisby, Assistant Budget Director gave a brief overview of Agenda, Overall Summary - Total Projected Cost, Overall Summary, Projected FEMA Reimbursement, Projected FEMA Cost Sharing, Projected Insurance Reimbursement, Other Sources, County Responsibility, Cashflow Implications: General Fund Transfer, Named Storm Disaster, Cashflow Implications, Decision Points: Rotonda Bridge, Jail Campus, responded to Capital Maintenance Program (CMP), and Update to Retainer Agreement Baker, Donelson FEMA Claim Rotonda Bridge and Charlotte County Jail Campus.

County Administrator Flores remarked on Cashflow Implications, FDEM email communication, partial government shutdown Department of Homeland Security and FEMA impacts, and public assistance category limitations.

**Chair Tiseo** commented on Cashflow Implications, category limitations, Decision Points: Rotonda Bridge - Option 1, Update to Retainer Agreement Baker, Donelson FEMA Claim Rotonda Bridge and Charlotte County Jail Campus, MSBU Fund balance and reimbursement, and Jail Campus. **Commissioner Constance** spoke to Decision Points: Rotonda Bridge, Option 1, and Jail Campus. **Commissioner Deutsch** noted Decision Points: Rotonda Bridge. **Commissioner Doherty** discussed Decision Points: Rotonda Bridge, flexibility, and Jail Campus. **Commissioner Truex** mentioned Decision Points: Rotonda Bridge - Option 1, reimbursement review and process, Jail Campus, and appeal updates.

County Attorney David interjected on Update to Retainer Agreement Baker, Donelson FEMA Claim Rotonda Bridge and Charlotte County Jail Campus, appeal deadline and costs, and Jail Campus.

## **PUBLIC HEARING AGENDA**

**T. 10:00 A.M. Public Hearing or soon thereafter, as the agenda allows.**

### 1. First Quarter Budget Adjustments

#### **Budget & Admin Services**

Conduct a public hearing approving the Resolution to adopt budget adjustments that amend the FY25/26 budget. These adjustments which impact various funds are needed to align the FY25/26 budget with required changes and actual activity. **RES 2026-035**

Richard Arthur, Fiscal Services Manager highlighted First Quarter Budget Adjustments.

#### **Public Hearing**

**COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DEUTSCH**

**MOTION CARRIED 5:0.**

**COMMISSIONER DOHERTY MOVED TO APPROVE RESOLUTION 2026-035 APPROVING BUDGET ADJUSTMENTS AND AMENDMENTS TO THE FISCAL YEAR 2025-2026 CHARLOTTE COUNTY ADOPTED BUDGET, SECONDED BY COMMISSIONER TRUEX**

**MOTION CARRIED 5:0.**

2. Revisions to Section 2-4-10: Operation of Golf Carts on Public Roads

**Community Development**

Approve an Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 2-4: Motor Vehicles and Traffic, by revising Article I: In General, Section 2-4-10: Operation of Golf Carts on Public Roads to revise the section title to “Operation of Golf Carts on Designated Roadways”; to update subsections (b) through (h) to be consistent with Florida Statutes, Section 316.212: operation of golf carts on certain roadways; and to add an alternative process to designate a roadway for golf cart use by plat or replat of a subdivision; Applicant: Charlotte County Board of County Commissioners; providing for conflict with other ordinances; providing for severability; and providing for an effective date. This Petition is Countywide. **ORD 2026-006**

Mr. Cullinan gave a brief overview of Purpose and Section 2-4-10: Operation of Golf Carts on Designated Roadways.

**Commissioner Constance** commented on Section 2-4-10: Operation of Golf Carts on Designated Roadways and modifications.

**Public Hearing**

Jeff Lustig spoke in support of Revisions to Section 2-4-10: Operation of Golf Carts on Public Roads.

**COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DEUTSCH**

**MOTION CARRIED 5:0.**

**COMMISSIONER CONSTANCE MOVED TO APPROVE ORDINANCE 2026-006 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING CHARLOTTE COUNTY CODE CHAPTER 2-4: MOTOR VEHICLES AND TRAFFIC, BY REVISING ARTICLE I: IN GENERAL, SECTION 2-4-10: OPERATION OF GOLF CARTS ON PUBLIC ROADS TO REVISE THE SECTION TITLE TO “OPERATION OF GOLF CARTS ON DESIGNATED ROADWAYS”; TO UPDATE SUBSECTIONS (B) THROUGH (H) TO BE CONSISTENT WITH FLORIDA STATUTES, SECTION 316.212: OPERATION OF GOLF CARTS ON CERTAIN ROADWAYS; AND TO ADD AN ALTERNATIVE PROCESS TO DESIGNATE A ROADWAY FOR GOLF CART USE BY PLAT OR REPLAT OF A SUBDIVISION; APPLICANT: BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA; PROVIDING FOR CONFLICT WITH OTHER ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DOHERTY**

