

BOARD OF COUNTY COMMISSIONERS

SEPTEMBER 9, 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, 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 Daniel Cox, Calvary Baptist Church, followed by the Pledge of Allegiance.

COMMISSIONER DOHERTY MOVED TO APPROVE MOVING CONSENT AGENDA ITEM D-1 TO AFTER CHANGES TO THE AGENDA, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 5:0.

Changes to the Agenda

Change #1: R-2, 9/3/2025, Added attachments (3) - Boca Grande Parking Analysis, Appraisal - 2230 N Beach - POLK, Appraisal - 2230 N Beach Rd - RIVERSIDE. 9/4/2025, Updated title - "Englewood Beach Parking & Boca Grande Parking Analysis". 9/8/2025, Added attachment - Resolution. Updated wording - a) Discussion on Englewood Beach Parking; and b) Discussion and direction on the proposed Resolution.

Requested by: Commission Office

Change #2: S-1, Added attachment – Presentation.

Requested by: Public Works

Change #3: L-2, Added attachment – SHIP FY23 HHR Annual Report.

Requested by: Human Services

Change #4: R-4, Added attachment – Ballot. Updated wording – **a) ~~Approve~~ Discussion and direction on replacement Representative from for the** Englewood Chamber of Commerce to the 2026 Sales Tax Committee; **and b) if desired, appoint by ballot replacement representative from applications submitted.**

Requested by: Administration

Change #5: UB-1, Added attachment – Presentation.

Requested by: Community Development

Deletion #1: C-4, Appointment – Manchester Waterway Advisory Board. Approve the appointment of Brian Irwin to fill an unexpired term on the Manchester Waterway Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

Requested by: Commission Office

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

MOTION CARRIED 5:0.

Taken Out of Order

PUBLIC INPUT - AGENDA ITEM D-1 ONLY - None

CONSENT AGENDA

D. County Administration

1. "Sergeant Elio Diaz Memorial Highway" Designation

Recommended Action: Approve Resolution supporting the designation of the road segment of U.S. 41 between Melbourne Street and Church Street in Charlotte County as "Sergeant Elio Diaz Memorial Highway" in accordance with Florida Statute 334.071(3). **RES 2025-293**

Budgeted Action: No action needed.

Charlotte County Sheriff Bill Prummell discussed Sergeant Elio Diaz's family and sacrifice, honorary designation, community dedication and loss, Representative Danny Nix, House Bill 987, Senate President Ben Albritton, and public safety support.

Representative Danny Nix mentioned House Bill 987, Sergeant Elio Diaz's family and legacy, community service, sacrifice, and bravery.

Senate President Ben Albritton commented on community responsibility, Sergeant Elio Diaz's family and sacrifice, and prayers.

Chair Tiseo noted Sergeant Elio Diaz's family, sacrifice, and community service. **Commissioner Doherty** spoke to Resolution. **Commissioner Truex** discussed Sergeant Elio Diaz's family and memorial service, community support, sacrifice, prayers, and Charlotte County Sheriff's Office (CCSO) loss.

COMMISSIONER DOHERTY MOVED TO APPROVE RESOLUTION 2025-293 APPROVING, FOR THE PURPOSES OF SECTION 334.071, FLORIDA STATUTES, THE HONORARY DESIGNATION OF THE ROAD SEGMENT OF U.S. 41 BETWEEN MELBOURNE STREET AND CHURCH STREET AS "SERGEANT ELIO DIAZ MEMORIAL HIGHWAY"; PROVIDING FOR AN EFFECTIVE DATE, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

Proclamations - Commissioner Christopher Constance

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

MOTION CARRIED 5:0.

Artist of the Month

Proclamation will be mailed to BA Wykoff.

The 100th Anniversary of the GFWC- Punta Gorda Woman's Club

General Federation of Women's Club (GFWC) – Punta Gorda Woman's Club President Leslie Ryan and Immediate Past President Beverly Hendrickson accepted the Proclamation.

Constitution Week 2025

Lory Weisensee, Val Manis, Kathy Adamo, Randi Uhler, and Janet Dietz of the Daughters of the American Revolution Hickory Bluff Chapter accepted the Proclamation.

Patriot Day & National Day of Remembrance

Public Safety and CCSO Staff accepted the Proclamation.

Employee Recognition

Years of Service Awards - July 2025

5 Years: Elizabeth Hoffman, Budget & Administrative Services; Carole Thomas, Public Safety; Jeremiah Lanford, Public Works; **10 Years:** Rhonda Harvey, Public Works; **20 Years:** William Neal, Utilities; David Santimauro, Community Development; and **30 Years:** Joseph Tamburri, Utilities.

Employee of the Month – July 2025

Leah Williams
Community Services

Tommy Scott, Community Services Director highlighted Ms. Williams' service, commitment, qualifications, professionalism, accountability, community support, dedication, and presented the Award.

Award Presentations

Commissioners' Award for Customer Service – Commissioner Doherty

First Quarter Commissioners' Award

Heidi Maddox
Budget & Administrative Services

Commissioner Doherty mentioned Metropolitan Planning Organization (MPO) Transportation Disadvantaged Local Coordinating Board, Transit Division, highlighted Ms. Maddox's, innovation, service, qualifications, accountability, ridership growth and improvement impacts, Charlotte Rides platform, and presented Award.

PUBLIC INPUT - AGENDA ITEMS ONLY

Jeff Lustig spoke in support of Bayshore Live Oak Park Phase 1 Recovery.

Lisa Pavek commented on Englewood Beach Parking & Boca Grande Parking Analysis.

Ralph Pavek noted Englewood Beach Parking & Boca Grande Parking Analysis.

Robin Wilkins spoke to Englewood Beach Parking & Boca Grande Parking Analysis.

Clyde Wilkins remarked on Englewood Beach Parking & Boca Grande Parking Analysis.

Shannon Gallant discussed Englewood Beach Parking & Boca Grande Parking Analysis.

Jeffrey Lendroth mentioned Englewood Beach Parking & Boca Grande Parking Analysis.

Kimberly Fore commented on Englewood Beach Parking & Boca Grande Parking Analysis.

Rita Kitenplon noted Englewood Beach Parking & Boca Grande Parking Analysis.

Nicole Killian spoke to Englewood Beach Parking & Boca Grande Parking Analysis.

Bart Destefano, South Beach Bar & Grill Owner remarked on Englewood Beach Parking & Boca Grande Parking Analysis.

Marco Meola, South Beach & Bar Grill Owner discussed Englewood Beach Parking & Boca Grande Parking Analysis.

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.

The Affordable Housing Advisory Committee (AHAC) is searching for one volunteer who lives in Charlotte County who is actively engaged in any of the following:

- Citizen actively engaged in the residential home building industry in connection with affordable housing.
- Citizen actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- Citizen representative of those areas of labor actively engaged in home building in connection with affordable housing.
- Citizen actively engaged as an advocate for low-income persons in connection with affordable housing.
- Citizen actively engaged as a for-profit provider of affordable housing.
- Citizen actively engaged as a not-for-profit provider of affordable housing.
- Citizen actively engaged as a real estate professional in connection with affordable housing.
- Citizen actively serving on the local planning agency pursuant to s.163.3174.
- Citizen residing within the jurisdiction of the local governing body making the appointments.
- Citizen who represents employers within the jurisdiction.
- Citizen who represents essential services personnel, as defined in the local housing assistance plan.

Please contact Morgan.Cook@charlottecountyfl.gov for more information.

The Agricultural & Natural Resources Advisory Committee is searching for one volunteer who must be a resident or owner of real property in Charlotte County to include representatives of:

- Range, Timber and Wildlife/Sod, Hay, Aquacultural, or Honey Production
- Vegetable Production
- Livestock Production
- Citrus Production
- Agricultural Economics
- Environmental Conservation
- Agricultural Engineering/Water Management
- Agricultural Realty
- Rural Land Use and Environmental Law

Please contact Morgan Cook at Morgan.Cook@charlottecountyfl.gov for more information.

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 Carole.Thomas@CharlotteCountyFL.gov.

The Beaches and Shores Advisory Committee is seeking a volunteer to fill the vacant position of District 4 Representative. The applicant must be a resident of Charlotte County and reside within the boundaries of District 4. The term will be effective immediately and expire September 2029. To obtain an application please contact Claudia.Mayo@CharlotteCountyFL.gov. This position will remain open until filled.

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.

- **Alligator Creek Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Boca Grande Street & Drainage 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, 2028.
- **Buena Vista Waterway 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, 2028.
- **Burnt Store Village Street & Drainage** is seeking two members to fill positions with terms through October 31, 2028.
- **Deep Creek Non-Urban Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Don Pedro/ Knight Islands Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Edgewater North Waterway Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Englewood East Non-Urban Street & Drainage Unit** is seeking two members to fill positions with terms 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 two members to fill positions with terms 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, and two members to fill positions with terms through October 31, 2028.
- **Grove City Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Gulf Cove Street & Drainage** is seeking two members to fill positions with terms through October 31, 2028.
- **Gulf Cove Waterway Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Harbour Heights Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.

- **Harbour Heights Waterway 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 Utility 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.
- **Mid-Charlotte Stormwater Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Northwest Port Charlotte Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Northwest Port Charlotte Waterway 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 two members to fill positions with terms through October 31, 2028.
- **Placida Area Street & Drainage 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, 2028.
- **Rotonda Heights Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Rotonda Lakes Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Rotonda Sands Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Rotonda West Street & Drainage Unit** is seeking two members to fill positions with terms 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, and one member to fill a position with a term through October 31, 2028.
- **South Charlotte Stormwater 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.
- **South Gulf Cove Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **South Gulf Cove Waterway Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Suncoast Waterway 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, 2028.
- **West Charlotte Stormwater 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, 2028.

Tourist Development Council is seeking one volunteer who is involved in the tourism industry (i.e.: restaurant, attraction, etc.) or represents tourism accommodations as an owner or operator of a motel, hotel, recreational vehicle park or other tourist accommodation located in the county and subject to tourist development tax. Volunteer shall be an elector of Charlotte County or reside in a county adjacent to Charlotte County and own a business within Charlotte County, have demonstrated an interest in tourist development and have paid the local business tax in Charlotte County. Length of term:

four years. For an application, please contact Nina at (941) 743-1300, press 2 or via email Janina.stamoulis@charlottecountyfl.gov.

REPORTS RECEIVED AND FILED

1. Clerk of Court's County Quarterly Investment Report

Comptroller Division

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

2. Quarterly Housing Division Report – July 2025

Human Services

April, May, and June 2025 Housing Division Report.

CONSENT AGENDA

Chair Tiseo mentioned language, Workshop, Florida Statutes, and Procurement Policy. **Commissioner Constance** commented on motion language, Purchasing Items, Recommended Action negotiation and authorization language, and restrictive timelines. **Commissioner Doherty** noted boundaries, negotiation and procurement process, and Consultants' Competitive Negotiation Act (CCNA). **Commissioner Truex** spoke to negotiation process.

County Administrator Flores remarked on September 16, 2025 Board Workshop.

COMMISSIONER DOHERTY MOVED TO APPROVE THE CONSENT AGENDA WITH THE EXCEPTION OF Q-1, SECONDED BY COMMISSIONER DEUTSCH

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.

B. Minutes Division

1. Minutes

Recommended Action: Approve the following Minutes:

June 19, 2025 Utilities Department Financial Update Meeting
June 19, 2025 BCC Focus Area Workshop - Efficient & Effective Government
June 24, 2025 BCC Regular Meeting
July 09, 2025 Joint Meeting with City of Punta Gorda

July 15, 2025 BCC Monthly Workshop
July 15, 2025 Utilities Department Quarterly Update
July 16, 2025 BCC Municipal Service Benefit Unit (MSBU) Public Hearing
July 17, 2025 BCC Pre-Agenda
July 17, 2025 BCC Municipal Service Benefit Unit (MSBU) Public Hearing
July 22, 2025 BCC Regular and Land Use
July 24, 2025 BCC Tentative Budget Meeting
August 19, 2025 BCC MSBU/Budget Workshop

Budgeted Action: No action needed.

