

# Charlotte County

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



## Regular and Land Use Meeting

Tuesday, May 26, 2026  
9 a.m.

### Board of County Commissioners

#### **COUNTY COMMISSIONERS**

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

#### **COUNTY ADMINISTRATOR**

*Hector Flores*

#### **COUNTY ATTORNEY**

*Thomas M. David*

#### **CLERK OF THE CIRCUIT COURT**

*Roger D. Eaton*

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

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

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

**9:00 A.M.**

## **Call to Order and Roll Call**

### **Invocation**

If you wish, please rise for the invocation

[Pastor Eric McConnell](#)  
[Suncoast Baptist Church](#)

### **Pledge of Allegiance**

### **Changes to the Agenda**

See separate sheet

### **Proclamations - Commissioner Bill Truex**

- [1 - Artist of the Month - Resa Abbey](#)
- [2 - Men's Health Month](#)
- [3 - Hurricane Awareness Month](#)
- [4 - Boys and Girls Clubs of Charlotte County Student of the Year](#)
- [5 - Summer Camp Month](#)

[Filipino American Society Day](#)

### **Employee Recognition**

[Employees of the Year 2025](#)

Mike Brucci  
Kelly Lechleidner  
Jefferson Mendel  
River Silva

Public Safety

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

Bradley Geelen  
Emergency Management

## Award Presentations

[Florida Water Environment Association - Earle B. Phelps Award](#)

Dustin Chisum to present Charlotte County Rotonda Water Reclamation Facility with the Earle B. Phelps Award on behalf of the Florida Water Environment Association for Operation of an Advanced Secondary Wastewater Treatment Plant.

## 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.

\* [Affordable Housing Advisory Committee](#)

The **Affordable Housing Advisory Committee** is searching for (1) one volunteer in the following categories to complete the term of Angela Hogan. The term begins immediately and expires December 31, 2026:

- Citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- Citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- Citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- Citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- Citizen who is actively engaged as a for-profit provider of affordable housing.
- Citizen who is actively engaged as a not-for-profit provider of affordable housing.
- Citizen who is actively engaged as a real estate professional in connection with affordable housing.
- Citizen who actively serves on the local planning agency pursuant to F.S. section 163.3174.
- Citizen who resides within the county.
- Citizen who represents employers within the county.
- Citizen who represents essential services personnel, as defined in the local

housing assistance plan.

Please contact [Morgan.Cook@charlottecountyfl.gov](mailto:Morgan.Cook@charlottecountyfl.gov) for more information.

\* [Barrier Island Fire Services MSBU-Vacancy](#)

**Barrier Island Fire Service Municipal Service Benefit Unit (MSBU) Advisory Board** is seeking a volunteer to fill a vacant position with term ending October 31, 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).

\* [MSBU-TU Advisory Board Vacancies](#)

The following **MSBU/TU Advisory Boards** are seeking volunteers who must be both a property owner within and reside within the Unit. Submit applications to Public Works Department, 7000 Florida Street, Punta Gorda, Florida 33950; call 941-575-3600 or e-mail [MSBU-TU@CharlotteCountyFL.gov](mailto:MSBU-TU@CharlotteCountyFL.gov).

- **Boca Grande Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028, and one member to fill a position with a term through October 31, 2029.
- **Cook & Brown Street Unit** is seeking two members to fill positions with terms through October 31, 2027, two members to fill positions with terms through October 31, 2028, and one member to fill a position with a term through October 31, 2029.
- **Don Pedro Knight Island Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2029.
- **Gardens of Gulf Cove Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2029.
- **Greater Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028, and one member to fill a position with a term through October 31, 2029.
- **Harbour Heights Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Manasota Key Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Manchester Waterway Benefit Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Mid-Charlotte Stormwater Utility Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Northwest Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Pirate Harbor Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Pirate Harbor Waterway Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Placida Area Street & Drainage Maintenance Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Rotonda Heights Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.

- **Rotonda Lakes Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Rotonda Sands Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Rotonda West Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **South Charlotte Stormwater Utility Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **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, 2028, and one member to fill a position with a term through October 31, 2029.

