

# Charlotte County

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



## Regular and Land Use Meeting

Tuesday, December 9, 2025  
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**

*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

[Pastor Bill Frank](#)  
[First Baptist Church of Punta Gorda](#)

#### **Pledge of Allegiance**

#### **Changes to the Agenda**

See separate sheet

#### **Proclamations - Commissioner Christopher Constance**

[Artist of the Month](#)

#### **Employee Recognition**

##### [Years of Service - November 2025](#)

###### **5 Years**

Ray Cestero Jr.

Chad Campbell Jr.

Kevin James

Arlen Woodall

Sydney L'Heureux

William Alexander

Utilities

Community Services

Facilities Management

Public Works

Public Works

Utilities

###### **10 Years**

Toby Elliott

Utilities

John Opsahl

Utilities

Roland Rumenap

Utilities

**20 Years**

Betty Rosario

Utilities

Daniel McAuley

Utilities

Barbara Baster-Cegerenko

Utilities

Jerry Hernandez

Public Safety

Rose Mattera

Utilities

[Ambassador Program - Fall 2025](#)

Alex Baker

BAS - Information Technology

Michael Benjamin

Public Works

Amy Cantrell

Tourism

Jillian Clark

People Operations

Michael Cunningham

BAS - Fiscal Services

Alex Daley

Public Works

Leigha DeArk

Utilities

Sandra Furtado

Public Safety

Belinda Hall

Community Development

Ariel Johnson

BAS - Purchasing

Daniel Lisby

Public Safety

Joseph Machado

Public Works

Leia McCall

Human Services

Sandra Melquist-Reed

People Operations

Paula Odarczenko

Human Services

Scott Raver

Public Works

Chad Ray

Public Works

Kristy Sisler

Economic Development

Maggie Smart

Community Development

Sherlan Williams-Gonzalez

People Operations

[Certified Public Manager Employee Recognition](#)

Emily Lewis, Deputy County Administrator

Claire Jubb, Assistant County Administrator

John Elias, Public Works Director

Tommy Scott, Community Services Director

Patrick Fuller, Emergency Management Director

Rick Arthur, Fiscal Services Manager

Elaine Jones, Communications Manager

Stephen Kipa, Real Estate Services Manager

Lindsey Johnson, Strategic Planning &amp; Projects Manager

[Employee of the Month - November 2025](#)

Jefferson Mendel, Lieutenant

Public Safety

Kelly Lechleidner, Firefighter/EMT

Public Safety

River Silva, Firemedic

Public Safety

Michael Brucci, Lieutenant

Public Safety

Michael Pietraniec, Firemedic

Public Safety

## Award Presentations

### [Commissioners' Award for Customer Service - Commissioner Constance](#)

Fourth Quarter Commissioners' Award  
Maureen Morgenthien  
Tourism

### [Institute of Asset Management North America - NxtGen Award Winner 2025](#)

Kimberly Kelley - Utilities Department Asset Manager

This award is for an individual newer to asset management, (less than five year in asset management focused roles) who has made an outstanding contribution to the implementation and development of asset management in any part of their organization and who demonstrates great potential for further asset management excellence.

## 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.

\* [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](mailto:Dawn.Johnston@CharlotteCountyFL.gov).

\* [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](mailto:Morgan.Cook@charlottecountyfl.gov) for more information.

\* [MSBU - TU 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](mailto: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.
- **Deep Creek Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Edgewater North Waterway Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Gardens of Gulf Cove Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027, and one member to fill a position with a term through October 31, 2028.
- **Greater Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Grove City Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Gulf Cove Street & Drainage** is seeking one member to fill a position with a term through October 31, 2028.
- **Gulf Cove Waterway** is seeking one member to fill a position with a term through October 31, 2028.
- **Harbour Heights Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027, and two members to fill positions with terms through October 31, 2028.
- **Harbor Heights Waterway** is seeking one member to fill a position with a term 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 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 Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Northwest Port Charlotte Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.

- **Pirate Harbor Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Pirate Harbor Waterway** is seeking one member to fill a position with a term through October 31, 2028.
- **Placida Area Street & Drainage Maintenance Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Rotonda Heights Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Rotonda Lakes Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Rotonda Sands North Street and Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **South Burnt Store Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **South Charlotte Stormwater Utility Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **South Gulf Cove Street + Drainage 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.