**MOTION CARRIED 5:0.**

**PRESENTATION AGENDA**

**U. 10:00 A.M. Presentation or soon thereafter, as the agenda allows.**

**Taken Out of Order**

**CC. Economic Development Director Comments**

Kay Tracy, Economic Development Director staff assistance request, Women in Aviation, Southwest Florida Chapter, Inc., Charlotte Community Foundation Grant application, and workforce development priorities.

**Chair Tiseo** noted non-profit staffing requests and Interlocal Agreement revisions. **Commissioner Constance** spoke to non-profit staffing assistance requests and workforce development. **Commissioner Doherty** discussed workforce development, aviation industry, and non-profit staffing requests.

**RECESS: 11:55 am - 1:00 pm**

### **1 P.M. PUBLIC INPUT - ANY SUBJECT**

Tim Ritchie, March Against Mosaic President mentioned Buc-ee's, property appraisal and acquisition, eminent domain, housing market, and Charlotte Desoto Building Industry Association.

Richard Russell commented on Buc-ee's average visitors and road improvements, Harborview Road, Deep Creek, Harbour Heights, Benderson Development, and impact fees.

Jim Krause South Gulf Cove Waterway MSBU Advisory Board Member remarked on tender house funding and approval, and MSBU Meeting schedule.

Chief Kevin Easton, Englewood Fire Department noted Englewood Fire Control District participation, One Percent Sales Tax Program inclusion and cycles, fire station expansion, surtax project submittal opportunity, assistance calls, impact fees, construction reserves and funding sources, partnerships, appropriation requests, and collaborative efforts.

John Valickas, Charlotte County Historical Advisory Committee Member spoke to Placida Bunk House restoration, Lemon Bay Historical Society presentation, Englewood Chamber of Commerce, Englewood Leadership, Englewood Rotary, Florida Railroad Museum, donation acceptance and utilization, and February 2024 Preservation Report.

Rob Robbins discussed February 9, 2026 Planning and Zoning Board Meeting, CapeHazeWetlands.com, SWFWMD, wetlands environmental application, project compliance and concurrency, and National Wetlands Inventory.

Kim Kitco mentioned Homeowners Against Landfill Odors (HALO), SLD Landfill and contracts, violations, FDEP enforcement, gas odor impacts, consent order, and Petition for Administrative Hearing request.

Michael Brown, HALO commented on Firelight Development, SLD Landfill, timeframe, and consent order.

### **AA. County Administrator Comments**

County Administrator Flores noted Small Business Administration (SBA) loans, City of Punta Gorda Interlocal Agreement, House Bill (HB) 1075, annexation, and intent.

Eve Sweeting, Legislative Manager spoke to SBA Rule: Improving SBA Disaster Loan Ability to Provide Meaningful and Timely Assistance, formal comments, HB 1075 amendment and interlocal agreement, economic development zone services, and agreement rescission.

**Chair Tiseo** remarked on HB 1075 and 4077, interlocal agreements, City of Punta Gorda, annexation and rescission language and process, pathways, Enterprise Charlotte Airport Park (ECAP) zone impacts, Florida Statutes, and water meter installation. **Commissioner Deutsch** discussed executed interlocal agreement and annexation. **Commissioner Doherty** mentioned HB 1075, consistency, City of Punta Gorda interlocal agreements and annexation, and cooperative efforts. **Commissioner Truex** commented on Representative Vanessa Oliver, HB 1075 and 4077, interlocal agreement language implementation, City of Punta Gorda deannexation, and water meter installation requirement.

County Attorney David interjected on constitutional contract protections, City of Punta Gorda regulation, and withdrawn authority.

#### **BB. County Attorney Comments**

County Attorney David noted State and Federal Permits, County approval, Florida Statute 125.022 prohibition, and development permits.