\* [Environmentally Sensitive Lands Oversight Committee](#)

The **Environmentally Sensitive Lands Oversight Committee** is searching for one (1) Charlotte County citizen to volunteer as a representative of environmental expertise and to fill the unexpired term of Cody Oleckna. The term begins immediately and will expire on December 31, 2027. For more information, please contact [Morgan.Cook@charlottecountyfl.gov](mailto:Morgan.Cook@charlottecountyfl.gov).

## 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:

April 28, 2026 BCC Regular and Land Use Meeting

May 4, 2026 BCC Special Meeting

May 7, 2026 BCC Pre- Agenda

May 12, 2026 BCC Regular Meeting

May 12, 2026 BCC Strategic Plan Update

**Budgeted Action:**

No action needed.

**Board of County Commissioners****C. Commission Office****1. [Appointment - Manasota Key Street & Drainage Advisory Board](#)****Recommended Action:**

Approve the appointment of Fred Balsamo to fill the unexpired term of Anthony Liguori on the Manasota Key Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2028.

**Budgeted Action:**

No action needed.

**2. [Appointment - Rotonda West Street & Drainage Advisory Board](#)****Recommended Action:**

Approve the appointment of Derrick Hedges to fill the unexpired term of Carol Delucca on the Rotonda West Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2028.

**Budgeted Action:**

No action needed.

**D. County Administration****E. County Attorney****F. Budget and Administrative Services****Fiscal Services****1. [MSBU Assessment Rates and Mailing](#)****Recommended Action:**

a) Approve and authorize the mailing of required first-class notification of proposed Municipal Services Benefit Unit (MSBU) assessment rate for FY26/27 for properties assessed for the first time in the Charlotte County Sanitation Unit, Charlotte County Fire Rescue Department, Rotonda Meadows/Villas Street and Drainage, South Charlotte Stormwater Utility Unit, and Ackerman Sewer Expansion Project; and  
b) Set 5 public hearings for June 23rd, 2026 at 10:00am., or soon thereafter as may be heard, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida, to consider resolutions adopting the final assessment for the first time assessed properties for Charlotte County Sanitation Unit, Charlotte County Fire Rescue Department, Rotonda Meadows/Villas Street and Drainage, South Charlotte Stormwater Utility Unit, and Ackerman Sewer Expansion Project; and  
c) Approve proposed rate increases for Charlotte County Sanitation MSBU, Charlotte County Fire Rescue Department, and Barrier Islands Fire Service Unit.

**Budgeted Action:**

No action needed. Funding for mailing costs comes from assessments within the respective MSBU, as applicable.

**Information Technology****Purchasing****2. [23-302, Approve, Amendment 1, Design Rampart Boulevard Sidewalks Phases 1, 2, and 3 \(Public Works\)](#)****Recommended Action:**

- a) Approve Amendment 1 to Contract #23-302, Design Rampart Boulevard Sidewalks Phases 1, 2, and 3, with DRMP, Inc., of Fort Myers, Florida, for supplemental design work in the Phase 1 portion of this project in the amount of \$19,095; and
- b) Authorize the Chairman to sign Amendment 1.

**Budgeted Action:**

No action needed. Budgeted in the Capital Improvement Project "Regional Bicycle-Pedestrian Trails" as approved in the FY26 budget process. Funding is supplied from the 2020 Sales Tax Extension.

**3. [26-226, Approve Ranking, Design Various Turning Lane Improvements \(Public Works\)](#)****Recommended Action:**

- a) Approve the ranking of firms for Request for Proposal #26-226, Design Various Turning Lane Improvements: 1st Florida Transportation Engineering, Inc. of Punta Gorda, Florida; 2nd Apex Companies, LLC of Port Charlotte, Florida; and 3rd DRMP, Inc. of Fort Myers, Florida; and
- b) Approve the start of negotiations; and
- c) Authorize the Chairman to sign the Contract after completion of negotiations, if the contract does not exceed the amount of \$1,000,000.

**Budgeted Action:**

No action needed. Budgeted in the Capital Improvement Projects "Intersection Improvements at Various Locations" and "Education Way Signal Hardening" as approved in the FY26 budget process. Funding of \$700,000 for "Intersection Improvements at Various Locations" is supplied from Capital Gas Tax, to be reimbursed using available road impact fees and \$300,000 for "Education Way Signal Hardening" is supplied from the Greater Charlotte Street and Lighting District, ad valorem.

