

Charlotte County

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



Regular and Land Use Meeting

Wednesday, March 25, 2026
9 a.m.

Board of County Commissioners

COUNTY COMMISSIONERS

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

COUNTY ADMINISTRATOR

Hector Flores

COUNTY ATTORNEY

Thomas M. David

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

[Pastor Daniel Dagan](#)
[Hope Apostolic Church](#)

Pledge of Allegiance

Changes to the Agenda

See separate sheet

Proclamations - Commissioner Stephen R. Deutsch

[1 - National County Government Month](#)
[2 - National Donate Life Month](#)
[3 - Charlotte County Defenders Law Enforcement Motorcycle Club](#)
[4 - Vietnam Veterans Day 2026](#)
[5 - Volunteer Appreciation Month](#)

[Fair Housing Month](#)
[St. Vincent de Paul Day](#)

Employee Recognition

[Employee of the Month - February 2026](#)

Susan Dearing
Community Services

Award Presentations

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.

* [Metropolitan Planning Organization \(MPO\) Vacancies](#)

The Charlotte County-Punta Gorda Metropolitan Planning Organization (MPO) is accepting applications for the following volunteer positions:

Citizens' Advisory Committee (CAC) - one South County Representative. The CAC reviews and makes recommendations on transportation plans and projects for MPO Board consideration.

Bicycle/Pedestrian Advisory Committee (BPAC) - one West County Representative (applicant must reside West of the Myakka River). The BPAC reviews and makes recommendations on transportation plans and projects for MPO Board consideration.

Charlotte County Transportation Disadvantaged Local Coordinating Board (LCB) is seeking one volunteer representing the **Economically Disadvantaged** (rule: "A person who is recognized by the Florida Association for Community Action (President), representing the economically disadvantaged in the county."); and one experienced representative of the local private for-profit transportation industry. The LCB identifies local service needs and to provide guidance to the Community Transportation Coordinator on services for the transportation disadvantaged.

Application deadline: Friday, March 20, 2026. Apply online at www.ccpqmpo.gov or contact the MPO for an application. Address: Charlotte County-Punta Gorda MPO, 1050 Loveland Blvd. Box C, Port Charlotte, FL 33980; Email: office@ccpgmpo.gov. The MPO Board will elect members at its **Monday, March 30, 2026** Meeting.

* [MSBU-TU 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, and one member to fill a position with a term through October 31, 2028.

- **Cook & Brown Street Unit** is seeking one member to fill a position with a term through October 31, 2026, and two members to fill positions with terms through October 31, 2027 and two members to fill positions with terms through October 31, 2028.
- **Don Pedro Knight Island Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Gardens of Gulf Cove Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Greater Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Harbour Heights Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Manasota Key Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Manchester Waterway Benefit Unit** is seeking one member to fill a position with a term through October 31, 2027, and one member to fill a position with a term through October 31, 2028.
- **Mid-Charlotte Stormwater Utility Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Northwest Port Charlotte Waterway Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Pirate Harbor Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Pirate Harbor Waterway Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Placida Area Street & Drainage Maintenance Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Rotonda Heights Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Rotonda Lakes Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Rotonda Sands Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **South Charlotte Stormwater Utility Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Suncoast Waterway Maintenance Unit** is seeking one member to fill a position with a term through October 31, 2026, and one member to fill a position with a term through October 31, 2028.

* [Barrier Island Fire 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, 2026. Applicants must be residents of Charlotte County and reside within the Unit. Submit applications to Public Safety Department, 26571 Airport Road, Punta Gorda, Florida 33982; call 941-833-5602 or email Dawn.Johnston@CharlotteCountyFL.gov.

* [Environmentally Sensitive Lands Oversight Committee](#)

The **Environmentally Sensitive Lands Oversight Committee** is searching for two Charlotte County citizens to volunteer as a representative with expertise in business, real estate or land development, and as a representative with environmental expertise. If interested, please contact Morgan.Cook@charlottecountyfl.gov.

REPORTS RECEIVED AND FILED

CONSENT AGENDA

Clerk of the Circuit Court

A. Comptroller Division

B. Minutes Division

1. [Minutes](#)

Recommended Action:

Approve the following Minutes:

March 5, 2026 BCC Pre- Agenda

March 10, 2026 BCC Regular Meeting

March 17, 2026 BCC Board Workshop

Budgeted Action:

No action needed.

Board of County Commissioners

C. Commission Office

1. [Appointment - Beaches and Shores Advisory Committee](#)

Recommended Action:

Approve the appointment of Jay Lorange as the District IV representative to the Beaches and Shores Advisory Committee. Term is effective immediately and will expire December 2029.

