

BOARD OF COUNTY COMMISSIONERS

JULY 22, 2025

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 Knowlton, Minutes Clerk Savino, 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

Addition #1: R-10, Approve File #25-603, for Health Insurance - Annual Contract with Aetna for the term of January 1, 2026, through and including December 31, 2026.

Requested by: Budget & Administrative Services

Addition #2: R-11, Approve the following BCC Meeting schedule change: Schedule a Special Meeting on August 19, 2025, at 9 a.m. in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida.

Requested by: Administration

Change #1: UB-6, Added attachment - TR Final Storm Surge Information.

Requested by: Community Development

Change #2: UB-7, Added attachment - TR Final Storm Surge Information.

Requested by: Community Development

Change #3: R-2, Updated Title - State Legislative ~~Session~~ Review - ~~End of Session~~. Updated wording - **a) Review of 2025 State Legislative Session key policy items and appropriations requests; and b) Discussion and direction of 2026 State Legislative Agenda.** Added attachment - Revised 2025 State Legislative Agenda, End of Session.

Requested by: Administration.

Change #4: F-25, Updated wording - **a) Approve award of Request for Bid #25-511, Sunrise Waterway Maintenance Dredging to Kelly Brothers, Inc of Fort Myers, Florida for the total amount of \$1,474,296; and b) Authorize the Chairman to sign the Resolution for CNIF West Coast Inland Navigation District funding for the Sunrise Waterway Maintenance Dredging.** This is to secure services of a Contractor to perform the Dredging of the Sunrise Waterway, and to restore sections of Port Charlotte Beach Park, Bayshore Live Oak Park, and Chester Roberts Park. Added attachment - Resolution.

Requested by: Budget & Administrative Services

Change #5: UB-6, Added attachments (2) – Revised Presentation & Supplemental Documentation.

Requested by: Community Development

Change #6: UB-7, Added attachments (2) – Revised Presentation & Supplemental Documentation.

Requested by: Community Development

Change #7: UB-8, Added attachments (2) – Revised Presentation & Supplemental Documentation.

Requested by: Community Development

COMMISSIONER CONSTANCE MOVED TO APPROVE CHANGES TO THE AGENDA, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

Proclamations - Commissioner Ken Doherty

COMMISSIONER DOHERTY MOVED TO APPROVE THE PROCLAMATIONS, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

Mike Mansfield Day

Chair Tiseo highlighted Mr. Mansfield's community involvement and stewardship, Habitat for Humanity, affordable housing initiatives, Affordable Housing Advisory Committee (AHAC), knowledge, dedication, public service, new home dedications, and 2025 Suncoast Professional Firefighters and Paramedics Christmas in July Charitable Initiative donation match. **Commissioner Doherty** discussed affordable housing efforts, community service, Metropolitan Planning Organization (MPO) Transportation Disadvantaged Local Coordinating Board, and commitment.

Mike Mansfield accepted the Proclamation.

Artist of the Month - July/August

Trudy Gerhardt accepted the Proclamation.

Employee Recognition

County Administrator Flores highlighted Employee Recognition.

Employees of the Month - June 2025

Tony Altmeyer, Tom Elson, Crystal Moore, John Persechino, Doug Walker, Steve Savino, TJ Dipaolo, Chuck Kreher, Dwayne Smith, John McGinnis, Brad Tafel, Zack Simo, Mike Pritchett, Tim Bliss, John (Taylor) Edwards, Roland Snipes, Kevin Howard, Christian Newsome, Brandon Tarman, Christian Demersman, Joe Mercer, Mark Ulchinsky, Daryl Thompson, Alex Cohn, David Williams, Bob Weaver, John Crabtree, Paul King, Robert Roffey, Rob Pacovsky, and Gary Zoia.
Public Works.

John Elias, Public Works Director highlighted storm response and recovery efforts, unprecedented challenges, sand sifting operation, debris removal, coordination, and presented the Award.

Chair Tiseo mentioned teamwork, staff efforts, dedication, hurricane recovery, time and tax payer savings, and sand and debris removal. **Commissioner Constance** commented on staff efforts, professionalism, leadership, and disaster relief. **Commissioner Truex** noted hurricane damage, sand sifting operation and removal process, dedication, and staff efforts.

Years of Service - June 2025

5 Years: Courtney Childers, Budget & Administrative Services; Samuel Hipp, Community Development; **10 Years:** Kimberly Frost, Community Development; Kyle Yancey, Public Safety; Nicholas Ladue, Public Safety; James Davis, Public Works; Jessica Marcinczyk, Utilities; **15 Years:** Ruben Gonzalez, Public Safety; **20 Years:** William Horton, Community Development; David Santimauro, Community Development; Peter Selberg II, Utilities; Chad Sutter, Utilities; **30 Years:** Charles Kreher Jr., Public Works; Michael Seneca, Public Safety; and Timothy Rodgers, Community Development.

Ambassador Program Graduates - Spring 2025

Chandler Armstrong, Utilities; Keri Brouillard, Facilities Management; Amber Brusso, Human Services; Tiffany Del Sasso, County Attorney's Office; Matthew Greenwood, Community Development; Brandon W. Hackbarth, County Attorney's Office; Chris Hinrichs, Human Resources; Dave Kapp, Community Services; Cal Keene, Community Resources; James "Ross" Lynch, Utilities; Lauren Maietta, Community Development; Scott P. Morris, Public Safety; Thomas Muse Jr., Utilities; Mark Odell, Economic Development; Julie Pennock, Tourism; Robyn Price, Tourism; Jody Randel, Public Safety; Ernestine Scarlett, Budget & Admin. Services, Transit; Brent Thompson, Facilities Management; Eddie Tucker, Public Works; Maria Vastola, Economic Development; Krista Vigne, Budget & Admin Services, Purchasing; Cheleon "Shay" Waters-Sykes, Human Services; Brandon Watkins, Public Safety; and Chastity Williams, Budget & Admin Services, Purchasing.

Award Presentations

State Appropriations - Representative Nix

State Representative Danny Nix will present a ceremonial check for the state appropriations he successfully sponsored during the 2025 Legislative Session.

Eve Sweeting, Legislative Manager highlighted State Appropriations and introduced State Representative Danny Nix.

State Representative Danny Nix highlighted Governor DeSantis, Senator Ben Albritton, Speaker Danny Perez, project funding requests, and presented a ceremonial check for the state appropriations to the Board.

Chair Tiseo spoke to state appropriation funding, Legislative Delegation, Mr. Nix's efforts, and community impact. **Commissioner Truex** discussed State Legislative Review.

American Public Works Association (APWA) Reaccreditation

Robert Garland to present the American Public Works Association (APWA) reaccreditation to Public Works. The Charlotte County Public Works Department has recently received full accreditation by the American Public Works Association (APWA) for the 2nd time. This accreditation formally verifies and recognizes that the agency is in full compliance with the recommended management practices set forth in APWA's Public Works Management Practices Manual.

Mr. Elias introduced American Public Works Association (APWA) Director Robert Garland.

Mr. Garland highlighted Public Works responsibilities, recovery response efforts, and presented the APWA Reaccreditation.

Excellence in Business Award

Charlotte County Beef 'O' Brady's to be awarded Economic Development Business Award.

Kay Tracy, Economic Development Director highlighted and presented the Excellence in Business Award to Chris Lansdale, Charlotte County Beef O' Brady.

Florida Association of County Managers Recognition

Mandy Hines to present an award to Hector Flores for his service as President of the Florida Association of County Managers.

DeSoto County Administrator Mandy Hines highlighted Mr. Flores' Florida Association of County Managers (FACM) Presidential and public service, leadership, compassion, educational sessions, commitment, partnership, Charlotte County Sheriff's Office (CCSO), and presented the Florida Association of County Managers Recognition Award.

County Administrator Flores mentioned partnership, Peace River Manasota Regional Water Supply Authority (PRMRWSA), FACM President, Florida Association of Counties (FAC), engagement, and committee involvement.

Chair Tiseo commented on pandemic, hurricanes, daily operations, responsibility, Representative Vanessa Oliver, Legislative Delegation, and efforts. **Commissioner Constance** spoke to leadership and FACM Presidents. **Commissioner Doherty** noted regional relationships surrounding county partnerships, teamwork, and Senate President Ben Albritton. **Commissioner Truex** discussed FACM, Florida Association of County Attorneys (FACA), and FAC Presidential service, staff dedication and efforts, Marion County, partnerships, National Association of Counties (NACo), and engagement.

PUBLIC INPUT - AGENDA ITEMS ONLY

Richard Russell, Buena Vista Area Waterway Unit Chairman mentioned 25-511, Sunrise Waterway Maintenance Dredging Award.

Laura Rouse commented on Parks and Recreation Advisory Board Appointment.

Frank Kudrna, Port Charlotte Beach Park Reopen Committee Chairman spoke in support of 22-162, Amendment 3, Construction Manager at Risk, Port Charlotte Beach Recreation Center, Guaranteed Maximum Price.

JoAnn Elardo spoke in support of Bocilla Lagoon.

Phillip Brooks, Community Assisted and Supported Living (CASL) Chief Operating Officer spoke in support of Hurricane Housing Recovery Loans for Community Assisted and Supported Living – Stillwater House.

Joe Johnston, Port Charlotte Beach Park Reopen Committee Member noted 22-162, Amendment 3, Construction Manager at Risk, Port Charlotte Beach Recreation Center, Guaranteed Maximum Price.

Phil Flood spoke to Bocilla Lagoon.

Doug Dawson, The Beach Place Condominium Association Director spoke in support of Bocilla Lagoon.

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 Affordable Housing Advisory Committee (AHAC) is searching for one volunteer who lives in Charlotte County who is actively engaged in any of the following:

- Citizen actively engaged in the residential home building industry in connection with affordable housing.
- Citizen actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- Citizen representative of those areas of labor actively engaged in home building in connection with affordable housing.
- Citizen actively engaged as an advocate for low-income persons in connection with affordable housing.
- Citizen actively engaged as a for-profit provider of affordable housing.
- Citizen actively engaged as a not-for-profit provider of affordable housing.
- Citizen actively engaged as a real estate professional in connection with affordable housing.
- Citizen actively serving on the local planning agency pursuant to s.163.3174.
- Citizen residing within the jurisdiction of the local governing body making the appointments.
- Citizen who represents employers within the jurisdiction.
- Citizen who represents essential services personnel, as defined in the local housing assistance plan.

Please contact Morgan.Cook@charlottecountyfl.gov for more information.

The Agricultural & Natural Resources Advisory Committee is searching for one volunteer who must be a resident or owner of real property in Charlotte County to include representatives of:

- Range, Timber and Wildlife/Sod, Hay, Aquacultural, or Honey Production
- Vegetable Production
- Livestock Production
- Citrus Production
- Agricultural Economics
- Environmental Conservation
- Agricultural Engineering/Water Management
- Agricultural Realty
- Rural Land Use and Environmental Law

Please contact Morgan Cook at Morgan.Cook@charlottecountyfl.gov for more information.

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 Carole.Thomas@CharlotteCountyFL.gov.

Charlotte County Transportation Disadvantaged Local Coordinating Board (LCB) is seeking one volunteer: one experienced representative of the local private for-profit transportation industry. The purpose of the LCB is to identify local service needs and to provide information, advice, and direction to the Community Transportation Coordination of service to be provided to the transportation disadvantaged.

MPO - Citizens' Advisory Committee (CAC) is seeking one Charlotte County resident to serve as a West County Representative (applicant must live West of the Myakka River); and one South County Representative. The CAC reviews and makes recommendations on transportation plans and projects that the MPO Board will consider. The deadline for submitting an application is Thursday, July 24, 2025. Please go online at www.ccpgmpo.gov or contact the MPO for an application. The MPO mailing address is Charlotte County-Punta Gorda MPO, 1050 Loveland Blvd. Box C, Port Charlotte, Florida 33980; Email: office@ccpgmpo.gov. The MPO Board will elect the above positions at its Monday, August 4, 2025 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.

- **Buena Vista Waterway Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Edgewater North Waterway Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Englewood East Non-Urban Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Gardens of Gulf Cove Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Greater Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Gulf Cove Waterway Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Harbour Heights Waterway Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Manasota Key Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Manchester Waterway Utility 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.
- **Placida Area 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.
- **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.
- **Suncoast Waterway 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.

REPORTS RECEIVED AND FILED

CONSENT AGENDA

Commissioner Constance discussed 25-413, Award, 25 Foot Aluminum Boat and Trailer. **Commissioner Truex** mentioned 25-413, Award, 25 Foot Aluminum Boat and Trailer and Piggyback Awards.

COMMISSIONER CONSTANCE MOVED TO APPROVE THE CONSENT AGENDA WITH THE EXCEPTION OF F-6, F-11, F-12, F-18, AND F-25, NOTING THAT F-3, F-9, F-14, F-15, AND F-19 WILL BE BROUGHT BACK AFTER NEGOTIATIONS FOR THE BOARD TO REVIEW AND THEN VOTE FOR THE CHAIRMAN TO SIGN, SECONDED BY COMMISSIONER DOHERTY

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.

2. New Commercial Paper Loan

Recommended Action: a) Approve Resolution authorizing a new Commercial Paper Loan in the amount of \$2,199,000 for Placida MSBU paving; and b) Authorize the Chairman to execute any documents necessary to effectuate loan. **RES 2025-238**

Budgeted Action: No action needed.

