Charlotte County

Commission Chambers, Room 119 18500 Murdock Circle Port Charlotte, FL 33948 CharlotteCountyFL.gov



Regular and Land Use Meeting

Tuesday, June 10, 2025 9 a.m.

Board of County Commissioners

COUNTY COMMISSIONERS
Joseph Tiseo, District 5, Chairman
Ken Doherty, District 1, Vice Chairman
Christopher Constance, District 2
Bill Truex, District 3
Stephen R. Deutsch, District 4

COUNTY ADMINISTRATOR
Hector Flores
COUNTY ATTORNEY
Janette S. Knowlton
CLERK OF THE CIRCUIT COURT
Roger D. Eaton

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@charlottecountyfl.gov.

Should any agency or person decide to appeal any decision made by the board with respect to any matter considered at such meeting, a record of the proceeding, and for such purpose, a verbatim record of the proceeding is required, which record includes the testimony and evidence upon which the appeal is to be based.

ALL PERSONS AND PROPERTY ARE SUBJECT TO SEARCH UPON ENTERING THE MEETING ROOM.

9:00 A.M.

Call to Order and Roll Call

Invocation

If you wish, please rise for the invocation

Reverend Dr. R. Brian Stolarczyk Lutheran Church of the Cross

Pledge of Allegiance

Changes to the Agenda

See separate sheet

Proclamations - Commissioner Stephen R. Deutsch

Flag Day

National Mosquito Control Awareness Week

Employee Recognition

Years of Service - May 2025

5 Years

Chad Hobson Public Works
Ludgeor Cameus Public Safety

Ashley Guerzo Community Services

Varonica Beal Utilities

10 Years

Robert Campbell Public Works

Tammy Garcia Utilities

Janina Stamoulis Commission Office

Alejandro Valdes Public Safety

Carol Cooper Colicchio Budget & Administrative Services

Jason Maddams Public Safety

John Drown Community Development

Matthew DeGaeta Public Safety
Matthew Sausaman Public Safety
Michael Downs Jr. Public Safety
Michael Keeney Public Safety
Zachary Maxfield Public Safety

Kathryn Davis Budget & Administrative Services

20 Years

Tina Powell Community Services

John McGinnis Sr. Public Works
Patricia Kuehne Public Works

Award Presentations

Wellness Awards

Stephanee Phillips to present Cigna and Mental Health America Well-Being Awards for demonstrating a strong commitment to improving the health and well-being of its employees through a workplace wellness program:

Cigna Healthy Workforce Designation - Gold

The Bell Seal for Workplace Mental Health - Platinum

PUBLIC INPUT - AGENDA ITEMS ONLY

Anyone wishing to address the Board during this portion of the meeting must fill out a card, state their name for the record, and state which agenda item(s) will be addressed. Remarks shall be limited to 3 minutes (max) and shall be addressed to the Commission as a body, and not to individual members.

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.

* Agricultural & Natural Resources Advisory Committee

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 Services MSBU-Vacancy

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, 2025. 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.

* Beaches and Shores Advisory Committee

The Beaches and Shores Advisory Committee is seeking a volunteer to fill the unexpired term of the District 4 Representative. The Applicant must be a resident of Charlotte County and reside within the boundaries of District 4. The term is effective immediately and will expire November 2026. To obtain an application, send an email to Claudia.Mayo@charlottecountyfl.gov. This position will remain open until filled.

MSBU-MSTU Advisory Board Vacancies

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 two members to fill positions with terms 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 two members to fill positions with terms 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, 2028.
- Rotonda Sands Street & Drainage Unit is seeking one member to fill a
 position with a term through October 31, 2028.
- 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

Clerk of the Circuit Court

A. Comptroller Division

1. Finance

Recommended Action:

Approve the Clerk's Finance Memorandum.

Budgeted Action:

No action needed.

B. Minutes Division

1. Minutes

Recommended Action:

Approve the following Minutes:

May 20, 2025 MSBU Workshop

May 20, 2025 BCC Local Transportation Update Meeting

May 22, 2025 Utilities Department Quarterly Update

May 22, 2025 BCC Pre-Agenda

May 22, 2025 BCC Focus Area Workshop - Infrastructure

Budgeted Action:

No action needed.

Board of County Commissioners

C. Commission Office

1. Appointment - Gulf Cove Waterway Advisory Board

Recommended Action:

Approve the appointment of Lawrence (Larry) Morrow to fill the unexpired term of Christine Carlomany as well as an additional new three-year term on the Gulf Cove Waterway Advisory Board. This appointment will be effective immediately and will expire on October 31, 2028.

Budgeted Action:

No action needed.