**4. [26-358, Award, Insecticides and Herbicides - Annual Contract \(Public Works\)](#)****Recommended Action:**

- a) Approve Multi-Award by Line Item, Request for Bid #26-358, Insecticides and Herbicides - Annual Contract to the following vendors at the unit prices indicated on the attached bid tabulation: Clarke Mosquito Control Products, Inc. of Kissimmee, Florida; ADAPCO, LLC of Lake Mary, Florida; Red River Specialties, LLC of Americus, Georgia; Opterra Solutions, Inc. of Lexington, South Carolina; Nutrien Ag Solutions, Inc. of Mulberry, Florida; Rentokil North America, Inc. dba Target Specialty Products of Tampa, Florida; SiteOne Landscape Supply of Westlake, Ohio; and ES OPCO USA,

LLC dba Vesperis of Orlando, Florida for the period of June 1, 2026 through and including May 31, 2027; and

b) Authorize the County Administrator, or his designee, to approve renewal options up to two (2) one-year terms, at the same prices, terms, and conditions, by mutual consent.

**Budgeted Action:**

No action needed. Budgeted in the General Fund - Mosquito Control budget as approved in the FY2026 budget process. Funding for the expenditure comes from Ad Valorem

5. [26-434, Award Piggyback, Volvo EWR 170F Wheeled Excavator \(Public Works\)](#)

**Recommended Action:**

a) Approve Piggyback for File #26-434, Volvo EWR 170F Wheeled Excavator, to Alta Equipment Company of Tampa, Florida; piggybacking off of the Florida Sheriff's Association Contract #FSA23-EQU21.0; for the total amount of \$349,352. This is for the purchase of one (1) Volvo EWR 170F Wheeled Excavator; and

b) Authorize asset #35366 to be sold via auction.

**Budgeted Action:**

No action needed. Budgeted in the Heavy Equipment Replacement plan as approved in the FY26 budget process. Funding is supplied from the Vehicle Replacement fund and will be charged to Public Works, Maintenance & Operations division.

6. [26-388, Award, Regulatory Compliance Services - Water \(Utilities\)](#)

**Recommended Action:**

Approve award of Request for Letters of Interest File #26-388, Work Order #9 (Contract #25-643), Regulatory Compliance Services - Water to Kimley-Horn & Associates of Sarasota, Florida, for the not-to-exceed amount of \$230,000.

**Budgeted Action:**

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

7. [25-423, Award, Request for Bid, Rolled Certified Celebration Bermuda Sod - Annual Contract \(Community Services\)](#)

**Recommended Action:**

a) Retroactively approve award of Request for Bid, #25-423, Rolled Certified Celebration Bermuda Sod - Annual Contract, which was awarded to Lira and Sons Sod of Inverness, Florida at the unit price submitted through September 30, 2026; and

b) Authorize County Administrator, or his designee, to approve renewal options for up to two (2) one-year periods at the same prices, terms and conditions, by mutual consent.

**Budgeted Action:**

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

**8. [Property Deletions for the Month of May 2026 \(Purchasing\)](#)****Recommended Action:**

Approve the deletion of additional property inventory items listed on the attached for the month of May 2026.

**Budgeted Action:**

No action needed.

**Real Estate Services****Risk Management****G. Community Development****H. Community Services****1. [West Coast Inland Navigation District June 12, 2026](#)****Recommended Action:**

Discussion and direction on the West Coast Inland Navigation District (WCIND) agenda for the upcoming meeting on June 12, 2026.

**Budgeted Action:**

No action needed.

**I. Economic Development****J. Emergency Management****1. [Facility Use Agreement between Charlotte County and Babcock Neighborhood School, INC.](#)****Recommended Action:**

- a) Approve the Facility Use Agreement with Babcock Neighborhood School; and
- b) Authorize the Chairman to sign the Agreement.

**Budgeted Action:**

No action needed.