B. Minutes Division

1. Minutes

Recommended Action: Approve the following Minutes:

June 10, 2025 BCC Regular and Land Use Meeting

June 17, 2025 BCC Board Workshop

June 19, 2025 BCC Pre-Agenda

Budgeted Action: No action needed.

Board of County Commissioners

C. Commission Office

1. Appointment - Manasota Key Street & Drainage Advisory Board

Recommended Action: Approve the appointment of Derek Pinkerton to fill an unexpired term on the Manasota Key Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

Budgeted Action: No action needed.

2. Appointment - Greater Port Charlotte Street & Drainage Advisory Board

Recommended Action: Approve the appointment of Jerod Gross to fill the unexpired term of John Carlson on the Greater Port Charlotte Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

Budgeted Action: No action needed.

3. Appointment - Parks and Recreation Advisory Board

Recommended Action: Approve the appointment of Laura J. Rouse as District 2 representative to fill the vacant and unexpired term to the Parks and Recreation Advisory Board. Term is effective immediately and will expire on November 30, 2026.

Budgeted Action: No action needed.

4. Resolution Regarding Commissioners' In-County Travel

Recommended Action: Approve Resolution regarding Commissioner in-county travel. **RES 2025-239**

Budgeted Action: No action needed.

D. County Administration

1. New Positions

Recommended Action: a) Approve addition of one (1) full-time Communications Assistant Social Media Manager for the Communications department; and b) Approve addition of two (2) full-time Purchasing Contract Specialist positions for Purchasing, Budget & Administrative Services department; and c) Approve Resolution for positions modification form MOD25-04 for the new positions; and d) Authorize the Chairman to sign the Resolution. **RES 2025-240**

Budgeted Action: No action needed; will utilize available funds from savings in salary and fringe lines in the Communications and Purchasing FY25 budgets.

E. County Attorney

1. Set and Hold Executive Session re: Leonard Mace, as Husband and Legal Guardian of Krystal Mace v. Charlotte County

Recommended Action: Set and convene an Executive Session for Tuesday, July 22, 2025, at time 12:00 p.m. in the Charlotte County Attorney's Office Conference Room to discuss settlement negotiations or strategy related to litigation expenditures in this civil lawsuit captioned Leonard Mace, as husband and legal guardian of Krystal A. Mace v. Charlotte County.

Budgeted Action: No action needed.

F. Budget and Administrative Services

Fiscal Services

1. Adoption of New Rate Charlotte County Utilities

Recommended Action: a) Approve Utility Rate Resolution to adopt new water, sewer, and reclaim rates as increased by the FPSC index for 2025; and b) Authorize the Chairman to sign the Resolution. **RES 2025-241**

Budgeted Action: No action needed. Increase will be reflected in the FY26 Budget.

Information Technology

Purchasing

2. 24-597, Approve Amendment 1, Burnt Store Water Reclamation Facility Permit Modification & Design (Utilities)

Recommended Action: a) Approve Amendment #1 to Contract #24-597, Burnt Store Water Reclamation Facility Permit Modification & Design, with Kimley-Horn and Associates, Inc., of Raleigh, North Carolina, correcting the contract total from \$3,643,523 to \$3,739,781; and b) Authorize the Chairman to sign Amendment #1.

Budgeted Action: No action needed. Budgeted in Capital Improvement Project “Burnt Store Water Reclamation Facility Expansion” as approved in the FY25 budget process. Funding will be supplied by the Utility Wastewater Connection Fee Fund.

3. 25-188, Approve Ranking, Inspection and Condition Assessment for Wastewater System Pipelines, Manholes and Force Mains (Utilities)

Recommended Action: a) Approve the Ranking of firms for Request for Proposal #25-188, Inspection and Condition Assessment for Wastewater System Pipelines, Manholes and Force Mains: 1st Mead & Hunt of Fort Myers, Florida; 2nd HDR Engineering, Inc. of Sarasota, Florida; and 3rd Rhino Engineering Solutions, LLC of Laguna Beach, California; and b) Approve start of negotiations; and c) Authorize the chairman to sign the Contract after completion of negotiations. This is for professional services required to provide a Wastewater System Pipeline, Manhole and Force Main, Inspection and Condition Assessment in accordance with the County’s Capacity, Management, Operations and Maintenance (CMOM) Program.

Budgeted Action: No action needed. Budgeted in the Utilities Operations and Maintenance Fund - Administrative budget as approved in the FY2025 budget process. Funding from this expenditure comes from rate revenues.

4. 25-413, Award, 25 Foot Aluminum Boat and Trailer (Community Services)

Recommended Action: a) Approve award of Request for Bid #25-413, 25-foot Aluminum Boat with Trailer to the lowest responsive responsible Bidder Uncle J’s Custom Boats, LLP, Morgan City, Louisiana for the total cost of \$245,884.96; and b) Approve Asset #32575 and #38068 to be sold via auction.

Budgeted Action: No action needed. Budgeted in the Community Services Equipment Replacement Plan as approved in the FY25 budget process. Funding is provided from the General Fund to be reimbursed by Capital Projects, ad valorem.

5. 25-398, Award, Reinforced Concrete Culvert Pipe Elliptical - Annual Contract (Public Works)

Recommended Action: a) Approve award of Request for Bid #25-398, Reinforced Concrete Culvert Pipe Elliptical - Annual Contract, to Rinker Materials, of Miami, Florida, for the term of October 1, 2025, through and including September 30, 2026, per the attached unit pricing, with an option to renew for two (2) additional one-year terms, at the same prices, terms, and conditions, upon mutual consent; and b) Authorize the County Administrator to approve renewal options for up to two (2) additional one-year terms, at the same prices, terms, and conditions, upon mutual consent.

Budgeted Action: No action needed. Budgeted in the Transportation Fund Public Works Maintenance and Operation budget as approved in the FY2025 budget process. Funding for the expenditure comes from Gas Tax.

6. 25-431, Approve Ranking, Water Quality Monitoring Program - Lakeview/Midway and Cape Haze (Utilities)

Recommended Action: a) Approve ranking of firms for Request for Proposal #25-431, Water Quality Monitoring Program - Lakeview/Midway and Cape Haze: 1st Kimley-Horn and Associates of Fort Myers, Florida; 2nd Johnson Engineering, LLC of Fort Myers, Florida; Pale Blue Dot Consulting, LLC of Saint Petersburg, Florida; and b) Approve start of negotiations; and c) Authorize the Chairman to sign the Contract after completion of negotiations.

Budgeted Action: No action needed. Budgeted in the Utilities Operations and Maintenance Fund - Administration budget as approved in the FY2025 budget process. Funding for this expenditure comes from rate revenues.

Chair Tiseo commented on email communication, methodology, service scope, and sampling program development. **Commissioner Constance** spoke to service scope and Board review. **Commissioner Doherty** noted firm ranking, service scope, negotiation process, and email communication. **Commissioner Truex** discussed service scope review.

COMMISSIONER CONSTANCE MOVED TO APPROVE RANKING OF FIRMS FOR REQUEST FOR PROPOSAL #25-431, WATER QUALITY MONITORING PROGRAM - LAKEVIEW/MIDWAY AND CAPE HAZE: 1ST KIMLEY-HORN AND ASSOCIATES OF FORT MYERS, FLORIDA; 2ND JOHNSON ENGINEERING, LLC OF FORT MYERS, FLORIDA; PALE BLUE DOT CONSULTING, LLC OF SAINT PETERSBURG, FLORIDA; AND APPROVE START OF NEGOTIATIONS; AND BRING BACK TO THE BOARD WITH COST FOR APPROVAL, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

7. 25-166, Ratify Contract, Gillot Boulevard, North of Blitman Street, Construction Repairs (Public Works)

Recommended Action: Ratify the Contract signed by the County Administrator for Request for Bid #25-166, Gillot Boulevard, North of Blitman Street, Construction Repairs which was awarded to the lowest responsive, responsible bidder, V&H Construction of Fort Myers, Florida at the total cost of \$435,840.30.

Budgeted Action: No action needed. Budgeted in the Hurricane Fund. Allowable grant expenses will be reimbursed by Florida Department of Transportation. There is no local match required.

8. 25-269, Approve Change Order 1, Hurricane Ian Self-Supporting Antenna Tower at Various Lift Stations (Utilities)

Recommended Action: Approve Change Order #1 to Contract 25-269, Hurricane Ian Self-Supporting Antenna Tower at Various Lift Stations, as awarded to Tower Systems, Inc. of Winter Park, Florida in the amount of \$54,902.68.

Budgeted Action: No action needed. A fourth quarter budget adjustment will be brought to the Board if the change order is accepted. Funding for this Hurricane Ian repair is being collected in the hurricane fund. There is an anticipated reimbursement of 75% (Federal Emergency Management Agency) with a state reimbursement of 12.5% and a required local match of 12.5%.

9. 25-383, Approve Ranking, Design - Bridge Scour Study and Countermeasures (Public Works)

Recommended Action: a) Approve ranking of firms for Request for Proposal #25-383, Design - Bridge Scour Study and Countermeasures: 1st DRMP, Inc., of Orlando, Florida, 2nd Arcos Bridge, Inc, of Tampa, Florida, 3rd Goodwyn Mills Cawood, LLC, of Montgomery, Alabama; and b) Approve start of negotiations; and c) Authorize the Chairman to sign the Contract after completion of negotiations.

Budgeted Action: No action needed. Budgeted in the Public Works Bridge Capital Maintenance Plan as approved in the FY25 budget process. Funding is supplied from Capital Projects, ad valorem.

10. 25-531, Award, Repeater Systems (Facilities)

Recommended Action: Approve the award of Piggyback File #25-531, Repeater Systems, to Iron Bow Technologies LLC of Herndon, Virginia per the Omnia R210404 Technology Contract for the total cost of \$295,136.87. This is for the purchase and installment of two separate repeater systems for the Sheriff Admin 911 Project, located at Charlotte County Sheriff's Office new admin facility on Loveland Road.

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project "Sheriff Support Services (Admin HQ) & Hardened 911" as approved in the FY25 budget process. Funding is supplied from the 2020 Sales Tax Extension.

11. 19-156, Amendment 2, Engineering, Design and Construction Administrative Services, Eastport Water Reclamation Facility (Utilities)

Recommended Action: a) Approve Amendment #2 to Contract #19-156, Engineering, Design and Construction Administration Services - Eastport Water Reclamation Facility, with Jones Edmunds & Associates, Inc. in the not to exceed amount of \$405,000; and b) Authorize the Chairman to sign the Amendment.

Budgeted Action: No action needed. Budgeted in the CIP project "East Port WRF Expansion" as approved in the FY25 budget process. Funding will be supplied from the Utility Wastewater Connection Fee Fund.

Commissioner Constance discussed Eastport Water Reclamation Facility and funding,

COMMISSIONER DOHERTY MOVED APPROVAL OF AMENDMENT #2 TO CONTRACT #19-156, ENGINEERING, DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES - EASTPORT WATER RECLAMATION FACILITY, WITH JONES EDMUNDS & ASSOCIATES, INC. IN THE NOT TO EXCEED AMOUNT OF \$405,000; AND AUTHORIZE THE CHAIRMAN TO SIGN THE AMENDMENT, SECONDED BY COMMISSIONER TISEO

MOTION CARRIED 4:1., COMMISSIONER CONSTANCE OPPOSED

12. 22-162, Amendment 3, Construction Manager at Risk, Port Charlotte Beach Recreation Center, Guaranteed Maximum Price (Facilities)

Recommended Action: a) Approve Amendment #3 to Contract #22-162, Construction Manager at Risk, Port Charlotte Beach Recreation Center with Tandem Construction, Inc., for the Guaranteed Maximum Price (GMP) for the management/construction phase of the project in the amount of \$27,980,773.55; and b) Approve Resolution for budget adjustment BA25-181 in the amount of \$18,200,000; and c) Approve amendment to Capital Improvement Project "Port Charlotte Beach Recreation Center" increasing total project by \$14,500,000; and d) Approve amendment to Capital Improvement Project "Port Charlotte Beach Recreation Center Pool" increasing total project by \$3,700,000. **RES 2025-242**

Budgeted Action: Approve budget adjustment BA25-181 in the amount of \$18,200,000 amending the FY25 budget for Capital Improvement Project "Port Charlotte Beach Recreation Center" from \$10,000,000 to \$24,500,000 and "Port Charlotte Beach Recreation Center Pool" from \$4,500,000 to \$8,200,000. Funding is supplied from the 2020 Sales Tax Extension.

Chair Tiseo mentioned Port Charlotte Beach Park Reopen Committee priority list and information distribution, Englewood Beach, Agenda items, pavilion reservation policy and standards, facility cost increases, community needs, resiliency, Sea Lake and Overland Surges from Hurricanes (SLOSH) models, standards, Sales Tax Program, dredging, phased opening plan, fence relocation, construction zone, public safety, pool features and programs, parking signage, park amenities, and drainage work order. **Commissioner Constance** spoke to price increase, Sales Tax Project, hurricane impacts, resiliency, and South County Regional Park Pool size comparison. **Commissioner Deutsch** commented on rock removal and dredging costs. **Commissioner Doherty** noted Parks and Recreation Master Plan, park classification, community asset and usage, cost increase, resiliency, SLOSH models, flood panels, hurricanes, and Sales Tax Project. **Commissioner Truex** discussed scour requirements, structural hurricane damages and resiliency, cost increases, tariffs, and community asset.