## 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:

November 12, 2025 BCC Regular Meeting

November 18, 2025 BCC Board Workshop

November 24, 2025 BCC Pre- Agenda

**Budgeted Action:**

No action needed.

**Board of County Commissioners****C. Commission Office****1. [Appointment - Harbour Heights Waterway Advisory Board](#)****Recommended Action:**

Approve the appointment of Michael McCullough to the Harbour Heights Waterway Advisory Board. This will be a three-year term replacing Lee Phillips who has chosen not to seek reappointment. This appointment will be effective immediately and will expire on October 31, 2028.

**Budgeted Action:**

No action needed.

**2. [Appointment - Pirate Harbor Waterway Advisory Board](#)****Recommended Action:**

Approve the appointment of David Vigne to the Pirate Harbor Waterway Advisory Board. This will be a three-year term replacing George Herl who has chosen not to seek reappointment. This appointment will be effective immediately and will expire on October 31, 2028.

**Budgeted Action:**

No action needed.

**3. [New Appointment - Agricultural & Natural Resources Advisory Committee](#)****Recommended Action:**

Approve the new appointment of Luis Garcia to the Agricultural & Natural Resources Advisory Committee for the unexpired term of David Kemeny as a representative of commodity production. The term begins immediately and expires December 31, 2028.

**Budgeted Action:**

No action needed.

**4. [New Appointment - Planning & Zoning Board](#)****Recommended Action:**

Approve the new appointment of Kevin Graham to the Planning and Zoning Board as a representative of District 5. The term begins January 1, 2026, and will expire November 2028 to coincide with the term of the elected commissioner.

**Budgeted Action:**

No action needed.

**5. [Reappointment - Affordable Housing Advisory Committee](#)****Recommended Action:**

Approve the reappointment of Kurt Pentelecuc to the Affordable Housing Advisory Committee as the representative of the Non-profit provider for Affordable Housing. The appointment begins January 1, 2026, and expires December 31, 2028.

**Budgeted Action:**

No action needed.

**6. [Reappointment - Affordable Housing Advisory Committee](#)****Recommended Action:**

Approve the reappointment of Denise Dull to the Affordable Housing Advisory Committee as a representative of the Non-profit provider for Affordable Housing. The appointment begins January 1, 2026, and expires December 31, 2028.

**Budgeted Action:**

No action needed.

**7. [Reappointments - Marine Advisory Committee](#)****Recommended Action:**

- a) Approve the reappointment of Betty Campanella as representative of America's Boating Club-Peace River; and
- b) Approve the reappointment of Hank Killion as a Member-At-Large representative to the Marine Advisory Committee. Terms are effective immediately and will expire December 31, 2028.

**Budgeted Action:**

No action needed.

**8. [Reappointments - Environmentally Sensitive Lands Oversight Committee](#)****Recommended Action:**

- a) Approve the re-appointment of Dianne Quilty as a community representative; and
- b) Approve the re-appointment of Shaun O'Rourke as a representative of environmental expertise to the Environmentally Sensitive Lands Oversight Committee. The term begins January 1, 2026, and expires December 31, 2028.

**Budgeted Action:**

No action needed.

**9. [Gulf Consortium Executive Committee](#)****Recommended Action:**

Approve a letter of recommendation for Commissioner Christopher G. Constance to seek a position on the executive committee for the Gulf Consortium.

**Budgeted Action:**

No action needed.

**10. [BCC Schedule Change](#)****Recommended Action:**

Approve the following schedule change:  
Cancellation of the February 25, 2026, 2:00 p.m. Land Use portion of the meeting, approve the addition of the 2:00 p.m. Land Use portion of the meeting to February 10, 2026.

**Budgeted Action:**

No action needed.

**D. County Administration**



**E. County Attorney****F. Budget and Administrative Services****Fiscal Services****1. [Carryover of Sheriff's Office Helicopter Rebuild](#)****Recommended Action:**

- a) Approve the Charlotte County Sheriff's Office request to transfer \$984,500 in order to complete rebuilding the Huey aircraft; and
- b) Approve Resolution and Budget Amendment BA26-214 in the amount of \$984,500.