**K. Facilities Management****L. Human Services****M. People Operations****N. Public Safety****1. [First Amendment to Affiliation Agreement with Manatee Technical College](#)****Recommended Action:**

- a) Approve the First Amendment to Agreement No. 2023-072 between Charlotte County and the School District of Manatee County d/b/a Manatee Technical College; and
- b) Authorize the Chairman to sign the Agreement.

**Budgeted Action:**

No action needed.

2. [USDOT Safe Street and Roads for All 2026 Grant](#)

**Recommended Action:**

- a) Approve the 2026 Safe Streets and Roads for All (SS4A) grant application between Charlotte County and the U.S. Department of Transportation in the amount of \$555,561; and
- b) Authorize the Board Chairman, or designee, to execute all required documents and agreements.

**Budgeted Action:**

No action needed. A quarterly budget adjustment will be brought to the board for approval if grant is awarded.

O. **Public Works**

1. [Education Way Signal Hardening Capital Improvement Project- FY26](#)

**Recommended Action:**

- a) Approve Resolution for Budget Adjustment (BA26-245) in the amount of \$320,000; and
- b) Approve new Capital Improvement Project "Education Way Signal Hardening".

**Budgeted Action:**

No action needed. Funding is supplied by the Greater Charlotte Street Lighting District, ad valorem.

P. **Tourism Development**

1. [Sponsorship for the 2026 Englewood Beach Waterfest](#)

**Recommended Action:**

- a) Approve the Tourism Development Department sponsorship for Englewood Beach Waterfest 2026, not to exceed \$70,000 in funding; and
- b) Authorize the County Administrator, or designee, to sign the sponsorship letter.

**Budgeted Action:**

No action needed. Budgeted in the Tourism Development Fund budget as proposed in the FY26-27 budget process. Funding for the expenditures comes from the Tourism Development Tax.

Q. **Utilities**

1. [Water Authority Agenda June 5, 2026](#)

**Recommended Action:**

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

Board Meeting scheduled for June 5, 2026.

**Budgeted Action:**

No action needed.

**R. Other Agencies**

## REGULAR AGENDA

**S. Regular Agenda**

1. [2026 Hurricane Season Update](#)

**Emergency Management**

Annual pre-hurricane season briefing to the Board covering the seasonal outlook, updates from the NHC and NWS, and ongoing local preparedness and training initiatives.

**\*\*Change, Added presentation - 2026 Hurricane Season BCC Presentation, 5/22/2026\*\***

2. [Opioid Litigation Settlement Participation Form - Six Remnant Defendants](#)

**County Administration**

a) Authorize the Chairman to execute the Six (6) Remnant Defendants' Combined Subdivision Participation and Release Form regarding the opioid litigation; and  
b) Authorize the County Administrator to submit the form electronically, including through DocuSign or any comparable secure electronic platform, on behalf of the Chairman.

**\*\*Added, 5/22/2026\*\***

3. [Seminole Gulf Railway Letter of Support](#)

**Economic Development**

a) Approve the Letter of Support from Charlotte County around SGLR CRISI Grant Application; and  
b) Authorize the Chairman to sign the Letter of Support.

**\*\*Added, 5/22/2026\*\***

## PUBLIC HEARING AGENDA

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

## PRESENTATION AGENDA

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

## 1 P.M. PUBLIC INPUT - ANY SUBJECT

Anyone wishing to address the Board during this portion of the meeting must state their name for the record. Remarks on any County related subject, shall be limited to 3 minutes (max) and shall be addressed to the

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Commission as a body, and not to individual members. There will not be any discussion.

## 2 P.M. LAND USE AGENDA

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

### PUBLIC INPUT - LAND USE CONSENT AGENDA ITEMS ONLY

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

### Consent Agenda

**VA1.** [DRC-25-179, Circle K Flamingo](#)

**Community Development**

Bohler Engineering FL, LLC is requesting PD Final Detail Site Plan approval for Circle K Flamingo. The project consists of a 3,956 SF Circle K convenience store with six fuel stations and a 4,316 sq. ft. canopy. The project site is 1.86± acres and is located at 1785 El Jobean Road, Port Charlotte, FL and is located within the West Port Marketplace. Located in Commission District IV.