Tommy Scott, Community Services Director responded to pavilion reservation policy and standards, phased approach and timeline, pool features and programs, park amenities, truck and trailer signage, and parking limitations.

COMMISSIONER DOHERTY MOVED TO APPROVE AMENDMENT #3 TO CONTRACT #22-162, CONSTRUCTION MANAGER AT RISK, PORT CHARLOTTE BEACH RECREATION CENTER WITH TANDEM CONSTRUCTION, INC., FOR THE GUARANTEED MAXIMUM PRICE (GMP) FOR THE MANAGEMENT/CONSTRUCTION PHASE OF THE PROJECT IN THE AMOUNT OF \$27,980,773.55; AND APPROVE RESOLUTION 2025-242 FOR BUDGET ADJUSTMENT BA25-181 IN THE AMOUNT OF \$18,200,000; AND APPROVE AMENDMENT TO CAPITAL IMPROVEMENT PROJECT "PORT CHARLOTTE BEACH RECREATION CENTER" INCREASING TOTAL PROJECT BY \$14,500,000; AND APPROVE AMENDMENT TO CAPITAL

IMPROVEMENT PROJECT “PORT CHARLOTTE BEACH RECREATION CENTER POOL” INCREASING TOTAL PROJECT BY \$3,700,000, SECONDED BY COMMISSIONER TISEO

MOTION CARRIED 4:1., COMMISSIONER CONSTANCE OPPOSED

13. 25-384, Approve Ranking, Transit Contract Driver Services - Annual Contract (Transit)

Recommended Action: a) Approve ranking of firms for Request for Proposal #25-384, Transit Contract Driver Services - Annual Contract: 1st: CPR Medical Transportation, LLC, of Washington, DC, 2nd: Parking Veterans, Inc, of North Tustin, California, and 3rd: Ameditrans, of Port Charlotte, Florida; and b) Approve start of negotiations; and c) Authorize the Chairman to sign the Contract after completion of negotiations.

Budgeted Action: No action needed. Budget for this expense comes from Professional Services account lines in the Transit Fund budget to be approved in the FY2026-2027 budget process. Funding for this expenditure comes from the Transportation Disadvantaged (TD) Trip and Equipment Grant, State Block Grant, Federal Transit Administration (FTA) Section 5307 Urbanized Area Formula Grant, FTA Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities, FTA Section 5311 Rural Areas, and matching local funds. County match of up to 50% will be provided by General Funds based on each grants requirement.

14. 25-360, Approve Ranking, Don Pedro and Knight Island Neighborhood Plan (Public Works)

Recommended Action: a) Approve the ranking for firms for Request for Proposal #25-360, Don Pedro and Knight Island Neighborhood Plan: 1st Johnson Engineering, LLC; 2nd Shafer Consulting, LLC.; and 3rd Avid Arborists, Inc.; and b) Approve start of negotiations; and c) Authorize the Chairman to sign the Contract after completion of negotiations. This is for the professional services for a neighborhood plan for Don Pedro and Knight Island.

Budgeted Action: A budget adjustment will be needed to amend the FY25 Don Pedro Knight Island Street and Drainage Unit budget upon execution of the contract. Funding is available using Reserves within the Don Pedro Knight Island Street and Drainage Unit.

15. 25-420, Approve Ranking, Design El Jobean Fishing Pier and Approach (Community Services)

Recommended Action: a) Approve ranking of firms for Request for Proposal #25-420, Design El Jobean Fishing Pier and Approach: 1st Giffels-Webster Engineering, Inc.; 2nd Coastal Engineering Consultants, Inc.; and 3rd The Weiler Engineering Corp.; and b) Approve start of negotiations; and c) Authorize the Chairman to sign the Contract after completion of negotiations. This is for the professional services needed to design demolition and replacement/revetment of the El Jobean Fishing Pier.

Budgeted Action: No action needed. A fourth quarter budget adjustment will be brought to the Board if award is accepted. Funding for this Hurricane Milton repair is being collected in the hurricane fund. There is an anticipated reimbursement of 75% from FEMA (Federal Emergency Management Agency) with a 25% required local match.

16. 25-389, Approve Ranking, Comprehensive Self-Insurance Program - Third Party Administration Services (Risk Management)

Recommended Action: a) Approve ranking of firms for Request for Proposal #25-389, Comprehensive Self-Insurance Program - Third Party Administration Services: 1st Commercial Risk Management, Inc.; 2nd Preferred Government Claim Solutions, Inc.; and 3rd Tristar Claims Management Services, Inc.; and b) Approve start of negotiations; and c) Authorize the Chairman to sign the Contract after completion of negotiations. This is for a firm to provide a Comprehensive Self-Insurance - Third Party Administration Program.

Budgeted Action: No action needed. Budgeted in the Risk Management Fund - Self Insurance Budget for the FY25 budget approval process.

17. 25-363, Approve Ranking, Consultant to Redesign Intranet (Information Technology)

Recommended Action: a) Approve the ranking of firms for Request for Proposal #25-363, Consultant to Redesign Intranet: 1st AgreeYa Solutions, Inc. of Folsom, California; 2nd vTech Solutions, Inc. of Washington DC; and 3rd American Technology Consulting, LLC of Des Moines, Iowa; and b) Approve start of negotiations; and c) Authorize the Chairman to sign the contract after completion of negotiations. This is for a consultant to redesign the County's intranet.

Budgeted Action: No action needed. Budget for this item comes from savings in various account lines budgeted in the General Fund- Information Technology Operations budget as approved in the FY2025 budget process. Funding for the expenditure comes from ad valorem.

18. 23-485, Approve, Change Order 6, East Port Water Reclamation Facility Expansion (Utilities)

Recommended Action: Approve Change Order #6 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 \$510,557.43. This project is for the upgrade of the East Port Water Reclamation Facility.

Budgeted Action: No action needed. Budgeted in the CIP project "East Port WRF Expansion" as approved in the FY25 budget process. Funding will be supplied from the Utility Wastewater Connection Fee Fund.

Commissioner Constance mentioned Eastport Water Reclamation Facility and funding,

COMMISSIONER DOHERTY MOVED APPROVAL OF CHANGE ORDER #6 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 \$510,557.43. THIS PROJECT IS FOR THE UPGRADE OF THE EAST PORT WATER RECLAMATION FACILITY, SECONDED BY COMMISSIONER TISEO

MOTION CARRIED 4:1., COMMISSIONER CONSTANCE OPPOSED

19. 25-362, Approve Ranking, Design McGuire Park - Phase II (Facilities)

Recommended Action: a) Approve the ranking of firms for Request for Proposal #25-362, Design McGuire Park - Phase II: 1st Fawley Bryant Architects, Inc. of Sarasota, Florida; and 2nd DMK Associates, Inc. of Venice, Florida; and b) Approve start of negotiations; and c) Authorize the Chairman to sign the Contract after completion of negotiations. This is for the Design of McGuire Park - Phase II.

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project "McGuire Park Phase 2" as approved in the FY25 budget process. Funding is supplied from Capital Projects, ad valorem and Impact Fees.

20. 25-217, Approve Contract, Charlotte County Strategic Master Space Plan (Facilities)

Recommended Action: a) Approve contract for Request for Proposal #25-217, Charlotte County Strategic Master Space Plan, to CBRE, Inc. of Miami, Florida for a total not-to-exceed project fee of \$733,100; and b) Authorize the Chairman to sign the contract.

Budgeted Action: No action needed. Budgeted in the Facilities Capital Maintenance Plan as approved in the FY25 budget process. Funding is supplied from Capital Projects, ad valorem.

21. 25-391, Approve Contract, Design - Englewood Beach Boardwalk and Walkovers (Community Services)

Recommended Action: a) Approve contract for Request for Proposal #25-391, Design - Englewood Beach Boardwalk and Walkovers, to Giffels-Webster Engineers, Inc. of Englewood, Florida for a not-to-exceed amount of \$249,875; and b) Authorize the Chairman to sign the contract.

Budgeted Action: A Q4 budget adjustment will be submitted to the Board for approval. 12.5% local match required from GF Reserves.

22. 25-552, Award Piggyback, Sheriff's Admin Headquarters/911 Office Furniture (Facilities)

Recommended Action: Approve award of Piggyback File #25-552, Sheriff's Admin Headquarters/911 Office Furniture, per the State of Florida Contract #56120000-24-NY-ACS, which was awarded to Workscapes, Inc. of Fort Myers, Florida for the total amount of \$1,058,844.65. The purchase of this furniture is for the new Charlotte County Sheriff's Office (CCSO) Admin Headquarters/911 building, which spans approximately 62,400 square feet, and is expected to be complete in March 2026.

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project "Sheriff Support Services (Admin HQ) & Hardened 911" as approved in the FY25 budget process. Funding is supplied from the 2020 Sales Tax Extension.

23. 25-559, Award, 2026 Model Peterbilt 567 Dump Truck (Public Works)

Recommended Action: a) Approve award of "Piggyback" to File #25-559, for the purchase of one (1) 2026 Peterbilt 567 Dump Truck, per Florida Sheriff's Association Cooperative Purchasing Program Contract# FSA23-VEH21.0, and award to the Peterbilt Store South FL of Fort Myers, Florida for a purchase price of \$245,971.50; and b) Approve Asset #34385 to be sold via auction.

Budgeted Action: No action needed. Budgeted in the Heavy Equipment Capital Maintenance Plan as approved in the FY25 budget process. Funding is supplied from the Solid Waste Enterprise Fund, landfill fees.

24. 25-541, Award, Dozer Replacement (Public Works)

Recommended Action: a) Approve award of "Piggyback" to File #25-541, Dozer Replacement to Dobbs Equipment, LLC of Lutz, Florida, to purchase one (1) John Deere 850P LGP for the total cost of \$541,114 in accordance with Florida Sheriff's Association Contract #FSA23-EQU21.0; and b) Approve Asset #38026 to be sold via auction.

Budgeted Action: No action needed. Budgeted in the Heavy Equipment Replacement Plan as approved in the FY25 budget process. Funding is supplied by the Solid waste Enterprise Fund, landfill fees.

25. 25-511, Award, Sunrise Waterway Maintenance Dredging (Public Works)

(Change #4) Updated wording - **a)** Approve award of Request for Bid #25-511, Sunrise Waterway Maintenance Dredging to Kelly Brothers, Inc of Fort Myers, Florida for the total amount of \$1,474,296; **and b) Authorize the Chairman to sign the Resolution for CNIF West Coast Inland Navigation District funding for the Sunrise Waterway Maintenance Dredging.** This is to secure services of a Contractor to perform the Dredging of the Sunrise Waterway, and to restore sections of Port Charlotte Beach Park, Bayshore Live Oak Park, and Chester Roberts Park. Added attachment - Resolution.

Recommended Action: Approve award of Request for Bid #25-511, Sunrise Waterway Maintenance Dredging to Kelly Brothers, Inc of Fort Myers, Florida for the total amount of \$1,474,296. This is to secure services of a Contractor to perform the Dredging of the Sunrise Waterway, and to restore sections of Port Charlotte Beach Park, Bayshore Live Oak Point Park, and Chester Roberts Park. **RES 2025-243**

Budgeted Action: No action needed. Sunrise Waterway maintenance dredging is budgeted in the Public Works MSBU/TU Dredging Capital Maintenance Plan. Funding is provided by Buena Vista Waterway MSBU assessments and Edgewater North Waterway MSBU assessments. Funding for the Sunrise Waterway maintenance dredging is also provided by Federal Emergency Management Agency, Florida Dept. of Emergency Management, and anticipated West Coast Inland Navigation District. There is a local match required of 5 - 12.5%. Funding for the Port Charlotte Beach Park, Bayshore Live Oak Park and Chester Roberts Park is provided by a Q3 budget adjustment using ad valorem funding designated for Community Services hurricane recovery projects.

Commissioner Constance commented on project funding sources.

COMMISSIONER CONSTANCE MOVED TO APPROVE AWARD OF REQUEST FOR BID #25-511, SUNRISE WATERWAY MAINTENANCE DREDGING TO KELLY BROTHERS, INC OF FORT MYERS, FLORIDA FOR THE TOTAL AMOUNT OF \$1,474,296; AND AUTHORIZE THE CHAIRMAN TO SIGN THE RESOLUTION 2025-243 FOR CNIF WEST COAST INLAND NAVIGATION DISTRICT FUNDING FOR THE SUNRISE WATERWAY MAINTENANCE DREDGING. THIS IS TO SECURE SERVICES OF A CONTRACTOR TO PERFORM THE DREDGING OF THE SUNRISE WATERWAY, AND TO RESTORE SECTIONS OF PORT CHARLOTTE BEACH PARK, BAYSHORE LIVE OAK POINT PARK, AND CHESTER ROBERTS PARK, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

26. Property Deletions for the Month of July, 2025 (Purchasing)

Recommended Action: Approve the deletion of additional property inventory items listed on the attached for the month of July 2025.

Budgeted Action: No action needed.

