

BOARD OF COUNTY COMMISSIONERS

NOVEMBER 25, 2025

A Regular and Land Use Meeting was held at the Murdock Administration Complex in Commission Chambers; Room 119, Port Charlotte, Florida.

The following members were present: Chair Tiseo, Commissioner Constance, Commissioner Deutsch, Commissioner Doherty, and Commissioner Truex. Also in attendance were: County Administrator Flores, County Attorney Knowlton, Internal Audit Director Revallo (departed at 2:00 pm), and Minutes Clerk Welsh. The following members were absent: None.

The Meeting was called to order at 9:00 am

The Invocation was given by Pastor Bill Frank, First Baptist Church of Punta Gorda, followed by the Pledge of Allegiance.

Elect Chairman and Vice Chairman

County Attorney

The County Attorney is to conduct this portion of the meeting for the purpose of electing a Chairman and Vice Chairman of the Board of County Commissioners.

County Attorney Knowlton opened the floor for nominations.

COMMISSIONER DOHERTY MOVED TO NOMINATE COMMISSIONER TISEO AS CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

COMMISSIONER CONSTANCE MOVED TO CLOSE CHAIRMAN NOMINATIONS, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

COMMISSIONER TRUEX MOVED TO NOMINATE COMMISSIONER CONSTANCE AS VICE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

Commissioner Doherty presented Award to **Chair Tiseo**.

Chair Tiseo discussed Award and Chairman service. **Commissioner Truex** mentioned Chairman service.

Changes to the Agenda

Addition #1: Reports Received, Clerk of Court's County Quarterly Investment Report. Clerk of Court's County Quarterly Investment Report, September 30, 2025.

Requested by: Administration

Addition #2: Reports Received, Clerk of Court's County Interest on Investments. Clerk of Court's County Interest on Investments for Fiscal Year 2025.

Requested by: Administration

Change #1: P-2, Added attachment – Final Agenda.

Requested by: Utilities

Change #2: F-3, Updated wording: Recommended Action: a) Approve the Professional Services Library, Request for Proposal #25-643, with 88 pre-qualified firms as listed on the attached for the period of January 1, ~~2016~~ **2026**, through and including December 31, 2029, with option to renew for up to two additional two-year terms; and b) Authorize the Chairman to sign the contracts; and c) Authorize the County Administrator to approve the additional renewal(s).

Requested by: Purchasing

Change #3: UB-3, Added attachment – Revised Agenda.

Requested by: Community Development

Change #4: R-3, Updated title - ~~Palm Island Ferry~~ Barge Landing. Updated wording - Discussion and Direction on ~~Palm Island Ferry~~ Barge Landing. Added attachments (4) - Public Comment, Property Information, Survey & Charlotte County Code.

Requested by: Commission Office

Deletion #1: N-1, Synagro Real Estate Contract, Amendment 2. Approve amendment to Synagro real Estate Contract.

Requested by: Public Works

Deletion #2: C-2, New Appointment - Agricultural & Natural Resources Advisory Committee. Approve the new appointment of James Chastain to the Agricultural & Natural Resources Advisory Committee as a representative of commodity production/cattle, row crop. The term begins January 1, 2026, and expires December 31, 2030.

Requested by: Commission Office

Deletion #3: A-2, Clerk of Court's County Quarterly Investment Report. Clerk of Court's County Quarterly Investment Report, September 30, 2025.

Requested by: Administration

Deletion #4: A-3, Clerk of Court's County Investment Report, Interest on Investments. Clerk of Court's County Investment Report, Interest on Investments for Fiscal Year 2025.

Requested by: Administration

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

MOTION CARRIED 5:0.

Proclamations - Commissioner Bill Truex

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

MOTION CARRIED 5:0.

Community Garden Month

Recreation Supervisors Katherine Meier and Chad Campbell and Superintendent Leah Williams accepted the Proclamation.

Jaha Cummings Day

Jaha Cummings accepted the Proclamation.

National Injury Prevention Day

Tracey Thronton, Lee Memorial Trauma Services accepted the Proclamation.

Employee Recognition

Employee of the Month - October 2025

Jeannine Fullerton
Budget and Administrative Services

Stephen Kipa, Real Estate Services Manager highlighted Ms. Fullerton's qualifications, dedication, accountability, resourcefulness, professionalism, performance, and presented Award.

Award Presentations

PUBLIC INPUT - AGENDA ITEMS ONLY

Dr. Brian Granstra, Charlotte County Public Schools Career and Technical Education Director spoke in support of Resolution to authorize execution of an Economic Development Incentive Program Agreement and Resolution Approving an Economic Development Incentive.

John Osanitch spoke in support of 25-706, South Gulf Cove Park Boat Ramp and Boarding Pier Award.

Tim Ritchie commented on Resolution to authorize execution of an Economic Development Incentive Program Agreement and Resolution Approving an Economic Development Incentive.

Jeff Bisgrove noted Barge Landing.

Kevin Stevens spoke to Barge Landing.

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 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.

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.

· **Deep Creek Street & Drainage** 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.
- **Harbour Heights Waterway Unit** 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 Unit** 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.
- **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

(Addition #1) Clerk of Court's County Quarterly Investment Report

Comptroller Division

Clerk of Court's County Quarterly Investment Report, September 30, 2025.

(Addition #2) Clerk of Court's County Investment Report, Interest on Investments

Comptroller Division

Clerk of Court's County Investment Report, Interest on Investments for Fiscal Year 2025.

CONSENT AGENDA

COMMISSIONER CONSTANCE MOVED TO APPROVE THE CONSENT AGENDA WITH THE EXCEPTION OF D-1, F-1, F-7, F-10, F-12, AND P-1, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

Clerk of the Circuit Court

A. Comptroller Division

1. Finance

Recommended Action: Approve the Clerk's Finance Memorandum.

Budgeted Action: No action needed.

(Deletion #3) 2. Clerk of Court's County Quarterly Investment Report

~~Comptroller Division~~

~~Clerk of Court's County Quarterly Investment Report, September 30, 2025.~~

(Deletion #4) 3. Clerk of Court's County Investment Report, Interest on Investments

~~Comptroller Division~~

~~Clerk of Court's County Investment Report, Interest on Investments for Fiscal Year 2025.~~

B. Minutes Division

1. Minutes

Recommended Action: Approve the following Minutes:

November 6, 2025 BCC Pre-Agenda

Budgeted Action: No action needed.

Board of County Commissioners

C. Commission Office

1. New Appointments - Environmentally Sensitive Lands Oversight Committee

Recommended Action: a) Approve the new appointment of Linda Cotherman as the representative for Business/Land Development; and b) Approve the new appointment of Dr. Christina Gonzalez as the Community Representative to the Environmentally Sensitive Lands Oversight Committee. The term begins January 1, 2026, and expires December 31, 2029.

Budgeted Action: No action needed.

(Deletion #2) 2. New Appointment - Agricultural & Natural Resources Advisory Committee

~~**Recommended Action:** Approve the new appointment of James Chastain to the Agricultural & Natural Resources Advisory Committee as a representative of commodity production/cattle, row crop. The term begins January 1, 2026, and expires December 31, 2030.~~

~~**Budgeted Action:** No action needed.~~

D. County Administration

1. 2026 Meetings, Workshops and Public Hearings

Recommended Action: Approve 2026 meeting, workshop and public hearing schedule.

Budgeted Action: No action needed.

Chair Tiseo discussed reschedule request and options, scheduling conflicts, and March 24, 2026 Regular and Land Use Meeting. **Commissioner Constance** mentioned March 17, 2026 Board and Reserve and Debt Policy Workshops, reschedule requests and options, March 19, 2026 Pre-Agenda, and March 24, 2026 Regular and Land Use Meeting. **Commissioner Truex** commented on March 24, 2026 Regular and Land Use Meeting, and reschedule options.

Assistant County Administrator Claire Jubb responded to Land Use notification and publications and reschedule request.

COMMISSIONER CONSTANCE MOVED TO APPROVE 2026 MEETING, WORKSHOP AND PUBLIC HEARING SCHEDULE, WITH THE MODIFICATION OF MOVING THE MARCH 24, 2026 REGULAR AND LAND USE MEETING TO MARCH 25, 2026, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

2. Ballfield Level of Service Positions

Recommended Action: a) Request approval of an additional fifteen (15) positions for ballfield maintenance; and b) Request approval of twenty-one (21) additions to fleet; and c) Approve Resolution MOD26-01, Position Modification Form. **RES 2025-371**

Budgeted Action: No action needed. Budget adjustment will be brought forward for approval with the first quarter budget adjustments.