Board of County Commissioners

C. Commission Office

1. New Appointment – Affordable Housing Advisory Committee

Recommended Action: Approve the new appointment of Tanya Soholt to the Affordable Housing Advisory Committee as a representative of the Home Building Industry. This appointment is to fill the vacancy of Mike Mansfield. The new appointment begins immediately and expires December 31, 2025.

Budgeted Action: No action needed.

2. Appointment - Englewood East Street & Drainage Advisory Board

Recommended Action: Approve the appointment of Andrea Jenkins to fill an unexpired term on the Englewood East Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

Budgeted Action: No action needed.

3. Appointment - Harbour Heights Waterway Advisory Board

Recommended Action: Approve the appointment of Eric Frohn to fill an unexpired term on the Harbour Heights Waterway Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

Budgeted Action: No action needed.

(Deletion #1) 4. Appointment – Manchester Waterway Advisory Board

~~**Recommended Action:** Approve the appointment of Brian Irwin to fill an unexpired term on the Manchester Waterway Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.~~

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

5. Appointment - Marine Advisory Committee

Recommended Action: Approve the appointment of Richard Sluzewski, Jr. as a representative of the Punta Gorda Boat Club. Term is effective immediately and will expire September 30, 2028.

Budgeted Action: No action needed.

6. Appointment - Placida Area Street & Drainage Advisory Board

Recommended Action: Approve the appointment of Brenda Wright to fill an unexpired term on the Placida Area Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2026.

Budgeted Action: No action needed.

7. Reappointment - Barrier Island Fire Service MSBU Advisory Board

Recommended Action: Approve the reappointment of Linda Cotherman to the Barrier Island Fire Service Unit Advisory Board. The appointment will be effective immediately and expire on October 31, 2026.

Budgeted Action: No action needed.

8. Reappointment - Buena Vista Waterway Advisory Board

Recommended Action: Approve the reappointment of Chuck Witzke to the Buena Vista Waterway Advisory Board. This appointment will be effective immediately and will expire on October 31, 2026.

Budgeted Action: No action needed.

D. County Administration

2. BCC Schedule Change

Recommended Action: Approve the following BCC Meeting schedule change: Update the time of the BCC Monthly Workshop set for December 16, 2025, at 9 a.m. to 8:30 a.m., in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida.

Budgeted Action: No action needed.

3. Set a Murdock Village Community Redevelopment Agency Meeting on September 23, 2025

Recommended Action: Set a Murdock Village Community Redevelopment Agency meeting on September 23, 2025, at 10:00 a.m., or as soon thereafter, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida.

Budgeted Action: No action needed.

E. County Attorney

1. Foreclosure, 102 Harness Road, Placida, FL 33946

Recommended Action: Authorize the County Attorney's Office to initiate foreclosure on 102 Harness Road, Placida, FL 33946.

Budgeted Action: No action needed.

2. Foreclosure, 12194 Le Jeune Drive, Punta Gorda FL 33955

Recommended Action: Authorize the County Attorney's Office to initiate foreclosure on 12194 Le Jeune Drive, Punta Gorda FL 33955.

Budgeted Action: No action needed.

3. Foreclosure, 3301 Peace River Drive, Punta Gorda, FL 33983

Recommended Action: Authorize the County Attorney's Office to initiate foreclosure on 3301 Peace River Drive, Punta Gorda, FL 33983.

Budgeted Action: No action needed.

F. Budget and Administrative Services

Fiscal Services

1. Drug Abuse Trust Fund FY2025

Recommended Action: a) Approve Resolution designating the Charlotte County Sheriff's Office as a recipient of the Charlotte County Drug Abuse Trust Fund Grant; and b) Approve the transfer of \$10,000 from the fund to the Sheriff on behalf of Drug Free Charlotte County. **RES 2025-294**

Budgeted Action: No action needed. Budgeted in the Drug Abuse Trust Fund, as approved in the FY2025 budget process. Funding for this expenditure comes from fine revenue.

2. Interlocal Agreement - Commercial Driver License (CDL) Training

Recommended Action: a) Approve Interlocal Agreement for Commercial Driver License (CDL) Training with the School Board of Charlotte County, Florida; and b) Authorize the Chairman to sign the Interlocal Agreement for CDL Training. **AGR 2025-180**

Budgeted Action: No action needed. Expenses will be funded by the Fleet management fund as budgeted in the FY2025 budget process. Funding for this expenditure comes from internal service fees.

3. Central Florida Behavioral Network for FY25-26 to FY29-30 Purchase Agreement

Recommended Action: a) Approve the Purchase Agreement with Central Florida Behavioral Network for FY25-26 to FY29-30; and b) Approve Resolution authorizing the County Administrator, or designee, to execute documents implementing the Purchase Agreement, and other documents relating to opioid funding; and c) Authorize the Chairman to sign the Purchase Agreement and Resolution. **AGR 2025-181 / RES 2025-295**

Budgeted Action: No action needed. Budget action will be brought to the board at a later date.

4. Set Public Hearing to Adopt FY2026 Capital Improvement Program Schedule

Recommended Action: Set a public hearing for September 23, 2025, at 10:00 a.m., or as soon thereafter as may be heard, in Room 119 at 18500 Murdock Circle, Port Charlotte Florida 10:00 a.m., to consider adopting an Ordinance updating and modifying the Capital Improvement Program (CIP) Schedule FY25/26 through FY30/31.

Budgeted Action: No action needed.

Information Technology

Purchasing

5. 25-465, Award, Sand, Rock, and Rip Rap - Annual Contract (Public Works)

Recommended Action: a) Approve the split “per item” Award of Request for Bid #25-465 Sand, Rock, and Rip Rap- Annual Contract, to three firms: SiteOne Landscape Supply of Port Charlotte, Florida; Nickale Corporation of Naples, Florida; and Grippo Pavement Maintenance Inc. of Lehigh Acres, Florida, at unit prices attached, with the initial contract term of October 1, 2025, through and including September 30, 2026; and b) Authorize the County Administrator to approve renewal options for up to two additional one-year terms at the same prices, terms and conditions, by mutual consent.

Budgeted Action: No action needed. Budgeted in Road Maintenance infrastructure and various MSBU/TU work programs in the FY25 budget process. Items to be placed in inventory and charged out to the appropriate assessments or Gas Tax.

6. 24-294, Cancel, Ackerman Vacuum Sewer Zones 1 and 2 - Plumbing Contract 5 (Utilities)

Recommended Action: Approve cancelation of Request for Bid #24-294 Ackerman Vacuum Sewer Zones 1 and 2 - Plumbing Contract 5, which was awarded to Rohaley and Sons Plumbing Contractors Incorporated of Fort Myers, Florida in the amount of \$491,583.75.

Budgeted Action: No action needed. No additional financial impact at this time.

7. 25-470, Approve Ranking, Design - Placida Fishing Pier and Approach (Community Services)

Recommended Action: a) Approve ranking of firms for Request of Proposal #25-470, Design - Placida Fishing Pier and Approach: 1st Coastal Engineering Consultants, Inc., of Bonita Springs, Florida, 2nd Giffels-Webster Engineers, Inc., of Englewood, Florida, 3rd The Weiler Engineering Corporation, of Punta Gorda, Florida; and b) Approve start of negotiations; and c) Authorize the Chairman to sign the Contract after completion of negotiations.

Budgeted Action: No action needed. A fourth quarter budget adjustment will be brought to the Board if award is accepted. Funding for the hurricane repairs is being collected in the hurricane fund. There is an anticipated reimbursement of 75% Federal Emergency Management Agency with a state reimbursement from the Florida Dept. of Emergency Management of 12.5% and a required local match of 12.5%.

8. 19-279, Approve Amendment 3, Design Components - Intersection Improvements (Public Works)

Recommended Action: Approve Amendment #3 to Contract #19-279, Design Components - Intersection Improvements, with Florida Transportation Engineering (FTE), from Punta Gorda, Florida, for the total amount of \$56,736. This amendment is for additional intersection improvements.

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project “Intersection Improvements at Various Locations” as approved in the FY25 budget process. Funding is supplied from Gas Taxes reimbursed from Road Impact Fees.

9. 22-261, Approve Amendment 1, Engineering Services – West Port Water Reclamation Facility Expansion (Utilities)

Recommended Action: a) Approve Amendment #1 to Contract #22-261, Engineering Services - West Port Water Reclamation Facility Expansion, with HDR Engineering, Inc. of Sarasota, Florida, in the amount of \$762,000 and a revised completion date of April 30, 2028; and b) Authorize the Chairman to sign Amendment #1 to Contract #22-261.

Budgeted Action: No action needed. Budgeted in the CIP Project “West Port WRF Expansion” as approved in the FY25 Capital Improvement Program budget process. Funding is supplied from the Utility Wastewater Connection Fee Fund.

10. 25-392, Approve Ranking, Florida State Lobbyist (Administration)

Recommended Action: a) Approve ranking of firms for Request for Proposal #25-392, Florida State Lobbyist: 1st: The Southern Group of Florida, of Tallahassee, Florida, 2nd: Jones Walker, LLP, of Tallahassee, Florida, and 3rd: Carlton Fields, PA, of Tallahassee, Florida; and b) Approve start of negotiations; and c) Authorize the Chairman to sign the contract after completion of negotiations.

Budgeted Action: No action needed.

11. 25-440, Award, Safety Mowing of Roadway Rights-of-Way - Mid and West County - Annual Contract (Public Works)

Recommended Action: a) Approve award of Request for Bid #25-440, Safety Mowing of Roadway Rights-of-Way - Mid and West County - Annual Contract to TGA Equipment, Inc. of Punta Gorda, Florida at the unit prices indicated on the bid tabulation for the term October 1, 2025, through and including December 31, 2026; and b) Authorize the County Administrator to approve renewal options of up to two (2) additional one-year terms, at the same prices, terms, and conditions, by mutual consent.

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

12. 25-479, Approve Ranking, Design - Restroom Buildings (Facilities)

Recommended Action: a) Approve ranking of firms for Request for Proposal #25-479, Design - Restroom Buildings: 1st Harvard Jolly Inc. dba PBK of Sarasota, Florida; 2nd Fawley Bryant Architects, Inc. of Sarasota, Florida; 3rd Weiler Engineering Corporation of Punta Gorda, Florida; and b) Approve start of negotiations; and c) Authorize the Chairman to sign the Contract after completion of negotiations.

Budgeted Action: No action needed. Budgeted in the Capital Improvement Projects "Lake Betty Park", "Park Restrooms - Bill Coy Preserve" and "Park Restrooms - Randy Spence & Midway Parks" as approved in the FY25 budget process. Funding is supplied from Capital Projects, ad valorem.

13. 25-439, Award, Stormwater Collection System Rehabilitation - Annual Contract (Public Works)

Recommended Action: a) Approve award of Request for Bid #25-439, Stormwater Collection System Rehabilitation - Annual Contract, to the lowest responsive, responsible bidder, Hinterland Group, Inc. of Riviera Beach, Florida at the unit prices submitted, from October 1, 2025, up to and including September 30, 2026, with option to renew for two (2) additional one-year terms at the same prices, terms, and conditions; and b) Authorize County Administrator, or designee, to approve annual renewals. This is for the rehabilitation of existing storm sewer pipes, utilizing cured-in-place pipelining.

Budgeted Action: No action needed. Funding will be provided by Gas Tax or the applicable MSBU assessment.

14. 25-492, Approve Ranking, Medical Support Staffing Services for Disaster Shelters (Public Safety)

Recommended Action: a) Approve ranking of firms for Request for Proposal #25-492, Medical Support Staffing Services for Disaster Shelters: 1st Strategic Response Solutions, LLC, of Rapid City, South Dakota, 2nd Med-Call Healthcare, Inc., of Lombard, Illinois, 3rd Synergy Staffing, Inc., of Denver, Colorado; and b) Authorize start of negotiations; and c) Authorize the Chairman to sign the Contract after completion of negotiations.

Budgeted Action: No action needed. Disaster costs are accumulated in the hurricane fund and reimbursed by state and federal funding.