**Budgeted Action:**

Approve Budget Adjustment BA26-214 in the amount of \$984,500 to the Public Safety Fund -Sheriff budget. Funding for this expenditure comes from ad valorem.

**Information Technology****Purchasing****2. [24-116, Approve, Amendment 1 and 2, Construction Manager at Risk - Fire Stations 3, 6, and 17 \(Facilities\)](#)****Recommended Action:**

- a) Approve Amendment 1 and Amendment 2 to Contract #24-116, Construction Manager at Risk - Fire Stations 3, 6, and 17, with Wharton-Smith, Inc. for the Guaranteed Maximum Price (GMP) for the management/construction phase of the Fire Stations 6 in the amount of \$8,012,035 and Fire Station 17 in the amount of \$9,424,095; and
- b) Authorize the Chairman to sign Amendment 1 and 2; and
- c) Approve Resolution for budget adjustment BA26-212 in the amount of \$11,250,843; and
- d) Approve Amendment to Capital Improvement Project "Fire Station 6 Replacement" increasing total project by \$5,588,255; and
- e) Approve Amendment to Capital Improvement Project "Fire Station 17 Additional Tuckers Grade / US41" increasing total project by \$5,662,588.

**Budgeted Action:**

Approve budget adjustment BA26-212 in the amount of \$11,250,843 amending the FY26 budget for Capital Improvement Project "Fire Station 6 Replacement" from \$4,500,000 to \$10,088,255 and "Fire Station 17 Additional Tuckers Grade / US41" from \$5,690,000 to \$11,352,588. Funding is supplied from the 2020 Sales Tax Extension.

**3. [25-307, Approve, Change Order 1, Walking Path at Carmalita and South Gulf Cove Parks \(Community Services\)](#)****Recommended Action:**

Approve Change Order to Request for Bid #25-307, Walking Path at Carmalita and South Gulf Cove Parks to Pavement Maintenance LLC of Fort Myers, Florida in the

amount of \$22,523.80. This change order is to adjust the estimated quantities to actual installed quantities.

**Budgeted Action:**

No action needed. Budgeted in the Community Services Capital Maintenance Plan as approved in the FY26 budget process.

4. [25-710, Approve, Ranking, Bayshore Live Oak Shoreline \(Community Services\)](#)

**Recommended Action:**

a) Approve ranking of firms for Request for Proposal #25-710, Design - Bayshore Live Oak Shoreline: 1st Weiler Engineering Corporation, of Punta Gorda, Florida; 2nd: GHD Services, Inc., of Tampa, Florida; and 3rd Kimley-Horn and Associates, Inc., of Sarasota, Florida; and

b) Approve start of negotiations with the top ranked firm; and

c) Authorize the Chairman to sign the Contract after completion of negotiations, if contract does not exceed the amount of \$350,000. This is a contract to obtain professional design services for a firm to design construction ready plans and construction oversight services for the partial demolition and complete replacement/repair of the shoreline, shoreline armoring, adjacent amenities and upland walkways.

**Budgeted Action:**

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

5. [26-102, Award, Peterbilt 567 \(Utilities\)](#)

**Recommended Action:**

Approve award of Piggyback File #26-102, New 2026 Peterbilt 567 per Florida Sheriff's Association Cooperative Purchasing Program Contract #FSA25-VEH23.0, and award to The Peterbilt Store South FL of Fort Myers, Florida for a total cost of \$207,000.

**Budgeted Action:**

No action needed. Budgeted in the Capital Improvement Project 'Additional Heavy, Small and Misc. Fleet Equipment (FY26/FY27)' as approved in the FY26 budget process. Funding is provided from Utility fees.

6. [26-105, Award, Englewood East Playground Equipment \(Community Services\)](#)

**Recommended Action:**

Approve award of Piggyback File #26-105, Englewood East Playground Equipment, per School District of Manatee County Contract #26-0041-MR, and award to REP Services, Inc. of Longwood, Florida for a total cost of \$235,296.70.