E. County Attorney

F. Budget and Administrative Services

Fiscal Services

Information Technology

Purchasing

1. 19-156, Amendment 3, Engineering, Design and Administrative Services, East Port Water Reclamation Facility (Utilities)

Recommended Action: a) Approve Amendment 3 to Contract #19-156, Engineering, Design and Administrative Services, East Port Water Reclamation Facility, with Jones Edmunds & Associates, Inc., in the not to exceed amount of \$1,014,095.; and b) Authorize the Chairman to sign the Amendment. This Amendment request to update 60% design drawings and specifications (Civil, Structural, Mechanical, Electrical, and I&C) for the 12.0-MGD Headworks Structure.

Budgeted Action: No action needed. Budgeted in the CIP Project “East Port WRF Expansion” as approved in the FY26 Capital Improvement Program budget process. Funding is supplied from the Utility Wastewater Connection Fee Fund.

COMMISSIONER TRUEX MOVED TO APPROVE AMENDMENT 3 TO CONTRACT #19-156, ENGINEERING, DESIGN AND ADMINISTRATIVE SERVICES, EAST PORT WATER RECLAMATION FACILITY, WITH JONES EDMUNDS & ASSOCIATES, INC., IN THE NOT TO EXCEED AMOUNT OF \$1,014,095; AND AUTHORIZE THE CHAIRMAN TO SIGN THE AMENDMENT. THIS AMENDMENT REQUEST TO UPDATE 60% DESIGN DRAWINGS AND SPECIFICATIONS (CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND I&C) FOR THE 12.0-MGD HEADWORKS STRUCTURE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 4:1., COMMISSIONER CONSTANCE OPPOSED

2. 25-626, Award, Comprehensive Analysis of Transit Driver Services (Transit)

Recommended Action: a) Approve award of Request for Proposal #25-626, Comprehensive Analysis of Transit Driver Services to Alfred Benesch & Company of Tampa, Florida for a total not-to-exceed amount of \$69,328; and b) Authorize the Chairman to sign the contract.

Budgeted Action: No action needed. A first quarter budget adjustment will be brought to the Board for approval. Grant funding will be provided by the Federal Transit Administration (FTA) Section 5307 Grant.

Transportation Development Credits will be used as a “soft match”, which allows the federal share to be reimbursed up to 100% as authorized by Chapter 53 of the Title 49 U.S.C.

3. 25-643, Approve, Professional Services Library (Purchasing)

(Change #2) Recommended Action: a) Approve the Professional Services Library, Request for Proposal #25-643, with 88 pre-qualified firms as listed on the attached for the period of January 1, ~~2016~~ 2026, through and including December 31, 2029, with option to renew for up to two additional two-year terms; and b) Authorize the Chairman to sign the contracts; and c) Authorize the County Administrator to approve the additional renewal(s).

Recommended Action: a) Approve the Professional Services Library, Request for Proposal #25-643, with 88 pre-qualified firms as listed on the attached for the period of January 1, 2016, through and including December 31, 2029, with option to renew for up to two additional two-year terms; and b) Authorize the Chairman to sign the contracts; and c) Authorize the County Administrator to approve the additional renewal(s).

Budgeted Action: No action needed. Services are charged out to various departments as utilized. Funding for this expenditure comes from various revenue sources.

4. 25-647, Award, Site Preparation and Utilities for Modular Setup (Facilities)

Recommended Action: Approve award of Request for Bid #25-647, Site Preparation and Utilities for Modular Setup, to RC Casey, Inc. of Lehigh Acres, Florida, for the total amount of \$521,628.68. This is to secure the services of a contractor for the site preparation to support the installation of several temporary offices for the use of the Charlotte County Public Works Department located at 7000 Florida Street, Punta Gorda, Florida 33950.

Budgeted Action: No action needed. Budgeted in the General Fund - Facilities Management budget as approved in the FY2026 budget process. Funding for the expenditure comes from Ad Valorem.

5. 25-706, Award, South Gulf Cove Park Boat Ramp and Boarding Pier (Community Services)

Recommended Action: Approve award of Request for Bid #25-706, South Gulf Cove Park Boat Ramp and Boarding Pier, to Charlotte County Seawalls, Inc. of Port Charlotte, Florida, for the total amount of \$197,500. This is to perform the repair and replacement of the South Gulf Cove Boat Ramp and Boarding Pier.

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%.

6. 26-057, Award, Peterbilt Dump Truck (Utilities)

Recommended Action: a) Approve award of “Piggyback” to File #26-057, for the purchase of one (1) 2026 Peterbilt 567 Dump Truck, per Florida Sheriff's Association Cooperative Purchasing Program Contract

#FSA23-VEH21.0, and award to the Peterbilt Store South FL of Fort Myers, Florida for a purchase price of \$227,000; and b) Approve Asset #35162 to be sold via auction.

Budgeted Action: No action needed. Budgeted in the Heavy Equipment Replacement Capital Maintenance Plan as approved in the FY26 budget process. Funding is supplied from Utility rate revenues.

7. 25-587, Approve Ranking, South County Annex Replacement Project (Facilities)

Recommended Action: a) Approve ranking of firms for Request for Proposal # 25-587, South County Annex Replacement Project; 1st Fawley Bryant Architects, Inc. of Sarasota, FL; 2nd ADG Architecture, LLC of Fort Myers, FL; and 3rd PBK Architects Florida, Inc. of Sarasota, FL; and b) Approve start of negotiations; and c) Authorize the Chairman to sign the contract after completion of negotiations, if contract does not exceed the amount of \$2,000,000. This is professional design services for the South County Annex Master Plan and Design to Replace the current building.

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.

Chair Tiseo noted project estimated cost and prioritization, November 12, 2025 Sales Tax Update, and project revenues. **Commissioner Constance** spoke to contract negotiations and phased approach, design review, building elevation, land acquisition options and costs, affordability, spatial needs, and uncertainties. **Commissioner Doherty** discussed firm ranking, project construction budget and contract negotiations, service scope review, phased approach, master planning and programming, and site selection. **Commissioner Truex** mentioned project budget and design, cost projections, and structure condition and resiliency.

Travis Perdue, Facilities Management Director replied to estimated project and land acquisition costs, site evaluation and master planning, Master Space Plan, minimized investments, uncertainties, and phased approach.

COMMISSIONER DOHERTY MOVED TO APPROVE RANKING OF FIRMS FOR REQUEST FOR PROPOSAL # 25-587, SOUTH COUNTY ANNEX REPLACEMENT PROJECT; 1ST FAWLEY BRYANT ARCHITECTS, INC. OF SARASOTA, FL; 2ND ADG ARCHITECTURE, LLC OF FORT MYERS, FL; AND 3RD PBK ARCHITECTS FLORIDA, INC. OF SARASOTA, FL; AND APPROVE START OF NEGOTIATIONS; WITH THE UNDERSTANDING THAT THE CONTRACT, AFTER THE COMPLETION OF NEGOTIATIONS, WILL COME BACK TO THE BOARD FOR APPROVAL, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

8. 26-053, Award, ESRI Software Maintenance for Small Government (Information Technology)

Recommended Action: Approve award of Sole Source File #26-053, ESRI Software Maintenance for Small Government, to ESRI Inc., of Los Angeles, CA., for the total annual cost of \$180,400 per year for a three (3) year term. **AGR 2025-252**

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

9. 25-688, Award, Sand Road Maintenance Grooming-Don Pedro Knights Island-Annual Contract (Public Works)

Recommended Action: a) Approve award of Request for Bid #25-688, Sand Road Maintenance Grooming-Don Pedro/Knights Island-Annual Contract to Kelley Enterprises Inc. of Englewood, Florida at the unit prices indicated on the bid tabulation for the period of 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 (2) additional one-year terms, at the same prices, terms and conditions, by mutual consent. This is for the services of a Contractor capable of providing Sand Road Maintenance Grooming of the existing unpaved roadways on the Don Pedro Knights Island areas.

Budgeted Action: No action needed. Budgeted in the Don Pedro Knight Island Street and Drainage MSTU as approved in the FY26 budget process. Funding is supplied by Don Pedro Knight Island Street and Drainage MSTU ad valorem.

10. 25-362, Approve Contract, Design McGuire Park- Phase II (Facilities)

Recommended Action: a) Approve contract for Request for Proposal #25-362, Design McGuire Park - Phase II, with Fawley-Bryant Architecture of Sarasota, FL in the amount of \$342,862.50; and b) Authorize the Chairman to sign the contract.

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project “McGuire Park Phase 2” as approved in the FY26 budget process. Funding is supplied from Capital Projects, ad valorem.

