

BOARD OF COUNTY COMMISSIONERS

JUNE 17, 2025

A Board Workshop 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 Savino. The following members were absent: None.

The Meeting was called to order at 9:00 am, followed by the Pledge of Allegiance.

County Administrator Flores highlighted Board Workshop.

1. Hurricane Dashboards

Gordon Burger, Budget and Administrative Services Director introduced Chris Spillman, CSA Consulting Group Principal Consultant, and highlighted Hurricane Dashboards.

Mr. Spillman gave a brief overview of Public Facing Reporting Proposed Architecture, Disaster Recovery Project Status Updates, and Port Charlotte Beach Park.

Chair Tiseo discussed Port Charlotte Beach Park, Sales Tax projects, hyperlinks, and launch date. **Commissioner Constance** mentioned Disaster Recovery Project Status Updates. **Commissioner Doherty** commented on community tool and perspective. **Commissioner Truex** noted Project Status Updates website, interlinking, and County website banner.

County Administrator Flores replied to County Storm and Recovery website banner.

Deputy County Administrator Emily Lewis responded to County website hero slider, Project Status Updates webpage, hyperlink, and navigational ease.

2. Solid Waste Fees

John Elias, Public Works Director highlighted Solid Waste Fees, introduced Thierry Boveri, Raftelis Vice President, replied to tipping fees, out-of-county waste and impacts, April 15, 2025 Joint Meeting with Lee County, Memorandum of Understanding (MOU), policy decisions, West County Transfer Facility, landfill life expectancy and expansion, franchise hauler, recovery costs, Lee County Waste-to-Energy Facility, public private partnership, ash disposal challenges, regional approach, vertical expansion, and options.

Mr. Boveri gave a brief overview of Agenda, Background: Services Overview, Background – Existing Rate Structure, Background – Inflation, Background – Waste Generation: Majority of Material Type Received, Fiscal Year (FY) 2022-2030, Background – Landfill Capacity, Scope & Key Objectives, Scope & Key Objectives – Data Driven Process, Methodology & Model, Financial Plan – Key Assumptions – Operating Expenses (OpEx), Financial Plan – Key Assumptions: Deposits and Transfers, Capital Fund Deposits, Landfill Expansion Deposits, Landfill Closure Deposits, Financial Plan – Existing Revenues, Financial Plan – Revenue Sufficiency, Financial Plan – Bill Impact Scenarios, Financial Model – Rate Comparison Results,

Findings & Recommendations Summary, responded to waste-to-energy and privately owned facilities, capital and operating costs, Duke Power, Pinellas and Miami-Dade Counties, capacity payment agreements, Collier County, airspace preservation, and inflationary factors.

Chair Tiseo spoke to Background – Inflation, out-of-county waste percentage and rates, landfill capacity and life expectancy impacts, policy decision, natural disaster debris, rate schedule, proportionate share, Florida Statute requirements, technical report, permitting and expansion costs, rational nexus, Lee County, capital infrastructure and operational responsibility, energy conversion, waste-to-energy facility location, and Financial Plan – Bill Impact Scenarios. **Commissioner Constance** discussed Background – Existing Rate Structure, FY 2022-2030, out-of-county projections and limitations, Financial Model - Rate Comparison Results, staggered increase, waste-to-energy facilities, Palm Beach Renewable Energy Facility 2 (REF2), vertical and horizontal expansion, capital expenditures, fee structure adjustments, environmental issues, Burnt Store Corridor, Lee County Commissioner Brian Hamman, population, and Financial Plan – Bill Impact Scenarios. **Commissioner Deutsch** mentioned landfill life expectancy and volume, State of Emergency, Florida Statutory requirement, expansion needs, waste-to-energy costs, and produced energy cost and environmental benefits. **Commissioner Doherty** commented on Reworld, regional approach, Lee County Resource Recovery Facility - Buckingham Campus, plant expansion timeline, long-term option, capital expenditures, and Financial Plan – Bill Impact Scenarios. **Commissioner Truex** noted Background – Inflation, FY 2022-2030, out-of-county waste, Lee County, population growth, fiscal and quantity calculations, landfill life expectancy, vertical and horizontal expansion and capacities, environmental impacts and improvements, real estate costs, regional approach, location options, efficiency, benefits, and Financial Plan - Bill Impact Scenarios.