#### **DD. County Commissioner Comments**

**Chair Tiseo** discussed SLD landfill jurisdiction and violations, public input handout, consent orders, private transactions, Sales Tax Project qualification, service calls, special district, funding sources, total project costs, Sarasota County service calls, Animal Welfare League contract negotiations and counteroffer, tender house funding extension, John Valickas, fundraising, donation acceptance process, agreements, member decorum, sidebar conversations, and Robert's Rules. **Commissioner Constance** spoke to SLD Landfill, sulfite odors, Representative Danny Nix, regulatory agencies, methane recovery systems, Firelight Development disclosure, firehouse locations, project submittal process, 2026 Sales Tax Focus Group, Firefighter Academy concept, Animal Welfare League contract cancellation, negotiations, and operational costs, property ownership and replacement, Placida Bunk House, phosphate transport, and Mosaic Fertilizer. **Commissioner Deutsch** mentioned landfill ownership, expansion, and oversight, Florida Department of Health (FDOH) Administrator Joseph Pepe, and negative odor health hazards. **Commissioner Doherty** commented on National Association of Counties (NACo) Environment, Energy & Land Use Policy Steering Committee Meeting, data center noise pollution impacts, transmission mains, and efficient cooling system discharge monitoring, Loudoun County, Virginia, per- and polyfluoroalkyl substances (PFAS) additional filtration compliance requirement, Veterans Affairs (VA) Port Charlotte and North Port facilities, transportation cost share, Congressman Greg Steube, FEMA, and Senators Rick Scott and Ashley Moody. **Commissioner Truex** noted landfill ownership, NACo Legislative Conference and Justice and Public Safety Policy Steering Committee Meeting, critical infrastructure protections, Peace River Manasota Regional Water Supply Authority (PRMRWSA), Short Message Service (SMS) notification systems and process, judiciary attacks and protections, Twentieth Judicial Circuit of Florida Court Administrative Services Manager Jon Embury, Congressman Greg Steube, VA, Senators Rick Scott and Ashley Moody, SLD Landfill acceptance and violation, Grove City, Fire Station 3, Sarasota County funding, William R. Gaines Jr. Veteran Memorial Fund, and non-profit organization options.

County Administrator Flores replied to landfill ownership and compliance, and regulatory agencies.

John Elias, Public Works Director responded to SLD Landfill authority and complaints and Zemel Road Landfill.

Chief Kevin Easton remarked on Fire Stations 72 and 4 replacement and issues, land acquisition, marine operation response improvements, project submittal opportunity, funding mechanisms, budget limitations, Sarasota County surtax funding, Representative Danny Nix, appropriation request, and county design and permit standards.

Deputy County Administrator Emily Lewis replied to capital investment, Sales Tax Project qualification, Animal Welfare League counteroffer and operational costs, facility ownership, surrounding county comparisons, and animal services service levels and operations.

County Attorney David interjected on donation acceptance options, third-party foundations, 501c3 organizations, and William R. Gaines Jr. Veteran Memorial Fund.

## **2 P.M. LAND USE AGENDA**

Minutes Clerk Welsh administered the oath for testimony.

### **PUBLIC INPUT - LAND USE CONSENT AGENDA ITEMS ONLY - None**

#### **Consent Agenda**

**COMMISSIONER DOHERTY MOVED TO APPROVE THE LAND USE CONSENT AGENDA, SECONDED BY COMMISSIONER CONSTANCE**

**MOTION CARRIED 5:0.**

VA1. FP-24-03, Willow Phase 2

#### **Community Development**

Approve the Final Plat and Developer's Agreement for a residential subdivision to be named, Willow Phase 2, consisting of 281 residential lots, five lake tracts, a common tract, and one right-of-way tract. This site contains 77.96± acres and is generally located north of Tuckers Grade, east of Tamiami Trail, west and south of I-75, within the South County area. Located in Commission District II. **AGR 2026-025**

**Quasi-Judicial**

VA2. CSZ-25-28, Sandra W. Welles Ranch LLC, Del Verde Section I subdivision (1)

#### **Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 214 platted lots in Blocks 1, 2, 7, 8, 9, 10, 15, 16, 35, & 36 and within the Del Verde Section I subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 26.42± acres; for calculation and severance of 214 density units in accordance with Section 3-9-150(d)(1)(b)&(c) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-28; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I. **RES 2026-036**

**Quasi-Judicial**

VA3. CSZ-25-29, Sandra W. Welles Ranch LLC, Del Verde Section I subdivision (2)

**Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 341 platted lots in Blocks 3, 4, 5, 6, 11, 12, 13, & 14 and within the Del Verde Section I subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 26.06± acres; for calculation and severance of 341 density units in accordance with Section 3-9-150(d)(1)(b)&(c) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-29; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I. **RES 2026-037**

**Quasi-Judicial**

VA4. CSZ-25-30, Sandra W. Welles Ranch LLC, Del Verde Section I subdivision (3)

**Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 340 platted lots in Blocks 19, 20, 21, 22, 27, 28, 29, & 30 and within the Del Verde Section I subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 26± acres; for calculation and severance of 340 density units in accordance with Section 3-9-150(d)(1)(b)&(c) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-30; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I. **RES 2026-038**