**Budgeted Action:**

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

7. [25-724, Award, Electrical Contractor - Annual Contract \(Facilities\)](#)

**Recommended Action:**

a) Approve award of Request for Bid #25-724, Electrical Contractor - Annual Contract to the lowest responsive, responsible bidder, Jeff Masters Electric Company of Punta Gorda, Florida at the rate of \$53.00 per hour for the term of January 1, 2026, through and including December 31, 2026; and

b) Authorize the County Administrator, or his designee, to approve the renewal options for up to two additional one-year terms, at the same prices, terms and conditions, by mutual consent.

**Budgeted Action:**

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

8. [25-728, Award, South County Safety Mowing of Roadway Rights-of-Way \(ROW\) - Annual Contract \(Public Works\)](#)

**Recommended Action:**

a) Approve award of Request for Bid #25-728, South County Safety Mowing of Roadway Rights-of-Way (ROW) - Annual Contract to the lowest, responsive, responsible bidder, John Fideli Landscapes, LLC of Cape Coral, Florida at the unit prices listed on the attached bid tabulation, for the term from January 1, 2026, through and including December 31, 2026; and

b) Authorize the County Administrator to approve two additional one-year renewal terms at the same prices, terms, and conditions, by mutual consent. This is an annual contract for the safety mowing of roadway rights-of-way, easements, and drainage facilities.

**Budgeted Action:**

No action needed. Budgeted in Transportation Trust and various MSBU funds. Funding is supplied from gas tax and applicable MSBU assessments.

9. [26-119, Award, Endpoint Refresh Laptops, Workstations and Docks \(Information Technology\)](#)

**Recommended Action:**

Approve Piggyback of File #26-119, Endpoint Refresh Laptops, Workstations and Docks per the Florida State Contract #43210000-23-NASPO-ACS Contract, and award Computers at Work, Inc DBA V Tech, of Naples, Florida for a purchase price of \$525,170.27.

**Budgeted Action:**

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

10. [24-597, Approve Amendment 2, Burnt Store Water Reclamation Facility Permit Modification and Design \(Utilities\)](#)

**Recommended Action:**

a) Approve Amendment 2 to Contract #24-597, Burnt Store Water Reclamation Facility Permit Modification and Design, with Kimley-Horn and Associates, Inc., of Raleigh, North Carolina, for task revisions, and increased cost of \$2,855,187; and

b) Authorize the Chairman to sign Amendment 2.

**Budgeted Action:**

No action needed. Budgeted in Capital Improvement Project "Burnt Store Water Reclamation Facility Expansion" as approved in the FY26 budget process. Funding will be supplied by the Utility Wastewater Connection Fee Fund.

**11. [26-071, Award, Street Signposts - Annual Contract \(Public Works\)](#)****Recommended Action:**

a) Approve award of Request for Bid #26-071, Street Signposts - Annual Contract to Xcessories Squared Development & Mfg., Inc. of Auburn, Illinois at the unit prices bid with a term of contract from January 1, 2026, through and including December 31, 2026; and  
b) Authorize the County Administrator, or his designee, to approve the renewal options for up to two 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.

**12. [26-121, Award Network Refresh \(Information Technology\)](#)****Recommended Action:**

Approve award of Piggyback File #26-121, Network Refresh, per Sourcewell Contract #121923-CDWG, and award to CDW LLC dba CDW Government (CDW-G) of Chicago, Illinois for a total cost of \$1,537,550.14.

**Budgeted Action:**

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

**13. [26-138, Award, Network Refresh for CCSO \(Information Technology\)](#)****Recommended Action:**

Approve award of Piggyback File #26-138, Network Refresh for Charlotte County Sheriff's Office, per Sourcewell Contract #121923-CDWG, and award to CDW LLC dba CDW Government (CDW-G) located in Chicago, Illinois for a total cost of \$377,958.49.

**Budgeted Action:**

No action needed. A budget adjustment in the amount of \$377,959 to the Public Safety fund will be brought forward in the first quarter budget adjustments. Funding for this expenditure comes from ad valorem.

**14. [26-141, Approve, Asset Management and Project Management Modernization \(Administration\)](#)****Recommended Action:**

Approve award of Sole Source File #26-141, Asset Management and Project Management Modernization, to Trimble Incorporated of Westminster, Colorado at the total cost of \$1,913,152.32, with a term of January 2, 2026, through and including March 1, 2028.