15. 25-514, Approve Ranking, Emergency Food Services (Public Safety)

Recommended Action: a) Approve ranking of firms for Request for Proposal #25-514, Emergency Food Services:1st Cotton Commercial USA, Inc., of Katy, Texas; and b) Approve start of negotiations; and c) Authorize the Chairman to sign the Contract after completion of negotiations.

Budgeted Action: No action needed. Disaster costs are accumulated in the hurricane fund and reimbursed by state and federal funding.

16. 25-062, Ratify Contract, Kings Highway and Harborview Road Intersection Improvements (Public Works)

Recommended Action: Ratify the Contract signed by the County Administrator for Request for Bid #25-062, Kings Highway and Harborview Road Intersection Improvements, which was awarded to the lowest responsive, responsible bidder, Andrew Sitework LLC of Fort Myers, Florida for a total cost of \$1,435,486.95.

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project “Harborview Rd/Kings Highway Intersection Improvements” as approved in the FY25 budget process. Grant funding in the amount of \$2,500,000.00 is included in the FY25 budget for Greater Charlotte Street Lighting District. Grant funding will be provided by Florida Department of Transportation. There is no local match required.

17. 25-438, Award, Fencing Installation, Maintenance, and Repairs-Annual Contract (Facilities)

Recommended Action: a) Approve award of Request for Bid #25-438, Fencing Installation, Maintenance, and Repairs - Annual Contract to the lowest, responsive, responsible bidder, McFarlane’s Construction, Inc DBA Eagle Fence of Cape Coral, Florida at hourly rate bid. Term of Contract is from October 1, 2025, through and including September 30, 2026; and b) Authorize the County Administrator to approve renewal options for up to two additional one-year terms, at the same prices, terms and conditions, by mutual consent.

Budgeted Action: No action needed. Services provided and charged out to various departments. Funding for this expenditure comes from various funding sources.

18. 25-467, Award, Burnt Store Reverse Osmosis Water Plant Membrane Replacement (Utilities)

Recommended Action: Approve award of Request for Bid #25-467, Burnt Store Reverse Osmosis Water Plant Membrane Replacement, to the lowest responsive, responsible bidder, H2O Innovation USA, Inc. of Ramsey, Minnesota, in the amount of \$429,975. This is to secure the services of a Contractor to perform replacement, cleaning, and installation work of the brackish water reverse osmosis membranes in trains B, C, D, and E at the Burnt Store Reverse Osmosis Water Treatment Plant.

Budgeted Action: No action needed. Budgeted in the Utility Capital Maintenance Plan, as approved in the FY25 budget process. Funding comes from the Utility Renewal and Replacement Fund.

19. 25-483, Award, Bermont Road Bridge Rehabilitations for #010020, 010003, 010016, and 010017 (Public Works)

Recommended Action: Approve award of Request for Bid #25-483, Bermont Road Bridge Rehabilitations (#010020, 010003, 010016, and 010017), to Titan Construction Management, LLC of Tarpon Springs, Florida, for the total amount of \$863,587.20. This is to complete the repairs and rehabilitation of four (4) box culverts along Bermont Road.

Budgeted Action: No action needed. Budgeted in the Public Works Bridge Capital Maintenance Plan as approved in the FY25 budget process. Funding is supplied from Capital Projects Fund, ad valorem.

20. 25-618, Award, Multi Copier - Annual Contract (Purchasing)

Recommended Action: a) Approve File #25-618, Multi Copier - Annual Contract, "Piggyback" per Sourcewell Contract #112124, Copiers, Printers, and Multi-Function Devices with Related Supplies, Accessories, and Services, with J.M. Todd Incorporated of Fort Myers, Florida at the unit prices listed on the attached pricing sheet, for a period from date of award through and including December 31, 2028, at the same pricing, terms and conditions; and b) Authorize the County Administrator to approve renewal options for a period of up to three (3) additional one-year terms, at the same pricing, terms and conditions, by mutual consent.

Budgeted Action: No action needed. Budgeted in the General Fund - Purchasing budget as approved in the FY2025 budget process. Funding for this expenditure comes from Ad valorem.

21. 25-624, Award, Purchase of a Caterpillar 950 GC Wheel Loader (Public Works)

Recommended Action: a) Approve Piggyback of File #25-624, Purchase of one (1) Caterpillar 950 GC Wheel Loader, per the Florida Sheriff's Association Cooperative Purchasing Program Contract FSA23-EQU21.0, Equipment, and award to Kelly Tractor Co, of Miami, Florida for a purchase price of \$362,330. b) Approve Asset #34692 to be sold via auction.

Budgeted Action: No action needed. Budgeted in the Heavy Equipment Replacement plan as approved in the FY25 budget process. Funding is supplied from the Vehicle Replacement Fund and will be charged to Public Works, Maintenance & Operations.

22. 25-616, Award, GC Herring Phase I Playground and Fitness Equipment (Facilities Management)

Recommended Action: Approve award of "Piggyback" #25-616, GC Herring Phase I Playground and Fitness Equipment to Rep Services, Inc. of Longwood, Florida for a total of \$456,976.95, off of the Clay County Contract # 2023/2024-284, the agreement to provide various equipment and amenities for parks and recreation.

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project "GC Herring Park Ph1" as approved in the FY25 budget process. Funding is supplied from the 2020 Sales Tax Extension. Grant funding will be provided by the Florida Department of Environmental Protection. Matching funds in the amount of \$200,000.00 will be provided from the 2020 Sales Tax Extension.

23. 25-625, Award, Purchase of Front-End Loader (Public Works)

Recommended Action: a) Approve Piggyback of File #25-625 for the purchase of one (1) CAT® Wheel Loader- 3.0 Caterpillar 930, per the Florida Sheriff's Association Cooperative Purchasing Program Contract #FSA23-EQU21.0, and award to Kelly Tractor Company of Miami, Florida for a purchase price of \$285,100; and b) Approve asset #34150 to be sold via auction.

Budgeted Action: No action needed. Budgeted in the Heavy Equipment Replacement plan as approved in the FY25 budget process. Funding is supplied from the Vehicle Replacement Fund and will be charged to Public Works, Maintenance & Operations.

24. 25-265, Approve Change Order 1, Rotonda Water Reclamation Facility - 2nd Set Membrane Replacement (Utilities)

Recommended Action: Recommend approval of Change Order #1 to Contract #25-265, Rotonda Water Reclamation Facility - 2nd Set Membrane Replacement as awarded to Veolia (ZENON Environmental Corporation) of Trevose, Pennsylvania for an additional amount of \$88,627.

Budgeted Action: No action needed. Budgeted in the Utility Capital Maintenance Plan as approved in the FY25 budget. Funding is provided from Utility Renewal & Replacement Fund.

25. 25-526, Approve Ranking, Water Quality Sampling and Analysis- Annual Contract (Administration)

Recommended Action: a) Approve ranking of firms for Request for Proposal #25-526 Water Quality Sampling and Analysis- Annual Contract: 1st Environmental Science Associates Corporation, of San Francisco, California; 2nd Kimley-Horne and Associates, of Fort Myers, Florida; and 3rd Advanced Environmental Laboratories, of Jacksonville, Florida; and b) Approve start of negotiations with the top ranked firm; and c) Authorize the Chairman to sign the contract after completion of negotiations; and d) Authorize the County Administrator to approve two annual one-year renewals.

Budgeted Action: No action need. Budgeted in General Fund Water Quality, Mid-Charlotte Stormwater MSBU, South Charlotte Stormwater MSBU, and West Charlotte Stormwater MSBU as proposed in the FY26 budget. Funding is supplied from various funds including General Fund Water Quality, Mid-Charlotte Stormwater MSBU Assessments, South Charlotte Stormwater MSBU Assessments, and West Charlotte Stormwater MSBU Assessments.

26. 25-502, Approve Ranking, Economic Development Marketing Services – Annual Contract (Economic Development)

Recommended Action: a) Approve the Ranking of firms for Request for Proposals #25-502, Economic Development Marketing Services - Annual Contract: 1st Maris, West and Baker, Inc. of Sebring, Florida; 2nd Aqua Marketing and Communications, Inc. of St. Petersburg, Florida; and 3rd Marketing Alliance, Inc. of Celebration, Florida; and b) Approve start of negotiations; and c) Authorize the Chairman to sign the Contract after completion of negotiations. This is for a full-service economic development marketing firm that can provide strategic planning as well as develop and execute marketing initiative targeted to site selectors, business and industries considering expansions and relocations, commercial developers, and key audiences.

Budgeted Action: No action needed: Budgeted in the General Fund - Economic Development budget to be approved in the upcoming FY2026 budget process.

27. 25-599, Award, Purchase of a Volvo A40G Articulated Truck (Public Works)

Recommended Action: a) Approve award of “Piggyback” to File #25-599, Volvo A40G Articulated Truck to Alta Equipment Company of Tampa, Florida, to purchase an Articulated Off-Road Dump Truck for a total of \$667,026 in accordance with Florida Sheriff's Association Cooperative Purchasing Program Contract #FSA23-EQU21.0. b) Approve the Trade-In of Asset #37350.

Budgeted Action: No action needed. Budgeted in the Heavy Equipment Replacement Plan as approved in the FY25 budget process. Funding is supplied from the Solid Waste Enterprise fund, landfill fees.

28. 25-532, Award, Riverside Park Boat Ramp (Facilities)

Recommended Action: Approve award of Request for Bid #25-532, Riverside Park Boat Ramp, to the lowest responsive, responsible bidder, Thomas Marine Construction, Inc. of Fort Myers, Florida, in the amount of \$814,065. This is to secure a licensed Contractor for the construction and facility installation of one (1) new boat ramp, one (1) ADA parking, and one (1) ADA boat dock, located at Riverside Park.

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project “Riverside Boat Ramp Replacement” as approved in the FY25 budget process. Funding is supplied from Capital Projects, ad valorem.

29. 25-062, Approve Change Order, Kings Highway and Harborview Road Intersection Improvements (Public Works)

Recommended Action: Approve Change Order #1 to File 25-062, Kings Highway and Harborview Road Intersection Improvements at the unit prices submitted, for an additional cost of \$99,377.77, which was awarded to Andrew Sitework LLC, of Fort Myers, Florida for a new total cost of \$1,534,864.72.

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project “Harborview Rd/Kings Highway Intersection Improvements” as approved in the FY25 budget process. Grant funding in the amount of \$2,500,000.00 is included in the FY25 budget for Greater Charlotte Street Lighting District. Grant funding will be provided by Florida Department of Transportation. There is no local match required.

30. 25-482, Approve Award, Emergency Repairs of Water, Wastewater, and Reclaimed Water Systems – Annual Contract (Utilities)

Recommended Action: a) Approve the award of Request for Proposal #25-482, Emergency Repairs of Water, Wastewater, and Reclaimed Water Systems- Annual Contract with Andrew Sitework, LLC of Fort Myers, Florida, as the Primary and DeJonge Excavating Contractors, Inc. of Venice, Florida as the Secondary with a contract term from date of award through and including September 30, 2026 with option to renew for two additional on-year terms; and b) Authorize the Chairman to sign the Contracts; and c) Authorize the County Administrator to approve the renewal options for up to two additional one-year terms, at the same terms and conditions, by mutual consent. This is an annual contract for Emergency Repairs of Water, Wastewater, and Reclaimed Water Systems.

Budgeted Action: No action needed. Budgeted in the Utilities Operations and Maintenance Fund - Operations budget as approved in the FY2025 budget process. Funding for this expenditure comes from the rate revenues.

31. 25-443, Award, Bleachers and Dugout Shade Structures for Various Parks (Community Services)

Recommended Action: Approve award of Request for Bid #25-443, Bleachers and Dugout Shade Structures for Various Parks, to Creative Shade Solutions, of Tarpon Springs, Florida, for a total cost of \$351,000. This is for shade structures over the bleachers and dugouts at Centennial Park, Harold Avenue Regional Park, South County Regional Park, and Carmalita Park, to repair damages due to Hurricane Ian.