**Quasi-Judicial**

VA5. CSZ-25-31, Sandra W. Welles Ranch LLC, Del Verde Section I subdivision (4)

**Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 214 platted lots in Blocks 17, 18, 23, 24, 25, 26, 31, 32, 33, & 34 and within the Del Verde Section I subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 26.92± acres; for calculation and severance of 214 density units in accordance with Section 3-9-150(d)(1)(b)&(c) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-31; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I. **RES 2026-039**

**Quasi-Judicial**

VA6. CSZ-25-34, Sandra W. Welles Ranch LLC, Del Verde Section H subdivision (1)

**Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 264 platted lots in Blocks 1, 2, 7, 8, 9, 10, 15, & 16 and within the Del Verde Section H subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 28.62± acres; for calculation and severance of 264 density units in accordance with Section 3-9-150(d)(1)(b)&(c) (Transfer of Density Units) of the Code of Laws and

Ordinances of Charlotte County, Florida; Petition No. CSZ-25-34; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I. **RES 2026-040**  
**Quasi-Judicial**

VA7. CSZ-25-35, Sandra W. Welles Ranch LLC, Del Verde Section H subdivision (2)

### **Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 232 platted lots in Blocks 3, 4, 5, 6, 11, 12, 13, & 14 and within the Del Verde Section H subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 27.18± acres; for calculation and severance of 232 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-35; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I. **RES 2026-041**

**Quasi-Judicial**

VA8. CSZ-25-36, Sandra W. Welles Ranch LLC, Del Verde Section H subdivision (3)

### **Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 264 platted lots in Blocks 17, 18, 23, 24, 25, 26, 31 & 32 and within the Del Verde Section H subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 28.74± acres; for calculation and severance of 264 density units in accordance with Section 3-9-150(d)(1)(b)&(c) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-36; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I. **RES 2026-042**

**Quasi-Judicial**

VA9. CSZ-25-37, Sandra W. Welles Ranch LLC, Del Verde Section H subdivision (4)

### **Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 248 platted lots in Blocks 19, 20, 21, 22, 27, 28, 29 & 30 and within the Del Verde Section H subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 29.33± acres; for calculation and severance of 248 density units in accordance with Section 3-9-150(d)(1)(b)&(c) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-37; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I. **RES 2026-043**

**Quasi-Judicial**

VA10. CSZ-25-32, North Casper Sending Zone

### **Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of a Sending Zone, including four lots, two lots located at 1140 Hoffer Street and 1157 Casper Street, and two lots in North Casper Subdivision, generally located south of Hoffer Street, west of Casper Street and east of the Apollo Waterway, in the Port Charlotte area, containing 5.23± acres; for calculation and severance of 14 density units in accordance with Section 3-9-150(d)(1)(d) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-32; Applicant: Bert Parsley; providing an effective date. Located in Commission District IV. **RES 2026-044**  
**Quasi-Judicial**

VA11. CSZ-25-33, Recertification of 95 Non-CHHA density units from property located at 12150 Burnt Store Road

### **Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition to recertify 95 Non-CHHA (Coastal High Hazard Area) density units from property located at 12150 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 68.43± acres, in accordance 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)(h)(1)(a)(ii), Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-33; Applicant: TPG AG EHC III (PHM) MULTI STATE 6, LLC, providing an effective date. Located in Commission District II. **RES 2026-045**  
**Quasi-Judicial**

VA12. TDU-25-05, Transfer of 95 CHHA density units to property located at 12150 Burnt Store Road

### **Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for a transfer of 95 Coastal High Hazard Area (CHHA) density units to a Receiving Zone located at 12150 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 68.43± acres, in accordance 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 Commission, District II; Petition No. TDU-25-05; Applicant: TPG AG EHC III (PHM) MULTI STATE 6, LLC; providing an effective date. Located in Commission District II. **RES 2026-045**  
**Quasi-Judicial**

VA13. TDU-25-06, Zemel Land Partners LLC

### **Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for a transfer of 250 density units to a Receiving Zone, including four parcels, three parcels located at 15162 and 15170 Burnt Store Road and 26000 Zemel Road, and one unaddressed parcel generally located north of Zemel Road, south of Shotgun Road, and east of Burnt Store Road, in the boundary of the Burnt Store Area Plan area and in the Punta Gorda area, containing 349.1± 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; providing an effective date. Petition No. TDU-25-06; Commission District II; Applicant: Zemel Land Partners LLC. Located in Commission District II. **RES 2026-046**

**Quasi-Judicial**

VA14. BRR-26-04 Babcock National-Phase 4

**Community Development**

Approve a Bond Release of the surety provided under Letter of Credit No. FGAC-21669 in the amount of \$121,462.00 for the completion of the remaining final lift of asphalt, sidewalks, and signage and markings, for Babcock National Phase 4. The site is 16.74± acres and is generally located south of Bermont Road, north of Greenway Boulevard, east of Olympic Court, and west of Babcock Trail, within the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 1, in East County area. Located in Commission District I.