**Budgeted Action:**

No action needed. The professional services and managed services components of the

contract are budgeted in the Capital Improvement Project "Enterprise Asset Management / Work Order System Upgrade" as approved in the FY26 budget process with funding provided from Capital Projects, ad valorem. The annual software subscription cost to be provided from the General Fund IT Maintenance budget as approved in the FY26 budget process with funding from ad valorem.

15. [25-739, Award, Plumbing Contractor - Annual Contract \(Facilities\)](#)

**Recommended Action:**

- a) Approve award of Request for Bids #25-739, Plumbing Contractor - Annual Contract, to The Alert Plumbing Services of Arcadia of Punta Gorda, Florida, at the unit prices submitted. The term of Contract is from January 1, 2026, through and including December 31, 2026; and
- b) Authorize the County Administrator, or his designee, to approve renewal options for up to two additional one-year terms at the same prices, terms and conditions, by mutual consent. This is an annual contract for plumbing services on an as needed basis.

**Budgeted Action:**

No action needed. Funding in various funds approved in the FY26 budget process. Funding for this expenditure comes from various funds/cost centers.

16. [26-026, Approve Ranking, Design - Special Needs Safe Room \(Facilities\)](#)

**Recommended Action:**

- a) Approve ranking of firms for Request for Proposal #26-026, Design - Special Needs Safe Room: 1st: PBK Architects Florida, Inc, of Fort Myers, Florida, 2nd: Grace Design Studios, LLC, of Fort Myers, Florida, 3rd: Weston & Sampson Engineers, Inc., of Fort Myers, Florida; and
- b) Approve start of negotiations; and
- c) Authorize the Chairman to sign the contracts after completion of negotiations, if contract does not exceed the amount of \$8,470,860.

**Budgeted Action:**

No action needed. Budgeted in the Capital Improvement Project "Special Needs Saferoom (HMGP-4673)" as approved in the FY26 budget process. Funding for this expenditure will come from County reserves and will be reimbursed by Florida Division of Emergency Management in the amount of \$6,036,241.50, Sub-Recipient Management Cost in the amount of \$422,537 are 100% reimbursable. The local share of \$2,012,080.50 is anticipated to be reimbursed by Florida Commerce Community Development Block Grant - Disaster Recovery grant program.

17. [Property Deletions for the Month of December,2025 \(Purchasing\)](#)

**Recommended Action:**

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

**Budgeted Action:**

No action needed.

**Real Estate Services**

**Risk Management****Transit****18. [Rescind Resolution 2016-071; Eliminate Passenger Fares for Transit](#)****Recommended Action:**

- a) Approve Resolution to rescind Resolution 2016-071, which established passenger fares for Charlotte County Transit; and
- b) Authorize the Chairman to execute the Resolution.

**Budgeted Action:**

No action needed.

**G. Community Development****H. Community Services****I. Economic Development****J. Facilities Management****K. Human Resources****1. [Suncoast Professional Firefighters and Paramedics Local 2546 MOU](#)****Recommended Action:**

- a) Approve Resolution ratifying and adopting the Memorandum of Understanding (MOU) between Suncoast Professional Firefighters and Paramedics Local 2546 and Charlotte County for 40-hour Peak Load EMS Unit program; and
- b) Authorize the Chairman, or his designee, to sign the Resolution.

**Budgeted Action:**

No action needed.

**L. Human Services****M. Public Safety****1. [Burn Ban Resolution](#)****Recommended Action:**

Approve Resolution declaring a drought emergency and imposing restrictions and prohibitions.

**Budgeted Action:**

No action needed.

**N. Public Works**

1. [Approval for Amendment 3 to the FDEP BMFAP 22CH1 Grant.](#)

**Recommended Action:**

- a) Approval and acceptance of Amendment 3 to Charlotte County's agreement with The Florida Department of Environmental Protection (FDEP) Beach Management Funding Assistance Program (BMFAP) grant award, 22CH1; and
- b) Authorize the Chairman, or his designee, to sign the attached Amendment 3 and all necessary grant related documents.