Budgeted Action:

No action needed.

2. [Appointment - Gardens of Gulf Cove Advisory Board](#)

Recommended Action:

Approve the appointment of Joseph Bartolo to fill a vacant position on the Gardens of Gulf Cove Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2028.

Budgeted Action:

No action needed.

3. [Appointment - Manchester Waterway Advisory Board](#)

Recommended Action:

Approve the appointment of Leo Beer to fill a vacant position on the Manchester Waterway 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](#)****Recommended Action:**

a) Set a Public Workshop to be held on April 21, 2026, at 9 a.m. in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida, to discuss county owned parcels of land containing waterways; and
b) Set the BCC Monthly Workshop for April 21, 2026, at 9 a.m. to begin immediately following the Public Workshop, or soon thereafter; and
c) Set a Special Land Use Meeting to be held on April 21, 2026, at 1:30 p.m. in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida to consider DRC-25-200, West Port Village Final Detail Site Plan.

Budgeted Action:

No action needed.

2. [Medical Examiner](#)**Recommended Action:**

Approve and authorize the Chairman to sign Reappointment Ballot Form to the Medical Examiners Commission for their recommendation to the Governor of reappointing Dr. Russell D. Vega, M.D. as District Medical Examiner in District 22, Charlotte County.

Budgeted Action:

No action needed.

3. [Letter to Florida Department of Environmental Protection](#)**Recommended Action:**

Approve letter in support of Florida Department of Environmental Protection regulation enforcement of private landfill operations.

Budgeted Action:

No action needed.

E. County Attorney**F. Budget and Administrative Services****Fiscal Services****Information Technology****Purchasing**

1. [26-227, Award, Fabricated Road Signs - Annual Contract \(Public Works\)](#)

Recommended Action:

- a) Approve award of Request for Bid #26-227 to the lowest responsive, responsible bidder, Osburn Associates, Inc. of Logan, Ohio at the unit prices listed on the bid tab for a contract period from date of approval through and including, December 31, 2026, with the option to renew for two (2) additional one-year terms, at the same prices, terms, and conditions, by mutual consent; and
- b) Authorize the County Administrator, or designee, to approve the renewal options for up to two (2) additional one-year terms, at the same prices, terms and conditions, by mutual consent.

Budgeted Action:

No action needed. Budgeted in Public Works Engineering as approved in the FY26 budget process. Funding for this expenditure comes from Gas Tax.

2. [24-113, Assignment, Water Quality Analysis Utilities - Annual Contract \(Utilities\)](#)

Recommended Action:

Approve the Contract Assignment for Request for Bids #24-113, Water Quality Analysis Utilities - Annual Contract, as Sanders Laboratories, Inc. of Nokomis, Florida, has been acquired by Eurofins Drinking Water and Wastewater Southeast, LLC.

Budgeted Action:

No action needed. Budgeted in the Utilities Operations and Maintenance Fund - Operations budget as approved in the FY2026 budget process. Funding for this expenditure comes from rate revenues.

3. [24-116, Approve Amendment 2 Fire Station 3, Construction Manager at Risk - Fire Stations 3, 6, and 17 \(Facilities\)](#)

Recommended Action:

- a) Approve Amendment 2 for Fire Station 3 to Contract #24-116, Construction Manager at Risk- Fire Stations 3, 6, and 17 with Wharton-Smith, Inc. of North Port, Florida for the Guaranteed Maximum Price (GMP) for the management/construction phase of Fire Station 3 in the amount of \$7,754,839; and
- b) Authorize the Chairman to Sign Amendment 2 for Fire Station 3; and
- c) Approve Resolution for budget adjustment BA26-232 in the amount of \$4,279,254; and
- d) Approve amendment to Capital Improvement Project "Fire Station 3 Replacement".

****Change, Added attachment - Budget Justification Memo, 3/19/2026****

Budgeted Action:

Approve budget adjustment BA26-232 in the amount of \$4,279,254 amending the FY26 budget for Capital Improvement Project "Fire Station 3 Replacement" from \$6,054,070 to \$10,333,324. Funding is supplied from the 2020 Sales Tax Extension.

4. [25-587, Approve Contract, South County Annex Replacement Project \(Facilities\)](#)

Recommended Action:

- a) Approve contract for Request for Proposal #25-587, South County Annex Replacement Project, to Fawley Bryant Architecture of Sarasota, FL for a lump sum fee

of \$1,764,625; and
b) Authorize the Chairman to sign.