**Quasi-Judicial**

**Public Hearing**

VB1. PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment

**Community Development**

**(Change #4)** Added attachment – Revised 2\_PowerPoint.

Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment amending Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Preservation (PR) (11.01± acres), Parks and Recreations (PKR) (8.57± acres), and Low Density Residential (LDR) (0.75± acres) to Medium Density Residential (MDR) for 11.05± acres and PR for 9.28± acres, for property including five parcels, four parcels located at 4420 or 4444 Crews Court, 4331 and 4399 Willow Street, and 4400 Lister Street, in the Port Charlotte area, and one unaddressed parcel generally located north of the Peace River, south of Edgewater Drive, west of Bayshore Road, east of Lister Street and southeast of Crews Court, in the Charlotte Harbor Community Redevelopment area and in the Port Charlotte area, containing 20.33± acres; Commission District V; Petition No. PAS-24-00002; Applicant: Tarpon Waterfront Village LLC c/o Jeffrey DiLaura; providing an effective date. Located in Commission District V. **ORD 2026-007**

**Legislative**

Jie Shao, Principal Planner provided credentials, gave a brief overview of Proposed Changes, PAL-23-0004, PAS-24-00002, and PD-24-08 1,000' Mailed Notice Map, PAS-24-00002, and PD-24-08: Location Map, Area Image (Mid-Range), PAL-23-0004, PAS-24-00002, and PD-24-08 Area Image, History of the Property, PAS-24-00002 and PD-24-08: Service Area Delineation, Framework, Existing Future Land Use Map (FLUM) Designations, Proposed FLUM Designations, Existing Zoning Designations, Proposed Zoning Designations, Coastal High Hazard Area, Subject Property - 9AE, 10AE, 11AE, and 12VE Flood Zones, General Planned Development (PD) Concept Plan, Lister Street, Willow Street, Edgewater Village Condominium, Edgewater Manor Condominium, Open Space Exhibit, Wetland Management Plan Map, responded to PD Concept Plan approval, sewer availability letter, residential unit reduction, and September 9, 2025 Regular and Land Use Meeting Agenda items.

Ben Smith, Morris-Depew Associates Planning Director gave a brief overview of Project Team, Urban Service Area, 2050 Framework Map, Density Transfer, Request Reductions, Previous/Current, Concept Plan Changes Since September 9<sup>th</sup>, 2025 BCC Hearing, Project Benefits, Compatibility, Public Coordination & Support, replied to Charlotte Harbor Water Association availability letter, Utilities Department coordination, policy requirements, and proposed density reduction.

Bill Morris, Morris-Depew Associates President gave a brief overview of Structure Flood Resiliency Design, responded to fire flow and development permits requirements, and water pressure and flow improvement options.

Attorney Michael Haymans, Applicant Representative gave a brief overview of Conclusions, requested approval, replied to final detail site plan process, Coastal High Hazard Area (CHHA) density transfer process and location, and home value impacts.

**Chair Tiseo** noted concurrency, Staff Report, Charlotte County Utilities and Charlotte Harbor Water Association sewer availability letters, traffic impact analysis, residential unit and original density reduction, approval condition, service provider, CHHA density transfer, community feedback, and home values. **Commissioner Constance** spoke to Staff Report, September 9, 2025 Regular and Land Use Meeting Agenda items and Board Action, applicant presentations, flooding events, and CHHA severed density locations. **Commissioner Deutsch** discussed dog parks, traffic and density concerns, Charlotte Harbor Yacht Club, community asset and feedback, and utility connections. **Commissioner Doherty** mentioned CHHA, density increase and transfer, finished floor elevation requirement, Sea, Lake, and Overland Surge from Hurricanes (SLOSH) model analysis, Structure Flood Resiliency Design, and water distribution system looping. **Commissioner Truex** commented on Building Code, elevation, SLOSH map, CHHA concerns, and waterfront properties.

Mr. Cullinan responded to project timeline, utility capacity fees, final detail site plan, applicant and revised presentations, Charlotte County Utilities and Charlotte Harbor Water Association water systems, and CHHA severed density locations.