**Budgeted Action:**

No action needed. Budgeted in the FY26 Public Works MSBU/TU Dredging Capital Maintenance Plan. There is a 64.35% local match required for Tasks 1, 2, and 3.1 in the amount of \$2,779,654.66. Task 3.2 has a local match requirement of 62.55% in the amount of \$432,846.00. The required match is met using the funding from Tourist Development Council, Boater Revolving Fund, Growth Incremental Fund, Stump Pass Dredging MSTU, North Manasota Key Beach Renourishment MSBU assessments, and Don Pedro Knight Island MSBU assessments.

**O. Tourism Development**

**P. Utilities**

1. [HMGP Burnt Store Portable Generators](#)

**Recommended Action:**

- a) Approve Award for HMGP Burnt Store Portable Generators; and
- b) Approve Resolution for budget adjustment BA26-215 in the amount of \$48,931; and
- c) Approve a new Capital Improvement Project "Portable Generators (HMGP DR4673)" with a budget of \$48,931; and
- d) Authorize the Chairman to sign the Resolution, grant agreement, and grant related documents.

**Budgeted Action:**

Approve budget adjustment BA26-215 in the amount of \$48,931 adding a new Capital Improvement Project "Portable Generators (HMGP DR4673)" to the adopted FY26 Capital Improvement Program. Grant funding in the amount of \$37,308.20 will be provided by Florida Division of Emergency Management as a pass-through from the Federal Emergency Management Agency. Matching funds in the amount of \$11,622.50 will be provided from reserves in the Utilities budget.

2. [Tuckers Point Addendum Second Amended and Restated Off-Site Utilities Agreement](#)

**Recommended Action:**

- a) Approve the Addendum to Second Amended and Restated Off-Site Utilities Agreement between Charlotte County and Tuckers Pointe Community Development District, confirming all parties' agreement on memorializing the Water and Sewer TAP Fees (transmission fees, accrued guaranteed revenue fees, and plant fees); and
- b) Authorize the Chairman to sign the Addendum.

**Budgeted Action:**

No action needed.



**3. [CSWR - Florida Utility Operating Co, LLC Bulk Sewer Service Agreement](#)****Recommended Action:**

- a) Approve Bulk Sewer Treatment agreement between the County and CSWR - Florida Utility Operating Company, LLC (Central States); and
- b) Authorize the Chairman to sign the Bulk Sewer Treatment Agreement.

**Budgeted Action:**

No action needed.

**4. [Pulte Home Company, LLC Utility Developer's Agreement](#)****Recommended Action:**

- a) Approve Utility Developer's agreement between the County, CSWR - Florida Utility Operating Company, LLC (Central States) and Pulte Home Company, LLC; and
- b) Authorize the Chairman to sign the Utility Developer's Agreement.

**Budgeted Action:**

No action needed. Revenues will be collected as part of the normal billing process.

**Q. Other Agencies**

## REGULAR AGENDA

**R. Regular Agenda****1. [Appoint by Ballot - Deep Creek Street & Drainage Advisory Board](#)****Commission Office**

Choose by ballot to fill an unexpired term on the Deep Creek Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027

**2. [2026 Commission Committee Assignments](#)****Commission Office**

Selection of Commission Committee Assignments for 2026.

**3. [Metro Forecasting Update](#)****Community Development**

Presentation by Metro Forecasting of the updated projections.

**4. [County Attorney Position](#)****County Administration**

BCC Discussion of County Attorney position.

**5. [25-641, Approve Contract, Impact Fee Study \(Community Development\)](#)****Recommended Action:**

- a) Approve contract for Request for Proposal #25-641, Impact Fee Study, with Alfred Benesch & Company, of Tampa, Florida, in the amount of \$268,535; and
- b) Authorize the Chairman to sign the contract.



**Budgeted Action:**

No action needed. Budget is approved in the General Fund BCC Control Budget as approved in the FY2026 budget process. Spending for this expenditure comes from General Fund Ad Valorem Revenues.

**6. [25-603, Approve, Health Insurance Coverage \(Risk Management\)](#)****Recommended Action:**

- a) Approve Contract #25-603, Health Insurance Coverage with Aetna for the term of January 1, 2026, through and including, December 31, 2026; and
- b) Authorize the Chairman to sign the agreement.