Real Estate Services

27. Conveyance of Easements from Charlotte County to Florida Power and Light (FPL) Mid-County to West County

Recommended Action: a) Approve the Agreement to Grant Easement; and b) Authorize the Chairman to sign the Agreement to Grant Easement; and c) Approve Resolution authorizing the County Administrator, or designee, to execute utility easements to Florida Power and Light Company; and d) Authorize the Chairman to sign the Resolution. **AGR 2025-145 / RES 2025-244**

Budgeted Action: No action needed. Budgeted in the General Fund.

Risk Management

Transit

G. Community Development

H. Community Services

1. Right-of-Way Consent Agreement - Live Oak Point Park

Recommended Action: a) Approve the Right-of-Way Consent agreement with Florida Power and Light; and b) Authorize the Chairman to sign the Agreement. **AGR 2025-146**

Budgeted Action: No action needed.

I. Economic Development

J. Facilities Management

1. Capital Project Amendment for Sheriff Support Services (Administrative Headquarters) & Hardened 911

Recommended Action: a) Approve amending Capital Improvement Project “Sheriff Support Services (Administrative Headquarters) & Hardened 911” increasing total project by \$2,087,363; and b) Approve Resolution for budget adjustment BA25-186 in the amount of \$2,087,363. **RES 2025-245**

Budgeted Action: Approve budget adjustment BA25-186 in the amount of \$2,087,363, amending Capital Improvement Project “Sheriff Support Services (Administrative Headquarters) & Hardened 911” from \$45,000,367 to \$47,087,730 for 911 Dispatch and RTIC console components. Funding is supplied from the Public Safety Fund - Sheriff, ad valorem.

K. Human Resources

L. Human Services

1. Hurricane Housing Recovery Loans for Community Assisted and Supported Living - Stillwater House

Recommended Action: a) Authorize the Hurricane Housing Recovery (HHR) Non-Profit, Low-Income, Special Needs Rental rehabilitation loan for Stillwater House in the amount of \$450,000.00; and b) Authorize the HHR Multi-Family New Construction/Rehabilitation loan for Stillwater House in the amount of \$400,000.00.

Budgeted Action: No action needed. Budgeted in the FY2025 Hurricane Housing Recovery Fund. There is no local match required. Funding for the expenditures will come from the Hurricane Housing Recovery Program.

2. Peace River Community Housing Partners, Inc. Land Use Restriction Agreement (LURA) Amendments - 21945 Belinda; 22089 Belinda; 21921 Catherine; 2158 Conway; and 22150 Gandy

Recommended Action: a) Adopt Resolution Amending the Land Use Restriction Agreements (LURAs) to expand tenant eligibility criteria; and b) Authorize the Chairman to sign the Resolution. **RES 2025-246**

Budgeted Action: No action needed.

M. Public Safety

1. Adoption of 2025 Charlotte County/City of Punta Gorda Local Mitigation Strategy

Recommended Action: a) Approve Resolution adopting the 2025 Charlotte County/City of Punta Gorda Local Mitigation Strategy; and b) Authorize the Chairman to sign the Resolution. **RES 2025-247**

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

N. Public Works

1. FDOT SUN Trail Grant for the Design of Segment 1 along SR776 from US41 to Gillot Blvd

Recommended Action: a) Board approval to accept the award from the Florida Department of Transportation (FDOT) Shared Use Non-motorized (SUN) Trail Grant for the Design of Segment 1 along SR776 from US41 to Gillot Blvd. in the amount of \$2,535,984.00; and b) Approve Capital Improvement Project “SUN Trail Cape Haze Pioneer Trail US41-Gillot Blvd”; and c) Approve Resolution authorizing budget adjustment BA25-172 in the amount of \$2,535,984; and d) Approve Resolution of support for project; and e) Authorize the Chairman, or designee, to sign any grant related documents. **AGR 2025-147 / RES 2025-248**

Budgeted Action: Approve Budget Adjustment BA25-172 in the amount of \$2,535,984 and new Capital Improvement Project “SUN Trail Cape Haze Pioneer Trail US41-Gillot Blvd.” Allowable grant expenses will be reimbursed by the Florida Department of Transportation (FDOT). There is no local match required.

2. FDOT SUN Trail Grant for the Design of Segment 2 along Gillot Blvd from SR776 to the Myakka State Forest

Recommended Action: a) Approval to accept Florida Department of Transportation (FDOT) Shared Used Non-motorized (SUN) Trail Grant for the Design of Segment 2 from Gillot Blvd. to the Myakka State Forest; and b) Approve Capital Improvement Project “SUN Trail - Cape Haze Pioneer Trail Gillott-Myakka State Forest”; and c) Approve Resolution authorizing Budget Adjustment BA25-173 in the amount of 928,356; and d) Approve the Resolution of support for project; and e) Authorize the Chairman, or designee, to sign any grant related documents. **AGR 2025-148 / RES 2025-249**

Budgeted Action: Approve budget adjustment BA25-173 in the amount of \$928,356 and new Capital Improvement Project “SUN Trail - Cape Haze Pioneer Trail Gillott-Myakka State Forest.” Allowable grant expenses will be reimbursed by the Florida Department of Transportation (FDOT). There is no local match required.

3. FDOT SUN Trail Grant for the Design of the S. Fork of the Alligator Creek Bridge

Recommended Action: a) Approval to accept Florida Department of Transportation (FDOT) Shared Use Non-motorized (SUN) Trail Grant for the Design of the South Fork of Alligator Creek Bridge; and b) Approve Capital Improvement Project “SUN Trail Cape Haze S. For Alligator Creek Bridge”; and c) Approve Resolution authorizing budget adjustment BA25-182 in the amount of \$821,937; and d) Approve Resolution of support for project; and e) Authorize the Chairman, or designee, to sign any grant related documents. **AGR 2025-149 / RES 2025-250 / RES 2025-251**

Budgeted Action: Approve budget adjustment BA25-182 in the amount of \$821,937. Grant funding in the amount of \$821,937 will be reimbursed by the Florida Department of Transportation (FDOT). There is no local match required.

4. Sovereignty Submerged Lands Easement Renewal and Modification

Recommended Action: a) Approve the Sovereignty Submerged Lands Easement Renewal and Modification; and b) Authorize the Chairman to sign the Sovereignty Submerged Lands Easement Renewal and Modification. **AGR 2025-150**

Budgeted Action: No action needed. A Q4 budget adjustment will be submitted to the Board for approval. Funding for this expenditure will come from the Florida Department of Transportation (FDOT) as a Federal pass-through from the Federal Highway Administration (FHWA). There is no local match required.

5. Set a Public Hearing to Consider Approving an Ordinance Authorizing the Usage of Speed Detection Systems for Enforcement of School Zone Speed Limits

Recommended Action: Set a public hearing for September 9, 2025, 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 authorizing the usage of speed detection systems for enforcement of school zone limits.

Budgeted Action: No action needed.

O. Tourism Development

P. Utilities

1. Fiscal Sustainability Plan Resolution for Ackerman Zones 1 & 2 and Vacuum Station Project

Recommended Action: a) Approve Resolution adopting the Ackerman Zones 1 & 2 and Vacuum Station Capital Project Fiscal Sustainability Plan (FSP) for inclusion into the County's Capital Maintenance Programs; and b) Authorize the Chairman to sign the Resolution. **RES 2025-252**

Budgeted Action: No action needed.

Q. Other Agencies

REGULAR AGENDA

R. Regular Agenda

1. West Coast Inland Navigation District August 8, 2025 Agenda, September 5, 2025 Agenda and the September 5, 2025 First TRIM Hearing

Community Services

a) Discussion and direction on the West Coast Inland Navigation District (WCIND) agenda for the upcoming meeting on August 8, 2025; and b) Discussion and direction on the West Coast Inland Navigation District (WCIND) agenda for the upcoming meeting on September 5, 2025; and c) Discussion and direction on the upcoming first TRIM hearing on September 5, 2025.

Justin McBride, West Coast Inland Navigation District (WCIND) Executive Director highlighted West Coast Inland Navigation District August 8, 2025 Agenda, September 5, 2025 Agenda, and the September 5, 2025 First Truth in Millage (TRIM) Hearing.

Commissioner Constance spoke to derelict vessel removal, September 5, 2025 First TRIM Hearing, and millage rate.

COMMISSIONER CONSTANCE MOVED TO APPROVE DISCUSSION AND DIRECTION ON THE WEST COAST INLAND NAVIGATION DISTRICT (WCIND) AGENDA FOR THE UPCOMING MEETING ON AUGUST 8, 2025; AND DISCUSSION AND DIRECTION ON THE WEST COAST INLAND NAVIGATION DISTRICT (WCIND) AGENDA FOR THE UPCOMING MEETING ON SEPTEMBER 5, 2025; AND DISCUSSION AND DIRECTION ON THE UPCOMING FIRST TRIM HEARING ON SEPTEMBER 5, 2025, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

2. State Legislative Session - End of Session

(Change #3) Updated Title - State Legislative ~~Session~~ Review - ~~End of Session~~. Updated wording - **a)** Review of 2025 State Legislative Session key policy items and appropriations requests; and **b) Discussion and direction of 2026 State Legislative Agenda**. Added attachment - Revised 2025 State Legislative Agenda, End of Session.

County Administration

a) Review of 2025 State Legislative Session key policy items and appropriations requests; and b) Discussion and direction on 2026 State Legislative Agenda.

Ms. Sweeting gave a brief overview of Guiding Principles, Appropriations Issues, Appropriations Support Issues, Funding Highlights, Budget, Taxation & General Government: Senate Bill (SB) 268 Public Records / Congressional Members & Public Officers, House Bill (HB) 703 Utility Relocation, SB 164 Vessel Accountability, Growth Management: HB 551 Fire Prevention, SB 1730 Affordable Housing, Transportation & Infrastructure: HB 987 Transportation Facility Designations, SB 462 Transportation, Water, Environment, Sustainability: HB 209 State Land Management, HB 1313 Resilient Florida Reauthorization, Public Health & Safety: SB 180 Emergencies, SB 168 Mental Health, Failed Legislation: HB 301/ SB 1570 Suits Against the Government, SB 432 Power of County Commissioners to Levy Special Assessments, What's Next: Property Tax, and 2026 State Legislative Session.

Chair Tiseo noted Funding Highlights, business rent tax, Appropriations Support Issues, tax payer savings, Public Health & Safety: SB 180 Emergencies, hurricanes, HB 1221 / SB 1664 Local Option Taxes, Charlotte Sports Park ownership transition and lease, and partnership. **Commissioner Constance** discussed Funding Highlights, HB 593 Dangerous Dogs, 2026 State Legislative Session, Emergency Operations Center (EOC) barracks, and Charlotte Sports Park. **Commissioner Doherty** mentioned Everglades Agricultural Area (EAA) Reservoir Project Agreement, Army Corps of Engineers, 2026 State Legislative Session, Delegation meetings, and funding appropriation requests presentation. **Commissioner Truex** commented on Public Health & Safety: SB 180 Emergencies and Hurricane Ian.

Chief Jason Fair, Public Safety Director replied to Animal Control, HB 593, and detainment authority.

Deputy County Administrator Emily Lewis responded to Charlotte Sports Park enhancements and funding appropriation.

COMMISSIONER DOHERTY MOVED TO APPROVE PROVISIONAL APPROVAL OF THE 2026 LEGISLATIVE AGENDA, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

3. 2026 Sales Tax Focus Group

County Administration

a) Approval of Representatives from Organizations and Members by District; and b) Appoint one Member-at-Large by Ballot.

Chair Tiseo noted 2026 Sales Tax Focus Group Representative and Member participation. **Commissioner Constance** spoke to Gary Bayne and engineering qualifications.

County Administrator Flores announced ballot majority for Gary Bayne.

COMMISSIONER CONSTANCE MOVED TO APPOINT GARY BAYNE AS MEMBER-AT-LARGE TO THE 2026 SALES TAX FOCUS GROUP, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

COMMISSIONER CONSTANCE MOVED TO APPROVE REPRESENTATIVES FROM ORGANIZATIONS AND MEMBERS BY DISTRICT, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

4. Water Authority Agenda - August 6, 2025

Utilities

Discussion and direction on the Peace River Manasota Regional Water Supply Authority Board agenda for the upcoming August 6, 2025, meeting.

Dave Watson, Utilities Director highlighted Water Authority Agenda - August 6, 2025.

5. Community Development Block Grant - Disaster Recovery Applications

Human Services

a) Approve Resolution authorizing the County Administrator, or his/her designee, to sign Community Development Block Grant-Disaster Recovery and Community Development Block Grant-Mitigation applications; and b) Authorize the Chairman to sign the Resolution. **RES 2025-253**

Luke Wright, Community Development Block Grant (CDBG) Program Coordinator gave a brief overview of Introductory Information, Neighboring County Allocations, Charlotte County Urban Qualification (Entitlement Status), Funding Distribution, Disaster Recovery versus (vs) Mitigation, Timeline, Construction Requirements, Eligible Projects, Eligible Planning Projects, Projects need to be of County wide benefit or be located in/or serve the below Census blocks, Infrastructure Grant Scoring, Proposed Projects, Hazard Mitigation Grant Program Match, Proposed Hazard Mitigation Grant Program (HMGP) Match Projects, and Next Steps.

Chair Tiseo discussed qualification criteria, Rotonda Bridge, Federal Emergency Management (FEMA) reimbursement, and Proposed Projects.