**Public Input for Petitions PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment and PD-24-08, Tarpon Waterfront Village PD Rezoning**

Douglas Foster, Charlotte Harbor Yacht Club Member spoke in support of Petitions PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment and PD-24-08, Tarpon Waterfront Village PD Rezoning.

Mark Healey noted property value and boat storage impacts.

John Bothwell, Republican State Committee Member spoke in support of Petitions PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment and PD-24-08, Tarpon Waterfront Village PD Rezoning.

Flora Boatner spoke to water and sewer infrastructure concerns, water pressure issues, Ott Circle, Parks and Recreation zoning, and property ownership.

**COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DEUTSCH**

**MOTION CARRIED 5:0.**

COMMISSIONER TRUEX MOVED TO APPROVE ORDINANCE 2026-007 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3187, FLORIDA STATUTES, ADOPTING A SMALL SCALE PLAN AMENDMENT TO AMEND THE CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE, FROM PRESERVATION (PR) (11.01± ACRES), PARKS AND RECREATION (PKR) (8.57± ACRES), AND LOW DENSITY RESIDENTIAL (LDR) (0.75± ACRES) TO MEDIUM DENSITY RESIDENTIAL (LDR) FOR 11.05± ACRES AND PR FOR 9.28± ACRES, FOR PROPERTY WHICH INCLUDES FIVE PARCELS: FOUR PARCELS LOCATED AT 4420 OR 4444 CREWS COURT, 4331 AND 4399 WILLOW STREET, AND 4400 LISTER STREET, IN THE PORT CHARLOTTE AREA, AND ONE UNADDRESSED PARCEL GENERALLY LOCATED NORTH OF THE PEACE RIVER, SOUTH OF EDGEWATER DRIVE, WEST OF BAYSHORE ROAD, EAST OF LISTER STREET, AND SOUTHEAST OF CREWS COURT, IN THE CHARLOTTE HARBOR COMMUNITY REDEVELOPMENT AREA (CRA) AND IN THE PORT CHARLOTTE AREA; CONTAINING 20.33± ACRES; COMMISSION DISTRICT V; PETITION NO. PAS-24-00002; APPLICANT: TARPON WATERFRONT VILLAGE LLC; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DOHERTY

**MOTION CARRIED 4:1., COMMISSIONER CONSTANCE OPPOSED**

VB2. PD-24-08, Tarpon Waterfront Village PD Rezoning

### **Community Development**

**(Change #5)** Added attachment – Revised 2\_PowerPoint.

Adopt an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Environmentally Sensitive (ES) (9.74± acres), Parks and Recreation (PKR) (3.51± acres), Residential Single-family 3.5 (RSF-3.5) (0.75± acres), Residential Multi-family 5 (1.27 acres), and Commercial Tourist (CT) (5.06± acres) to Planned Development (PD) in order to allow for a residential development up to 110 units; requiring a transfer of 106 density units to reach the maximum of 110 units; and adopting a “General PD Concept Plan”, for this proposed development; for property including five parcels, four parcels located at 4420 or 4444 Crews Court, 4331 and 4399 Willow Street, and 4400 Lister Street, in the Port Charlotte area, and one unaddressed parcel generally located north of the Peace River, south of Edgewater Drive, west of Bayshore Road, east of Lister Street and southeast of Crews Court, in the Charlotte Harbor Community Redevelopment area and in the Port Charlotte area, containing 20.33± acres; Commission District V; Petition No. PD-24-08; Applicant: Tarpon Waterfront Village LLC c/o Jeffrey DiLaura; providing an effective date. Located in Commission District V. **ORD 2026-008**

### **Quasi-Judicial**

**Chair Tiseo** polled the Board for Ex Parte Disclosures. **Chair Tiseo, Commissioner Deutsch,** and **Commissioner Doherty** advised they submitted the required forms to the Clerk’s Office.

Ms. Shao provided credentials, gave a brief overview of Proposed Changes, PAL-23-0004, PAS-24-00002, and PD-24-08 1,000’ Mailed Notice Map, PAS-24-00002, and PD-24-08: Location Map, Area Image (Mid-Range), PAL-23-0004, PAS-24-00002, and PD-24-08 Area Image, History of the Property, PAS-24-00002 and PD-24-08: Service Area Delineation, Framework, Existing FLUM Designations, Proposed FLUM Designations, Existing Zoning Designations, Proposed Zoning Designations, Coastal High Hazard Area, Subject Property - 9AE, 10AE, 11AE, and 12VE Flood Zones, General PD Concept Plan, Lister Street, Willow Street, Edgewater Village Condominium, Edgewater Manor Condominium, Open Space Exhibit, Wetland

Management Plan Map, replied to PD Concept Plan approval, sewer availability letter, residential unit reduction, and September 9, 2025 Regular and Land Use Meeting Agenda items.