**Quasi-Judicial**

**VA2.** [DRC-25-075- Waterside Phase I Restoration](#)

**Community Development**

Southwest Engineering & Design is requesting PD Final Detail Site Plan approval for Waterside Phase 1 Restoration. The project consists of clearing of approximately 240 acres of citrus grove, excavation, and restoration of approximately 63.37 acres to a depth of 13 ft. The excavation will be backfilled and compacted back to existing grade ±2 ft. This area will be green/open space and be restored with several different natural vegetative communities. This project site is 240± acres and is located at 32990 Bermont Rd. Punta Gorda, FL. Located in Commission District I.

**Quasi-Judicial**

**VA3.** [DRC-26-015, Turnleaf Phase I Bridge Crossing](#)

**Community Development**

Barraco and Associates Inc. is requesting a modification to PD Final Detail Site Plan (DRC-22-00158) approval for Turnleaf Phase I Bridge Crossing. The project consists of modification to include a wooden bridge and associated utility crossing to provide access and extend utilities to future phases of the community. The project site is 1.22± acres and is located at 13051 Turnleaf Blvd., Punta Gorda, FL Located in Commission District II.

**Quasi-Judicial**

**VA4.** [CSZ-26-02, Sandra W. Welles Ranch LLC, Del Verde Section F 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 189 platted lots in Blocks 1, 2, 6, 7, 8, 13, 14, 31, & 34 and within the Del Verde Section F subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 24.97± acres; for calculation and severance of 189 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-26-02; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I.

**Quasi-Judicial**

**VA5.** [CSZ-26-03, Sandra W. Welles Ranch LLC, Del Verde Section F 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 209 platted lots in Blocks 3, 4, 5, 9, 10, 11, 12, 32, & 33, and within the Del Verde Section F subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 24.79± acres; for calculation and severance of 209 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-26-03; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I.

**Quasi-Judicial**

**VA6.** [CSZ-26-04, Sandra W. Welles Ranch LLC, Del Verde Section F 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 239 platted lots in Blocks 15, 16, 21, 22, 23, 24, 29, & 30, and within the Del Verde Section F subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 31.14± acres; for calculation and severance of 239 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-26-04; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I.

**Quasi-Judicial**

**VA7.** [CSZ-26-05, Sandra W. Welles Ranch LLC, Del Verde Section F subdivision \(4\)](#)

**Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 245 platted lots in Blocks 17, 18, 19, 20, 25, 26, 27 & 28, and within the Del Verde Section F subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 29.08± acres; for calculation and severance of 245 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-26-05; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in

Commission District I.  
**Quasi-Judicial**

## Public Hearing

**VB1.** [CDD-26-01, Expansion of the Existing West Port East Community Development District \(CDD\)](#)

**Community Development**

Approve an ordinance of the Board of County Commissioners of Charlotte County, Florida, pursuant to Chapter 190, Florida Statutes, amending Part IV, Municipal Service Benefit and Taxing Units, Chapter 4-3.5 Municipal Service Districts, by amending Article XXI: West Port East Community Development District (CDD) to add 104.898± acres of lands, generally located east of the existing CDD to this CDD; and providing for severability; Petition No. CDD-26-01; Applicant: West Port East Community Development District; providing for an effective date. The proposed amended CDD is generally located south of Tamiami Trail (US 41), north of El Jobean Road (SR 776), east of the Flamingo Boulevard, and west of Collingswood Boulevard, in the Port Charlotte area, within the Murdock Village Community Redevelopment Area (CRA), and in Commission District IV. The amended CDD contains 280.775± acres. Located in Commission District IV.

**Legislative**

**VB2.** [PD-26-01, Bella Via MM to PD](#)

**Community Development**

Adopt an Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD; this amendment constitutes a major modification to Ordinance Number 2023-003 by amending PD conditions “a”, “b”, and “c”, to add single-family attached as a permitted use and to increase the approved residential development rights from 208 dwelling units to 212 dwelling units; however, the base density is 212 dwelling units and no transfer of density units is required; adopting the Bella Via PD Concept Plan for development in Phase 2; for property generally located north of Harborview Road, south of Westchester Boulevard, west of Loveland Boulevard, and east of Kings Highway, in the Port Charlotte area, containing 42.62± acres; Petition No. PD-26-01; Applicant: Taylor Morrison of Florida, Inc.; providing an effective date. Located in Commission District I.