Chair Tiseo commented on funding sources, ongoing maintenance and operation costs, uncertainty, Port Charlotte Beach Complex, Ballfield Level of Service Positions, (FAC) Legislative Conference, Bill sponsors, property tax reform impacts, school and law enforcement funding, and budget cuts. **Commissioner Constance** noted FAC Legislative Conference, Wakulla County Commissioner Ralph Thomas, property tax proposals and service impacts, Workshops, affordability, priorities, firefighters, law enforcement, education, South County Annex Replacement Project, park amenities maintenance costs, revenue loss and replacement plan, and identified scenarios. **Commissioner Doherty** spoke to Ad Valorem funded project, property taxes, Wakulla County Commissioner Thomas, Workshops, law enforcement and school exclusions, final ballot language, Bill conflicts, public service impact education, and Senate President Ben Albritton. **Commissioner Truex** discussed property tax concerns and revenue loss, project cost and prioritization, park amenities and maintenance, FAC email, Workshop, identified scenarios, Senior and Homesteaded properties tax-free housing impacts, Representative Toby Overdorf, Former Senator George Brandis, Florida Chief Financial Officer (CFO) Blaise Ingoglia, budget cuts, funding options, Florida’s Department of Government Efficiency (DOGE), Florida Agency for Fiscal Oversight (FAFO), spending mandates,

COMMISSIONER DOHERTY MOVED TO DEFER ACTION ON 25-362, APPROVE CONTRACT, DESIGN MCGUIRE PARK - PHASE II, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

11. 08-359, Approve Renewal, Dental Insurance Self-Insured - Annual Contract (Risk Management)

Recommended Action: Approve Renewal Contract #08-359, Dental Insurance Self-Insured Annual Contract for a term through and including December 31, 2026.

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.

Real Estate Services

12. Lease Agreement between the Charlotte County Airport Authority and Charlotte County Board of County Commissioners for lease of Airport Hangar on behalf of the Charlotte County Sheriff's Office.

Recommended Action: a) Approve the Lease Agreement with the Charlotte County Airport Authority for use of airport hangar on behalf of the Charlotte County Sheriff's Office; and b) Authorize the Chairman to sign the Lease Agreement. **AGR 2025-253**

Budgeted Action: No action needed. Budgeted in the Public Safety Fund - Sheriff BCC Direct Expense budget as approved in the FY2026 budget process. Funding for this expenditure comes from Ad valorem revenues.

Chair Tiseo mentioned rent increase and negotiations, maintenance responsibility and language, site selection options, cost savings, termination and maintenance clause, Charlotte County Airport Authority, current and new leases, and alternative location options. **Commissioner Constance** commented on alternative site location and lease renewal options, fire station ownership, and maintenance obligation language. **Commissioner Deutsch** noted site location options and lease and hangar construction costs. **Commissioner Doherty** spoke to Workshop, Charlotte County Sheriff's Office (CCSO), Federal Aviation Administration (FAA) approvals. **Commissioner Truex** discussed lease increase, hardened facility options, investment protections, building location and condition, Emergency Operations Center (EOC), and site selection options.

Mr. Kipa responded to maintenance cost responsibility, Consumer Price Index (CPI), current and new lease renewal periods, and Charlotte County Airport Authority.

CCSO District Commander Michael Casarella replied to site location and options, lease increase, fuel service proximity and cost saving options, FAA helipad approval, and hangar apron repair lease contract requirement.

Mr. Perdue responded to programming projects, hangar construction costs and requirements, aircraft limitations, CCSO spatial needs, and maintenance condition report.

County Attorney Knowlton interjected on maintenance language.

COMMISSIONER DOHERTY MOVED TO APPROVE THE LEASE AGREEMENT WITH THE CHARLOTTE COUNTY AIRPORT AUTHORITY FOR USE OF AIRPORT HANGAR ON BEHALF OF THE CHARLOTTE COUNTY SHERIFF'S OFFICE; AND B) AUTHORIZE THE CHAIRMAN TO SIGN THE LEASE AGREEMENT

MOTION FAILED DUE TO LACK OF SECOND.

COMMISSIONER CONSTANCE MOVED TO APPROVE THE LEASE AGREEMENT 2025-253 WITH THE CHARLOTTE COUNTY AIRPORT AUTHORITY FOR USE OF AIRPORT HANGAR ON BEHALF OF THE CHARLOTTE COUNTY SHERIFF'S OFFICE WITH ALL OF THE GUIDANCE GIVEN TO STAFF; AUTHORIZE THE CHAIRMAN TO SIGN THE LEASE AGREEMENT, AND DIRECT STAFF TO GO BACK TO THE AIRPORT AUTHORITY TO EXPRESS DISSATISFACTION WITH THE RESULT AND INQUIRE IF THERE IS A WAY TO AMEND THE AGREEMENT TO MAKE IT FINANCIALLY MORE REASONABLE, SECONDED BY CHAIR TISEO

MOTION CARRIED 5:0.

13. Lease Agreement between Charlotte County Board of County Commissioners and the Senior Friendship Centers Inc.

Recommended Action: a) Approve the Lease Agreement; and b) Approve the Resolution; and c) Authorize the Chairman to sign the Lease Agreement and Resolution. **AGR 2025-254 / RES 2025-372**

Budgeted Action: No action needed. Building Maintenance budgeted in the General Fund - Facilities budget as approved in the FY26 budget process.

14. Resolution of Necessity: Hillsborough Boulevard/Cranberry Boulevard Intersection Improvements Project

Recommended Action: Approve Resolution authorizing the acquisition of real property or easement interests in real property by any legal means that may be required for the construction of roadway and/or roadway improvements for the Hillsborough Boulevard/Cranberry Boulevard Intersection Improvements Project. **RES 2025-373**

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project "Hillsborough/Cranberry Blvd" as approved in the FY26 budget process. Funding is supplied from Capital Gas Taxes to be reimbursed from available Road Impact Fees.

15. License Agreement between Charlotte County Board of County Commissioners and Tarpon Grove LLC.

Recommended Action: a) Approve the License Agreement; and b) Authorize the Chairman to sign the License Agreement. **AGR 2025-255**

Budgeted Action: No action needed. No financial impact.

Risk Management

Transit

G. Community Development

H. Community Services

1. William R. Gaines Jr. Veteran Memorial Fund License Agreement Extension

Recommended Action: Approve an extension of the agreement. **A.AGR 2023-015**

Budgeted Action: No action needed.

I. Economic Development

1. Resolution to authorize execution of an Economic Development Incentive Program Agreement and Resolution Approving an Economic Development Incentive

Recommended Action: a) Approve the Economic Development Incentive Code Program Agreement between Charlotte County and FedEx Freight, Inc.; and b) Approve the Resolution authorizing the Chairman to execute the FedEx Freight Inc.'s Economic Development Incentive Code Program Agreement, funding of the employment incentive, and capital incentive; and c) Authorize the Chairman to sign the Resolution. **RES 2025-374**

Budgeted Action: No action needed. Budgeted in the General Fund - Economic Development budget as approved in the FY2026 budget process. Funding for this expenditure comes from General Fund.

J. Facilities Management

K. Human Resources

L. Human Services

1. Affordable Housing Advisory Committee (AHAC) Authority to Enact By-Laws

Recommended Action: a) Adopt a Resolution delegating authority to the Affordable Housing Advisory Committee (AHAC) to enact by-laws; and b) Authorize the Chairman to execute the Resolution. **RES 2025-375**

Budgeted Action: No action needed.

M. Public Safety

N. Public Works

~~(Deletion #1) 1-Synagro Real Estate Contract, Amendment 2~~

~~**Recommended Action:** Approve amendment to Synagro Real Estate Contract.~~

~~**Budgeted Action:** No action needed.~~

O. Tourism Development

P. Utilities

1. New FY26 East Port Water Reclamation Facility (WRF) Headworks CIP

Recommended Action: a) Approve Resolution for budget adjustment BA26-207 in the amount of \$20,964,000; and b) Approve a new Capital Improvement Project “East Port WRF Headworks” with an FY26 budget of \$20,964,000. **RES 2025-376**

Budgeted Action: Approve budget adjustment BA26-207 in the amount of \$20,964,000 adding a new Capital Improvement Project “East Port WRF Headworks”. Funding will be provided from the Utility Wastewater Connection Fee Fund (\$5,241,000) and Utilities Renewal and Replacement Fund (\$15,723,000) using reserves from Utility Operation and Maintenance Fund.

COMMISSIONER TRUEX MOVED TO APPROVE RESOLUTION 2025-376 FOR BUDGET ADJUSTMENT BA26-207 IN THE AMOUNT OF \$20,964,000; AND APPROVE A NEW CAPITAL IMPROVEMENT PROJECT “EAST PORT WRF HEADWORKS” WITH AN FY26 BUDGET OF \$20,964,000, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 4:1., COMMISSIONER CONSTANCE OPPOSED

2. Water Authority Agenda December 3, 2025

(Change #1) Added attachment - Final Agenda.

Utilities

Discussion and direction on the Peace River Manasota Regional Water Supply Authority (Authority) Board agenda for the upcoming December 3, 2025 Meeting.