2. Appointment - Manasota Key Street & Drainage Advisory Board

Recommended Action:

Approve the appointment of Linda Powers to fill the unexpired term of Kathi Obendorfer 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.

D. County Administration

1. BCC Schedule Change

County Administration

Approve the following BCC Meeting schedule change:

Schedule a joint meeting with City of Punta Gorda on July 9, 2025, at 8 a.m. at the Charlotte Harbor Event and Conference Center, Punta Gorda, Florida.

E. County Attorney

1. Bryant Miller Olive, PA Waiver of Conflict

Recommended Action:

Authorize the Chair to execute the Waiver of Conflict for our Bond Disclosure Counsel, Bryant Miller Olive, PA, representation of the City of North Port regarding the negotiation of an interlocal agreement for construction of Cranberry and Hillsborough Blvd. intersection improvements.

Budgeted Action:

No action needed.

F. Budget and Administrative Services

Fiscal Services

Information Technology

Purchasing

1. 25-466, Piggyback, New Ladder Truck for Fire Station #17 (Public Safety)

Recommended Action:

- a) Approve File #25-466, New Ladder Truck for Fire Station 17 to Matheny Fire & Emergency of Ocala, Florida; piggybacking off the Florida Sheriff's Association Contract #FSA25-VEF19.0; for the total amount of \$1,620,428.12; and
- b) Authorize the addition of one E-One Rear Mounted Aerial Apparatus to the County Fleet; and
- c) Approve Resolution for budget adjustment BA25-174 in the amount of \$1,620,429; and

d) Approve amendment to Capital Improvement Project "Additional and Miscellaneous Equipment (FY24/FY25)" to include the Ladder Truck with equipment for Fire Station 17.

Budgeted Action:

Approve budget adjustment BA25-174 in the amount of \$1,620,429 amending the Capital Improvement Project "Additional and Miscellaneous Equipment (FY24/FY25)" for one E-One Read Mounted Aerial Apparatus (\$1,208,426) with equipment and options (\$412,002.12), increasing total project by \$1,620,429 with funding provided from Fire Assessments.

2. 25-402, Award, Purchase of two (2) Peterbilt 548 Vacuum Trucks (Utilities)

Recommended Action:

- a) Approve Piggyback of File #25-402 for the purchase of two (2) Peterbilt 548 Vacuum Trucks, per the Florida Sheriff's Association Cooperative Purchasing Program Contract #FSA23-VEH21.0: Heavy Trucks and Buses, and award to The Peterbilt Store of Fort Myers, Florida for a purchase price of \$305,300 per unit for a total cost of \$610,600; and
- b) Approve Asset #35145 and 33798 be sold at auction.

Budgeted Action:

No action needed. Budgeted in the Heavy Equipment Replacement Plan as approved in the FY25 budget process. Funding is supplied from Utility rate revenues.

3. 25-444, Award, Road Grading - Annual Contract (Public Works)

Recommended Action:

- a) Award Request for Bid #25-444, Road Grading Annual Contract to Gator Grading and Paving, LLC of Palmetto, Florida at the unit costs submitted; and
- b) Authorize the County Administrator, or his designee, to approve renewal option up to two (2) additional one-year terms at the same prices, terms, and conditions, by mutual consent. The contract period will be effective from October 1, 2025, through and including September 30, 2026.

Budgeted Action:

No action needed. Budgeted in the Tropical Gulf Acres and Cook and Brown Street and Drainage Units as approved in the FY25 budget process. Funding is supplied from Tropical Gulf Acres and Cook and Brown Street and Drainage MSBU assessments.

4. 25-484, Award, Energreen Alpha Eagle 33FT Boom Mower (Public Works)

Recommended Action:

- a) Approve award of "Piggyback" File # 25-484, Energreen Alpha Eagle 33FT Boom Mower to Energreen America Inc. of Aiken, South Carolina for a total of \$312,117 in accordance with the Florida Sheriff's Association Cooperative Purchasing Program Contract #FSA20-EQU18.0, Heavy Equipment; and
- b) Approve Asset #34133 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 from the Vehicle Replacement fund and will be charged to Public Works, Maintenance & Operations division.

5. 25-485, Award, F600 Altec Bucket Trucks (Public Works)

Recommended Action:

Approve award of "Piggyback" to File #25-485, F600 Altec Bucket Trucks to Global Rental Co of Buford, Georgia, to purchase two (2) F600 Altec Bucket Trucks for a unit price of \$225,687 per Truck in accordance with Sourcewell Contract #040924-ALT.