**\*\*Change, Added attachment - Bella Via Presentation, 5/22/2026\*\***

**Quasi-Judicial**

**VB3.** [PD-26-02, West Port Village MM to PD](#)

**Community Development**

Adopt an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD. This amendment constitutes a major modification to Ordinance Number 2025-007 by revising the adopted PD condition “e)xi)” to modify the conditions governing drive-through uses for property consisting of multiple parcels, generally located north of El Jobean Road (SR 776), south of Seymour Avenue, east of the Como Waterway, and west of Collingswood Boulevard, within the boundaries of the Murdock Village

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Community Redevelopment Area (CRA), in the Port Charlotte area, containing 154.93± acres; Petition No. PD-26-02; Applicant: KLWP Village LLC, by its Manager, The Kolter Group LLC; providing an effective date. Located in Commission District IV.

**Quasi-Judicial**

**VB4.** [PAS-25-02, 5905 Duncan Road LLC, Small Scale Plan Amendment](#)

**Community Development**

Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) (4.64± acres) and Agriculture (AG) (8.21± acres) to Commercial (COM); for property located at 5905 Duncan Road (US 17), in the Punta Gorda area, containing 12.85± acres; Petition No. PAS-25-02; Applicant: 5905 Duncan Road LLC; providing an effective date. Located in Commission District II.

**Legislative**

**VB5.** [PD-25-14, 5905 Duncan Road LLC, PD Rezoning](#)

**Community Development**

Adopt an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) (8.21± acres) and Agriculture (AG) (4.64± acres) to Planned Development (PD) to allow for commercial general uses, and also adopt a General PD Concept Plan; for property located at 5905 Duncan Road (US 17), in the Punta Gorda area, containing 12.85± acres; Petition No. PD-25-14; Applicant: 5905 Duncan Road LLC; providing an effective date. Located in Commission District II.

**Quasi-Judicial**

**VB6.** [Z-26-12, Grigorov RSF-3.5 Rezoning](#)

**Community Development**

Adopt an Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) to Residential Single-family 3.5 (RSF-3.5) in order to correct an inconsistency between the Future Land Use Map designation and the zoning district, and requiring a transfer of one density unit on site (Application Number TDU-26-01); for property located at 960 Rotonda Circle, in the Rotonda West area and in the West County area, containing 0.74± acres; Petition No. Z-26-12; Applicant: Nina Grigorov, Trustee of the Nina Grigorov Living Trust; providing an effective date. Located in Commission District III.

**Quasi-Judicial**

**VB7.** [TDU-26-01, Nina Grigorov](#)

**Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for a transfer of one density unit to a Receiving Zone located at 960 Rotonda Circle, in the Rotonda West area and in the West County area, containing 0.74± acres, in accordance with Part III, Land Development and Growth Management, Chapter 3-9 Zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-150 Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. TDU-26-01; Applicant: Nina

Grigorov, Trustee of the Nina Grigorov Living Trust; providing an effective date.  
Located in Commission District III.

**Quasi-Judicial**

**VB8.** [Z-26-14, Burnt Store Inconsistency CG & ES Rezoning](#)

**Community Development**

Hold the first of two public hearings to discuss a rezoning application and request the Board to set the second public hearing for June 9, 2026, at 2:00 p.m., in accordance with Section 125.66, Florida Statutes. Pursuant to Section 125.66, Florida Statutes, this is a rezoning to amend the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Commercial General (CG) (65.14± acres) and Environmentally Sensitive (ES) (19.06± acres), for property, including three parcels, two of which are located at 27544 Green Gulf Boulevard and 11711 Tamiami Trail, and one unaddressed parcel generally located north of Green Gulf Boulevard, south of Notre Dame Boulevard, east of Alligator Street, and west of Tamiami Trail (US 41), in the Punta Gorda area and within the South County area, containing 81.884± acres; Petition No. Z-26-14; Applicant: Charlotte County Board of County Commissioners. Located in Commission District II.

**Quasi-Judicial**

**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](#)