Budgeted Action: No action needed. A 4th quarter budget amendment will be brought to the Board for approval if awarded. There is an anticipated reimbursement of 90% by the Federal Emergency Management Agency (FEMA) with a Florida Division of Emergency Management (FDEM) reimbursement of 5% and a local match of 5%. The SB4A state program may cover the local share of 5% if funding is still available.

32. 25-503, Award, Transit Marketing Services – Annual Contract (Transit)

Recommended Action: a) Approve the award of Request for Proposal #25-503, Transit Marketing Services - Annual Contract to Global-5 of Longwood, Florida at the unit price bid for a not-to-exceed cost of \$100,000. Term of contract is from date of award through and including September 30, 2026; and b) Authorize the Chairman to sign the Contracts; and c) Authorize the County Administrator to approve the renewal options for up to two additional one-year terms, at the same prices, terms, and conditions, by mutual consent. This contract is for Transit marketing services.

Budgeted Action: No action needed. An adjustment will be brought to the board for approval amending the FY25 budget. Expenses will be reimbursed by the Federal Transit Administration. Transportation Development Credits will be used as a “soft match” for the local share, which allows the federal share to be reimbursed up to 100% as authorized by Chapter 53 of the Title 49 U.S.C.

33. 25-512, Award, Free Standing Framed Shade Structures for Various Parks (Community Services)

Recommended Action: Approve award of Request for Bid #25-512, Free Standing Framed Shade Structures for Various Parks, to 360 Recreation, of Orlando, Florida, for a total cost of \$501,586.23. This is for free standing shade structures over playgrounds and picnic areas at Ann and Chuck Dever Regional Park and Community Pool Splash Pad, Carmalita Park, Centennial Park, Deep Creek Park, Franz Ross Park, Harold Avenue Regional Park, Rotonda Park, South County Regional Park, and Tringali Park.

Budgeted Action: No action needed. A 4th quarter budget amendment will be brought to the Board for approval if awarded. There is an anticipated reimbursement of 90% by the Federal Emergency Management Agency (FEMA) with a Florida Division of Emergency Management (FDEM) reimbursement of 5% and a local match of 5%. The SB4A state program may cover the local share of 5% if funding is still available.

34. 25-506, Award Hurricane Ian Charlotte County Jail Various Repair (Facilities)

Recommended Action: Approve the award of Request for Bid #25-506, Hurricane Ian Charlotte County Jail Various Repair, to the lowest, responsive, responsible bidder, Maloney Homes, LLC, of Port Charlotte, Florida, in the amount of \$206,999.10. This is to secure the services of a licensed Contractor to provide services to install, remove, repair, or replace various damaged items at the Charlotte County Jail due to Hurricane Ian.

Budgeted Action: No action needed. A 4th quarter budget amendment will be brought to the Board for approval if awarded. There is an anticipated reimbursement of 90% by the Federal Emergency Management Agency (FEMA) with a Florida Division of Emergency Management (FDEM) reimbursement of 5% and a local match of 5%. The SB4A state program would cover the local share of 5% if funding is still available.

35. 16-322 Approve, Amendment 4, Self-Insured Vision Insurance (Risk Management)

Recommended Action: a) Approve Amendment #4, of Contract #16-322, Self-Insured Vision Insurance with EyeMed Vision Care LLC, of Mason, Ohio, to renew the annual contract for the term October 1, 2025 through and including September 30, 2028. This is for self-insured vision insurance services; and b) Authorize the Chairman, or his designee, to sign the Fourth Amendment to Fee for Service Agreement.

Budgeted Action: No action needed. Budgeted in the Risk Management Fund - Health Insurance Budget to be approved in the FY2026 budget process. Funding for this expenditure comes from Insurance premiums.

36. 08-359, Approve Renewal, Insurance, Health, Dental, Short-Term and Long-Term Disability, Life, Employee Assistance Program Self-Insured - Annual Contract (Risk Management)

Recommended Action: Approve a 3-Month Extension of Contract #08-359, Self-Insured Health, Dental, Short-Term and Long-Term Disability, Life, Employee Assistance Program coverage for a term renewal for the period October 1, 2025, through and including December 31, 2025.

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

37. 25-664, Approve, Property and Casualty Insurance Coverage (Risk Management)

Recommended Action: Approve Contract #25-664, Property and Casualty Insurance Coverage with the Various Carriers specified on the attached evaluation in the amount of \$7,424,981, for the term of October 1, 2025, through and including, September 30, 2026.

Budgeted Action: No action needed. Budgeted in the Risk Management Fund - Self Insurance Budget as a part of the FY26 budget process. Funding for this expenditure comes from Self Insurance premiums.

38. Property Deletions for the Month of September, 2025 (Purchasing)

Recommended Action: Approve the deletion of additional property inventory items listed on the attached for the month of September 2025.

Budgeted Action: No action needed.

Real Estate Services

39. Correction to Maintained Right-of-Way Establishing Zemel Road

Recommended Action: a) Approve Corrective Resolution regarding the surveys for the property identified in Charlotte County, Florida that has been continuously and uninterruptedly maintained by the County for more than seven (7) years; and b) Authorize the Chairman to sign the Corrective Resolution and the Mylar which is depicted through the survey attached to the Corrective Resolution as corrected Exhibit "G". **RES 2025-296**

Budgeted Action: No action needed.

40. Lease Agreement - JLI PC, LLC & Charlotte County Utilities at 3280 Tamiami Trail, Suite 505, Port Charlotte

Recommended Action: a) Approve Lease Agreement; and b) Authorize the Chairman to sign Lease Agreement. **AGR 2025-182**

Budgeted Action: No action needed. A 4th quarter budget amendment will be brought to the Board for approval if awarded. There is potential reimbursement of 90% by the Federal Emergency Management Agency (FEMA) with a Florida Division of Emergency Management (FDEM) reimbursement of 5% and a local match of 5%. The SB4A state program may cover the local share of 5% if they have funding available.

41. Tower Lease Agreement - Cellco Partnership d/b/a Verizon Wireless & Charlotte County at State Road 31

Recommended Action: a) Approve Memorandum of Tower Lease Agreement; and b) Authorize the Chairman to sign the Memorandum of Tower Lease Agreement; and c) Approve Lease Agreement; and d) Authorize the Chairman to sign the Lease Agreement. **AGR 2025-183 / AGR 2025-184**

Budgeted Action: No action needed. Budgeted in the Radio Communications Fund - Radio budget as approved in the FY2025 budget process. Funding for this revenue will go to the Radio Communications Fund.

Risk Management

Transit

G. Community Development

1. Interlocal Agreement - Building Code Enforcement Services

Recommended Action: Approve Interlocal Agreement between City of North Port, City of Venice, City of Sarasota, City of Punta Gorda, Town of Longboat Key and Sarasota County to provide building code enforcement services when needed. **AGR 2025-185**

Budgeted Action: No action needed.

H. Community Services

1. William R. Gaines Jr. Veterans Memorial Park Kayak Launch Sign

Recommended Action: a) Approve an agreement with the William R. Gaines Jr. Memorial Fund; and b) Authorize the Chair to sign the agreement. **AGR 2025-186**

Budgeted Action: No action needed. Maintenance is budgeted in the General Fund - Parks Maintenance as planned in the FY2026 Budget Process. Funding for this expenditure comes from ad valorem.

I. Economic Development

J. Facilities Management

K. Human Resources

L. Human Services

1. Local Housing Assistance Plan Amendment and Technical Revisions

Recommended Action: a) Adopt Resolution approving the 2023-2026 Local Housing Assistance Plan (LHAP) amendment and technical revisions; and b) Adopt Resolution approving the 2020-2023 Local Housing Assistance Plan (LHAP) technical revisions; and c) Authorize the Chairman to execute Certifications forms to Florida Housing Finance Corporation. **RES 2025-297 / AGR 2025-187 / RES 2025-298 / AGR 2025-188**

Budgeted Action: No action needed.

2. State Housing Initiatives Partnership (SHIP) Program Year 2023 (FY23) Close-out and Hurricane Housing Recovery (HHR) Program Year 2023 (FY23) Interim Annual Report

(Change #3) Added attachment – SHIP FY23 HHR Annual Report.

Recommended Action: a) Approve the SHIP FY23 Close-out and HHR FY23 Interim Annual Report of Expenditures and SHIP/HHR FY24 Encumbrance; and b) Authorize the Chairman to execute the Certification of the Annual Report. **AGR 2025-189**

Budgeted Action: No action needed.

M. Public Safety

1. Clinical Affiliation Agreement - Sarasota School Board d/b/a Suncoast Technical College

Recommended Action: a) Approve Affiliation Agreement with the Sarasota School Board, d/b/a Suncoast Technical College; and b) Authorize Chairman to execute the agreement. **AGR 2025-190**

Budgeted Action: No action needed. No financial impact.

2. Set Public Hearing to Consider Certificate of Public Convenience and Necessity Application by AdventHealth

Recommended Action: Set a public hearing for September 23, 2025, at 10:00 a.m., or as soon thereafter as may be heard, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida, to consider Certificate of Public Convenience and Necessity application by AdventHealth.

Budgeted Action: No action needed.

N. Public Works

1. Set a Public Hearing to Consider an Ordinance Establishing the Cook & Brown Street MSBU Advisory Board

Recommended Action: Set a public hearing to consider approving an Ordinance to create the Cook & Brown Street Unit MSBU Advisory Board on September 23, 2025, at 10 a.m., or as soon thereafter as may be heard, in Room 119, Commission Chambers located at 18500 Murdock Circle, Port Charlotte, Florida.

Budgeted Action: No action needed.

2. Interlocal Agreement - Lee County Mosquito Control District & Charlotte County Mosquito Control

Recommended Action: a) Approve an Interlocal Agreement between Lee County Mosquito Control District (LCMCD) and Charlotte County memorializing mutual aid and authorizing LCMCD to perform mosquito control activities, including treatment at no cost to 400 acres +/- of land on Gasparilla Island designated as land owned by Charlotte County adjacent to Lee County land and those areas named Boca Grande; and b) Authorize the Chairman to sign the Interlocal Agreement.

AGR 2025-191

Budgeted Action: No action needed. Budgeted in the General Fund - Mosquito Control budget as approved in the FY2025 budget process. Funding for the expenditure comes from Ad Valorem.

3. Interlocal Agreement and Easement - West Port CDD & KL Westport Expansion, LLC for Roadway & Waterway Improvements

Recommended Action: a) Approve Interlocal Agreement and Easement Regarding Roadway and Waterway Improvements; and b) Authorize the Chairman to sign the Interlocal Agreement and Easement Regarding Roadway and Waterway Improvements Agreement. **AGR 2025-192**

Budgeted Action: No action needed.

4. Construction Agreement - Florida Department of Transportation (FDOT) for Cranberry Boulevard & Hillsborough Boulevard Roundabout Improvements

Recommended Action: a) Approve Resolution and Construction Agreement with the Florida Department of Transportation for Cranberry Boulevard and Hillsborough Boulevard Roundabout Improvements; and b) Authorize the Chairman to sign the Resolution and Construction Agreement. **RES 2025-299 / AGR 2025-193**

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project "Hillsborough Blvd/Cranberry Blvd Intersection Improvements" as approved in the FY25 budget process. Funding is supplied from Capital Gas Tax, to be reimbursed with available Road Impact Fees.

5. Florida Department of Transportation (FDOT) SUN Trail Grant for the Design of Segment 1 along SR776 from US41 to Gillot.

Recommended Action: Approve Resolution of support for project. **RES 2025-300**

Budgeted Action: No action needed. A new project was adopted 7/22/25 on budget adjustment BA25-172 for the Capital Improvement Project "SUN Trail Cape Haze Pioneer Trail US41-Gillot Blvd" in the amount of \$2,535,984. Allowable grant expenses will be reimbursed by the Florida Department of Transportation (FDOT). There is no local match required.