**\*\*Added, 12/3/2025\*\***

**Budgeted Action:**

No action needed. Budgeted in the Risk Management Fund - Health Insurance Budget during the FY2026 budget approval process. Funding for this expenditure comes from Health Insurance premiums.

## PUBLIC HEARING AGENDA

**S. 10:00 A.M. Public Hearing or soon thereafter, as the agenda allows.****1. [Consider a Resolution Electing to Use the Uniform Method of Collecting Non - Ad Valorem Assessments](#)****Budget & Admin Services**

Conduct a public hearing to consider a Resolution electing to use the Uniform Method of Collecting Non-Ad Valorem Assessments

**2. [Charlotte County Utilities Rates, Charges, and Fees Increase](#)****Recommended Action:**

~~Conduct a public hearing approving the Rate Resolution to adopt increases for Charlotte County Utilities user rates, miscellaneous charges, and connections fees effective on or after March 1, 2026.~~

**\*\*Deleted, Rescheduled to 1/13/2026\*\***

**Budgeted Action:**

~~No action needed.~~

## PRESENTATION AGENDA

**T. 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**

#### **UA1. [FP-23-01-01-B, Coral Lakes IB](#)**

##### **Community Development**

Approve a Bond Reduction request and First Amendment to Developer's Agreement to reduce the amount of the approved surety provided under Bond No. 612422787 in the amount of \$1,186,808.15 to \$63,917.48 for the completion of the remaining infrastructure for Coral Lakes - Phase IB, residential subdivision, consisting of 93 single-family lots and 6 tracts. This site contains 19.85± acres and is generally located north of Zemel Road, south of Scham Road, east of Burnt Store Road, and west of Green Gulf Boulevard. The property is in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area. Located in Commission District II.

**Quasi-Judicial**

### **Public Hearing**

#### **UB1. [PD-25-10, Reverie at Firelight - MM to Existing PD](#)**

##### **Community Development**

Approve an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD. This is a Major Modification to the existing PD, Ordinance Number 2007-063 and Ordinance Number 2023-019, in order to have a residential development up to 715 residential units (a reduction of 179 residential units); requiring transfer of density of units for residential development above the base density of 344 units; adopting a revised General PD Concept Plan, for the property located at 26901 or 27001 Zemel Road; in the Punta Gorda area and within the boundary of the Burnt Store Area Plan area, containing 334.38± acres; Petition No. PD-25-10; Applicant: Zemel Land Partners LLC; providing an effective date. Located in Commission District II.

**Quasi-Judicial**

#### **UB2. [TCP-24-04, Revisions to Rural Settlement Area Overlay District \(RSAOD\)](#)**

##### **Community Development**

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment (Text Amendment) to the Department of Commerce and other State review agencies for review and comment; this request is to amend 1) Future Land Use (FLU) Policy 3.1.4: Standards for Rural Settlement Area Overlay District to adopt a Pattern Book and development guideline and implement them via the Planned

Development rezoning process; and 2) FLU Appendix 1: Land Use Guide, Section 4: Overlay Districts - Land Use Overlays, by revising Rural Settlement Area Overlay District (RSAOD) to a) increase the "Maximum Density" from 6,000 units to 8,000 units with an affordable housing requirement and the "Maximum Intensity" for "Regional Economic Development" uses from 1,000,000 square feet to 1,500,000 square feet, and clarify the developable area; b) revise Special Provisions, including 1) Item 1. Development Timing/Phasing; 2) Item 2. Master Development Plan by adopting Exhibits 1 through 5; 3) Item 3. Phasing of Development; 4) Item 4. Density Transfers; 5) Item 5. Open Spaces/Greenbelt, 6) Item 6. Regional Economic Development and Commercial Development Standards; 7) Item 9 (renumbered as "Item 7"). Transportation System; and 8) Item 10 (renumbered as "Item 8"). Wildlife Undercrossings; and c) delete Special Provisions Item 7. Rural Village Standards, Item 8: Residential Development Standards, and Item 7(b) (formerly Item 9(b)) (Transportation System); for properties generally located south of the Desoto County line, north of Palm Shores Boulevard, and east of US 17 (Duncan Road), in the East County area; containing 4,900± acres; Petition No. TCP-24-04; Applicant: Pulte Group; providing an effective date. The project is located within 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  
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](#)