Q. Other Agencies

REGULAR AGENDA

R. Regular Agenda

1. Appoint by Ballot - Grove City Street & Drainage Advisory Board

Recommended Action: Choose by ballot a member for the Grove City Street & Drainage Advisory Board. This will be a three-year term replacing Jerry Deems 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.

County Administrator Flores announced ballot majority vote for Anthony Donofrio.

COMMISSIONER DOHERTY MOVED TO APPOINT BY BALLOT TO THE GROVE CITY STREET & DRAINAGE ADVISORY BOARD ANTHONY DONOFRIO, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

2. Englewood Beach Boardwalk and Walkover Design Options

Community Services

Discussion and direction on the Englewood Beach boardwalk and walkover design options.

Tommy Scott, Community Services Director gave a brief overview of Englewood Beach: The Board of County Commissioners (BCC) approved a contract with Giffels-Webster Engineers (GWE), History of boardwalk & walkovers, GWE evaluated the structures to provide alternative 5 options, Evaluation took into account, Alternative 1 - replace original elevation, Alternative 2 - replace at higher elevation, Alternative 3 - Walkovers with limited boardwalk connectivity, Alternative 4 - Walkovers only, Alternative 5 - Natural Access Paths Only, Comparison, Recommendation, replied to Federal Emergency Management Agency (FEMA) reimbursement process and funding obligations, and boardwalk experience and benefits.

Chair Tiseo mentioned Recommendation, Alternative 4 - Walkovers only, FEMA reimbursement status, cost estimates and savings, Comparison, Alternative 3 - Walkovers with limited boardwalk connectivity, resiliency, and Americans with Disabilities Act (ADA) access. **Commissioner Constance** commented on funding reimbursement process, Recommendation, Alternative 4 - Walkovers only, Alternative 5 - Natural Access Paths Only, Boca Grande Beach, water events, efficiency, timeframe, Comparison, sea-level rise, pavilions, ADA ramps, and boardwalk design options and estimated costs. **Commissioner Deutsch** noted Alternative 4 - Walkovers only, FEMA, accessibility, Siesta Key Beach, boardwalk length and replacement, Comparison, and pavilions. **Commissioner Doherty** spoke to Alternative 4 - Walkovers only, Recommendation, Alternative 3 - Walkovers with limited boardwalk connectivity, and design options. **Commissioner Truex** discussed dune protections, Alternative 5 - Natural Access Paths Only, ADA compliance, Alternative 4 - Walkovers only, pre-cast concrete posts, Florida Department of Environmental Protection (FDEP) process, field permit, Alternative 3 - Walkovers with limited boardwalk connectivity, sea-level rise, sunset viewing impacts, design options, Recommendation, and walkover relocation challenges.

3. ~~Palm Island Ferry~~ Barge Landing

(Change #4) Updated title - ~~Palm Island Ferry~~ Barge Landing. Updated wording - Discussion and Direction on ~~Palm Island Ferry~~ Barge Landing. Added attachments (4) - Public Comment, Property Information, Survey & Charlotte County Code.

Commission Office

Discussion and Direction on Palm Island Ferry.

Chair Tiseo mentioned key findings, proposed alternate and current landing site locations, Workshop, resiliency, Army Corps of Engineers permitting, current and alternate stacking areas, public access impacts, and private parking facility. **Commissioner Constance** commented on West Coast Inland Navigation District (WCIND) November 14, 2025 Meeting, Sarasota County Commissioner Ron Cutsinger, resiliency, public safety, Workshop, current service contract, ferry launches, and alternate landing locations. **Commissioner Deutsch** noted alternative landing locations. **Commissioner Doherty** spoke to applicant efforts and approval process, Workshop, median parking design attempts, and West Charlotte Street and Drainage Unit Municipal Service Taxing Unit (MSTU). **Commissioner Truex** discussed alternate ferry service and landing locations, WCIND November 14, 2025 Meeting Presentation and public comment, barrier island access options, Palm Island, life quality, Charlotte County Code Section 3-9-52 - Bridgeless Barrier Island (BBI) zoning district, special exception permitted uses and approval process, Little

Gasparilla Island (LGI), feasibility, Workshop, responsibility, environmental and traffic challenges, current service stacking area, Municipal Service Benefit Unit (MSBU) benefits, and parking facility fee.

Justin McBride, WCIND Executive Director remarked on property ownership, agreements, development process, regulatory agencies approval, and ferry services.

Shaun Cullinan, Planning and Zoning Official responded to Comprehensive Plan, LGI, allowed and alternate ferry landing locations, and plan amendments.

John Elias, Public Works Director replied to ADA compliance, parking challenges, private business benefit, and island public access.

PUBLIC HEARING AGENDA

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

PRESENTATION AGENDA

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

Recess: 11:23 am - 1:00 pm

1 P.M. PUBLIC INPUT - ANY SUBJECT

Thomas Pease remarked on Veterans Day, County facility operating hours, free admission, pool noodles liability waiver options.

John Osanitch mentioned Harbor East, vegetation concerns, County standards and owned properties, Southwest Florida Water Management District (SWFWMD) deviation letters, Lennar Homes, legal action, and signage.

Karina Schmitt commented on Christian Family Coalition, BookPage publication, Lesbian Gay Bisexual Transgender Queer Questioning Intersex Asexual Plus (LGBTQIA+) content, alternative viewpoints, The 1619 Project, The Unlikely Pursuit of Mary Bennet, classic and balanced literature selections, responsible stewardship, public resources, and Citrus County.

Carla Smith noted BookPage magazine subscription costs, library budgets and spending totals, online book review sites, tax payer dollars, and woke ideology.

Kevin Stevens, Freedom Transport Chief Executive Officer (CEO) spoke to barge system options, WCIND Executive Director Justin McBride and staff, Florida Statute 255.065 Public Private Partnership, current service contract, public transportation access, and service and public safety impacts.

Kristina Erickson discussed affordable housing units, living environment, Rotonda West, and public safety concerns.

Shana Baxter, Charlotte County Soccer Federation mentioned Centennial and South County Regional Park field closure impacts and options, alternative locations, and County representation.

Oscar Cascante, Charlotte County Soccer Federation U14 Coach commented on soccer schedule, field closure impacts, and Centennial Park condition.

Julian Cascante noted Charlotte County Soccer Federation team member participation, field conditions and availability, and physical activity.

Tatiana Solarte spoke to Charlotte County Soccer Federation closure impacts and schedule, and alternative field locations.

Jon Bergero, Charlotte County Premier U10 and U13 Coach remarked on community support, low-income children assistance, and Centennial and South County Regional Park field closures.

Taken Out of Order

AA. County Administrator Comments

County Administrator Flores discussed property tax legislation and potential changes, FAC, Florida Association of County Managers (FACM), budget process and workshops, Wakulla County Commissioner Thomas and Manager Dave Edwards, and information sharing methods.

BB. County Attorney Comments

County Attorney Knowlton mentioned Lee County Attorney Richard Wesch and Commissioner Kevin Ruane, Boca Grande Parking, Conflict Assessment Meeting facilitator and date options, December 15, 2025 deadline, and statutory requirements.

Chair Tiseo commented on meeting attendance alternate, written documentation, and statutory requirements.

CC. Economic Development Director Comments - None

DD. County Commissioner Comments

Chair Tiseo noted pool noodle waiver documentation options, BookPage subscription cost and responsibility, June 16, 2025 U Sports Council Meeting, annual maintenance field closure schedule, Charlotte County Soccer Federation Recreational North Vice President Blake Bettis and information distribution, Parks and Recreation Advisory Committee Meetings, public input opportunities, Centennial and South County Regional Park field conditions, alternative fields, resting period strategy, policy change recommendations, and usage limitations. **Commissioner Constance** spoke to field resting history and notification, recreation seasons, natural turf availability, reasonable timeframes and usage, artificial turf conversion costs, property tax reform, Charlotte County Public School field utilization, public input and communication, and passholder purchase process and risk acknowledgement option. **Commissioner Deutsch** discussed field conditions and resting periods, alternative locations, library book review process and policy, and electric rate and cost increases. **Commissioner Doherty** mentioned soccer field closure notifications and conditions, public comments, turf options, affordability, and pool noodle waiver process. **Commissioner Truex** commented on football and Charlotte County Public School fields utilization, program dates, turf options, field resting, and Julian Cascante public input.

Mr. Scott responded to sports field resting cycles and reservations, increased usage challenges, turf options, recreation and competition seasons, field closure communications, pool noodle waivers, digital signing options and resources, Risk Management, BookPage subscription, and Mid-County Regional Library.

County Attorney Knowlton interjected on site and date specific pool noodle waivers.

2 P.M. LAND USE AGENDA

Minutes Clerk Welsh administered oath for testimony.

PUBLIC INPUT - LAND USE CONSENT AGENDA ITEMS ONLY - None

Consent Agenda

Commissioner Constance spoke to FP-22-12-26, Harbor East and public input.