Mr. Elias replied to Rotonda Bridge and FEMA reimbursement process.

Deputy County Administrator Lewis responded to Rotonda Bridge, CDBG-Disaster Recovery (DR) and FEMA duplication of benefits clause, and ineligibility.

COMMISSIONER DOHERTY MOVED TO APPROVE RESOLUTION 2025-253 AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS/HER DESIGNEE, TO SIGN COMMUNITY DEVELOPMENT BLOCK GRANT-DISASTER RECOVERY AND COMMUNITY DEVELOPMENT BLOCK GRANT-MITIGATION APPLICATIONS, WITH THE ADDITION OF THE ROTONDA BRIDGE TO THE PROJECTS LIST, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO APPROVE AUTHORIZING THE CHAIRMAN TO SIGN THE RESOLUTION, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

6. Beach Recovery Update

Public Works

a) Presentation; and b) Discussion and direction on the options for the Beach Recovery Project; Storm Recovery Project or Full Template Beach Project and Timing.

Mr. Elias gave a brief overview of Storm Erosion Summary, Project Budget: Storm Impact Only, Full Template, Options, replied to project language, funding methodology and allocation, erosion control line, and governmental changes and inflation impacts.

Chair Tiseo mentioned beach renourishment cycles, Options, funding methodology and responsibility, erosion control line standards, weather event impacts, hard bottom mitigation costs, engineered beach, expedited recovery reimbursements, financial risk, and process. **Commissioner Constance** commented on Options, project funding methodology, FEMA reimbursement request, beach renourishment cycles, hard bottom mitigation costs, and March 21, 2018 Joint Meeting with Sarasota County. **Commissioner Doherty** noted Options, full template project, strategies, and federal agencies. **Commissioner Truex** spoke to Options, mobilization fee savings, organization efforts, full template project, and Habitat Conservation Plan (HCP).

County Attorney Knowlton interjected on beach renourishment timeframe, funding methodology, and beach properties.

Michael Poff, Coastal Engineering Consultants, Inc. responded to beach engineering and management program, storm recovery eligibility, hurricanes, FEMA reimbursements and claim processing backlog, Projects Manager Matthew Logan, and Category G funding challenges.

COMMISSIONER TRUEX MOVED TO APPROVE MOVING FORWARD WITH FULL TEMPLATE PROJECT AND WAIT A YEAR TO CONSTRUCT THE BEACH RENOURISHMENT PROJECT, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 4:1., CHAIR TISEO OPPOSED

7. Bocilla Lagoon

Public Works

a) Presentation; and b) Discussion and direction on how to proceed with the potential dredging of Bocilla Lagoon.

Mr. Elias gave a brief overview of Background, Discussion, and Bocilla Lagoon Options.

Commissioner Doherty discussed Municipal Service Taxing Unit (MSTU) creation, flexibility, and funding reimbursement options. **Commissioner Truex** mentioned Bocilla Lagoon Options, MSTU creation, and reimbursement options.

County Attorney Knowlton interjected on MSTU creation.

COMMISSIONER TRUEX MOVED TO APPROVE STARTING A PROJECT PRIOR TO FEMA APPROVAL WITH THE COUNTY ASSUMING THE RISK THAT FEMA DOLLARS MAY NOT BE ALLOCATED. A LOCAL FUNDING SOURCE WILL NEED TO BE IDENTIFIED, WITH THE UNDERSTANDING THAT IT WILL BE REIMBURSED BY AN MSTU, AND/OR FEMA, AND/OR OTHER SOURCES, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

8. South County Regional Park Pool Update

Community Services

Update on the South County regional park pool resurfacing and tile repair project.

Mr. Scott highlighted South County Regional Park Pool Update, AuMiller Pools job completion, Department of Health (DOH) inspection, and replied to forensic engineering inspection identified deficiencies and corrections.

Chair Tiseo commented on forensic engineering inspection and post-completion review.

9. Charlotte County Sheriff's Office Firing Range Noise

Facilities Management

Discussion and direction regarding noise from the Firing Range.

Travis Perdue, Facilities Management Director highlighted Charlotte County Sheriff's Office Firing Range Noise, responded to noise and landscape buffer options, alternate solutions, sound analysis report and measurement parameters, and hurricane damage impacts.

Chair Tiseo noted noise buffer options and research. **Commissioner Deutsch** spoke to natural buffer options, Charlotte County Fairgrounds, and cost savings. **Commissioner Doherty** discussed long-standing firing range, contract disclosure, CCSO, alternatives, and sound analysis. **Commissioner Truex** mentioned usage limitations, long-standing firing range, options, manmade and natural buffers, and Insulated Concrete Forms (ICF) blocks.

COMMISSIONER TRUEX MOVED TO INVESTIGATE FURTHER OPTIONS, MAYBE A HYBRID SOLUTION INCLUDING THE LANDSCAPING ELEMENTS, AND BRING BACK TO THE BOARD, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

RECESS: 12:05 pm - 1:00 pm EXECUTIVE SESSION

BOARD OF COUNTY COMMISSIONERS

JULY 22, 2025

An Executive Session 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 Knowlton, and Minutes Clerk Welsh.

The Executive Session was called to order at 12:05 pm

The opening of the public portion of the Executive Session was announced. County Attorney Knowlton informed the attorney / client portion of the Executive Session would be held in the County Attorney's Conference Room, advised the purpose of the session is to discuss the lawsuit captioned Leonard Mace, as husband and legal guardian of Krystal A. Mace v Charlotte County, Case No. 21-1311-CA, and stated the following would be in attendance: **Chair Tiseo, Commissioner Constance, Commissioner Deutsch, Commissioner Doherty, Commissioner Truex**, County Administrator Flores, County Attorney Knowlton, Deputy County Attorney Thomas David, and Assistant County Attorney Tiernan Cole.

EXECUTIVE SESSION RECESS: 12:06 pm – 12:45 pm

The Executive Session was reconvened and closed in Room 119 with **Chair Tiseo, Commissioner Constance, Commissioner Deutsch, Commissioner Doherty, Commissioner Truex**, County Administrator Flores, County Attorney Knowlton, and Minutes Clerk Welsh present.

ADJOURNED: 1:00 pm

1 P.M. PUBLIC INPUT - ANY SUBJECT

Jim Krause commented on Harbor Village Planned Development (PD) Rezoning and news release.

John Osanitsch, Friends of South Gulf Cove Member noted Harbor Village PD, addressed community concerns, Maronda Homes, Atwell Engineering Todd Rebol, Planning and Zoning staff, and Ordinance enforcement.

Nicole Killian spoke to Lee County Commissioners, Boca Grande workforce and parking limitations, Tourist Development Tax (TDT) impacts and benefits, Gasparilla Island, Manasota Key, private beaches, sustainable tourism, and local residents.

(Addition #1) 10. #25-603, Approve Health Insurance - Annual Contract (Risk Management)

Budget & Admin Services

Approve File #25-603, for Health Insurance - Annual Contract with Aetna for the term of January 1, 2026, through and including December 31, 2026.

Gordon Burger, Budget & Administrative Services Director highlighted #25-603, Approve Health Insurance - Annual Contract, June 19, 2025 Focus Area Workshop - Efficient and Effective Government, Cigna contract extension, Sarasota Memorial Hospital, Aetna, effective date, and pharmaceutical options.

Commissioner Constance discussed Sarasota Memorial Hospital facilities, employees, Advent Health, capacity, negotiations, Cigna contract extension, pharmacy benefits manager, cost savings, and CVS. **Commissioner Truex** mentioned total annual fixed cost reduction, coverage improvements, and cost savings.

COMMISSIONER CONSTANCE MOVED TO APPROVE FILE #25-603, FOR HEALTH INSURANCE - ANNUAL CONTRACT WITH AETNA FOR THE TERM OF JANUARY 1, 2026, THROUGH AND INCLUDING DECEMBER 31, 2026, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

(Addition #2) 11. BCC Schedule Change

County Administration

Approve the following BCC Meeting schedule change: Schedule a Special Meeting on August 19, 2025, at 9 a.m. in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida.

Commissioner Constance commented on single meeting topic.

COMMISSIONER TRUEX MOVED TO APPROVE THE FOLLOWING BCC MEETING SCHEDULE CHANGE: SCHEDULE A SPECIAL MEETING ON AUGUST 19, 2025, AT 9 A.M. IN ROOM 119 AT 18500 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

PUBLIC HEARING AGENDA

S. 10:00 A.M. Public Hearing

1. Ordinance to Prohibit No Thru Vehicles Over Six Wheels from Utilizing Regina Drive, From South Access Road to Sunnybrook Road

Public Works

Conduct a public hearing to consider approving an ordinance to prohibit no thru vehicles over six wheels from utilizing Regina Drive, from South Access Road to Sunnybrook Road. **ORD 2025-022**

Mr. Elias highlighted Ordinance to Prohibit No Thru Vehicles Over Six Wheels from Utilizing Regina Drive, From South Access Road to Sunnybrook Road.

Public Input

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

MOTION CARRIED 5:0.

COMMISSIONER CONSTANCE MOVED TO APPROVE ORDINANCE 2025-022 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA; AMENDING ARTICLE II, CHAPTER 2-4, OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA; AMENDING SECTION 2-4-24 TO PROVIDE FOR THE PROHIBITION OF VEHICLES OVER SIX WHEELS ON REGINA DRIVE FROM S. ACCESS ROAD TO SUNNYBROOK ROAD, IN CHARLOTTE COUNTY, FLORIDA; PROVIDING FOR PENALTIES FOR VIOLATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

2. Ordinance to Prohibit No Thru Vehicles Over Six Wheels from Utilizing David Boulevard, from South Access Road to Marathon Boulevard, and Marathon Boulevard, from David Boulevard to Gulfstream Boulevard

Public Works

Conduct a public hearing to consider approving an ordinance to prohibit no thru vehicles over six wheels from utilizing David Boulevard, from South Access Road to Marathon Boulevard, and Marathon Boulevard, from David Boulevard to Gulfstream Boulevard. **ORD 2025-023**

Mr. Elias highlighted Ordinance to Prohibit No Thru Vehicles Over Six Wheels from Utilizing David Boulevard, from South Access Road to Marathon Boulevard, and Marathon Boulevard, from David Boulevard to Gulfstream Boulevard.

Commissioner Truex commented on road classification and prohibition extension.

Public Input

COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO APPROVE ORDINANCE 2025-023 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA; AMENDING ARTICLE II, CHAPTER 2-4, OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA; AMENDING SECTION 2-4-24 TO PROVIDE FOR THE PROHIBITION OF VEHICLES OVER SIX WHEELS ON: DAVID BOULEVARD FROM S. ACCESS ROAD TO MARATHON BOULEVARD; AND MARATHON BOULEVARD FROM DAVID BOULEVARD TO GULFSTREAM BOULEVARD, IN CHARLOTTE COUNTY, FLORIDA; PROVIDING FOR PENALTIES FOR VIOLATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

3. Third Quarter Budget Adjustments

Budget & Admin Services

Approve Resolution to adopt budget adjustments that amend the FY24/25 budget. These adjustments which impact various funds are needed to align the FY24/25 budget with required changes and actual activity. **RES 2025-254**

Chair Tiseo highlighted Third Quarter Budget Adjustments.

Public Input

COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

COMMISSIONER TRUEX MOVED TO APPROVE RESOLUTION 2025-254 APPROVING BUDGET ADJUSTMENTS AND AMENDMENTS TO THE FISCAL YEAR 2024-2025 CHARLOTTE COUNTY ADOPTED BUDGET, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

PRESENTATION AGENDA

T. 10:00 A.M. Presentations

Taken Out of Order

AA. County Administrator Comments

County Administrator Flores noted Employee Recognition, accreditations, standards, best practices, insurance coverage carrier change, and Aetna.

BB. County Attorney Comments

County Attorney Knowlton spoke to State Legislative Agenda, surrounding counties, SB 180 restrictions, language, FAC, and sovereign immunity caps.

CC. Economic Development Director Comments - None

DD. County Commissioner Comments

Chair Tiseo discussed public services funding, Lee County Commissioner Brian Hamman and August 5, 2025 Boca Grande Parking Public Hearing, parking availability and public access concern letter, enforcement mechanisms, safety, Interlocal Agreements, and constituents' impacts. **Commissioner Constance** mentioned property tax revenue replacement options, impacts, and Boca Grande concern letter. **Commissioner Doherty** commented on NACo County Forum on Revenues and Fiscal Health Workshop, property tax revenues and public services funding, constituents' impact, Boca Grande development, concern letter, adverse citizen impacts, and August 5, 2025 Boca Grande Parking Public Hearing. **Commissioner Truex** noted reduced property and sales taxes, funding requests, hurricanes, Reserve levels, recovery effort impacts, State Representative Danny Nix, Select Committee on Property Taxes, local control, Lee County Commissioners

Brian Hamman, David Mulicka, and Kevin Ruane, Boca Grande Chamber of Commerce Executive Director Gary Cross, Gasparilla Island residents, public access and roads, and constituents' concerns.

County Administrator Flores replied to Boca Grande parking letter framework.

RECESS: 1:29 pm - 2:00 pm

2 P.M. LAND USE AGENDA

Minutes Clerk Welsh administered 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 TRUEX

MOTION CARRIED 5:0.