Ben Smith, Morris-Depew Associates Planning Director gave a brief overview of Project Team, Urban Service Area, 2050 Framework Map, Density Transfer, Request Reductions, Previous/Current, Concept Plan Changes Since September 9<sup>th</sup>, 2025 BCC Hearing, Project Benefits, Compatibility, Public Coordination & Support, responded to Charlotte Harbor Water Association availability letter, Utilities Department coordination, policy requirements, and proposed density reduction.

Bill Morris, Morris-Depew Associates President gave a brief overview of Structure Flood Resiliency Design, replied to fire flow and development permits requirements, and water pressure and flow improvement options.

Attorney Michael Haymans, Applicant Representative gave a brief overview of Conclusions, requested approval, responded to final detail site plan process, Coastal High Hazard Area (CHHA) density transfer process and location, and home value impacts.

**Chair Tiseo** discussed concurrency, Staff Report, Charlotte County Utilities and Charlotte Harbor Water Association sewer availability letters, traffic impact analysis, residential unit and original density reduction, approval condition, service provider, CHHA density transfer, community feedback, and home values. **Commissioner Constance** mentioned Staff Report, September 9, 2025 Regular and Land Use Meeting Agenda items and Board Action, applicant presentations, flooding events, and CHHA severed density locations. **Commissioner Deutsch** commented on dog parks, traffic and density concerns, Charlotte Harbor Yacht Club, community asset and feedback, and utility connections. **Commissioner Doherty** noted CHHA, density increase and transfer, finished floor elevation requirement, SLOSH model analysis, Structure Flood Resiliency Design, and water distribution system looping. **Commissioner Truex** spoke to Building Code, elevation, SLOSH map, CHHA concerns, and waterfront properties.

Mr. Cullinan replied to project timeline, utility capacity fees, final detail site plan, applicant and revised presentations, Charlotte County Utilities and Charlotte Harbor Water Association water systems, and CHHA severed density locations.

**Public Input for Petitions PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment and PD-24-08, Tarpon Waterfront Village PD Rezoning**

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Mark Healey discussed property value and boat storage impacts.

John Bothwell, Republican State Committee Member spoke in support of Petitions PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment and PD-24-08, Tarpon Waterfront Village PD Rezoning.

Flora Boatner mentioned water and sewer infrastructure concerns, water pressure issues, Ott Circle, Parks and Recreation zoning, and property ownership.

**COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DEUTSCH**

**MOTION CARRIED 5:0.**

**COMMISSIONER DOHERTY MOVED TO APPROVE ORDINANCE 2026-008 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM ENVIRONMENTALLY SENSITIVE (ES) (9.74± ACRES), PARKS AND RECREATION (PKR) (3.51± ACRES), RESIDENTIAL SINGLE-FAMILY 3.5 (RSF-3.5) (0.75± ACRES), RESIDENTIAL MULTI-FAMILY 5 (RMF-5) (1.27± ACRES), AND COMMERCIAL TOURIST (CT) (5.06± ACRES) TO PLANNED DEVELOPMENT (PD) TO ALLOW FOR A RESIDENTIAL DEVELOPMENT UP TO 110 UNITS; REQUIRING A TRANSFER OF 106 DENSITY UNITS TO REACH THE MAXIMUM OF 110 UNITS; AND ADOPTING A GENERAL PD CONCEPT PLAN FOR THIS PROPOSED DEVELOPMENT; FOR PROPERTY INCLUDING FIVE PARCELS: FOUR PARCELS LOCATED AT 4420 OR 4444 CREWS COURT, 4331 AND 4399 WILLOW STREET, AND 4400 LISTER STREET, IN THE PORT CHARLOTTE AREA, AND ONE UNADDRESSED PARCEL GENERALLY LOCATED NORTH OF THE PEACE RIVER, SOUTH OF EDGEWATER DRIVE, WEST OF BAYSHORE ROAD, EAST OF LISTER STREET, AND SOUTHEAST OF CREWS COURT, IN THE CHARLOTTE HARBOR COMMUNITY REDEVELOPMENT AREA (CRA) AND IN THE PORT CHARLOTTE AREA; CONTAINING 20.33± ACRES; CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT V; PETITION NO. PD-24-08; APPLICANT: TARPON WATERFRONT VILLAGE LLC; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DEUTSCH**