COMMISSIONER DOHERTY MOVED TO APPROVE THE LAND USE CONSENT AGENDA, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

UA1. DRC-25-116 Heritage Station Phase II

Community Development

Atwell, LLC is requesting approval of a Resolution relating to a PD Modification for Heritage Station-Phase II (DRC-21-00172). The project consists of 88 single-family lots to include utilities, drainage, and roadway extensions. This project site is 14.93± acres of an 85.47± acre site and is located at 15351 Burnt Store Road, Punta Gorda, Florida. Located in Commission District II. **RES 2025-377**

Quasi-Judicial

UA2. CSZ-25-19, Sandra W. Welles Ranch LLC, Del Verde Section R subdivision (1)

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 308 platted lots in Blocks 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 15 and 16 and within the Del Verde Section R subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 38.13± acres; for calculation and severance of 308 density units in accordance with Section 3-9-150(d)(1)(b)&(c) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-19; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I. **RES 2025-378**

Quasi-Judicial

UA3. CSZ-25-20, Sandra W. Welles Ranch LLC, Del Verde Section R subdivision (2)

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 105 platted lots in Blocks 5, 12, 13, 14 & 34 and within the Del Verde Section R subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 14.16± acres; for calculation and severance of 105 density units in accordance with Section 3-9-150(d)(1)(b)&(c) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-20; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I. **RES 2025-379**

Quasi-Judicial

UA4. CSZ-25-21, Sandra W. Welles Ranch LLC, Del Verde Section R subdivision (3)

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 240 platted lots in Blocks 19, 20, 21, 22, 27, 28, 29 & 30 and within the Del Verde Section R subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 27.86± acres; for calculation and severance of 240 density units in accordance with Section 3-9-150(d)(1)(b)&(c) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-21; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I. **RES 2025-380**

Quasi-Judicial

UA5. CSZ-25-22, Rotonda Springs, Alligator Farms LLC

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including five platted lots in the Rotonda Springs subdivision, generally located north of Rotonda Trace, south of Robin Road, and east of Gasparilla Road (CR 771), in the West County area, containing 1.34± acres; for calculation and severance of five density units in accordance with Section 3-9-150(d)(1)(b)(c)(d) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-22; Applicant: Alligator Farms, LLC, Michael S. Jones, Manager; providing an effective date. Located in Commission District III. **RES 2025-381**

Quasi-Judicial

UA6. CSZ-25-23, Rotonda Sands, Alligator Farms LLC

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including five platted lots in both the Rotonda Sands subdivision and the Rotonda Sands, South Replat Unit 2, subdivision, generally located northeast of Cape Haze Drive and northwest of Gasparilla Road (CR 771), in the West County area, containing 1.88± acres; for calculation and severance of five density units in accordance with Section 3-9-150(d)(1)(b)(c)(d) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-23; Applicant: Alligator Farms, LLC, Michael S. Jones, Manager; providing an effective date. Located in Commission District III. **RES 2025-382**

Quasi-Judicial

UA7. FP-15-07-02, Coco Bay

Community Development

Approve a Bond Reduction request and Fourth Amended Development Agreement to reduce the amount of the approved surety provided under Letter of Credit No. FGAC-22193, issued by Fidelity Guaranty and Acceptance Corp., in the amount of \$4,832,127.36 to \$163,392.63 for the completion of the remaining infrastructure for Coco Bay. The site is 169.68± acres, and is located south of San Casa Drive, north of Cypress Road, east of Placida Road, and west of Winchester Boulevard. Located in Commission District III.

A.AGR 2018-004

Quasi-Judicial

UA8. FP-15-07-02, Island Lakes at Coco Bay

Community Development

Lennar Homes, LLC is requesting a Bond Reduction and First Amendment to Developer's Agreement to reduce the amount of the approved surety provided under Letter of Credit No. FGAC-23354, issued by Fidelity Guaranty and Acceptance Corp., in the amount of \$2,599,611.95 to \$113,718.00 for the completion of the remaining infrastructure for Island Lakes at Coco Bay. The subdivision, consisting of 222 lots and 17 tracts, was granted Final Plat approval by the Board of County Commissioners on October 24, 2023. The site contains 120.07± acres and is generally located south of San Casa Drive, northeast of Placida Road and west of Winchester Boulevard, in the West County area. Located in Commission District III.

A.AGR 2023-191

Quasi-Judicial

UA9. FP-19-06-08, Biscayne Landing North

Community Development

Approve a Bond Release for the Final Plat of a residential subdivision named, Biscayne Landing North. The site contains 70.91± acres and is located east of Biscayne Drive, north of El Jobean Road, west of the Flamingo Waterway, and south of Crofton Springs Way. Located in Commission District IV.

Quasi-Judicial

UA10. FP-22-12-26, Harbor East

Community Development

Approve a Bond Reduction and First Amendment to Developer's Agreement to reduce the amount of the approved surety provided under Letter of Credit No. FGAC-23318, issued by Fidelity Guaranty and Acceptance Corp., in the amount of \$2,502,008.14 to \$169,957.32 for the completion of the remaining infrastructure for Harbor East. The subdivision, consisting of 82 single-family lots and six tracts, was granted Final Plat approval by the Board of County Commissioners on October 24, 2023. The site contains 31.06± acres and is generally located north of Tate Waterway, southwest of Interceptor Lagoon, and east of Aquarius Waterway, within the Port Charlotte area. Located in Commission District III. **A.AGR 2023-192**

Quasi-Judicial

UA11. FP-23-01-01, Coral Lakes IA

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.5763535 in the amount of \$9,134,917.83 to \$297,959.64 for the completion of the remaining infrastructure for Coral Lakes - Phase IA, residential subdivision, consisting of 228 single-family lots and 33 tracts. This site contains 306.51± acres and is located at 12300 and 13000 Burnt Store Road, north of Zemel Road, south of Scham Road, east of Burnt Store Road, and west of Green Gulf Boulevard. The properties are in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area. Located in Commission District II. **A.AGR 2024-117**

Quasi-Judicial

Public Hearing

UB1. SV-25-04, Vacation of a portion of the Venice Canal, 1st addition to Rio Villa

Community Development

Approve a Resolution to vacate a portion of the undeveloped Venice Canal, platted in the 1st addition to Rio Villa adjacent to 535 Boardman Drive, which is owned by the applicant. The total area to be vacated contains 1,940± square feet and is generally located north of Canal Way, east of Pelican Pointe Drive, south of Boardman Drive, and west of Palm Drive within the Punta Gorda area. Located in Commission District II. **RES 2025-383**

Legislative

Mr. Cullinan gave a brief overview of SV-25-04: Location Map, 2024 Aerial Location Map (Full Range), 2024 Aerial Location Map (Mid-Range), Aerial Location Map, 2024 Eagle View Image, Future Land Use Map (FLUM) Designations, Zoning Designations, 1,000' Mailed Notice Area Map, Flood Zones (Subject Property - 9AE Zone, Coastal High Hazard Area, Proposed Changes, Proposed Changes (Aerial), and Proposed Easements.

Commissioner Constance noted property size increase and assessment process.

David Binder, Applicant remarked on relocation.

Public Input

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

MOTION CARRIED 5:0.

COMMISSIONER TRUEX MOVED TO APPROVE RESOLUTION 2025-383 TO VACATE THE WESTERLY PORTION OF THE UNDEVELOPED VENICE CANAL ADJACENT TO LOT 11, BLOCK D, 1ST ADDITION TO RIO VILLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 10A THROUGH 10C OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, CONTAINING 1,940± ACRES, AND GENERALLY LOCATED NORTH OF CANAL WAY, EAST OF PELICAN POINTE DRIVE, SOUTH OF BOARDMAN DRIVE, AND WEST OF PALM DRIVE, IN THE PUNTA GORDA AREA, CHARLOTTE COUNTY, FLORIDA; COMMISSION

DISTRICT II; PETITION SV-25-04; APPLICANT: DAVID BINDER, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

UB2. PD-24-13, Major Modification to KIA 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 of the existing PD, Ordinance Number 2023-009, by 1) amending PD condition b.iv. and the General PD Concept Plan in order to revise the layout of some commercial buildings, add specific commercial uses and development standards for Lots 2-A, 2-B, 2-C, 2-D, & 3; 2), adopting the revised General PD Concept Plan, Detail PD Concept Plan for Lot 3: “Chick-fil-A”, and Detail PD Concept Plan for Lot 2-A: “Texas Roadhouse”; and 3) deleting PD conditions o, q & r and revising PD condition p; for the subject property, containing 29.76± acres, which is part of the 77± acres of the original PD, generally located northeast of Tamiami Trail (US 41), south of Hillsborough Boulevard, southeast of Cranberry Boulevard, and west of Huge Boulevard, in the Port Charlotte area, containing 29.76± acres; Commission District IV; Petition No. PD-24-13; Applicant: JBCC Development, LLC; providing an effective date. Located in Commission District IV. **ORD 2025-043**

Quasi-Judicial

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

Jie Shao, Principal Planner provided credentials, gave a brief overview of Proposed Changes, PD-24-13: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, US 41 Overlay District, FLUM Designations, Zoning Designations, Flood Zones (Subject Property - X Zone), Commercial Development Master Site Plan, Proposed Chick-fil-A Planned Development (PD) Concept Plan, Proposed Chick-fil-A Elevations, Proposed Chick-fil-A Landscape Plan, Proposed Texas Roadhouse PD Concept Plan, Proposed Texas Roadhouse Elevation, Proposed Texas Roadhouse Landscape Plan, replied to Staff Report exhibits.