UA1. DRC-25-066, Turnleaf Amenity Center

Community Development

Approve a Resolution regarding Barraco & Associates, Inc.'s request for a Modification to the PD (DRC-24-173) for Turnleaf Amenity Center. The project consists of a 5,500 SF recreational building, pool area, four pickleball courts with pavilion, bocce ball court, and a parking lot with associated infrastructure. This project site is 2.52± acres and is located at 13330 Turnleaf Blvd., Punta Gorda, Florida. Located in Commission District II. **RES 2025-255**

Quasi-Judicial

UA2. CSZ-25-07, Khudairi Section G

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 313 platted lots in Blocks 46, 47, 48, 49, 50, 66, 67, 68, 69, & 70 and within the Dixie Estates Section E subdivision, generally located north of Bermont Road and east of SR 31, in the East County area, containing 19.38± acres; for calculation and severance of 313 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-25-07; Applicant: Sajida Y. Khudairi; providing an effective date. Located in Commission District I. **RES 2025-256**

Quasi-Judicial

UA3. CSZ-25-08, Khudairi Section H

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 314 platted lots in Blocks 71, 72, 73, 74, 75, 96, 97, 98, 99, & 100 within the Dixie Estates Section E subdivision, generally located north of Bermont Road and east of SR 31, in the East County area, containing 19.44± acres; for calculation and severance of 314 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-25-08; Applicant: Sajida Y. Khudairi; providing an effective date. Located in Commission District I. **RES 2025-257**

Quasi-Judicial

UA4. CSZ-25-09, Khudairi Section I

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 317 platted lots in Blocks 101, 102, 103, 104, 105, 126, 127, 128, 129, & 130 within the Dixie Estates Section E subdivision, generally located north of Bermont Road and east of SR 31, in the East County area, containing 19.63± acres; for calculation and severance of 317 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-25-09; Applicant: Sajida Y. Khudairi; providing an effective date. Located in Commission District I. **RES 2025-258**

Quasi-Judicial

UA5. CSZ-25-16, Brian Hulse

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of a Sending Zone for a portion of Lot 24 in Rotonda Shores Subdivision, generally located southwest of Rotonda Circle, northwest of Cape Haze Drive, and east of Gasparilla Pine Boulevard, in the West County area, containing 0.23± acres; for calculation and severance of two 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-25-16; Applicant: Brian Hulse; providing an effective date. Located in Commission District III. **RES 2025-259**

Quasi-Judicial

UA6. TDU-25-01, Burnt Store Developers, LLC

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for a transfer of 198 density units to a Receiving Zone, generally located south of Tribune Boulevard, north of San Pablo Drive, west of Green Gulf Boulevard, and east of Burnt Store Road, containing 425.93± acres, within the Burnt Store Area Plan and in the South County area, 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; Petition No. TDU-25-01; Applicant: Burnt Store Developers, LLC; providing an effective date. Located in Commission District II. **RES 2025-260**

Quasi-Judicial

UA7. TDU-25-02, Wilmington Land Company

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for a transfer of 12 density units to a Receiving Zone, known as Heritage Station, designated as part of an Emerging Neighborhood on FLUM Series Map #2, 2050 Framework Map; this subdivision is generally located south of the Heritage Landing DRI, north of Yacht Club Boulevard, and northwest of Burnt Store Road, containing 85.49± acres, within the Burnt Store Area Plan and in the South County area, 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; Petition No. TDU-25-02; Applicant: Wilmington Land Company; providing an effective date. Located in Commission District II. **RES 2025-261**

Quasi-Judicial

UA8. TDU-25-03, 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 94 density units to a Receiving Zone, including four parcels, three parcels located at 15162 and 15170 Burnt Store Road, 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; Petition No. TDU-25-03; Applicant: Zemel Land Partners LLC; providing an effective date. Located in Commission District II. **RES 2025-262**

Quasi-Judicial

UA9. FP-22-05-14, Babcock Ranch Community Crescent Lakes Phase 1

Community Development

Approve a Bond Release for the Final Plat of a residential subdivision named, Babcock Ranch Community Crescent Lakes Phase 1. The site contains 111.47± acres and is generally located south of Panther Drive, north of Cypress Parkway, west of the County line with Glades County and east of Babcock Trail. The site is within the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, the East County area. Located in Commission District I.

Quasi-Judicial

Public Hearing

UB1. SV-23-03-01, George R. Roland. Portion of Barcelona Ct

Community Development

Approve a Resolution of Street Vacation to vacate a portion of Barcelona Court adjacent to 28036 Barcelona Court and 400 Seminole Road, which are both owned by the applicant. The site contains 6,089± square feet or 0.14± acres and is generally located north of Deep Creek Boulevard, southwest of the Peace River, and east of Seminole Road, within the Punta Gorda area. Located in Commission District I. **RES 2025-263**

Legislative

Jenny Shao, Planner gave a brief overview of SV-23-03-01: Location Map, 2024 Aerial Location Map (Full Range), 2024 Aerial Location Map (Mid-Range), Aerial Location Map, 2024 Eagle View Image, Future Land Use Map (FLUM) Designations, Zoning Designations, 1000' Notification Area Map, Coastal High Hazard Area, Flood Zones (Subject Property - 10AE Zone), Property Ownership, Proposed Changes, and Proposed Changes (Aerial), responded to petition delay, and addressed staff comments.

Commissioner Constance spoke to petition delay and home expansion.

George Roland, Applicant accepted Ms. Shao as an expert, remarked on staff objections, and driveway entrance changes.

Public Input

COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO APPROVE RESOLUTION 2025-263 TO VACATE A PORTION OF BARCELONA COURT ADJACENT TO 400 SEMINOLE ROAD, BEING LOTS 8 THROUGH 17, BLOCK 194, OF HARBOUR HEIGHTS SECTION THIRTEEN, AS SHOWN ON PLAT BOOK 5, PAGES 32A THROUGH 32B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, CONTAINING A TOTAL OF 6,089± SQUARE FEET OR 0.14± ACRES, AND GENERALLY LOCATED NORTH OF DEEP CREEK BOULEVARD, SOUTHWEST OF THE PEACE RIVER, AND EAST OF SEMINOLE ROAD, IN THE PUNTA GORDA AREA, IN COMMISSION DISTRICT I, CHARLOTTE COUNTY, FLORIDA; PETITION SV-23-03-01, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

UB2. PAL-24-07, Bluegrass Land & Mine Large Scale Plan Amendment to MRE

Community Development

Approve an Ordinance, pursuant to Section 163.3184(3), Florida Statutes, adopting a Large Scale Plan Amendment to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agriculture (AG) to Mineral Resource Extraction (MRE); for property located at 42811 Neal Road, 3300, 3440, 3450 and 3460 SR 31, in the Punta Gorda area and within the East County area; containing 308.01± acres; Petition No. PAL-24-07; Applicant: Bluegrass Land & Mine; providing an effective date. Located in Commission District I. **ORD 2025-024**

Legislative

Shaun Cullinan, Planning and Zoning Official gave a brief overview of Proposed Changes, PAL-24-07 and Z-24-18: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Framework, Existing FLUM Designations, Existing Zoning Designations, Surrounding Existing FLUM Designations, Surrounding Existing Zoning Designations, Proposed FLUM Designations, Proposed Zoning Designations, Future Land Use Map Series: Map #24 Mineral Resource Extraction (MRE) Prohibited Locations, Map #4 Watershed Overlay District, Map #6 Prime Aquifer Recharge Areas, Map #22 Critical Wildlife Corridors, Rezone for Williams Excavation: 500 Foot Features Exhibit, 1/2 Mile Features Exhibit, Flood Zones (Subject Property - X Zone), Overall Excavation Plan, and Post Reclamation Plan.

Attorney Rob Berntsson, Applicant Representative discussed excavation land use and zoning requirement, state transmittal, and requested approval.

Public Input

COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO APPROVE ORDINANCE 2025-024 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3184, FLORIDA STATUTES, AMENDING THE COUNTY'S COMPREHENSIVE PLAN BY AMENDING CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE FROM AGRICULTURE (AG) TO MINERAL RESOURCE EXTRACTION (MRE); FOR PROPERTY LOCATED AT 42811 NEAL ROAD AND 3300, 3440, 3450 AND 3460 SR 31, IN THE PUNTA GORDA AREA AND WITHIN THE EAST COUNTY AREA; CONTAINING 308.01± ACRES; CHARLOTTE COUNTY, FLORIDA, COMMISSION DISTRICT I; PETITION NO. PAL-24-07; APPLICANT: BLUEGRASS LAND & MINE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR TRANSMITTAL OF ADOPTED ORDINANCE, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

UB3. Z-24-18, Bluegrass Land & Mine EM Rezoning

Community Development

Approve 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 42811 Neal Road, 3300, 3440, 3450 and 3460 SR 31, in the Punta Gorda area and within the East County area; containing 308.01± acres; Petition No. Z-24-18; Applicant: Bluegrass Land & Mine; providing an effective date. Located in Commission District I. **ORD 2025-025**

Quasi-Judicial

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

Mr. Cullinan gave a brief overview of Proposed Changes, PAL-24-07 and Z-24-18: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Framework, Existing FLUM Designations, Existing Zoning Designations, Surrounding Existing FLUM Designations, Surrounding Existing Zoning Designations, Proposed FLUM Designations, Proposed Zoning Designations, Future Land Use Map Series: Map #24 MRE Prohibited Locations, Map #4 Watershed Overlay District, Map #6 Prime Aquifer Recharge Areas, Map #22 Critical Wildlife Corridors, Rezone for Williams Excavation: 500 Foot Features Exhibit, 1/2 Mile Features Exhibit, Flood Zones (Subject Property - X Zone), Overall Excavation Plan, and Post Reclamation Plan.

Attorney Rob Berntsson, Applicant Representative mentioned excavation land use and zoning requirement, state transmittal, and requested approval.

Public Input

COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

COMMISSIONER TRUEX MOVED TO APPROVE ORDINANCE 2025-025 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM AGRICULTURE (AG) TO EXCAVATION AND MINING (EM) FOR PROPERTY LOCATED AT 42811 NEAL ROAD, 3300, 3440, 3450 AND 3460 SR 31, IN THE PUNTA GORDA AREA AND WITHIN THE EAST COUNTY AREA, CONTAINING 308.01± ACRES, COMMISSION DISTRICT I, CHARLOTTE COUNTY, FLORIDA; PETITION NO. Z-24-18; APPLICANT: BLUEGRASS LAND & MINE; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

UB4. PAS-25-01, Truex Expansion Small Scale Plan Amendment

Community Development

Approve an Ordinance, pursuant to Section 163.3187, Florida Statutes, adopting a Small Scale Plan Amendment to Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Medium Density Residential (MDR) to Commercial (COM); for Lots 19 and 20, in Block 3571, Port Charlotte Subdivision, Section 64, located at 3797 S. Access Road, in the Englewood area and within the West County area, containing 0.45± acres; Petition No. PAS-25-01; Applicant: Truex Preferred Construction LLC; providing an effective date. Located in Commission District III. **ORD 2025-026**

Legislative

Mr. Cullinan gave a brief overview of Proposed Changes, PAS-25-01 and PD-25-06: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Framework, Existing FLUM Designations, Proposed FLUM Designations, Existing Zoning Designations, Proposed Zoning Designations, Flood Zones (Subject Property - X Zone), and Proposal Map.

Chair Tiseo commented on Area Image and existing zoning designations. **Commissioner Constance** spoke to Area Image and lot usage.

Attorney Rob Berntsson, Applicant Representative remarked on business expansion and parking.

Public Input

COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 4:0., COMMISSIONER TRUEX ABSTAINED (FORM 8B FILED)

COMMISSIONER DOHERTY MOVED TO APPROVE ORDINANCE 2025-026 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3187, FLORIDA STATUTES, ADOPTING A SMALL SCALE PLAN AMENDMENT TO CHANGE THE CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE, FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO COMMERCIAL (COM); FOR LOTS 19 AND 20, IN BLOCK 3571, PORT CHARLOTTE SUBDIVISION, SECTION 64, LOCATED AT 3797 SOUTH ACCESS ROAD, IN THE ENGLEWOOD AREA AND WITHIN THE WEST COUNTY AREA, CONTAINING 0.45± ACRES; COMMISSION DISTRICT III; PETITION NO. PAS-25-01; APPLICANT: TRUEX PREFERRED CONSTRUCTION LLC; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 4:0., COMMISSIONER TRUEX ABSTAINED (FORM 8B FILED)

UB5. PD-25-06, Truex Expansion PD Rezoning

Community Development

Approve an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) (0.229± acres) and Residential Multi-family (RMF-10) (0.45± acres) to Planned Development (PD) to allow for expansion of existing commercial uses, and adopting a General PD Concept Plan; for Lots 5, 19, and 20, in Block 3571, Port Charlotte Subdivision, Section 64, located at 3797 S. Access Road, in the Englewood area and within the West County area, containing 0.679± acres; Petition No. PD-25-06; Applicant: Truex Preferred Construction LLC; providing an effective date. Located in Commission District III. **ORD 2025-027**

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.