6. Florida Department of Transportation (FDOT) SUN Trail Grant for the Design of Segment 2 along Gillot Blvd from SR776 to the Myakka State Forest

Recommended Action: Approve Resolution of support for project. **RES 2025-301**

Budgeted Action: No action needed. A new project was adopted 7/22/25 on budget adjustment BA25-173 for the Capital Improvement Project "SUN Trail - Cape Haze Pioneer Trail Gillott-Myakka State Forest" in the amount of \$928,356. Allowable grant expenses will be reimbursed by the Florida Department of Transportation (FDOT). There is no local match required.

7. Sanitation Franchise Consumer Price Index (CPI) Increase

Recommended Action: Approve Waste Management's sanitation rate increase of 4.00% to be effective October 1, 2025, in accordance with the Amended and Restated Franchise Agreement that went into effect on October 1, 2020.

Budgeted Action: No action needed.

8. Solid Waste Landfill Tipping Fee Increase

Recommended Action: a) Approve Resolution to increase landfill tipping fees with a one-year upfront increase and subsequent annual percentage increases to keep pace with inflation; and b) Authorize the Chairman to sign Resolution. **RES 2025-302**

Budgeted Action: No action needed. Budgeted in the Enterprise Fund - Public Works Solid Waste Landfill budget as approved in the FY2025 budget process. Funding for the expenditure comes from Fees.

O. Tourism Development

1. Sponsorship for 2025 Englewood Beach Waterfest

Recommended Action: a) Approve the Tourism Development Department sponsorship for Englewood Beach Waterfest 2025, not to exceed \$70,000 in funding; and b) Authorize the County Administrator, or designee, to sign the sponsorship letter. **AGR 2025-194**

Budgeted Action: No action needed. Budgeted in the Tourism Development Fund budget as proposed in the FY25-26 budget process. Funding for the expenditures comes from the Tourism Development Tax.

P. Utilities

Q. Other Agencies

1. Set a Public Hearing to Consider Approving an Ordinance Regulating Operation of Electric Bicycles and Motorcycles in the Babcock Ranch Community

Recommended Action: Set a public hearing for September 23, 2025, at 10:00 a.m., or soon thereafter as may be heard, in Room 119, at 18500 Murdock Circle, Port Charlotte, Florida, to consider an Ordinance regulating the operation of electric bicycles and motorcycles in the Babcock Ranch Community.

Budgeted Action: No action needed.

Chair Tiseo discussed MPO Meeting discussion, electric bikes, public safety and hazards, and enforcement models. **Commissioner Constance** mentioned MPO Meeting presentation, process, Babcock Ranch, and enforcement options. **Commissioner Deutsch** commented on electric bicycles and motorcycles, public safety, CCSO, county-wide regulations and enforcement, and challenges. **Commissioner Doherty** noted MPO Meeting discussion, Babcock Ranch, implementation process and expansion, publication, electric bikes, and Workshop. **Commissioner Truex** spoke to electronic bike riders.

County Attorney Knowlton interjected on Ordinance publication and discussion.

COMMISSIONER TRUEX MOVED TO APPROVE SETTING A PUBLIC HEARING FOR SEPTEMBER 23, 2025, AT 10:00 A.M., OR SOON THEREAFTER AS MAY BE HEARD, IN ROOM 119, AT 18500 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA, TO CONSIDER AN ORDINANCE REGULATING THE OPERATION OF ELECTRIC BICYCLES AND MOTORCYCLES IN THE BABCOCK RANCH COMMUNITY, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

2. Property Appraiser Request to Extend 2025 Tax Roll

Recommended Action: Approve Tax Collector's request (on behalf of the Property Appraiser) to extend the 2025 Tax Roll to the Tax Collector before the Value Adjustment Board completes its final meetings.

Budgeted Action: No action needed.

3. Uniform Method of Collecting Non-Ad Valorem Assessments Agreement

Recommended Action: a) Approve the Agreement between Charlotte County Tax Collector and Charlotte County to establish the terms and conditions for collecting and enforcing certain non-ad valorem assessments levied by the County pursuant to the uniform method of collecting; and b) Authorize the Chairman to sign the Agreement.

Budgeted Action: No action needed.

REGULAR AGENDA

R. Regular Agenda

1. West Coast Inland Navigation District September 12, 2025, Agenda

Community Services

Discussion and direction on the West Coast Inland Navigation District (WCIND) agenda for the upcoming meeting on September 12, 2025.

Jeff Devine, West Coast Inland Navigation District Assistant Direction highlighted West Coast Inland Navigation District September 12, 2025, Agenda and replied to Florida Fish and Wildlife Conservation Commission (FWC) Derelict Vessel Block Grant Program.

Commissioner Constance discussed millage rates, hurricane damages, and derelict vessels report and removal.

2. Englewood Beach Parking & Boca Grande Parking Analysis

(Change #1) 9/3/2025, Added attachments (3) - Boca Grande Parking Analysis, Appraisal - 2230 N Beach - POLK, Appraisal - 2230 N Beach Rd - RIVERSIDE. 9/4/2025, Updated title - "Englewood Beach Parking & Boca Grande Parking Analysis".

9/8/2025, Added attachment - Resolution. Updated wording - a) Discussion on Englewood Beach Parking; and b) Discussion and direction on the proposed Resolution.

Commission Office

Discussion on Englewood Beach Parking. **RES 2025-303**

Chair Tiseo mentioned July 22, 2025 Regular and Land Use Meeting, public access concern letter and outreach, Lee County Commissioners, August 5, 2025 Public Hearing, and Ordinance 25-16, community financial impacts, tax payer roads, Gasparilla Island, April 15, 2025 Joint Meeting with Lee County, public input, parking limitations, time determination and limitations, Resolution language, legal challenges, beach renourishment cost and funding, de facto enclave, Senate Bill (SB) 180, litigation, Joint Meeting, business impact statement, safety hazards study, fines, enforcement overreach, consistency, Land Use Code, Englewood Beach parking impacts and expansion opportunities, property appraisals and acquisition price, Gasparilla Island Bridge Authority (GIBA) tolls, landfills, tipping fees, collaborative efforts, Coastal High Hazard Area (CHHA). **Commissioner Constance** spoke to Lee County Ordinance 25-16 and Commissioners, outreach, fines, modified Resolution language, October 14, 2025 Regular Meeting, injunction, citizen concerns, Joint Meeting, SB 180, public roads, county-wide parking limitations and violations, GIBA, and property acquisition prices. **Commissioner Deutsch** commented on concern letter, Resolution, injunction, parking limitations and challenges, Siesta Key, Englewood Beach parking expansion costs, negotiations, Lee County, cooperation, Burnt Store Road, bridge uses and tolls, public input, beach access, and community impacts and support. **Commissioner Doherty** noted Lee County Ordinance 25-16 language and drafting, community impacts, compromise, Florida Association of Counties (FAC), Resolution, legal pathways, demolition costs, property acquisition negotiation, demolition and construction estimated costs, and parking expansion opportunities. **Commissioner Truex** discussed Lee County April 15, 2025 Joint Meeting, Commissioners, and Ordinance 25-16 drafting and language, Resolution, diplomatic approach, challenges, public road and right-of-way removal processes, negotiations, enforcement, business support, South Beach Bar & Grill, outreach efforts, SB 180 formal opinion and restrictions, GIBA, bridge management and tolls, property appraisals, demolition and clean-up process, and costs.

County Attorney Knowlton interjected on Lee County Ordinance 25-16 language, arbitrary and reasonable proof, hazardous traffic conditions, noise pollution, trash, business impact statement challenge mechanism, collaboration, Resolution, Joint Meeting request, and SB 180.

COMMISSIONER CONSTANCE MOVED TO APPROVE RESOLUTION 2025-303 AS MODIFIED WITH ADDITIONAL LANGUAGE "WITHIN THE NEXT THIRTY (30) DAYS" TO THE END OF NUMBER 1, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

COMMISSIONER TRUEX MOVED TO DIRECT STAFF TO RESEARCH SENATE BILL 180 AND HOW IT APPLIES TO THE LEE COUNTY PARKING ORDINANCE IN BOCA GRANDE, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

COMMISSIONER CONSTANCE MOVED TO DIRECT STAFF TO NEGOTIATION WITH PROPERTY OWNER BASED ON APPRAISALS AND COME BACK TO THE BOARD WITH TOTAL COST ESTIMATES, SECONDED BY CHAIR TISEO

MOTION CARRIED 5:0.

3. Bayshore Live Oak Park Phase 1 Recovery

Community Services

a) Presentation on Bayshore Live Oak Park; and b) Discussion and direction on Bayshore Live Oak Park.

Mr. Scott gave a brief overview of Bayshore Live Oak Park – phase 1, Current fence line, Bayshore Park Hardening Site Plan, and responded to restroom requirements and alternative options.

Chair Tiseo mentioned Bayshore Park Hardening Site Plan, parking spot design challenges and width standards, functionality, and public comments. **Commissioner Constance** commented on parking lane widths and bumper stops. **Commissioner Deutsch** remarked on restrooms, damage assessments, and estimated timeline. **Commissioner Doherty** noted parking lane widths. **Commissioner Truex** spoke to parking lane widths and engineering.

Travis Perdue, Facilities Management Director responded to parking lane width and options.

Taken Out of Order

PUBLIC HEARING AGENDA

S. 10:00 A.M. Public Hearing

1. Ordinance Authorizing the Usage of Speed Detection Systems for Enforcement of School Zone Speed Limits

(Change #2) Added attachment – Presentation.

Public Works

Conduct a public hearing to consider approving an Ordinance authorizing the usage of speed detection systems for enforcement of school zone speed limits. **ORD 2025-031**

John Elias, Public Works Director gave a brief overview of Slowing Down Saves Lives, The purpose of these systems is to educate the public on proper speed usage through our school zones, This is accomplished using equipment that provides lane-specific tracking, Cameras function in all weather and lighting conditions, How Speed Violations Are Captured, Citation Process, Funds Allocation, Charlotte County's System Usage, Speed Violation Study Data, remarked on City of Punta Gorda implementation, and Punta Gorda Police Department.

Chair Tiseo discussed Citation Process, driving record impacts, Charlotte County's System Usage, flashing lights, operating hours, Enforcement hearings, cost effectiveness, repeat violators, and implementation and technology costs. **Commissioner Constance** mentioned vehicle operator, speed reduction zones, flashing lights, Charlotte County's System Usage, private schools, Enforcement Hearings, Speed Violation Study Data, violation improvements, safety benefit, and Beaver Lane. **Commissioner Doherty** commented on Ordinance school zone listing and City of Punta Gorda. **Commissioner Truex** noted Charlotte County's System Usage and operating hours.

County Attorney Knowlton interjected on Charlotte County's System Usage and Traffic and Code Enforcement Magistrates and hearings.

Greg Parks, RedSpeed Florida replied to Speed Violation Study Data, sample size, violation improvements, study data, safety results, and transient traffic.

County Administrator Flores responded to City of Punta Gorda's process and timeline.

Public Input

Jeff Lustig spoke in support of Ordinance Authorizing the Usage of Speed Detection Systems for Enforcement of School Zone Speed Limits.

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

MOTION CARRIED 5:0.

COMMISSIONER TRUEX MOVED TO APPROVE ORDINANCE 2025-031 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA; AMENDING CHAPTER 2-4, ARTICLE I, SECTION 2-4-12 OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA, AUTHORIZING THE PLACEMENT AND INSTALLATION OF SPEED DETECTION SYSTEMS ON ROADWAYS MAINTAINED AS SCHOOL ZONES; PROVIDING FOR CODIFICATION; PROVIDING FOR PENALTIES FOR VIOLATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR EFFECTIVE DATE, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

R. Regular Agenda (Continued)

4. 2026 Sales Tax Focus Group

(Change #4) Added attachment – Ballot. Updated wording – **a) Approve Discussion and direction on replacement Representative from for the Englewood Chamber of Commerce to the 2026 Sales Tax Committee; and b) if desired, appoint by ballot replacement representative from applications submitted.**

County Administration

Approve Representative from Englewood Chamber of Commerce to the 2026 Sales Tax Committee.

Deputy County Administrator Emily Lewis highlighted 2026 Sales Tax Focus Group.

Chair Tiseo noted West County representation, Englewood Chamber of Commerce, and participation efforts.