Budgeted Action:

No action needed. Budgeted in the Capital Improvement Project "Additional Rolling Stock Public Works (FY24/FY25) as approved in the FY25 budget process. Funding is supplied from the Greater Charlotte Street Lighting District, ad valorem.

6. <u>25-385, Award, Sod and Hydroseeding - Annual Contract (Public Works)</u>

Recommended Action:

a) Approve award of Request for Bid #25-385, Sod and Hydroseeding - Annual Contract for to Greenscape Innovations, Inc. of Port Charlotte, Florida and Lira and Sons Sod of Inverness, Florida at the unit prices indicated on the bid tabulation; and b) Authorize the County Administrator to approve renewal options of up to two (2) additional one-year terms, at the same prices, terms, and conditions, by mutual consent.

Budgeted Action:

No action needed. Items are charged out to the appropriate MSBU/TU or Road & Bridge as used.

7. Property Deletions for the Month of June, 2025 (Purchasing)

Recommended Action:

Approve the deletion of additional property inventory items listed on the attached for the month of June 2025.

Budgeted Action:

No action needed.

Real Estate Services

Risk Management

Transit

- G. Community Development
- H. Community Services
- I. Economic Development
- J. Facilities Management
- K. Human Resources

L. Human Services

1. <u>Amendment, Community Development Block Grant (CDBG) Interlocal Agreement with</u> the City of Punta Gorda

Recommended Action:

- a) Adopt Resolution approving the Amended and Restated Interlocal Agreement; and
- b) Authorize the Chairman to sign Resolution.

Budgeted Action:

No action needed.

2. <u>Database Access, Community Development Block Grant (CDBG) Program</u>
Administration

Recommended Action:

- a) Approve Resolution authorizing the County Administrator, or designee, to register, execute, and/or sign applications to utilize IDIS, HEROS, DRGR, and any other necessary related documents pertaining to CDBG funding; and
- b) Authorize the Chairman to sign Resolution.

Budgeted Action:

No action needed.

- M. Public Safety
- N. Public Works
- O. Tourism Development
- P. Utilities
- 1. Taylor Morrison of Florida, Inc Off-Site Utility Agreement for Starling Phase 1 Project

Recommended Action:

- a) Approve Off-Site Utility Agreement between the County and the Developer, Taylor Morrison of Florida, Inc.; and
- b) Authorize the Chairman to sign the Off-Site Utilities Agreement.

Budgeted Action:

No action needed.

2. Continuing Disclosure Certificate Form - Water Authority Bond Issuance

Recommended Action:

Approve Resolution authorizing execution of the Continuing Disclosure Certificate documents in connection with Water Authority's bond issuance.

Budgeted Action:

No action needed. No financial impacts.

Q. Other Agencies

1. <u>Interlocal Agreement between Charlotte County, on behalf of the CHNEP, and Sarasota County</u>

Recommended Action:

Authorize the chairman to sign Interlocal Agreement on behalf of the Coastal and Heartland National Estuary Partnership (CHNEP) and Sarasota County for services supporting CHNEP's Comprehensive Conservation and Management Plan.

Budgeted Action:

No action needed.

REGULAR AGENDA

- R. Regular Agenda
- 1. West Coast Inland Navigation District June 13, 2025, Agenda

Community Services

Discussion and direction on the West Coast Inland Navigation District (WCIND) agenda for the upcoming meeting on June 13, 2025.

2. South County Regional Park Pool Update

Community Services

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

3. Sunseeker Update

Commission Office

Update on Sunseeker.

PUBLIC HEARING AGENDA

S. 10:00 A.M. Public Hearing

PRESENTATION AGENDA

T. 10:00 A.M. Presentations

1 P.M. PUBLIC INPUT - ANY SUBJECT

Anyone wishing to address the Board during this portion of the meeting must state their name for the record. Remarks on any County related subject, shall be limited to 3 minutes (max) and shall be addressed to the Commission as a body, and not to individual members. There will not be any discussion.

2 P.M. LAND USE AGENDA

PUBLIC INPUT - LAND USE CONSENT AGENDA ITEMS ONLY

Anyone wishing to address the Board during this portion of the meeting must fill out a card, state their name for the record, and state which agenda item(s) will be addressed. Remarks shall be limited to 3 minutes (max) and shall be addressed to the Commission as a body, and not to individual members.

Consent Agenda

UA1. DRC-24-224 Starling Phase 2

Community Development

Approve a Resolution regarding Atwell Engineering's request for PD Final Detail Site Plan approval for Starling Phase 2. This project consists of 131 single family lots with associated infrastructure. This project site is 21.37± acres of a 47.96± acre parcel and is located at 14100 Burnt Store Road, Punta Gorda, Florida. Located in Commission District II.

