

BOARD OF COUNTY COMMISSIONERS

APRIL 21, 2026

A Board Public Workshop was held at the Murdock Administration Complex in Commission Chambers; Room 119, Port Charlotte, Florida.

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

The Meeting was called to order at 9:00 am, followed by the Pledge of Allegiance.

1. Conduct a Public Workshop on County Owned Parcels

Shaun Cullinan, Planning and Zoning Official gave a brief presentation on Issue, Why are we discussing, Canals without open water access potential, but which are adjacent to residential, Parcel 55: Crestview Waterway (WW) South (S) of Peachland Boulevard (Blvd), Parcel 57: Pelham WW S of US 41, Parcel 59: Lionheart WW North (N) of Peachland Blvd, Parcel 62: Auburn WW S of State Road (SR) 776, Parcel 53: Bayshore WW, Canals without open water access potential, which are NOT adjacent to residential, Parcel 58: Pelham Blvd N of US 41, Parcel 61: Auburn WW N of US 41, Parcel 56: Crestview WW N of Peachland Blvd, Parcel 60: Lionheart WW S of Peachland Blvd, Canals with potential open water access NOT adjacent to residential, Parcel 54: Crestview WW S of US 41, Canals with definite open water access adjacent to residential, and in which docks have been, or may be, constructed, Parcel 47: Flamingo WW Parcel 1, Flamingo WW Parcel 2 & 3, Manchester WW, Parcel 48: Apollo WW, Parcel 49: Jupiter WW, Parcel 50: Palau WW, Parcel 51: Ingersol WW, Parcel 16: Santa Cruz WW, Parcel 52: Interceptor Lagoon & Butterford WW, Options: Do nothing, Plat the parcels and dedicate the waterways as public waterways: Consultant, Internal, Dedicate the parcels as canal Rights-of-Way (ROW), replied to impacted docks, General Development, homeowners association (HOA) and private deed restriction enforcement, dock structure criteria and permit, Code requirements and enforcement, deeded land tract, bathymetric survey, separate legal descriptions, and spot dredging permit and requirement.

Chair Tiseo discussed impacted installed docks, dock permits and configurations, Parcel 52: Interceptor Lagoon & Butterford WW, Parcel 16: Santa Cruz WW, drainage system, permitting code and process, spot dredging, Lennar Homes Architectural Review Committee (ARC) and restriction enforcement, and waterway width. **Commissioner Constance** mentioned Parcel 47: Manchester WW, Parcel 52: Interceptor Lagoon & Butterford WW, dock options and design concerns, standards, and drainage system. **Commissioner Deutsch** noted South Gulf Cove, Harbor East, General Development, Parcel 52: Interceptor Lagoon & Butterford WW, HOA, dock provisions and design options, property listing disclosures, Lennar Homes, issued permit, communication challenges, boater safety, water access, ingress and egress safety and restrictions, Dedicate the parcels as canal Rights-of-Way (ROW), regulations, bathymetric study, spot dredging, mangrove removal, and waterway width. **Commissioner Doherty** commented on canal functionality and dredging, platted properties, primary drainage system, Dedicate the parcels as canal

Rights-of-Way (ROW), Parcel 16: Santa Cruz WW, Parcel 52: Interceptor Lagoon & Butterford WW, legal descriptions, South Gulf Cove, Englewood East, dock permitting code and permit process, property ownership, and Parcel 16: Santa Cruz WW. **Commissioner Truex** spoke to General Development bankruptcy, waterfront properties, Atlantic Gulf Communities, South Gulf Cove, Parcel 52: Interceptor Lagoon & Butterford WW, dock restrictions, Lennar Homes, community documents, and deed restriction enforcement.

County Attorney David interjected on dedication process, Parcel 52: Interceptor Lagoon & Butterford WW, legal descriptions, Occupancy of Right of Way, County property ownership and dedicated ROW, General Development deeds, and public access and use dedication.

Joanne Vernon, County Engineer responded to primary drainage system.

Terry Kirschner, Lennar Homes Land Development Director replied to Lennar ARC, dock options and restrictions, deed restriction violation notices, HOA, Harbor West, permitting process, bathymetric study, Friends of South Gulf Cove, and Code determination.

COMMISSIONER DOHERTY MOVED TO DEDICATE ALL THE PARCELS AS CANAL RIGHTS-OF-WAY (ROW) AS RECOMMENDED IN OPTION NUMBER THREE WITH THE EXCEPTION OF PARCEL 52 AND THE UNEXCAVATED WESTERLY PORTION OF PARCEL 16, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO DEDICATE PARCEL 52 AS CANAL RIGHTS-OF-WAY (ROW), SECONDED BY CHAIR TISEO

MOTION CARRIED 5:0.

PUBLIC INPUT – ON THIS AGENDA ITEM ONLY

Brad Butcher discussed Parcel 52: Interceptor Lagoon & Butterford WW, impacted dock permit and property sale, dedicated public use and canal right of way, inconsistencies, and General Development.

Roland Coderre, Friends of South Gulf Cove mentioned individual plat review process, impacted properties and waterways, dock construction and permit, Harbor East, and environmental impacts and concerns.

Vernon Bontrager commented on dock restrictions and canal ROW access.

Robert Berntsson spoke to Midway Blvd, General Development, canal dedication and dredging, dock permit issuance criteria and policy, and waterway classification.

Mark Periman noted Parcel 52: Interceptor Lagoon & Butterford WW, waterway classification challenges and policy, functionality, impacted properties, and canal regulations.

Michael Andrews discussed water access, property recorded dock easement, dock construction and permit challenges, and boat storage costs.

Justin Porter mentioned parcel dedication, canal ROW, medical conditions, military service, dock benefits, water access, life quality benefits, and county resource responsibility.

Matt Stevens commented on property acquisition and value impacts, military service, dock allowance and restrictions, vessel purchase and intentional submersion, Florida Fish and Wildlife Conservation Commission (FWC), and Charlotte County Marine Division.

Jerry Berg, South Gulf Cove Homeowners Association Vice President noted mangrove destruction and removal, Harbor East, dock installation and location, and Lennar property purchase documentation.

Thomas Tallman spoke to Harbor East, property acquisition, dock permits, and enforcement.

Maria Hennessy discussed unplatted waterway tracts, Harbor East impacted homeowners and dock installation, Parcel 52: Interceptor Lagoon & Butterford WW, waterfront tax rates, and Lennar Homes.

Aldo Albarello mentioned waterfront property purchase, Harbor East, military service, dock allowance and restrictions, Lennar Homes dock design documentation, clarification, and equal property rights.

AA. County Administrator Comments

County Administrator Flores commented on April 28, 2026 Regular and Land Use Meeting Agenda, Burnt Store Corridor Coalition, 2026 Community Planning Technical Assistance Grant Support Letter, and Opportunity Zone 2.0 Census Tract Recommendation.

Commissioner Truex noted April 28, 2026 Regular and Land Use Meeting attendance and Burnt Store Corridor completed study.

BB. County Attorney Comments - None

CC. Commissioner Comments

Commissioner Constance noted navigable waterways. **Commissioner Deutsch** spoke to public attendance and feedback. **Commissioner Doherty** discussed staff efforts. **Commissioner Truex** mentioned staff efforts and public water access.

ADJOURNED: 10:24 am

Joseph M. Tiseo, Chair

DATE ADOPTED: _____

ATTEST:

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

By: _____
Deputy Clerk