**MOTION CARRIED 4:1., COMMISSIONER CONSTANCE OPPOSED**

VB3. TLD-25-06, Revisions to Section 3-9-52: Bridgeless Barrier Island (BBI)

### **Community Development**

Hold the first of two public hearings to discuss revisions to Section 3-9-52: Bridgeless Barrier Island (BBI); and request the Board to set the second public hearing for March 25, 2026, at 2:00 p.m., in accordance with Section 125.66, Florida Statutes. The proposed revisions are to amend Chapter 3-9: Zoning, Article II. District Regulations, by revising Section 3-9-52: Bridgeless Barrier Island (BBI) to allow noncommercial boat docks as permitted principal uses and structures; providing for conflict with other Ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners. Located in Commission District III.

### **Legislative**

Mr. Cullinan gave a brief overview of Purpose, Z-13-03-06: 2011 Aerial View, Zoning Designations, Area Image, Existing Zoning Designations, Existing Zoning Districts, and Proposed Detailed Change.

**Commissioner Truex** commented on citizen feedback.

### **Public Input**

**COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER TRUEX**

**MOTION CARRIED 5:0.**

**COMMISSIONER TRUEX MOVED TO SET THE SECOND PUBLIC HEARING FOR MARCH 25, 2026, AT 2:00 P.M., IN ACCORDANCE WITH SECTION 125.66, FLORIDA STATUTES. THE PROPOSED REVISIONS ARE TO AMEND CHAPTER 3-9: ZONING, ARTICLE II. DISTRICT REGULATIONS, BY REVISING SECTION 3-9-52: BRIDGELESS BARRIER ISLAND (BBI) TO ALLOW NONCOMMERCIAL BOAT DOCKS AS PERMITTED**

**PRINCIPAL USES AND STRUCTURES; PROVIDING FOR CONFLICT WITH OTHER ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. APPLICANT: CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS. LOCATED IN COMMISSION DISTRICT III, SECONDED BY COMMISSIONER CONSTANCE**

**MOTION CARRIED 5:0.**

VB4. TCP-25-01, FY 2025-26 CIE Update

### **Community Development**

Adopt an Ordinance approving TCP-25-01, the adoption of the fiscal year 2026 County Capital Improvements Plan updates, including annual updates of the County Capital Improvements Plan, the Charlotte County School District 5-Year Work Program, and the Charlotte County-Punta Gorda MPO Transportation Improvement Program into the Capital Improvements Element. This amendment is county-wide. **ORD 2026-009**

#### **Legislative**

Jaden Keech, Planner gave a brief overview of Request, Annual Capital Improvement Projects (CIP) Updates, Annual CIP Updates: Capital Improvements Element (CIE) Appendix II: CIE Schedule, - CIE Appendix III: Charlotte County School District 5-Year District Facilities Work Program, and CIE Appendix IV: Charlotte County-Punta Gorda Metropolitan Planning Organization (MPO) Transportation Improvement Program.

#### **Public Input**

**COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DEUTSCH**

**MOTION CARRIED 5:0.**

**COMMISSIONER TRUEX MOVED TO APPROVE ORDINANCE 2026-009 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES, AMENDING THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE COUNTY'S COMPREHENSIVE PLAN BY UPDATING: (1) THE CAPITAL IMPROVEMENTS PLAN (CIP), SET FORTH IN CIE APPENDIX II: CONCURRENCY RELATED CAPITAL IMPROVEMENTS SCHEDULE; (2) THE CHARLOTTE COUNTY SCHOOL DISTRICT 5-YEAR WORK PROGRAM, SET FORTH IN CIE APPENDIX III: CHARLOTTE COUNTY SCHOOL DISTRICT 5-YEAR DISTRICT FACILITIES WORK PROGRAM; AND (3) THE CHARLOTTE COUNTY-PUNTA GORDA MPO TRANSPORTATION IMPROVEMENT PLAN, SET FORTH IN CIE APPENDIX IV: CHARLOTTE COUNTY-PUNTA GORDA MPO TRANSPORTATION IMPROVEMENT PROGRAM; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DEUTSCH**

**MOTION CARRIED 5:0.**

**ADJOURNED: 3:15 pm**

\_\_\_\_\_  
**Joseph M. Tiseo, Chair**

**DATE ADOPTED:** \_\_\_\_\_

**ATTEST:**

**ROGER D. EATON, CLERK  
OF THE CIRCUIT COURT AND  
EX-OFFICIO OF THE BOARD  
OF COUNTY COMMISSIONERS**

**By:** \_\_\_\_\_  
**Deputy Clerk**