County Administrator Flores announced ballot majority for Eric Axelson.

COMMISSIONER TRUEX MOVED TO APPROVE ERIC AXELSON AS MEMBER AT LARGE TO THE 2026 SALES TAX COMMITTEE, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 5:0.

5. New Legislation - Community Development Department

Community Development

Discussion regarding new legislation affecting the Community Development Department.

Ben Bailey, Community Development Director gave a brief overview of Bills that affected Community Development, SB 180, House Bill (HB) 551, HB 683, HB 913, SB 954, and SB 784.

Chair Tiseo discussed SB 180 and resiliency efforts. **Commissioner Constance** spoke to SB 180, operating hours requirement and modifications, artificial intelligence (AI) implementation, permitting request review, HB 913, and City of Punta Gorda. **Commissioner Truex** mentioned SB 180, interlocal agreements, public safety sectors, staff limitations, 50% Rule, flood requirements, illegal contractors, Community Rating System (CRS) impacts, HB 683, and process violations and enforcement.

6. Bachmann Tract Update

County Administration

Update on Bachmann Tract.

Assistant County Administrator Claire Jubb highlighted Bachmann Tract Update and replied to affordable housing element.

Chair Tiseo commented on site usage and functionality. **Commissioner Constance** spoke to Charlotte County School Board and employee housing. **Commissioner Doherty** noted priorities and site plan.

PRESENTATION AGENDA

T. 10:00 A.M. Presentations

PUBLIC INPUT - ANY SUBJECT

Clif Kewley remarked on Charlotte Harbor, Port Charlotte Beach Park, amenities, construction plans, Americans with Disabilities Act (ADA) compliance, Englewood Beach, storm surge impacts, and Lee County.

Jeff Lustig discussed electronic bicycles, mopeds, motorcycles, Boca Grande, Secret Service, security concerns, Florida Civic Literacy Exam, and American History.

Cathy Vincent mentioned Lee County Commissioners and Ordinance 25-16, overreach, public beach access, Boca Grande, community and economic impacts, property values, business boycotts, life quality, and injunction request.

Taken Out of Order

AA. County Administrator Comments - None

BB. County Attorney Comments - None

CC. Economic Development Director Comments - None

DD. County Commissioner Comments

Commissioner Deutsch commented on Boca Grande, Mission BBQ, and September 9, 2025 Declaration of Independence and Constitution Presentation.

RECESS: 12:19 pm - 2:00 pm

2 P.M. LAND USE AGENDA

Minutes Clerk Welsh administered the oath for testimony.

PUBLIC INPUT - LAND USE CONSENT AGENDA ITEMS ONLY

Tim Ritchie remarked on DRC-25-090 Willow-Phase 3 and PFP-25-05 Turnleaf Phase 1A.

Consent Agenda

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

MOTION CARRIED 5:0.

UA1. DRC-25-090 Willow-Phase 3

Community Development

Approve a Resolution relating to RESPEC Company, LLC's request for a Final Detail Site Plan approval for Willow (Tuckers Point) Phase 3. The project consists of 394 single-family units and associated infrastructure. This project site is 98.41± acres and is located at 11710 Tamiami Trail, Punta Gorda, Florida. Located in Commission District II. **RES 2025-304**

Quasi-Judicial

UA2. PFP-25-05 Turnleaf Phase 1A

Community Development

Approve the First Amendment to Developer's Agreement to acknowledge the corresponding proposed replat and revised PD Final Detail Site Plan. This request is associated with the applicant's Preliminary and Final Plat application for a residential subdivision to be named, Turnleaf Phase 1A, consisting of 24 residential lots and four tracts, to reconfigure and add lots within the existing Phase 1 boundary, which also replats a portion of Tract R and all of Tract F-1, Tract O-3, and Lot 135 of Turnleaf Phase 1, as recorded in Plat Book 27, Pages 13A through 13Z6 of the Public Records of Charlotte County, Florida. This site contains 123.14± acres and is generally located north of Victoria Place, east of Green Gulf Boulevard, south of Scham Road, west of Burnt Store Road, within the boundary of the Burnt Store Area Plan area, the Coral Creek Community Development District, and the Punta Gorda area. Located in Commission District II. **A.AGR 2024-116**

Quasi-Judicial

UA3. PFP-25-06, Babcock Ranch Community Verde Phase 2

Community Development

Approve the Second Amendment to Developer's Agreement to acknowledge the corresponding proposed replat and modification to the Final Site Plan. This request is associated with the applicant's Preliminary and Final Plat application for a residential subdivision to be named, Babcock Ranch Community Verde Phase 2, consisting of 51 single-family residential lots, to replat 71 lots of the previously platted Babcock Ranch Community Verde, as recorded in Plat Book 26, Pages 21A through 21N of the Public Records of Charlotte County, Florida. This site contains 10.89± acres and is generally located southeast of Kelly Drive, north Shade Tree Loop, and west of Midtown Boulevard, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area. Located in Commission District I. **A.AGR 2023-125**

Quasi-Judicial

UA4. FP-23-03-05, Cali Cove Bond Release

Community Development

Approve a Bond Release for the Final Plat of a residential subdivision named Cali Cove. The site contains 26.22± acres and is generally located north of Acline Road, southwest of Taylor Road, and west of Indian Springs Cemetery Road, within the Punta Gorda area. Located in Commission District II.

Quasi-Judicial

Public Hearing

UB1. PD-25-09, Major Modification to West Port PD - Natural Buffer

(Change #5) Added attachment – Presentation.

Community Development

Approve an Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD. This is a major modification to Ordinance Number 2024-017, by amending the adopted PD condition “m” in order to modify the requirements of the “natural buffer with 25 feet in width”, for property generally located south of Franklin Avenue, north of El Jobean Road (SR 776), east of the Crestview Waterway, and west of Toledo Blade Boulevard, in the Port Charlotte area, within the Murdock Village Community Redevelopment Area (CRA), and containing 630.82± acres; Petition No. PD-25-09; Applicant: KL Westport Expansion LLC; providing an effective date. Located in Commission District IV. **ORD 2025-032**

Quasi-Judicial

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

Shaun Cullinan, Planning and Zoning Official gave a brief overview of Proposed Changes, PD-25-09: 1,000’ Mailed Notice Map, Location Map, Area Image, Framework, Future Land Use Map (FLUM) Designations, Planned Development Concept Plan, Area Image, Natural Buffer Requirement, Natural Buffer – Typical Cross Section, El Jobean Road Natural Buffer, Trees Removed Outside/Within the Five-foot Public Utility Easement (PUE), Proposed Changes, Field Grown, responded to Code Enforcement violation process, natural buffer requirements, permit cost responsibility, Planned Development (PD) condition modification, photographic documentation, Tree Removal Plan, and landscape and utility plan review.

Chair Tiseo noted natural buffer, landscape plan and schedule, and architectural review costs. **Commissioner Constance** spoke to unpermitted tree removal, subcontractor responsibility, violation process and fines, natural flora preservation, photographic documentation, Tree Removal Plan, El Jobean Road Natural Buffer, water main installation, canopy diameter, Natural Buffer – Typical Cross Section, and Ordinance language. **Commissioner Deutsch** discussed subcontractor, tree removal, Charlotte County Utilities (CCU) needs, original site plan, and corrective actions. **Commissioner Doherty** mentioned Natural Buffer – Typical Cross Section, engineers review sequence and process, CCU requirement, potable water line placement, PD condition modification, tree removal and preservation, and timing.

Paul Martin, Kolter Group Southwest Florida Land Development Vice President replied to tree removal accountability and surveys, contractors, CCU, water main installation and reimbursement, landscape plan review, natural buffer, Morris Engineering, Ordinance language modification, and corrective actions.

Kevin Letch, Sembler Company gave a brief overview of Site Plan – Commercial Tract “S”, Tree Removal Plan, Tree Point Calculation Summary, Conceptual Tree Replacement Plan, and Field Grown.

Public Input

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

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO APPROVE ORDINANCE 2025-032 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 TO THE EXISTING PD, ORDINANCE NUMBER 2024-017, BY

AMENDING THE ADOPTED PD CONDITION “M” IN ORDER TO MODIFY THE REQUIREMENTS OF THE “NATURAL BUFFER WITH 25 FEET IN WIDTH,” FOR PROPERTY GENERALLY LOCATED SOUTH OF FRANKLIN AVENUE, NORTH OF EL JOBEAN ROAD (SR 776), EAST OF THE CRESTVIEW WATERWAY, AND WEST OF TOLEDO BLADE BOULEVARD, IN THE PORT CHARLOTTE AREA, WITHIN THE MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AREA (CRA); CONTAINING 630.82± ACRES; COMMISSION DISTRICT IV, CHARLOTTE COUNTY, FLORIDA; PETITION NUMBER PD-25-09; APPLICANT, KL WESTPORT EXPANSION LLC; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER TISEO

MOTION CARRIED 4:1., COMMISSIONER CONSTANCE OPPOSED

UB2. PAL-23-00005, Lake Lonely, LLC Large Scale Plan Amendment to MRE

Community Development

Approve an Ordinance pursuant to Section 163.3184(3), Florida Statutes, adopting a Large Scale Plan Amendment to Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agriculture (AG) to Mineral Resource Extraction (MRE); for property located at 2650 SR 31, in the Punta Gorda area and within the East County area; containing 223.14± acres; Petition No. PAL-23-00005; Applicant: Lake Lonely, LLC; providing an effective date. Located in Commission District I. **ORD 2025-033**

Legislative

Jie Shao, Principal Planner provided credentials, gave a brief overview of Proposed Changes, PAL-23-00005 and Z-23-41-19: 1,000’ Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Framework, Existing FLUM Designations, Existing Zoning Designations, FLUM Designations, Zoning Designations, Proposed FLUM Designations, Proposed Zoning Designations, Future Land Use Map Series: Map #24 Mineral Resource Extraction (MRE) Prohibited Locations, Map #4 Watershed Overlay District, Map #6 Prime Aquifer Recharge Areas, Figure 1 Offsite Features, Flood Zones (Subject Property - X Zone), Overall Site Plan, Map #22 Critical Wildlife Corridors, and Wildlife Corridor Conservation Easement.

Chair Tiseo noted Staff Reports, Florida Department of Environmental Protection (FDEP), Florida Fish and Wildlife Conservation Commission (FWC), and South Florida Water Management District (SFWMD) comments, air and water pollution, surface waters, transparency, third party resources, and public record. **Commissioner Constance** commented on Area Image and location expansion.

Attorney Derek Rooney, Applicant Representative accepted Ms. Shao as an expert, joined in Staff Report, remarked on state resources, mining operations, traffic improvements, and Florida Department of Transportation (FDOT) permitting process.

Public Input

Derek Rooney spoke to mining process and provisions, Excavation and Mining (EM) and MRE zoning, vested rights, residential development, and prohibition zone review.

Tim Ritchie, March Against Mosaic President spoke against Petitions PAL-23-00005, Lake Lonely, LLC Large Scale Plan Amendment to MRE and Z-23-41-19, Lake Lonely, LLC EM Rezoning.

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

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO APPROVE ORDINANCE 2025-033 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3184, FLORIDA STATUTES, AMENDING THE COUNTY’S COMPREHENSIVE PLAN BY AMENDING CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE FROM

AGRICULTURE (AG) TO MINERAL RESOURCE EXTRACTION (MRE); FOR PROPERTY LOCATED AT 2650 SR 31, IN THE PUNTA GORDA AREA AND WITHIN THE EAST COUNTY AREA; CONTAINING 223.14± ACRES; CHARLOTTE COUNTY, FLORIDA, COMMISSION DISTRICT I; PETITION PAL-23-00005; APPLICANT: LAKE LONELY, LLC; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR TRANSMITTAL OF ADOPTED ORDINANCE, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

UB3. Z-23-41-19, Lake Lonely, LLC EM Rezoning

Community Development

Approve an Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Excavation and Mining (EM); for property located at 2650 SR 31, in the Punta Gorda area and within the East County area; containing 223.14± acres; Petition No. Z-23-41-19; Applicant: Lake Lonely, LLC; providing an effective date. Located in Commission District I. **ORD 2025-034**

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 provided credentials, gave a brief overview of Proposed Changes, PAL-23-00005 and Z-23-41-19: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Framework, Existing FLUM Designations, Existing Zoning Designations, FLUM Designations, Zoning Designations, Proposed FLUM Designations, Proposed Zoning Designations, Future Land Use Map Series: Map #24 MRE Prohibited Locations, Map #4 Watershed Overlay District, Map #6 Prime Aquifer Recharge Areas, Figure 1 Offsite Features, Flood Zones (Subject Property - X Zone), Overall Site Plan, Map #22 Critical Wildlife Corridors, and Wildlife Corridor Conservation Easement.