Budgeted Action:

No action needed. Budgeted in the Capital Improvement Project "South County Annex Replacement" as approved in the FY26 budget process. Funding is supplied from the 2020 Sales Tax Extension.

5. [26-330, Piggyback, UKG Workforce Management Pro Renewal \(Information Technology\)](#)

Recommended Action:

Approve Piggyback award of File #26-330, UKG Workforce Management Pro Renewal, for a 12-month term (March 18, 2026, through March 17, 2027), per the Omnia Partners Contract #24-6833, awarded to UKG Kronos Systems, LLC of Atlanta, Georgia for a total cost of \$238,680. This is for Kronos, the automated and integrated hosted timekeeping system utilized by various departments throughout the County.

Budgeted Action:

No action needed. Funds are available in the General Fund IT Maintenance budget as adopted with the FY26 budget process. Funding for this expenditure comes from ad valorem.

6. [25-322 Award, CR775 Bridge Over Oyster Creek Bridge Repairs \(010063\) - \(Public Works\)](#)

Recommended Action:

a) Approve award of Request for Bid #25-322, CR775 Bridge Over Oyster Creek Bridge (010063) to the lowest responsive, responsible bidder, Thomas Marine Construction of Fort Myers, Florida, for a total amount of \$755,761.13. This is for repairs to restore CR775 Bridge over Oyster Creek to pre-hurricane Ian conditions; and
b) Authorize Chairman to sign the Contract.

Budgeted Action:

No action needed. A 2nd quarter budget adjustment will be brought to the Board for approval. Allowable grant expenses will be reimbursed by the Florida Department of Transportation. Funding for the expenditures will initially come from the Hurricane Fund. There is no local match required. Expenses that exceed the grant award will be covered by the County's general revenues.

7. [25-684, Approve, Change Order, Emergency Rental of Generators - County Jail \(Facilities\)](#)

Recommended Action:

Request Change Order to approve extension of Request for Bid # 25-684, Emergency Rental of Generators - County Jail, awarded to 360 Energy Solutions, LLC, located in Miami, Florida, at the unit prices bid, extending the rental period through the completion of the repair of the current permanent generator.

Budgeted Action:

No action needed. Budgeted in the Public Safety Fund - Facilities Management budget as approved in the FY26 budget process. Funding for this item comes from ad valorem.

8. [25-493 Approve Change Order #2 to Cleaning Services for Charlotte County Facilities -](#)

[Annual Contract \(Facilities\)](#)**Recommended Action:**

Approve Change Order #2 to the Request for Bid #25-493 Cleaning Services for Charlotte County, to add the Charlotte County Sheriff Office (CCSO) Administration Headquarters to the cleaning contract at the unit price of \$4,500 per month and the Supervisor of Elections (SOE) Warehouse at the unit price of \$350 per month.

Budgeted Action:

No action needed. Services provided and charged out to various departments as services are utilized. Funding for this expenditure comes from various revenue sources.

9. [26-356, Piggyback, GPS Tracking Devices \(Fleet Management\)](#)**Recommended Action:**

a) Approve award of “Piggyback” purchase, File #26-356 GPS Tracking Devices, per Sourcewell Contract 102924-GPI, which was awarded to GPS Insight of Scottsdale, Arizona, at the unit prices submitted. The initial term of Contract is from March 27, 2026, through and including March 26, 2029; with option to extend for an additional three (3), one-year terms at the same prices, terms, and conditions of Sourcewell’s Contract 102924-GPI, and

b) Authorize County Administrator, or his designee, to approve renewal options at the same prices, terms, and conditions of Sourcewell’s Contract 102924-GPI.

Budgeted Action:

No action needed. Expenses will be funded by the Fleet Management Fund, and then will be charged back to the department as budgeted in the FY2026 budget process.

Real Estate Services**Risk Management****G. Community Development****H. Community Services****1.** [West Coast Inland Navigation District \(WCIND\) April 3, 2026, Agenda.](#)**Community Services**

Discussion and direction of the West Coast Inland Navigation District (WCIND) agenda for the upcoming meeting on April 3, 2026.

2. [Florida Boating Improvement Program Grant Agreement for Ainger Creek Boat Ramp.](#)**Recommended Action:**

a) Approve Grant Agreement between the Florida Fish and Wildlife Conservation Commission and Charlotte County in the amount of \$725,000 for the Florida Boater Improvement Fund for Ainger Creek Boat Ramp Improvements; and

b) Approve Resolution for budget adjustment BA26-222 in the amount of \$725,000; and

c) Approve Amendment to Capital Improvement Project “Boating Improvements - Ainger Creek” to recognize grant funding.