Attorney Rob Berntsson, Applicant Representative discussed PD approval and subdivision review processes, US 41 turn lane improvement design and proportionate share cost agreement, Florida Department of Transportation (FDOT), staff efforts, accepted Ms. Shao as an expert, responded to total square footage, PD amendment, allowed property uses, roundabout improvements, and intersection roadway failure.

Chair Tiseo mentioned off-site improvement agreement language and cost increases. **Commissioner Constance** commented on Chick-fil-A and Texas Roadhouse buildout calculations and increased square footage, traffic impacts, equivalency matrix, US 41 turn lane and signalization costs, future healthcare facility, roundabout timeframe, bond issuance option, and original PD documentation. **Commissioner Doherty** noted engineers cost opinion, future agreement exhibits, and roundabout timeframe.

Mr. Cullinan replied to roundabout and turn lane location agreement.

Deputy County Attorney Thomas David interjected on multiple permitting processes, developer cost contribution and agreement, construction responsibility, PD Zoning, off-site improvement agreements and requirements, County project, and bond challenges.

Robert Fakhri, Transportation Engineer responded to turn lane improvement design responsibility and agreement, FDOT, cost savings, roundabout construction, RaceTrac and City of North Port construction easement requirement, eminent domain, future healthcare facility, and contingency costs.

Public Input

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

MOTION CARRIED 5:0.

COMMISSIONER TRUEX MOVED TO APPROVE ORDINANCE 2025-043 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) TO PD; A MAJOR MODIFICATION OF THE EXISTING PD, ORDINANCE NUMBER 2023-009, BY: (1) AMENDING PD CONDITION b.iv. AND THE GENERAL PD CONCEPT PLAN IN ORDER TO REVISE THE LAYOUT OF SOME COMMERCIAL BUILDINGS, ADD SPECIFIC COMMERCIAL USES AND DEVELOPMENT STANDARDS FOR LOTS 2-A, 2-B, 2-C, 2-D, & 3; (2), ADOPTING THE REVISED GENERAL PD CONCEPT PLAN AND THE DETAIL PD CONCEPT PLAN FOR LOT 3: “CHICK-FIL-A”, AND DETAIL PD CONCEPT PLAN FOR LOT 2-A: “TEXAS ROADHOUSE”; AND (3) DELETING PD CONDITIONS o, q & r AND REVISING PD CONDITION p; FOR THE SUBJECT PROPERTY, CONTAINING 29.76± ACRES, WHICH IS PART OF THE 77± ACRES OF THE ORIGINAL PD, GENERALLY LOCATED NORTHEAST OF TAMiami TRAIL (US 41), SOUTH OF HILLSBOROUGH BOULEVARD, SOUTHEAST OF CRANBERRY BOULEVARD, AND WEST OF HUGE BOULEVARD, IN THE PORT CHARLOTTE AREA, CONTAINING 29.76± ACRES; COMMISSION DISTRICT IV; PETITION NO. PD-24-13; APPLICANT: JBCC DEVELOPMENT, LLC; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

UB3. LAD-25-01, Revisions to the Babcock Ranch Community DRI MDO

(Change #3) Added attachment - Revised Agenda.

Community Development

Approve a Resolution pursuant to Section 380.06(7), Florida Statutes (F.S.) and Section 3-9-10.1, Development of Regional Impact (DRI) Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, the County’s Land Development Regulations, amending and recodifying the Master Development Order (MDO) for the Babcock Ranch Community Master Development of Regional Impact (DRI), Resolution Number 2023-078, to: 1) revise “Whereas Clauses” to reflect the current status; 2) amend “Findings of Fact and Conclusions of Law” to revise 1,400,000 square feet of retail and 3,500,000 square feet of office (general office, medical office, and civic) to 4,900,000 square feet of commercial/retail/office (including medical) uses and 150,000 square feet of government/civic uses to be consistent with development rights as established in the County’s Comprehensive Plan; 3) revise the Transportation section and Exhibits “F”, “G”, “J” and “K”, and add new Exhibit G-1: 73C-40.045

Transportation Uniform Standard Rule, to reflect the updated traffic study; 4) update “Fixed Development Criteria” as established in Exhibit B: Master Concept Plan (Map H); 5) update Exhibit D: Updated Summary of Land Dedications and Facilities Construction, to reflect the current status; and 6) update Exhibit H: MDO Land Use Equivalency Matrix (LUEM); for property located east of S.R. 31, south of C.R. 74 (Bermont Road), west of the Glades County line, and north of the Lee County line, containing 13,630± acres, in the East County area; Petition No. LAD-25-01; Applicant: Babcock Property Holdings, LLC; providing an effective date. Located in Commission District I. **RES 2025-384**

Quasi-Judicial

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

Ms. Shao gave a brief overview of Proposed Amendments, Babcock Ranch Community Development of Regional Impact (DRI): 1000' Notification Area Map, Location Map, Area Image, Framework, FLUM Designations, Zoning Designations, Flood Zones (Subject Property - AE, D & X Zones), Major Changes: Revising “Whereas Clauses” in the Master Development Order (MDO) and three Increment Development Orders (IDOs), Revising Development Rights, Exhibit B, Exhibit B-2, Fixed and Variable Development Criteria for Babcock Ranch Community Increment 1, Exhibit E - Increment 1 Parameters, Babcock Ranch Community Increment 2 - Map H, Fixed and Variable Development Criteria for Babcock Ranch Community Increment 2 - Map H, Fixed and Variable Development Criteria for Babcock Ranch Community Increment 2, Exhibit E - Increment 2 Parameters, Babcock Ranch Community Increment 3 South - Map H, Fixed and Variable Development Criteria for Babcock Ranch Community Increment 3, Exhibit E - Increment 3 Parameters, Revising the Transportation section, Amending the Vegetation, Wildlife, and Wetlands section in Increment 1 IDO, Updating Buildout and Expiration Dates in three increments, Updating Exhibit D in MDO and IDOs, Amending the Police and Fire section in MDO by adding new Condition 10.A.(3), Exhibit H MDO Land Use Equivalency Matrix (LUEM), Table EM-2: Babcock Ranch Community (BRC) - Incremental (Cumulative DRI) Trip Generation, replied to Comprehensive Plan, consistency, and development rights implementation.

Chair Tiseo discussed Updating Exhibit “D” in MDO and IDOs, pre-fab building spatial changes, alternate helicopter storage site, affordable housing threshold adjustment, and workforce rent discount or subsidy. **Commissioner Constance** spoke to Major Changes: Revising “Whereas Clauses” in the MDO and three IDOs, Exhibit E - Increment 1 Parameters, Exhibit E - Increment 2 Parameters, and Exhibit E - Increment 3 Parameters. **Commissioner Deutsch** mentioned Babcock Ranch current population and Lee County visitors. **Commissioner Doherty** commented on Revised Resolution.

Mr. Perdue responded to mosquito control pre-fab building design and spatial changes, and MDO floor plan modifications.

Mr. Cullinan replied to Increment 1 and market changes.

Attorney Rob Berntsson, Applicant Representative noted staff efforts, Babcock Ranch Community DRI origination and history, multi-year buildout process, MDO original documents and amendments, affordable housing language, traffic study updates, Comprehensive Plan, The Flatwoods at Babcock Ranch, fire ladder truck payment request, responded to proportionate share, and FDOT property acquisitions.

County Attorney Knowlton interjected on Agenda item and Revised Resolution attachments.

Assistant County Attorney Kimlyn Walker replied to Revised Resolution affordable and workforce housing language.