Chair Tiseo discussed Staff Reports, FDEP, FWC, and SFWMD comments, air and water pollution, surface waters, transparency, third party resources, and public record. **Commissioner Constance** mentioned Area Image and location expansion.

Attorney Derek Rooney, Applicant Representative accepted Ms. Shao as an expert, joined in Staff Report, remarked on state resources, mining operations, traffic improvements, and FDOT permitting process.

Public Input

Derek Rooney commented on mining process and provisions, EM and MRE zoning, vested rights, residential development, and prohibition zone review.

Tim Ritchie, March Against Mosaic President spoke against Petitions PAL-23-00005, Lake Lonely, LLC Large Scale Plan Amendment to MRE and Z-23-41-19, Lake Lonely, LLC EM Rezoning.

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

MOTION CARRIED 5:0.

COMMISSIONER CONSTANCE MOVED TO APPROVE ORDINANCE 2025-034 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM AGRICULTURE (AG) TO EXCAVATION AND MINING (EM) FOR PROPERTY LOCATED AT 2650 SR 31, IN THE PUNTA GORDA AREA AND WITHIN THE EAST COUNTY AREA, CONTAINING 223.14± ACRES, COMMISSION DISTRICT I, CHARLOTTE COUNTY, FLORIDA; PETITION Z-23-41-19; APPLICANT: LAKE LONELY, LLC; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

UB4. PAL-23-00004, Tarpon Waterfront Village Large Scale Plan Amendment

Community Development

Pursuant to Section 163.3184(3), Florida Statutes, deny a Large Scale Plan Amendment to 1) amend Charlotte County FLUM Series Map #3: 2030 Service Area Delineation, to extend the Urban Service Area boundary to include 14.52± acres of the property; and 2) amend Charlotte County FLUM Series Map #2: 2050 Framework, from Agricultural/Rural to Revitalizing Neighborhood for 11.51± acres of the property and Managed Neighborhood for 3.01± acres; for property including three parcels, two parcels located at 4331 and 4399 Willow Street, in the Port Charlotte area, and one undressed parcel generally located north of the Peace River, south of Edgewater Drive, west of Bayshore Road, east of Lister Street and southeast of Crews Court, in the Charlotte Harbor Community Redevelopment area and in the Port Charlotte area, containing 14.51± acres; Petition No. PAL-23-00004; Applicant: Tarpon Waterfront Village LLC; providing an effective date. Located in Commission District V. **ORD 2025-035**

Legislative

Ms. Shao provided credentials, gave a brief overview of Proposed Changes, Concurrent Applications, PAL-23-00004, PAS-24-00002, and PD-24-08: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Existing Service Area Delineation, Existing Framework, Existing FLUM Designations, Existing Zoning Designations, 1997-2010 Future Land Use Map Prior to Adoption of PA-07-11-88, 1997 Urban Service Area (USA) Map, Supporting Policy and Analysis Map Series: Map #12 Areas Removed from the (1997-2010) Urban Service Area, Coastal High Hazard Area, Subject Property - 9AE, 10AE, 11AE, and 12VE Zones, Proposed Service Area Delineation, Proposed Framework, Proposed FLUM Designations, Proposed Zoning Designations, Revised General Planned Development (PD) Concept Plan, Lister Street, Willow Street, Edgewater Village Condominium, Edgewater Manor Condominium, Staff's Professional Opinion, Originally Proposed Open Space Exhibit, Originally Proposed Wetland Management Plan Map, responded to increased density concerns, Comprehensive Plan changes, Charlotte Harbor Yacht Club, Parks and Recreation (PKR), PD components, and USA placement.

Attorney Michael Haymans, Applicant Representative noted residential unit and density reduction, wetlands and open space preservation, Rural Service Area, USA, Charlotte Harbor Community Redevelopment Agency (CRA), resiliency, Sea, Lake, and Overland Surges from Hurricanes (SLOSH) models, Sunseeker, Charlotte Harbor Yacht Club ownership and benefits, May 27, 2025 Regular and Land Use Meeting transmittal, regulatory agency review and comments, first finished floor elevation, Charlotte Harbor Water Association capacity availability letter, replied to facility expansion requests, economic and community benefits, amenities, height requirements, mangrove preserve, Lister Street, Planning & Zoning Staff, infill development, Agenda item language, traffic study, community meeting attendance, PD Concept process and Conditions, expectations, publication cost, and requested a continuance for PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment, and PD-24-08, Tarpon Waterfront Village PD Rezoning to a time uncertain.

Ben Smith, Morris-Depew Associates Land Use Planner gave a brief overview of Tarpon Waterfront Village LLC, Project Benefits, Concept Plan Changes, and Compatibility.

Bill Morris, Morris-Depew Associates Civil Engineer gave a brief overview of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Structure Flood Resiliency Design, and Impede Storm Surge Migration Inland.

Chair Tiseo discussed staff recommendation and concerns, Staff Reports, integrity, public record, factual statements, Charlotte Harbor Yacht Club, land configuration, property entitlements, purchase expectations, Emergency Management Director Patrick Fuller, density concerns, storm events, CHHA, USA, residential unit subdivision and development limitations, Staff's Professional Opinion, growth management tools, and Comprehensive Plan compliance. **Commissioner Constance** spoke to factual statements, PD component, increased density concerns, USA, water proximity, Harpoon Harry's, and withdrawal and denial petition process. **Commissioner Deutsch** mentioned Charlotte Harbor Yacht Club

ownership, operation and membership costs, development model, density and unit reduction, Lister Street, condominium elevation, traffic impacts and study, collaboration concept, USA, concerns, and continuation. **Commissioner Doherty** commented on documentation inconsistencies, USA placement, May 27, 2025 Regular and Land Use Meeting, hearing continuation, resiliency, density concerns, Lister Street, traffic concerns, substandard roadway, CHHA architectural solutions, continuation, Comprehensive Plan compliance, project, Staff Report, and Agenda Item Actions. **Commissioner Truex** noted PD component, USA placement, documentation inconsistencies, accuracy, property development and acquisition, septic system installation, and project modifications.

Jeffrey DiLaura, Tarpon Waterfront Village Owner responded to Charlotte Harbor Yacht Club membership costs and Florida Council of Yacht Clubs and American Council of Yacht Clubs Reciprocity.

Mr. Cullinan replied to USA removal and placement, 2010 Comprehensive Plan, staff concerns and recommendations, US 17 Area Plan, Charlotte Harbor CRA, documentation inconsistencies, Charlotte Harbor Yacht Club, proposed site and open space plans, wetlands preservation, continuation process, publication requirement, residential development, entitlement rights, Transfer of Density Units (TDU) Program, CHHA, and property designation.

County Attorney Knowlton interjected on petition withdrawal and continuation processes.

Public Input

Hank Killion, Charlotte Harbor Yacht Club spoke in support of Petitions PAL-23-00004, Tarpon Waterfront Village Large Scale Plan Amendment, PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment, and PD-24-08, Tarpon Waterfront Village PD Rezoning.

Steve Moore, Charlotte Harbor Yacht Club spoke in support of Petitions PAL-23-00004, Tarpon Waterfront Village Large Scale Plan Amendment, PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment, and PD-24-08, Tarpon Waterfront Village PD Rezoning.

Doug Foster, Charlotte Harbor Yacht Club spoke in support of Petitions PAL-23-00004, Tarpon Waterfront Village Large Scale Plan Amendment, PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment, and PD-24-08, Tarpon Waterfront Village PD Rezoning.

Russ Tryder, Charlotte Harbor Yacht Club spoke in support of Petitions PAL-23-00004, Tarpon Waterfront Village Large Scale Plan Amendment, PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment, and PD-24-08, Tarpon Waterfront Village PD Rezoning.

Jeffrey DiLaura, Tarpon Waterfront Village spoke in support of Petitions PAL-23-00004, Tarpon Waterfront Village Large Scale Plan Amendment, PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment, and PD-24-08, Tarpon Waterfront Village PD Rezoning.

Tim Ritchie discussed property taxes and values, density, residential unit reduction, freedom, balance, housing and rental markets, Senator Ben Albritton, and family values.

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

MOTION CARRIED 5:0.

COMMISSIONER TRUEX MOVED TO APPROVE ORDINANCE 2025-035 OF THE BOARD OF COUNTY COMMISSIONER OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3184, FLORIDA STATUTES, AMENDING THE COUNTY'S COMPREHENSIVE PLAN BY: (1) AMENDING CHARLOTTE COUNTY FLUM SERIES MAP #3: 2030 SERVICE AREA DELINEATION, TO EXTEND THE URBAN SERVICE AREA BOUNDARY TO INCLUDE 14.52± ACRES TO THE PROPERTY; AND

(2) AMENDING CHARLOTTE COUNTY FLUM SERIES MAP #2: 2050 FRAMEWORK, FROM AGRICULTURAL/RURAL TO REVITALIZING NEIGHBORHOOD FOR 11.51± ACRES OF THE PROPERTY AND MANAGED NEIGHBORHOOD FOR 3.01± ACRES; FOR PROPERTY INCLUDING THREE PARCELS: TWO PARCELS LOCATED AT 4331 AND 4399 WILLOW STREET, IN THE PORT CHARLOTTE AREA, AND ONE UNADDRESSED PARCEL GENERALLY LOCATED NORTH OF THE PEACE RIVER, SOUTH OF EDGEWATER DRIVE, WEST OF BAYSHORE ROAD, EAST OF LISTER STREET AND SOUTHEAST OF CREWS COURT, IN THE CHARLOTTE HARBOR COMMUNITY REDEVELOPMENT AREA AND IN THE PORT CHARLOTTE AREA, CONTAINING 14.52± ACRES; COMMISSION DISTRICT V; PETITION NO. PAL-23-00004; APPLICANT: TARPON WATERFRONT VILLAGE LLC; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR TRANSMITTAL OF ADOPTED ORDINANCE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 3:2., CHAIR TISEO AND COMMISSIONER CONSTANCE OPPOSED

UB5. PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment

Community Development

Deny a Small Scale Plan Amendment to Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Preservation (PR) (11.01± acres) and Parks and Recreations (PKR) (8.57± acres), and Low Density Residential (LDR) (0.75± acres) to High Density Residential (HDR) for 11.05± acres and PR for 9.28± acres, containing 20.33± acres; Petition No. PAS-24-00002; Applicant: Tarpon Waterfront Village LLC; providing an effective date. Located in Commission District V.

Legislative

Ms. Shao provided credentials, gave a brief overview of Proposed Changes, Concurrent Applications, PAL-23-00004, PAS-24-00002, and PD-24-08: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Existing Service Area Delineation, Existing Framework, Existing FLUM Designations, Existing Zoning Designations, 1997-2010 Future Land Use Map Prior to Adoption of PA-07-11-88, 1997 USA Map, Supporting Policy and Analysis Map Series: Map #12 Areas Removed from the (1997-2010) Urban Service Area, Coastal High Hazard Area, Subject Property - 9AE, 10AE, 11AE, and 12VE Zones, Proposed Service Area Delineation, Proposed Framework, Proposed FLUM Designations, Proposed Zoning Designations, Revised PD Concept Plan, Lister Street, Willow Street, Edgewater Village Condominium, Edgewater Manor Condominium, Staff's Professional Opinion, Originally Proposed Open Space Exhibit, Originally Proposed Wetland Management Plan Map, responded to increased density concerns, Comprehensive Plan changes, Charlotte Harbor Yacht Club, PKR, PD components, and USA placement.