Mr. Cullinan gave a brief overview of Proposed Changes, PAS-25-01 and PD-25-06: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Framework, Existing FLUM Designations, Proposed FLUM Designations, Existing Zoning Designations, Proposed Zoning Designations, Flood Zones (Subject Property - X Zone), and Proposal Map.

Chair Tiseo noted Area Image and zoning designations. **Commissioner Constance** discussed Area Image and lot usage.

Attorney Rob Berntsson, Applicant Representative commented on business expansion and parking.

Public Input

COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 4:0., COMMISSIONER TRUEX ABSTAINED (FORM 8B FILED)

COMMISSIONER CONSTANCE MOVED TO APPROVE ORDINANCE 2025-027 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM COMMERCIAL GENERAL (CG) (0.229± ACRES) AND RESIDENTIAL MULTI-FAMILY (RMF-10) (0.45± ACRES) TO PLANNED DEVELOPMENT (PD) TO ALLOW FOR EXPANSION OF EXISTING COMMERCIAL USES, AND ADOPTING A GENERAL PD CONCEPT PLAN; FOR LOTS 5, 19, AND 20, IN BLOCK 3571, PORT CHARLOTTE SUBDIVISION, SECTION 64, LOCATED AT 3797 SOUTH ACCESS ROAD, IN THE ENGLEWOOD AREA AND WITHIN THE WEST COUNTY AREA, CONTAINING 0.679± ACRES; CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT III; PETITION NO. PD-25-06; APPLICANT: TRUEX PREFERRED CONSTRUCTION LLC; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 4:0., COMMISSIONER TRUEX ABSTAINED (FORM 8B FILED)

UB6. PAL-24-04, Harbor Village Large Scale Map Amendments

(Change #1) Added attachment – TR Final Storm Surge Information.

(Change #5) Added attachments (2) - Revised Presentation & Supplemental Documentation.

Community Development

Approve an Ordinance, pursuant to Section 163.3184(3), Florida Statutes, adopting a Large Scale Plan Amendment to 1) amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Compact Growth Mixed Use (CGMU) (1,081.75± acres) and Preservation (PR) (92.39± acres) to CGMU (1,010.69± acres) and PR (163.45± acres) in order to allow for a mixture of residential up to 3,475 units (a reduction of 485 units), commercial, and light industrial uses up to 1,400,000 square feet (a reduction of 109,807 square feet); increasing the base density from 1,631 units or 1,790 units with an approved PD ordinance restricting development on Area A as identified under Section 1 of FLU Appendix VII: Compact Growth Mixed Use Master Development Plan to low impact recreational uses/passive recreational uses; 2) amend Charlotte County FLUM Series Map #2: 2050 Framework, from Agricultural/Rural to Emerging Neighborhood for 28.01± acres of properties and 99.13± acres of properties from Emerging Neighborhood to Agricultural/Rural; and 3) amend Charlotte County FLUM Series Map #3: 2030 Service Area Delineation, to extend the Urban Service Area boundary to include 28.01± acres of properties and to concurrently remove 99.13± acres of properties from the Urban Service Area; for properties generally located southeast of McCall Road (SR 776) and southwest of the Myakka River, in the West County area, containing 1,174.14± acres; Petition No. PAL-24-04; Applicant: Maronda Homes LLC, of Florida; providing an effective date. Located in Commission District IV. **ORD 2025-028**

Legislative

Jie Shao, Principal Planner provided credentials, gave a brief overview of Proposed Changes, TCP-24-03, PAL-24-04 and PD-24-14: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Existing Service Delineation Area, Existing Framework, Existing FLUM Designations, Existing Zoning Designations, Coastal High Hazard Areas, Flood Zones (Subject Property - 8AE and 9AE Zones), Proposed Detailed Changes (TCP-24-03): Name Change and Project Acreage, 1A Base Residential Density, Figure 1-B and New Figure 1-C, 1B Maximum Residential Density, 1D Permitted Uses Within Area A As Shown on Figure 1-C above, 1E Master Development Plan, Harbor Village Conceptual Land Use Plan, 1F Traffic Concurrency, 1G Buffer Between the Proposed Development Areas and State-owned Lands, 1H Slip Count Approval, Proposed Detailed Changes (PAL-24-04), Proposed FLUM Designations, Proposed Framework, Proposed Service Area Delineation, Proposed Detailed Changes (PD-24-14), Proposed Zoning Designations, Approved and Proposed Development

Rights, PD Concept Plan, PD Concept Plan Details & Buffers, replied to conservation easement settlement agreement, Florida Department of Environmental Protection (FDEP) determination, and density options.

Chair Tiseo mentioned 1F Traffic Concurrency, study assumption approval, FDEP application concerns and approval, Staff Report, 1G Buffer Between the Proposed Development Areas and State-owned Lands, conservation easement, Approved and Proposed Development Rights, utilities and school concurrency, mangrove regulations, endangered species, wildlife review, environmental study, Board of Trustees, Approximately 210 Acres of Lands, Harbor East dock permit and non-compliance process, Code Compliance case, sewage spill and cleanup, and residential units. **Commissioner Constance** commented on 1H Slip Count Approval, Approved and Proposed Development Rights, preservation lands, Community Development District (CDD) twenty five food buffer property deed and acquisition requests, Coastal High Hazard Areas, sea levels, dockage, community meetings, and residential units. **Commissioner Deutsch** noted community meetings and concerns, enforcement, and partnership. **Commissioner Doherty** spoke to Property Owners Association, covenants, deed restrictions, communication, future property owner concerns, and finished floor elevation analysis. **Commissioner Truex** discussed melaleuca and pepper tree exotic vegetation removal, hurricanes, permit extensions and impacts, Code Compliance process, Harbor East property owners, and enforcement support.

Mr. Cullinan responded to Approved and Proposed Development Rights, Compact Growth Mixed Use (CGMU) FLUM amendment, conservation land settlement agreement, FDEP regulations and delegated authority, Code Enforcement complaint and action process, vegetation removal, Approximately 210 Acres of Lands, Harbor East dock status and Code Compliance vegetation cases, and permit extensions.

Attorney Rob Berntsson, Applicant Representative accepted Ms. Shao as an expert, gave a brief overview of Location, mentioned community meetings and interactions, PD condition modifications and required setback, March 25, 2025 Regular and Land Use Meeting transmittal, dockage and exotic vegetation removal, shoreline stabilization, mangrove preservation and platting process restrictions language, Butterford Waterway, Comprehensive Plan compliance, replied to public input, riparian rights, property dedication, traffic concerns, commercial development, environmental studies, endangered species, Approximately 210 Acres of Lands, staff efforts, and requested approval with additional language.

Tom Sacharski, RVI Planning Certified Planner gave a brief overview of Maronda Homes Request, Existing Comprehensive Plan Approval, Proposed Comprehensive Plan Amendment, Proposed Density/Intensity Reduction, Open Space/Preserve, Connection Plan, Design Standards, Proposed Planned Development Zoning, Additional Conditions, PD Concept Plan, Community Meetings, and Process.

Todd Rebol, Atwell Engineering gave a brief overview of Charlotte County - FEMA Map, Charlotte County - Coastal High Hazard Area (CHHA) Map, Charlotte County - Coastal High Hazard Area (CHHA) Map - Project Area, National Oceanic and Atmospheric Administration (NOAA) - SLOSH Data, Charlotte County - Category 1 Storm Surge Map, Charlotte County - Category 2 Storm Surge Map, Charlotte County - Category 3 Storm Surge Map, Development Summary, Site Conditions Compared to Standards, Charlotte County - FEMA Map - Comparisons: South Gulf Cove, Edgewater Area, Burnt Store Lakes, and Rotonda.

Assistant County Attorney Kimlyn Walker remarked on proposed twenty five foot PD buffer.

Public Input

Jim Krause, South Gulf Cove Waterway Benefit Unit Advisory Board and Friends of South Gulf Cove Member commented on mangrove trimming and removal investigation and reporting, community meetings, Harbor East, riparian rights, and smalltooth sawfish breeding ground.

Roland Coderre, Friends of South Gulf Cove noted community meetings, work efforts, Maronda Homes, proposed zoning changes, boat docks, boat operation impacts, mangrove and exotic vegetation removal, Harbor East by Lennar, manmade lagoons, bathometric survey, out of compliance docks, and Code Enforcement complaints.

Maryann Wise, Friends of South Gulf Cove spoke to zoning enforcement, damaged mangroves, riprap, Code violations, 1996 Mangrove Trimming and Preservation Act, Coastal Planning (CST) Policies 1.1.6 Mangrove Protection and 1.5.11 Shoreline Erosion Control, legal action, native vegetation buffer, preserved state land, Staff Report, Code 3-9-100: Buffers, landscaping, and tree requirements, manmade waterways, staff efforts, and community meetings.

Nicole Killian discussed native and invasive vegetation, conservation land donation and study, transparency, developmental impacts, and Florida Forever Plan.

John Osanitsch, South Gulf Cove Waterway Benefit Unit Advisory Board Member mentioned community benefit and concerns, habitat destruction and removal, boat docks, natural waterway permit, CST Policy 1.5.11 Shoreline Erosion Control, Harbor East by Lennar setbacks, preservation areas, and Native Habitat Management Plan signage requirements, FDEP reporting, Code Compliance, responsibility, and Code 3-9-100: Buffers, landscaping, tree requirements, enforcement, and mangrove water quality impacts.

Minutes Clerk Welsh administered oath for testimony.

John Sutphen commented on community meetings, Charlotte Harbor, hurricanes, and sewage spills and development impacts.

Andrea Jenkins noted environmentally sensitive lands, wetland and mangrove preservation, wildlife and habitat conservation, traffic impacts, commercial development, and sewage.

Timothy Delaney, South Gulf Cove Home Owners Association Treasurer spoke to citizen concerns.

COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO APPROVE ORDINANCE 2025-028 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3184, FLORIDA STATUTES, AMENDING THE COUNTY'S COMPREHENSIVE PLAN BY: (1) AMENDING CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE FROM COMPACT GROWTH MIXED USE (CGMU) (1,081.75± ACRES) AND PRESERVATION (PR) (92.39± ACRES) TO CGMU (1,010.69± ACRES) AND PR (163.45± ACRES) IN ORDER TO ALLOW FOR A MIXTURE OF RESIDENTIAL USES UP TO 3,475 UNITS (A REDUCTION OF 485 UNITS), COMMERCIAL, AND LIGHT INDUSTRIAL USES UP TO 1,400,000 SQUARE FEET (A REDUCTION OF 109,807 SQUARE FEET); INCREASING THE BASE DENSITY FROM 1,631 UNITS OR 1,790 UNITS WITH AN APPROVED PD ORDINANCE RESTRICTING DEVELOPMENT ON AREA A AS IDENTIFIED ON FIGURE 1-C UNDER SECTION 1 OF FLU APPENDIX VII: COMPACT GROWTH MIXED USE MASTER DEVELOPMENT PLAN TO LOW IMPACT RECREATIONAL USES/PASSIVE RECREATIONAL USES; (2) AMENDING CHARLOTTE COUNTY FLUM SERIES MAP #2: 2050 FRAMEWORK, FROM AGRICULTURAL/RURAL TO EMERGING NEIGHBORHOOD FOR 28.01± ACRES OF PROPERTIES AND 99.13± ACRES OF PROPERTIES FROM EMERGING NEIGHBORHOOD TO AGRICULTURAL/RURAL; AND (3) AMENDING CHARLOTTE COUNTY FLUM SERIES MAP #3: 2030 SERVICE AREA DELINEATION, TO EXTEND THE URBAN SERVICE AREA BOUNDARY TO INCLUDE 28.01± ACRES OF PROPERTIES AND TO CONCURRENTLY REMOVE 99.13± ACRES OF PROPERTIES FROM THE URBAN SERVICE AREA; FOR PROPERTIES GENERALLY LOCATED SOUTHEAST OF MCCALL ROAD (SR 776) AND SOUTHWEST OF THE MYAKKA RIVER, IN THE WEST COUNTY AREA, CONTAINING 1,174.14± ACRES; COMMISSION DISTRICT IV; PETITION PAL-24-04; APPLICANT: MARONDA HOMES, LLC OF FLORIDA; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR TRANSMITTAL OF ADOPTED ORDINANCE, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

Taken Out of Order

(Change #7) Added attachments (2) - Revised Presentation & Supplemental Documentation.