Budgeted Action:

Approve Budget Adjustment BA26-222 amending the FY26 budget for CIP project "Boating Improvements - Ainger Creek" to recognize grant funding in the amount of \$725,000. Grant funding will be provided by the Florida Fish and Wildlife Conservation Commission. The local cost share of \$250,000 will be provided by the Boater Improvement Fund (State). The remaining balance of the local cost share **in the amount of \$2.718M** will be provided from Capital Projects Fund, ad valorem.

****Change, updated wording, 3/20/2026****

I. Economic Development**J. Emergency Management****K. Facilities Management****L. Human Services****Transit****M. People Operations****N. Public Safety****1. [Approve Resolution Lifting the Burn Ban](#)****Public Safety**

Approve Resolution to lift the burn ban and rescind Resolution 2025-397.

O. Public Works**1. [Florida Department of Agriculture and Consumer Services Mosquito Control Memorandum of Understanding](#)****Recommended Action:**

- a) Approve the Florida Department of Agriculture and Consumer Services Mosquito Control Memorandum of Understanding; and
- b) Authorize the Chairman to sign the Mosquito Control Memorandum of Understanding.

Budgeted Action:

No action needed.

P. Tourism Development**Q. Utilities****1. [Water Authority Agenda April 1, 2026](#)****Recommended Action:**

Approve the agenda for the Peace River Manasota Regional Water Supply Authority

Board Meeting scheduled for April 1, 2026.

Budgeted Action:

No action needed.

R. Other Agencies

1. [School Board Referendum November 2026 Ballot](#)

Recommended Action:

- a) Approve Resolution directing the Supervisor of Elections to place the School Board Referendum on the November 2026 ballot; and
- b) Authorize the Chairman to sign the Resolution.

Budgeted Action:

No action needed.

REGULAR AGENDA

S. Regular Agenda

1. [Proposed replacement of existing 12-inch potable water main](#)

Utilities

Discussion and direction on Utilities Project No. 23-0019 (Adopted CIP C332401), Segment 3, requesting the replacement of the existing 12-inch asbestos-cement (AC) potable water main south of the Myakka River with a new 16-inch PVC water main to be constructed concurrently with the Peace River Manasota Regional Water Supply Authority (PRMRWSA) Phase 2B 42-inch transmission main project.

If approved, Peace River Manasota Regional Water Supply Authority (PRMRWSA) will bring forward an amendment to the Water Supply Contract at a future Board meeting to facilitate project funding and implementation.

2. [Fishing Pier discussion and direction](#)

Community Services

- a) Discussion and direction on the El Jobean Fishing Pier design options; and
- b) Discussion and direction on the Bayshore West Fishing Pier options.

3. [Amendment to the Peace River/Manasota Regional Water Supply Authority, Water Demand Projections Submittal](#)

Utilities

Discussion and direction on potential revisions to the Peace River/Manasota Regional Water Supply Authority Water Demand Projections Submittal.

4. [Finance](#)

Recommended Action:

Approve the Clerk's Finance Memorandum.

****Change, Added, 3/19/2026****

Budgeted Action:

No action needed.

PUBLIC HEARING AGENDA

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

PRESENTATION AGENDA

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

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

Land Use items to be heard at 2 P.M or soon thereafter, as the agenda allows.

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

VA1. [BRR-26-02, Babcock National-Phase 1](#)

Community Development

Approve a Bond Release of the surety provided under Letter of Credit No. FGAC-19580 in the amount of \$626,146.40 for the completion of the remaining infrastructure for Babcock National. The site is 459.79± acres and generally located south of Bermont Road, north of Cypress Parkway, east of SR 31, and west of the Babcock Trail, within the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 1, the East County area. Located in Commission District I.

Quasi-Judicial

VA2. [BRR-26-01, Babcock National-Phase 2](#)

Community Development

Approve a Bond Release of the surety provided under Letter of Credit No. FGAC-20456 in the amount of \$213,979.70 for the completion of the remaining infrastructure for Babcock National - Phase 2. The site is 42.81± acres and generally located south of Bermont Road, north of Greenway Boulevard, east of Leaning Pine Lane, and west of the Babcock Trail, in the boundary of the Babcock Ranch

Community Development of Regional Impact (DRI) Increment 1. Located in Commission District I.