Public Input for Petition Number LAD-25-03, Revisions to the Babcock Ranch Community DRI MDO, Petition Number LAD-25-04, Revisions to the Babcock Ranch Community DRI Increment 1 IDO, Petition Number LAD-25-05, Revisions to the Babcock Ranch Community DRI Increment 2 IDO, and Petition Number LAD-25-06, Revisions to the Babcock Ranch Community DRI Increment 3 IDO

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

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO APPROVE RESOLUTION 2025-384 AN AMENDMENT AND RECODIFICATION OF THE MASTER DEVELOPMENT ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA FOR THE BABCOCK RANCH COMMUNITY (CHARLOTTE COUNTY), A MASTER DEVELOPMENT OF REGIONAL IMPACT, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

UB4. LAD-25-04, Revisions to the Babcock Ranch Community DRI Increment 1 IDO

Community Development

Approve a Resolution pursuant to Section 380.06(7), Florida Statutes (F.S.) and Section 3-9-10.1, Development of Regional Impact (DRI) Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, the County's Land Development Regulations, amending and recodifying the Increment 1 Development Order (IDO), Resolution Number 2023-079, for the Babcock Ranch Community Development of Regional Impact (DRI) to: 1) revise "Whereas Clauses" to reflect the current status; 2) revise development rights by decreasing residential dwelling units from 5,056 to 4,793 units (single-family units from 3,056 to 3,225 units and multi-family units from 2,000 to 1,568 units); decreasing retail from 470,000 to 350,229 square feet and increasing office from 370,000 to 916,500 square feet, which is a total of 1,266,729 square feet of commercial/retail/office (including medical) uses; adding 27,660 square feet of government/civic uses; increasing industrial from 200,000 to 450,000 square feet; adding 177 hospital beds; decreasing units of assisted living facility (ALF) beds from 218 to 140 units; 3) amend the Vegetation, Wildlife, and Wetlands section by updating Conditions 5.A.(1) A & B; 4) update the Police and Fire section Condition 8.A.(2) to reflect completed task; 5) update the Energy section Condition 11.A.(2) that one zero energy home has been constructed; 6) reflect the extension of the expiration date and buildout date of this IDO; 7) update Exhibit B-2 to reflect updated entitlements, and update "Fixed Development Criteria" as established in Exhibit B-5; 8) update Exhibit D: Summary of Land Dedications and Facilities Construction to reflect current status; 9) amend Exhibit E: Babcock Ranch Community Increment 1 Parameters to be consistent with the revised development parameters; and 10) update this IDO for other changes for internal and statutory consistency; for property located east of S.R. 31, south of C.R. 74 (Bermont Road), west of the Glades County line, and north of the Lee County line, containing 5,095± acres, in the East County area; Petition No. LAD-25-04; Applicant: Babcock Property Holdings, L.L.C.; providing an effective date. Located in Commission District I. **RES 2025-385**

Quasi-Judicial

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

Ms. Shao gave a brief overview of Proposed Amendments, Babcock Ranch Community DRI: 1000' Notification Area Map, Location Map, Area Image, Framework, FLUM Designations, Zoning Designations, Flood Zones (Subject Property - AE, D & X Zones), Major Changes: Revising "Whereas Clauses" in the MDO and three IDOs, Revising Development Rights, Exhibit B, Exhibit B-2, Fixed and Variable Development Criteria for Babcock Ranch Community Increment 1, Exhibit E - Increment 1 Parameters, Babcock Ranch Community Increment 2 - Map H, Fixed and Variable Development Criteria for Babcock Ranch Community Increment 2 - Map H, Fixed and Variable Development Criteria for Babcock Ranch Community Increment 2, Exhibit E - Increment 2 Parameters, Babcock Ranch Community Increment 3 South - Map H, Fixed and Variable Development Criteria for Babcock Ranch Community Increment 3, Exhibit E - Increment 3 Parameters, Revising the Transportation section, Amending the Vegetation, Wildlife, and Wetlands section in Increment 1 IDO, Updating Buildout and Expiration Dates in three increments, Updating Exhibit D in MDO and IDOs, Amending the Police and Fire section in MDO by adding new Condition 10.A.(3), Exhibit H MDO Land Use Equivalency Matrix (LUEM), Table EM-2: BRC - Incremental (Cumulative DRI) Trip Generation, responded to Comprehensive Plan, consistency, and development rights implementation.

Chair Tiseo noted Updating Exhibit "D" in MDO and IDOs, pre-fab building spatial changes, alternate helicopter storage site, affordable housing threshold adjustment, and workforce rent discount or subsidy. **Commissioner Constance** spoke to Major Changes: Revising "Whereas Clauses" in the MDO and three IDOs, Exhibit E - Increment 1 Parameters, Exhibit E - Increment 2 Parameters, and Exhibit E - Increment 3 Parameters. **Commissioner Deutsch** discussed Babcock Ranch current population and Lee County visitors.

Mr. Perdue replied to mosquito control pre-fab building design and spatial changes, and MDO floor plan modifications.

Mr. Cullinan responded to Increment 1 and market changes.

Attorney Rob Berntsson, Applicant Representative noted staff efforts, Babcock Ranch Community DRI origination and history, multi-year buildout process, MDO original documents and amendments, affordable housing language, traffic study updates, Comprehensive Plan, The Flatwoods at Babcock Ranch, fire ladder truck payment request, replied to proportionate share, and FDOT property acquisitions.

Public Input for Petition Number LAD-25-03, Revisions to the Babcock Ranch Community DRI MDO, Petition Number LAD-25-04, Revisions to the Babcock Ranch Community DRI Increment 1 IDO, Petition Number LAD-25-05, Revisions to the Babcock Ranch Community DRI Increment 2 IDO, and Petition Number LAD-25-06, Revisions to the Babcock Ranch Community DRI Increment 3 IDO

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

MOTION CARRIED 5:0.

COMMISSIONER TRUEX MOVED TO APPROVE RESOLUTION 2025-385 AN AMENDMENT AND RECODIFICATION OF AN INCREMENTAL DEVELOPMENT ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA FOR INCREMENT 1 OF THE BABCOCK RANCH

COMMUNITY (CHARLOTTE COUNTY), A MASTER DEVELOPMENT OF REGIONAL IMPACT, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

UB5. LAD-25-05, Revisions to the Babcock Ranch Community DRI Increment 2 IDO

Community Development

Approve a Resolution pursuant to Section 380.06(7), Florida Statutes (F.S.) and Section 3-9-10.1, Development of Regional Impact (DRI) Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, the County's Land Development Regulations, amending and recodifying the Increment 2 Development Order (IDO), Resolution Number 2023-080, for the Babcock Ranch Community Development of Regional Impact (DRI) to: 1) remove two Whereas clauses and add two new Whereas clauses; 2) revise development rights by decreasing residential dwelling units from 9,252 to 8,907 units (single-family from 5,817 to 6,042 units and multi-family from 3,435 to 2,865 units); increasing commercial/retail from 730,000 to 1,336,771 square feet and office from 650,000 to 698,500 square feet, which is a total of 2,035,271 square feet of commercial/retail/office (including medical) uses; adding 48,500 square feet of government/civic uses; adding 100,000 square feet of industrial; decreasing assisted living facility (ALF) beds from 200 to 139; 3) reflect the extension of the expiration date and buildout date of this Increment Development Order (IDO); 4) update Exhibit "B" to reflect updated entitlements and update "Fixed Development Criteria"; 5) amend Exhibit "E": Babcock Ranch Community Increment 2 Parameters to be consistent with revised development parameters; and 6) update this IDO for other changes for internal and statutory consistency; for property generally located east of State Road 31, south of County Road 74 (Bermont Road), west of the Glades County line, and north of the Lee County line, containing 4,021± acres, in the East County area; Petition No. LAD-25-05 Applicant: Babcock Property Holdings, L.L.C.; providing an effective date. Located in Commission District I. **RES 2025-386**

Quasi-Judicial

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

Ms. Shao gave a brief overview of Proposed Amendments, Babcock Ranch Community DRI: 1000' Notification Area Map, Location Map, Area Image, Framework, FLUM Designations, Zoning Designations, Flood Zones (Subject Property - AE, D & X Zones), Major Changes: Revising "Whereas Clauses" in the MDO and three IDOs, Revising Development Rights, Exhibit B, Exhibit B-2, Fixed and Variable Development Criteria for Babcock Ranch Community Increment 1, Exhibit E - Increment 1 Parameters, Babcock Ranch Community Increment 2 - Map H, Fixed and Variable Development Criteria for Babcock Ranch Community Increment 2 - Map H, Fixed and Variable Development Criteria for Babcock Ranch Community Increment 2, Exhibit E - Increment 2 Parameters, Babcock Ranch Community Increment 3 South - Map H, Fixed and Variable Development Criteria for Babcock Ranch Community Increment 3, Exhibit E - Increment 3 Parameters, Revising the Transportation section, Amending the Vegetation, Wildlife, and Wetlands section in Increment 1 IDO, Updating Buildout and Expiration Dates in three increments, Updating Exhibit D in MDO and IDOs, Amending the Police and Fire section in MDO by adding new Condition 10.A.(3), Exhibit H MDO Land Use Equivalency Matrix (LUEM), Table EM-2: BRC - Incremental (Cumulative DRI) Trip Generation, responded to Comprehensive Plan, consistency, and development rights implementation.