Quasi-Judicial

UA2. DRC-24-209 Final Detail Site Plan- Willow Phase 2

Community Development

Approve a Resolution regarding RESPEC Company, LLC's request for a PD Final Site Plan approval for Willow Phase 2. This project consists of 281 residential single-family units with associated infrastructure. This project site is 77.96± acres and is located at 11257 Cloverly Lane (PID: 412335325378), Punta Gorda, Florida. Located in Commission District II.

Quasi-Judicial

UA3. CSZ-25-04, Khudairi Section D

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 318 platted lots in Blocks 51, 52, 53, 54, 55, 61, 62, 63, 64, & 65 and within the Dixie Estates Section C subdivision, generally located north of Bermont Road and east of SR 31, in the East County area, containing 19.32± acres; for calculation and severance of 318 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-25-04; Applicant: Sajida Y. Khudairi; providing an effective date. Located in Commission District I.

Quasi-Judicial

UA4. CSZ-25-05, Khudairi Section E

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 319 platted lots in Blocks 76, 77, 78, 79, 80, 91, 92, 93, 94 & 95 and within the Dixie Estates Section D subdivision, generally located north of Bermont Road and east of SR 31, in the East County area, containing 19.37± acres; for calculation and severance of 319 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-25-05; Applicant: Sajida Y. Khudairi; providing an effective date. Located in Commission District I.

Quasi-Judicial

UA5. CSZ-25-06, Khudairi Section F

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 320 platted lots in Blocks 106, 107, 108, 109, 110, 121, 122, 123, 124, & 125 and within the Dixie Estates Section D subdivision, generally located north of Bermont Road and east of SR 31, in the East County area, containing 19.43± acres; for calculation and severance of 320 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-25-06; Applicant: Sajida Y. Khudairi; providing an effective date. Located in Commission District I.

Quasi-Judicial

UA6. CSZ-25-13, Del Verde Alligator Farms LLC Section A

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 12 platted lots in Blocks 5, 7, & 15 and within the Del Verde Section A subdivision and the Del Verde Section B subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 1.56± acres; for calculation and severance of 12 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-25-13; Applicant: Alligator Farms, LLC, Michael S Jones, Manager; providing an effective date. Located in Commission District I.

Quasi-Judicial

UA7. CSZ-25-14, Del Verde Alligator Farms LLC Section B

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 12 platted lots in Blocks 7, 15, 21, 28, and "Reserved" Block, within the Del Verde Section M subdivision, the Del Verde Section N subdivision, and the Del Verde Section O subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 1.74± acres; for calculation and severance of 12 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-25-14; Applicant: Alligator Farms, LLC, Michael S Jones, Manager; providing an effective date. Located in Commission District I.

Quasi-Judicial

UA8. CSZ-25-15, Del Verde Alligator Farms LLC Section C

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County,

Florida, approving a petition for certification of Sending Zones, including 12 platted lots in Blocks 10, 13, 14, & 17, within the Del Verde Section F subdivision, the Del Verde Section G subdivision, the Del Verde Section H subdivision, and the Del Verde Section R subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 1.36± acres; for calculation and severance of 12 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-25-15; Applicant: Alligator Farms, LLC, Michael S Jones, Manager; providing an effective date. Located in Commission District I.

Quasi-Judicial

Public Hearing

UB1. PAL-24-07, Bluegrass Land & Mine Large-scale Plan Amendment to MRE

Community Development

Pursuant to Section 163.3184(3), Florida Statutes, transmit to the Florida Department of Commerce and other State agencies for review and comment a Large Scale Plan Amendment to 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. **Legislative**

UB2. PAL-23-00005, Lake Lonely, LLC Large Scale Plan Amendment to MRE

Community Development

Pursuant to Section 163.3184(3), Florida Statutes, transmit to the Florida Department of Commerce and other State agencies for review and comment a Large Scale Plan Amendment to Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agriculture (AG) to Mineral Resource Extraction (MRE); for property located at 2650 SR 31, in the Punta Gorda area and within the East County area; containing 223.14± acres; Petition No. PAL-23-00005; Applicant: Lake Lonely, LLC; providing an effective date. Located in Commission District I.

Legislative

- AA. County Administrator Comments
- **BB.** County Attorney Comments
- **CC.** Economic Development Director Comments
- **DD.** County Commissioner Comments

County Commissioners

Joseph Tiseo, District 5, Chairman Ken Doherty, District 1, Vice Chairman Christopher Constance, District 2 Bill Truex, District 3 Stephen R. Deutsch, District 4

Board of County Commissioners Schedule of Future Closures/Hearings/Workshops

The schedule linked 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.

Schedule