Community Development

Approve an Ordinance, pursuant to Section 163.3184(3), Florida Statutes, adopting a Large Scale Plan Amendment (Text Amendment) to amend Future Land Use (FLU) Appendix VII: Compact Growth Mixed Use Master Development Plan by revising Section 1: West County Town Center, specifically, 1) changing the name of Section 1 from “West County Town Center” to “Harbor Village”; 2) amending the total acreage of this project from 1,187± to 1,174.14± acres; amending a) 1.A: Base Residential Density to decrease the base density from 1,831 units to 1,790 units; b) 1.B: Maximum Residential Density to reduce the residential development rights from 3,960 units to 3,475 units; c) 1.C: to rename and amend “Maximum Floor Area Ratio” to “Maximum Commercial and Light Industrial Intensity”; d) 1.D: to remove “Perpetual Conservation Easement” and replace with “Uses Permitted Within Area A As Shown on Figure 1-C Above”; and e) 1.E: Master Development Plan to adopt a new Master Land Use Plan/Pattern Book; 3) adding new 1.F: Traffic Concurrency, new 1.G: Buffer Between the Proposed Development Areas and State-owned Lands, and new 1.H: Slip Count Approval; for properties generally located southeast of McCall Road (SR 776) and southwest of the Myakka River, in the West County area; Petition No. TCP-24-03; Applicant: Maronda Homes LLC, of Florida; providing an effective date. Located in Commission District IV. **ORD 2025-030**

Legislative

Ms. Shao provided credentials, gave a brief overview of Proposed Changes, TCP-24-03, PAL-24-04 and PD-24-14: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Existing Service Delineation Area, Existing Framework, Existing FLUM Designations, Existing Zoning Designations, Coastal High Hazard Areas, Flood Zones (Subject Property - 8AE and 9AE Zones), Proposed Detailed Changes (TCP-24-03): Name Change and Project Acreage, 1A Base Residential Density, Figure 1-B and New Figure 1-C, 1B Maximum Residential Density, 1D Permitted Uses Within Area A As Shown on Figure 1-C above, 1E Master Development Plan, Harbor Village Conceptual Land Use Plan, 1F Traffic Concurrency, 1G Buffer Between the Proposed Development Areas and State-owned Lands, 1H Slip Count Approval, Proposed Detailed Changes (PAL-24-04), Proposed FLUM Designations, Proposed Framework, Proposed Service Area Delineation, Proposed Detailed Changes (PD-24-14), Proposed Zoning Designations, Approved and Proposed Development Rights, PD Concept Plan, PD Concept Plan Details & Buffers, responded to Approximately 210 Acres of Land, FDEP determination, and density options.

Chair Tiseo remarked on 1F Traffic Concurrency, study assumption approval, FDEP application concerns and approval, Staff Report, 1G Buffer Between the Proposed Development Areas and State-owned Lands, conservation easement, Approved and Proposed Development Rights, utilities and school concurrency, mangrove regulations, endangered species, wildlife review, environmental study, Board of Trustees, Approximately 210 Acres of Lands, Harbor East dock permit and non-compliance process, Code Compliance case, sewage spill and cleanup, and residential units. **Commissioner Constance** discussed 1H Slip Count Approval, Approved and Proposed Development Rights, preservation lands, CDD twenty five foot buffer property deed and acquisition requests, Coastal High Hazard Areas, sea levels, dockage, community meetings, and residential units. **Commissioner Deutsch** mentioned community meetings and concerns, enforcement, and partnership. **Commissioner Doherty** commented on Property Owners Association, covenants, deed restrictions, communication, future property owner concerns, and finished floor elevation analysis. **Commissioner Truex** noted melaleuca and pepper tree exotic vegetation removal, hurricanes, permit extensions and impacts, Code Compliance process, Harbor East property owners, and enforcement support.

Mr. Cullinan replied to Approved and Proposed Development Rights, CGMU FLUM amendment, conservation land settlement agreement, FDEP regulations and delegated authority, Code Enforcement complaint and action process, vegetation removal, Approximately 210 Acres of Lands, Harbor East dock status and Code Compliance vegetation cases, and permit extensions.

Attorney Rob Berntsson, Applicant Representative accepted Ms. Shao as an expert, gave a brief overview of Location, spoke to community meetings and interactions, PD condition modifications and required setback, March 25, 2025 Regular and Land Use Meeting transmittal, dockage and exotic vegetation removal, shoreline stabilization, mangrove preservation and platting process restrictions language, Butterford Waterway, Comprehensive Plan compliance, responded to public input, riparian rights, property dedication, traffic concerns, commercial development, environmental studies, endangered species, Approximately 210 Acres of Lands, staff efforts, and requested approval with additional language.

Tom Sacharski, RVI Planning Certified Planner gave a brief overview of Maronda Homes Request, Existing Comprehensive Plan Approval, Proposed Comprehensive Plan Amendment, Proposed Density/Intensity Reduction, Open Space/Preserve, Connection Plan, Design Standards, Proposed Planned Development Zoning, Additional Conditions, PD Concept Plan, Community Meetings, and Process.

Todd Rebol, Atwell Engineering gave a brief overview of Charlotte County - FEMA Map, Charlotte County - Coastal High Hazard Area (CHHA) Map, Charlotte County - Coastal High Hazard Area (CHHA) Map - Project Area, NOAA - SLOSH Data, Charlotte County - Category 1 Storm Surge Map, Charlotte County - Category 2 Storm Surge Map, Charlotte County - Category 3 Storm Surge Map, Development Summary, Site Conditions Compared to Standards, Charlotte County - FEMA Map - Comparisons: South Gulf Cove, Edgewater Area, Burnt Store Lakes, and Rotonda.

Assistant County Attorney Walker remarked on proposed twenty five foot PD buffer.

Public Input

Jim Krause, South Gulf Cove Waterway Benefit Unit Advisory Board and Friends of South Gulf Cove Member discussed mangrove trimming and removal investigation and reporting, community meetings, Harbor East, riparian rights, and smalltooth sawfish breeding ground.

Roland Coderre, Friends of South Gulf Cove mentioned community meetings, work efforts, Maronda Homes, proposed zoning changes, boat docks, boat operation impacts, mangrove and exotic vegetation removal, Harbor East by Lennar, manmade lagoons, bathometric survey, out of compliance docks, and Code Enforcement complaints.

Maryann Wise, Friends of South Gulf Cove commented on zoning enforcement, damaged mangroves, riprap, Code violations, 1996 Mangrove Trimming and Preservation Act, CST Policies 1.1.6 Mangrove Protection and 1.5.11 Shoreline Erosion Control, legal action, native vegetation buffer, preserved state land, Staff Report, Code 3-9-100: Buffers, landscaping, and tree requirements, manmade waterways, staff efforts, and community meetings.

Nicole Killian spoke to native and invasive vegetation, conservation land donation and study, transparency, developmental impacts, and Florida Forever Plan.

John Osanitsch, South Gulf Cove Waterway Benefit Unit Advisory Board Member spoke to community benefit and concerns, habitat destruction and removal, boat docks, natural waterway permit, CST Policy 1.5.11 Shoreline Erosion Control, Harbor East by Lennar setbacks, preservation areas, and Native Habitat Management Plan signage requirements, FDEP reporting, Code Compliance, responsibility, and Code 3-9-100: Buffers, landscaping, tree requirements, enforcement, and mangrove water quality impacts.

Minutes Clerk Welsh administered oath for testimony.

John Sutphen noted community meetings, Charlotte Harbor, hurricanes, and sewage spills and development impacts.

Andrea Jenkins discussed environmentally sensitive lands, wetland and mangrove preservation, wildlife and habitat conservation, traffic impacts, commercial development, and sewage.

Timothy Delaney, South Gulf Cove Home Owners Association Treasurer mentioned citizen concerns.

COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

COMMISSIONER TRUEX MOVED TO APPROVE ORDINANCE 2025-030 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES, AMENDING THE COUNTY'S COMPREHENSIVE PLAN TO REVISE FUTURE LAND USE (FLU) APPENDIX VII: COMPACT GROWTH MIXED USE MASTER DEVELOPMENT PLAN BY REVISING SECTION 1: WEST COUNTY TOWN CENTER, SPECIFICALLY BY: (1) CHANGING THE NAME CHANGING THE NAME OF SECTION 1 FROM "WEST COUNTY TOWN CENTER" TO "HARBOR VILLAGE"; (2) AMENDING THE TOTAL ACREAGE OF THIS PROJECT FROM 1,187± ACRES TO 1,174.14± ACRES; AMENDING (A) 1.A: BASE RESIDENTIAL DENSITY TO DECREASE THE BASE DENSITY FROM 1,831 UNITS TO 1,790 UNITS; (B) 1.B: MAXIMUM RESIDENTIAL RIGHTS FROM 3,960 UNITS TO 3,475 UNITS; (C) 1.C: RENAMING AND AMENDING "MAXIMUM FLOOR AREA RATIO" TO "MAXIMUM COMMERCIAL AND LIGHT INDUSTRIAL INTENSITY"; (D) 1.D: REMOVING "PERPETUAL CONSERVATION EASEMENT" AND REPLACING WITH "USES PERMITTED WITHIN AREA A AS SHOWN ON FIGURE 1-C ABOVE"; AND (E) 1.E: MASTER DEVELOPMENT PLAN TO ADOPT A NEW MASTER LAND USE PLAN/PATTERN BOOK; (3) ADDING NEW 1.F: TRAFFIC CONCURRENCY, NEW 1.G: BUFFER BETWEEN THE PROPOSED DEVELOPMENT AREAS AND STATE-OWNED LANDS, AND NEW 1.H: SLIP COUNT APPROVAL: FOR PROPERTIES GENERALLY LOCATED SOUTHWEST OF MCCALL ROAD (SR776) AND SOUTHWEST OF THE MYAKKA RIVER, IN THE WEST COUNTY AREA; COMMISSION DISTRICT IV; PETITION TCP-24-03; APPLICANT: MARONDA HOMES, LLC OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR TRANSMITTAL OF ADOPTED ORDINANCE, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 5:0.

UB7. PD-24-14, Harbor Village PD Rezoning

(Change #2) Added attachment – TR Final Storm Surge Information.

(Change #6) Added attachments (2) - Revised Presentation & Supplemental Documentation.

Community Development

Approve an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) (408.39± acres, including 0.7 acres of Cattle Dock Point Road), Residential Single-family 2 (RSF-2) (428.20± acres), and Residential Multi-family 5 (RMF-5) (4.41± acres) to Planned Development (PD), and adopting its associated General PD Concept Plan in order to have a mixture of residential and commercial development; increasing the base density from 1,114 units to 2,000 units, and requiring a transfer of 886 density units to reach the maximum of 2,000 units; for property generally located north of Delamere Boulevard, southeast of McCall Road (SR 776), east of Gasparilla Road (CR 771), and west of Butterford Waterway, in the West County area, containing 840.30± acres; Petition No. PD-24-14; Applicant: Maronda Homes, LLC of Florida; providing an effective date. Located in Commission District IV. **ORD 2025-029**

Quasi-Judicial

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

Ms. Shao provided credentials, gave a brief overview of Proposed Changes, TCP-24-03, PAL-24-04 and PD-24-14: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Existing Service Delineation Area, Existing Framework, Existing FLUM Designations, Existing Zoning Designations, Coastal High Hazard Areas, Flood Zones (Subject

Property - 8AE and 9AE Zones), Proposed Detailed Changes (TCP-24-03): Name Change and Project Acreage, 1A Base Residential Density, Figure 1-B and New Figure 1-C, 1B Maximum Residential Density, 1D Permitted Uses Within Area A As Shown on Figure 1-C above, 1E Master Development Plan, Harbor Village Conceptual Land Use Plan, 1F Traffic Concurrency, 1G Buffer Between the Proposed Development Areas and State-owned Lands, 1H Slip Count Approval, Proposed Detailed Changes (PAL-24-04), Proposed FLUM Designations, Proposed Framework, Proposed Service Area Delineation, Proposed Detailed Changes (PD-24-14), Proposed Zoning Designations, Approved and Proposed Development Rights, PD Concept Plan, PD Concept Plan Details & Buffers, replied to Approximately 210 Acres of Land, FDEP determination, and density options.

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Timothy Delaney, South Gulf Cove Home Owners Association Treasurer spoke to citizen concerns.

COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO APPROVE ORDINANCE 2025-029 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) (408.39± ACRES, INCLUDING 0.7± ACRES OF CATTLE DOCK POINT ROAD), RESIDENTIAL SINGLE-FAMILY 2 (RSF-2) (428.20± ACRES), AND RESIDENTIAL MULTI-FAMILY 5 (RMF-5) (4.41± ACRES) TO PLANNED DEVELOPMENT (PD), AND ADOPTING ITS ASSOCIATED GENERAL PD CONCEPT PLAN IN ORDER TO HAVE A MIXTURE OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT; INCREASING THE BASE DENSITY FROM 1,114 UNITS TO 2,000 UNITS, AND REQUIRING A TRANSFER OF 886 DENSITY UNITS TO REACH THE MAXIMUM OF 2,000 UNITS; FOR PROPERTY GENERALLY LOCATED NORTH OF DELAMERE BOULEVARD, SOUTHEAST OF MCCALL ROAD (SR 776), EAST OF GASPARILLA ROAD (CR 771), AND WEST OF BUTTERFORD WATERWAY, IN THE WEST COUNTY AREA, CONTAINING 840.30± ACRES; CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT IV: PETITION PD-24-14; APPLICANT: MARONDA HOMES, LLC OF FLORIDA; PROVIDING AN EFFECTIVE DATE, AND THE ADDITIONAL SENTENCES TO BE TO THE END OF CONDITION L: "EXCEPT FOR THE KAYAK CUT THROUGH AND MARINA BASIN ENTRANCE, ALL MANGOVES ALONG THE CANAL SHALL BE PRESERVED, AND ONLY TRIMMED IN ACCORDANCE WITH FDEP RULES. NO LOT SHALL BE PLATTED TO THE PROPERTY LINE ALONG THE INTERCONNECTOR AND BUTTERFORD WATERWAYS, WHICH SHALL BE IMPLEMENTED THROUGH A DEED RESTRICTION AT THE TIME OF PLATTING", SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

ADJOURNED: 4:20 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