Quasi-Judicial

VA3. [BRR-26-03, Babcock National-Phase 3](#)

Community Development

Approve a Bond Release of the surety provided under Letter of Credit No. FGAC-21489 in the amount of \$53,526.00 for the completion of the remaining infrastructure for Babcock National - Phase 3. The site is 12.39± acres and generally located south of Bermont Road, north of Greenway Boulevard, east of Sugar Hill Drive, and west of the Babcock Trail, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 1. Located in Commission District I.

Quasi-Judicial

VA4. [BRR-26-05, Babcock National-Phase 6](#)

Community Development

Approve a Bond Release of the surety provided under Letter of Credit No. FGAC-22559 in the amount of \$62,405.20 for the completion of the remaining infrastructure for Babcock National - Phase 6. The site is 18.51± acres and generally located south of Bermont Road, north of Greenway Boulevard, east of Greenway Boulevard, and west of the Crane Marsh Court, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 1. Located in Commission District I.

Quasi-Judicial

VA5. [DRC-25-137, 33 Acre Old Landfill Road Open Storage](#)

Community Development

Southwest Engineering & Design is requesting PD Final Detail Site Plan approval for 33 Acre Old Landfill Road Open Storage. The proposed project consists of an open vehicle storage yard with associated stormwater management system. The site is divided into three separate storage yards each with its own stormwater management system. This project site is 33.74± acres and is located at 25495 Old Landfill Road, Port Charlotte, FL. Located in Commission District I.

Quasi-Judicial

VA6. [DRC-25-142-Crosswinds \(formerly known as Simple Life\)](#)

Community Development

Barraco & Associates, Inc. is requesting PD Final Detail Site Plan approval for Crosswinds (formerly known as Simple Life). The proposed project consists of 122 single-family units, a private amenity center, and supporting infrastructure. This project site is 68.43± acres and is located at 12150 Burnt Store Road, Punta Gorda, FL. Located in Commission District II.

Quasi-Judicial

VA7. [DRC-25-217, Truex Expansion Lot](#)

Community Development

Atwell, LLC., is requesting PD Final Detail Site Plan approval for Truex Lot Expansion.

The proposed project consists of a 4,786 sq. ft. warehouse building, parking, one new access point off Burlington Ave., and associated infrastructure. This project site is 0.46± acres and is located at 3797 S. Access Road, Englewood, FL. Located in Commission District III.

Quasi-Judicial

Public Hearing

VB1. [PAS-25-03, Blue Luther, LLC Small Scale Plan Amendment](#)

Community Development

Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment amending Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Medium Density Residential (MDR) to High Density Residential (HDR); for property located at 2352 and 2452 Luther Road, in the Port Charlotte area, containing 10.30± acres; Commission District I; Petition No. PAS-25-03; Applicant: Blue Luther, LLC; providing an effective date. Located in Commission District I.

Legislative

VB2. [PD-25-16, Blue Luther, LLC PD Rezoning](#)

Community Development

Adopt an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Multi-family 10 (RMF-10) to Planned Development (PD) in order to allow for a residential development up to 154 residential dwelling units; the base density for the subject property is 103 dwelling units; requesting 51 units of Incentive Density for the proposed affordable housing; also requesting to adopt the General PD Concept Plan; for property located at 2352 and 2452 Luther Road, in the Port Charlotte area, 10.30± acres; Commission District I; Petition No. PD-25-16; Applicant: Blue Luther, LLC; providing an effective date. Located in Commission District I

Quasi-Judicial

VB3. [PD-25-12, Hutton MF Cape Haze, LLC PD Rezoning](#)

Community Development

Adopt an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Multi-family 12 (RMF-12) to Planned Development (PD) in order to have a residential development up to 135 residential units; requiring transfer of density units for residential development above the base density of 108 units; and adopting a General PD Concept Plan, for property generally located northeast of Placida Road and southwest of Cape Haze Drive, in the Placida area and within the West County area, containing 9± acres; Commission District III; Petition No. PD-25-12; Applicant: Hutton MF Cape Haze, LLC; providing an effective date. Located in Commission District III.

Quasi-Judicial

VB4. [TLDR-25-06, Revisions to Section 3-9-52: Bridgeless Barrier Island \(BBI\)](#)

Community Development

Approve an Ordinance of the Board of County Commissioners of Charlotte County,

Florida, amending Charlotte County Code Chapter 3-9: Zoning, Article II. District Regulations, by revising Section 3-9-52: Bridgeless Barrier Island (BBI) to allow noncommercial boat docks as permitted principal uses and structures; providing for conflict with other Ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners. Located in Commission District III.

Legislative

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

County Commissioners

Joseph Tiseo, District 5, Chairman
Christopher Constance, District 2, Vice Chairman
Ken Doherty, District 1
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](#)