Attorney Michael Haymans, Applicant Representative remarked on residential unit and density reduction, wetlands and open space preservation, Rural Service Area, USA, Charlotte Harbor CRA, resiliency, SLOSH models, Sunseeker, Charlotte Harbor Yacht Club ownership and benefits, May 27, 2025 Regular and Land Use Meeting transmittal, regulatory agency review and comments, first finished floor elevation, Charlotte Harbor Water Association capacity availability letter, replied to facility expansion requests, economic and community benefits, amenities, height requirements, mangrove preserve, Lister Street, Planning & Zoning Staff, infill development, Agenda item language, traffic study, community meeting attendance, PD Concept process and Conditions, expectations, publication cost, and requested a continuance for PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment, and PD-24-08, Tarpon Waterfront Village PD Rezoning to a time uncertain.

Ben Smith, Morris-Depew Associates Land Use Planner gave a brief overview of Tarpon Waterfront Village LLC, Project Benefits, Concept Plan Changes, and Compatibility.

Bill Morris, Morris-Depew Associates Civil Engineer gave a brief overview of FEMA Flood Insurance Rate Map, Structure Flood Resiliency Design, and Impede Storm Surge Migration Inland.

Chair Tiseo mentioned staff recommendation and concerns, Staff Reports, integrity, public record, factual statements, Charlotte Harbor Yacht Club, land configuration, property entitlements, purchase expectations, Emergency Management Director Patrick Fuller, density concerns, storm events, CHHA, USA, residential unit subdivision and development limitations, Staff's Professional Opinion, growth management tools, and Comprehensive Plan compliance. **Commissioner Constance** commented on factual statements, PD component, increased density concerns, USA, water proximity, Harpoon Harry's, and withdrawal and denial petition process. **Commissioner Deutsch** noted Charlotte Harbor Yacht Club ownership, operation and membership costs, development model, density and unit reduction, Lister Street, condominium elevation, traffic impacts and study, collaboration concept, USA, concerns, and continuation. **Commissioner Doherty** spoke to documentation inconsistencies, USA placement, May 27, 2025 Regular and Land Use Meeting, hearing continuation, resiliency, density concerns, Lister Street, traffic concerns, substandard roadway, CHHA architectural solutions, continuation, Comprehensive Plan compliance, project, Staff Report, and Agenda Item Actions. **Commissioner Truex** discussed PD component, USA placement, documentation inconsistencies, accuracy, property development and acquisition, septic system installation, and project modifications.

Jeffrey DiLaura, Tarpon Waterfront Village Owner responded to Charlotte Harbor Yacht Club membership costs and Florida Council of Yacht Clubs and American Council of Yacht Clubs Reciprocity.

Mr. Cullinan replied to USA removal and placement, 2010 Comprehensive Plan, staff concerns and recommendations, US 17 Area Plan, Charlotte Harbor CRA, documentation inconsistencies, Charlotte Harbor Yacht Club, proposed site and open space plans, wetlands preservation, continuation process, publication requirement, residential development, entitlement rights, TDU Program, CHHA, and property designation.

County Attorney Knowlton interjected on petition withdrawal and continuation processes.

Public Input

Hank Killion, Charlotte Harbor Yacht Club spoke in support of Petitions PAL-23-00004, Tarpon Waterfront Village Large Scale Plan Amendment, PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment, and PD-24-08, Tarpon Waterfront Village PD Rezoning.

Steve Moore, Charlotte Harbor Yacht Club spoke in support of Petitions PAL-23-00004, Tarpon Waterfront Village Large Scale Plan Amendment, PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment, and PD-24-08, Tarpon Waterfront Village PD Rezoning.

Doug Foster, Charlotte Harbor Yacht Club spoke in support of Petitions PAL-23-00004, Tarpon Waterfront Village Large Scale Plan Amendment, PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment, and PD-24-08, Tarpon Waterfront Village PD Rezoning.

Russ Tryder, Charlotte Harbor Yacht Club spoke in support of Petitions PAL-23-00004, Tarpon Waterfront Village Large Scale Plan Amendment, PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment, and PD-24-08, Tarpon Waterfront Village PD Rezoning.

Jeffrey DiLaura, Tarpon Waterfront Village spoke in support of Petitions PAL-23-00004, Tarpon Waterfront Village Large Scale Plan Amendment, PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment, and PD-24-08, Tarpon Waterfront Village PD Rezoning.

Tim Ritchie mentioned property taxes and values, density, residential unit reduction, freedom, balance, housing and rental markets, Senator Ben Albritton, and family values.

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

MOTION CARRIED 5:0.

COMMISSIONER CONSTANCE MOVED TO CONTINUE PETITIONS PAS-24-00002, TARPON WATERFRONT VILLAGE SMALL SCALE PLAN AMENDMENT AND PD-24-08, TARPON WATERFRONT VILLAGE PD REZONING TO A TIME UNCERTAIN, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

UB6. PD-24-08, Tarpon Waterfront Village PD Rezoning

Community Development

Deny an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Environmentally Sensitive (ES) (9.74± acres), Parks and Recreation (PKR) (3.51± acres), Residential Single-family 3.5 (RSF-3.5) (0.75± acres), Residential Multi-family 5 (1.27 acres), and Commercial Tourist (CT) (5.06± acres) to Planned Development (PD) in order to allow for a residential development up to 156 units; requiring a transfer of 152 density units to reach the maximum of 156 units; and adopting a “General PD Concept Plan” for this proposed development; for property including five parcels, four parcels located at 4420 or 4444 Crews Court, 4331 and 4399 Willow Street, and 4400 Lister Street, in the Port Charlotte area, and one unaddressed parcel generally located north of the Peace River, south of Edgewater Drive, west of Bayshore Road, east of Lister Street and southeast of Crews Court, in the Charlotte Harbor Community Redevelopment area and in the Port Charlotte area, containing 20.33± acres; Petition No. PD-24-08; Applicant: Tarpon Waterfront Village LLC c/o Jeffrey DiLaura; providing an effective date. Located in Commission District V.

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 provided credentials, gave a brief overview of Proposed Changes, Concurrent Applications, PAL-23-00004, PAS-24-00002, and PD-24-08: 1,000’ Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Existing Service Area Delineation, Existing Framework, Existing FLUM Designations, Existing Zoning Designations, 1997-2010 Future Land Use Map Prior to Adoption of PA-07-11-88, 1997 USA Map, Supporting Policy and Analysis Map Series: Map #12 Areas Removed from the (1997-2010) Urban Service Area, Coastal High Hazard Area, Subject Property - 9AE, 10AE, 11AE, and 12VE Zones, Proposed Service Area Delineation, Proposed Framework, Proposed FLUM Designations, Proposed Zoning Designations, Revised PD Concept Plan, Lister Street, Willow Street, Edgewater Village Condominium, Edgewater Manor Condominium, Staff’s Professional Opinion, Originally Proposed Open Space Exhibit, Originally Proposed Wetland Management Plan Map, responded to increased density concerns, Comprehensive Plan changes, Charlotte Harbor Yacht Club, PKR, PD components, and USA placement.

Attorney Michael Haymans, Applicant Representative commented on residential unit and density reduction, wetlands and open space preservation, Rural Service Area, USA, Charlotte Harbor CRA, resiliency, SLOSH models, Sunseeker, Charlotte Harbor Yacht Club ownership and benefits, May 27, 2025 Regular and Land Use Meeting transmittal, regulatory agency review and comments, first finished floor elevation, Charlotte Harbor Water Association capacity availability letter, replied to facility expansion requests, economic and community benefits, amenities, height requirements, mangrove preserve, Lister Street, Planning & Zoning Staff, infill development, Agenda item language, traffic study, community meeting attendance, PD Concept process and Conditions, expectations, publication cost, and requested a continuance for PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment, and PD-24-08, Tarpon Waterfront Village PD Rezoning to a time uncertain.

Ben Smith, Morris-Depew Associates Land Use Planner gave a brief overview of Tarpon Waterfront Village LLC, Project Benefits, Concept Plan Changes, and Compatibility.

Bill Morris, Morris-Depew Associates Civil Engineer gave a brief overview of FEMA Flood Insurance Rate Map, Structure Flood Resiliency Design, and Impede Storm Surge Migration Inland.

Chair Tiseo discussed staff recommendation and concerns, Staff Reports, integrity, public record, factual statements, Charlotte Harbor Yacht Club, land configuration, property entitlements, purchase expectations, Emergency Management Director Patrick Fuller, density concerns, storm events, CHHA, USA, residential unit subdivision and development limitations, Staff's Professional Opinion, growth management tools, and Comprehensive Plan compliance. **Commissioner Constance** mentioned factual statements, PD component, increased density concerns, USA, water proximity, Harpoon Harry's, and withdrawal and denial petition process. **Commissioner Deutsch** commented on Charlotte Harbor Yacht Club ownership, operation and membership costs, development model, density and unit reduction, Lister Street, condominium elevation, traffic impacts and study, collaboration concept, USA, concerns, and continuation. **Commissioner Doherty** spoke to documentation inconsistencies, USA placement, May 27, 2025 Regular and Land Use Meeting, hearing continuation, resiliency, density concerns, Lister Street, traffic concerns, substandard roadway, CHHA architectural solutions, continuation, Comprehensive Plan compliance, project, Staff Report, and Agenda Item Actions. **Commissioner Truex** noted PD component, USA placement, documentation inconsistencies, accuracy, property development and acquisition, septic system installation, and project modifications.

Jeffrey DiLaura, Tarpon Waterfront Village Owner responded to Charlotte Harbor Yacht Club membership costs and Florida Council of Yacht Clubs and American Council of Yacht Clubs Reciprocity.

Mr. Cullinan replied to USA removal and placement, 2010 Comprehensive Plan, staff concerns and recommendations, US 17 Area Plan, Charlotte Harbor CRA, documentation inconsistencies, Charlotte Harbor Yacht Club, proposed site and open space plans, wetlands preservation, continuation process, publication requirement, residential development, entitlement rights, TDU Program, CHHA, and property designation.

County Attorney Knowlton interjected on petition withdrawal and continuation processes.

Public Input

Hank Killion, Charlotte Harbor Yacht Club spoke in support of Petitions PAL-23-00004, Tarpon Waterfront Village Large Scale Plan Amendment, PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment, and PD-24-08, Tarpon Waterfront Village PD Rezoning.

Steve Moore, Charlotte Harbor Yacht Club spoke in support of Petitions PAL-23-00004, Tarpon Waterfront Village Large Scale Plan Amendment, PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment, and PD-24-08, Tarpon Waterfront Village PD Rezoning.

Doug Foster, Charlotte Harbor Yacht Club spoke in support of Petitions PAL-23-00004, Tarpon Waterfront Village Large Scale Plan Amendment, PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment, and PD-24-08, Tarpon Waterfront Village PD Rezoning.

Russ Tryder, Charlotte Harbor Yacht Club spoke in support of Petitions PAL-23-00004, Tarpon Waterfront Village Large Scale Plan Amendment, PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment, and PD-24-08, Tarpon Waterfront Village PD Rezoning.

Jeffrey DiLaura, Tarpon Waterfront Village spoke in support of Petitions PAL-23-00004, Tarpon Waterfront Village Large Scale Plan Amendment, PAS-24-00002, Tarpon Waterfront Village Small Scale Plan Amendment, and PD-24-08, Tarpon Waterfront Village PD Rezoning.

Tim Ritchie discussed property taxes and values, density, residential unit reduction, freedom, balance, housing and rental markets, Senator Ben Albritton, and family values.

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

MOTION CARRIED 5:0.

COMMISSIONER CONSTANCE MOVED TO CONTINUE PETITIONS PAS-24-00002, TARPON WATERFRONT VILLAGE SMALL SCALE PLAN AMENDMENT AND PD-24-08, TARPON WATERFRONT VILLAGE PD REZONING TO A TIME UNCERTAIN, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

ADJOURNED: 5:01 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