Chair Tiseo mentioned Updating Exhibit “D” in MDO and IDOs, pre-fab building spatial changes, alternate helicopter storage site, affordable housing threshold adjustment, and workforce rent discount or subsidy. **Commissioner Constance** commented on Major Changes: Revising “Whereas Clauses” in the MDO and three IDOs, Exhibit E - Increment 1 Parameters, Exhibit E - Increment 2 Parameters, and Exhibit E - Increment 3 Parameters. **Commissioner Deutsch** noted Babcock Ranch current population and Lee County visitors.

Mr. Perdue replied to mosquito control pre-fab building design and spatial changes, and MDO floor plan modifications.

Mr. Cullinan responded to Increment 1 and market changes.

Attorney Rob Berntsson, Applicant Representative noted staff efforts, Babcock Ranch Community DRI origination and history, multi-year buildout process, MDO original documents and amendments, affordable housing language, traffic study updates, Comprehensive Plan, The Flatwoods at Babcock Ranch, fire ladder truck payment request, replied to proportionate share, and FDOT property acquisitions.

Public Input for Petition Number LAD-25-03, Revisions to the Babcock Ranch Community DRI MDO, Petition Number LAD-25-04, Revisions to the Babcock Ranch Community DRI Increment 1 IDO, Petition Number LAD-25-05, Revisions to the Babcock Ranch Community DRI Increment 2 IDO, and Petition Number LAD-25-06, Revisions to the Babcock Ranch Community DRI Increment 3 IDO

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

MOTION CARRIED 5:0.

COMMISSIONER TRUEX MOVED TO APPROVE RESOLUTION 2025-386 AN INCREMENTAL DEVELOPMENT ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA FOR INCREMENT 2 OF THE BABCOCK RANCH COMMUNITY (CHARLOTTE COUNTY), A MASTER DEVELOPMENT OF REGIONAL IMPACT, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 5:0.

UB6. LAD-25-06, Revisions to the Babcock Ranch Community DRI Increment 3 IDO

Community Development

Approve a Resolution pursuant to Section 380.06(7), Florida Statutes (F.S.) and Section 3-9-10.1, Development of Regional Impact (DRI) Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, the County’s Land Development Regulations, amending and recodifying the Increment 3 Development Order (IDO), Resolution Number 2023-081, for the Babcock Ranch Community Development of Regional Impact (DRI) to: 1) remove two Whereas clauses and add two new Whereas clauses; 2) revise development rights by increasing residential dwelling units from 3,562 to 4,170 units (single-family from 3,562 to 3,168 units and multi-family from 0 to 1,002 units); increasing commercial/retail from 200,000 to 643,000 square feet and office from 80,000 to 90,000 square feet, which is a total of 733,000 square feet of commercial/retail /office (including medical) uses; 3) reflect the extension of the expiration date and buildout date of this Increment Development Order (IDO); 4) update

Exhibit “B” to reflect updated entitlements and update “Fixed Development Criteria”; 5) amend Exhibit “E”: Babcock Ranch Community Increment 3 Parameters to be consistent with revised development parameters; and 6) update this IDO for other changes for internal and statutory consistency; for property generally located east of State Road 31, south of County Road 74 (Bermont Road), west of the Glades County line, and north of the Lee County line, containing 4,535± acres, in the East County area; Petition No. LAD-25-06; Applicant: Babcock Property Holdings, L.L.C., providing an effective date. Located in Commission District I. **RES 2025-387**

Quasi-Judicial

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

Ms. Shao gave a brief overview of Proposed Amendments, Babcock Ranch Community DRI: 1000' Notification Area Map, Location Map, Area Image, Framework, FLUM Designations, Zoning Designations, Flood Zones (Subject Property - AE, D & X Zones), Major Changes: Revising “Whereas Clauses” in the MDO and three IDOs, Revising Development Rights, Exhibit B, Exhibit B-2, Fixed and Variable Development Criteria for Babcock Ranch Community Increment 1, Exhibit E - Increment 1 Parameters, Babcock Ranch Community Increment 2 - Map H, Fixed and Variable Development Criteria for Babcock Ranch Community Increment 2 - Map H, Fixed and Variable Development Criteria for Babcock Ranch Community Increment 2, Exhibit E - Increment 2 Parameters, Babcock Ranch Community Increment 3 South - Map H, Fixed and Variable Development Criteria for Babcock Ranch Community Increment 3, Exhibit E - Increment 3 Parameters, Revising the Transportation section, Amending the Vegetation, Wildlife, and Wetlands section in Increment 1 IDO, Updating Buildout and Expiration Dates in three increments, Updating Exhibit D in MDO and IDOs, Amending the Police and Fire section in MDO by adding new Condition 10.A.(3), Exhibit H MDO Land Use Equivalency Matrix (LUEM), Table EM-2: BRC - Incremental (Cumulative DRI) Trip Generation, responded to Comprehensive Plan, consistency, and development rights implementation.

Chair Tiseo discussed Updating Exhibit “D” in MDO and IDOs, pre-fab building spatial changes, alternate helicopter storage site, affordable housing threshold adjustment, and workforce rent discount or subsidy. **Commissioner Constance** spoke to Major Changes: Revising “Whereas Clauses” in the MDO and three IDOs, Exhibit E - Increment 1 Parameters, Exhibit E - Increment 2 Parameters, and Exhibit E - Increment 3 Parameters. **Commissioner Deutsch** mentioned Babcock Ranch current population and Lee County visitors.

Mr. Perdue replied to mosquito control pre-fab building design and spatial changes, and MDO floor plan modifications.

Mr. Cullinan responded to Increment 1 and market changes.

Attorney Rob Berntsson, Applicant Representative noted staff efforts, Babcock Ranch Community DRI origination and history, multi-year buildout process, MDO original documents and amendments, affordable housing language, traffic study updates, Comprehensive Plan, The Flatwoods at Babcock Ranch, fire ladder truck payment request, replied to proportionate share, and FDOT property acquisitions.

Public Input for Petition Number LAD-25-03, Revisions to the Babcock Ranch Community DRI MDO, Petition Number LAD-25-04, Revisions to the Babcock Ranch Community DRI Increment 1 IDO, Petition Number LAD-25-05, Revisions to the Babcock Ranch Community DRI Increment 2 IDO, and Petition Number LAD-25-06, Revisions to the Babcock Ranch Community DRI Increment 3 IDO

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

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO APPROVE RESOLUTION 2025-387 AN INCREMENTAL DEVELOPMENT ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA FOR INCREMENT 3 OF THE BABCOCK RANCH COMMUNITY (CHARLOTTE COUNTY), A MASTER DEVELOPMENT OF REGIONAL IMPACT, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 5:0.

UB7. TLDR-25-04, Revisions to Sections 3-9-2: Rules of Construction; Definitions & Creation of New Section 3-9-62.1: Certified Recovery Residences

Community Development

Approve an Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9: Zoning, by revising Article I: In General, Section 3-9-2: Rules of Construction; Definitions to change the name of "Adult Congregate Living Facility" to "Assisted Living Facility" and to revise the definition of "Assisted Living Facility", and by amending Article III: Special Regulations to create new Section 3-9-62.1: Certified Recovery Residences; Application number: TLDR-25-04; Applicant: Charlotte County Board of County Commissioners; providing for inclusion in the Charlotte County Code; providing for conflict with other ordinances; providing for severability; and providing for an effective date. This applies countywide. **ORD 2025-044**

Legislative

Mr. Cullinan gave a brief overview of Purpose, Proposed Detailed Changes: Revising Section 3-9-2: Rules of Construction, Assisted Living Facility (ALF), and Creating new Section 3-9-62.1: Certified Recovery Residences.

Public Input

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

MOTION CARRIED 5:0.

COMMISSIONER CONSTANCE MOVED TO APPROVE ORDINANCE 2025-044 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING CHAPTER 3-9: ZONING, BY REVISING ARTICLE I: IN GENERAL, SECTION 3-9-2: RULES OF CONSTRUCTION; DEFINITIONS TO CHANGE THE NAME OF "ADULT CONGREGATE LIVING FACILITY" TO "ASSISTED LIVING FACILITY" AND TO REVISE THE DEFINITION OF "ASSISTED LIVING FACILITY", AND BY AMENDING ARTICLE III: SPECIAL REGULATIONS TO CREATE NEW SECTION 3-9-62.1: CERTIFIED RECOVERY RESIDENCES; PETITION TLDR-25-04; APPLICANT, BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA; PROVIDING FOR INCLUSION IN THE CHARLOTTE COUNTY CODE; PROVIDING FOR CONFLICT WITH OTHER ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

ADJOURNED: 3:26 pm

Joseph M. Tiseo, Chair

DATE ADOPTED: _____

ATTEST:

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

By: _____
Deputy Clerk