3. Community Redevelopment Agencies (CRAs)

Mr. Elias gave a brief overview of Charlotte Harbor Community Redevelopment Agency (CRA), Charlotte Harbor CRA Map, Charlotte Harbor CRA - Improvements, Melbourne Street Multi-Use Path, Parmely Street Road Widening & Sidewalk, Bayshore Live Oak Park Parking Area Hardening, Charlotte Harbor CRA Funding - Original Assessed Values, Charlotte Harbor CRA Funding, Parkside CRA, Parkside CRA Map, Parkside CRA - Improvements, Lake Betty Park, McGuire Park, Olean Boulevard (Blvd) Improvements, Harbor Blvd Improvements, Aaron Street (St) & Gertrude Avenue (Ave) Multi-Use Paths, Other Sidewalks Completed, Caring Way & Brinson Ave Sidewalks, Sunshine Lake & Sunrise Waterway, Family Services Center, Cultural Center/Port Charlotte Library, Other Improvements, Parkside CRA Funding, Murdock Village CRA, Murdock Village/Westport within Murdock Village CRA, Murdock Village CRA - Improvements, Murdock Village Land Sales: Land sold to Buyer in phases, Kolter Acquisitions, LLC acquired the land from Lost Lagoon, LLLP September 2024, Murdock Village Future Amenities, Murdock Village CRA Funding, replied to land development regulations, and sunsetting.

Chair Tiseo spoke to Charlotte Harbor CRA Funding - Original Assessed Values, Tax Increment Financing (TIF) Funding uses, conservative estimates, Charlotte Harbor CRA Funding, Sunseeker, 2024 tax roll, Citizen's Master Plan, public private partnership, Parkside CRA, infrastructure improvements, CRA sunsetting and creation requirements, loan repayment sources, Cultural Center components, Murdock Village CRA Funding, identified projects, affordable housing, property acquisitions and sales, Affordable Housing Trust Fund, and community needs. **Commissioner Constance** discussed debt repayment, TIF and Capital Projects Funds, Toledo Blade and Flamingo Blvds, intersection improvement funding, Charlotte Harbor CRA, Parkside CRA Meeting, and Parmely Street Road Widening & Sidewalk. **Commissioner Doherty** mentioned on TIF and Capital Projects Funds, Sunseeker, project construction costs, sunsetting, Parkside CRA Meeting, Citizen's Master Plan, project completion, Charlotte Harbor CRA, infrastructure, growth, and Parmely Street Road Widening & Sidewalk. **Commissioner Truex** commented on Sunseeker 2024 property tax bill total.

Mr. Burger responded to June 19, 2025 Focus Area Workshop – Efficient and Effective Government, debt repayment sources, transfer tax, infrastructure, assessed value, and Capital Projects Fund.

Deputy County Attorney Thomas David interjected on Community Redevelopment Plan review and components.

County Attorney Knowlton interjected on Parkside CRA Citizen’s Master Plan.

4. Englewood Beach Update

Tommy Scott, Community Services Director gave a brief overview of Englewood Beach: Post Hurricane Milton sand operation, Phase 1 plan, Englewood Beach - Current fence, Initial Phase 2 plan, Englewood Beach - Board walk has been removed, Updated Phase 2, Englewood Beach - New fence line, Englewood Beach - Northern parking area, Future work undetermined timeline, replied to sea turtle season, and dunes.

Chair Tiseo noted curbing/sidewalk and asphalt contracts, Updated Phase 2, phased approach, and environmental fencing. **Commissioner Truex** spoke to Updated Phase 2 and completion date.

AA. County Administrator Comments

County Administrator Flores remarked on Charlotte County Fire/EMS and American Heart Association’s Mission: Lifeline EMS Gold Award.

BB. County Attorney Comments - None

CC. Commissioner Comments

Chair Tiseo discussed Bayshore Live Oak Park tour, fence relocation, damage assessment report and spreadsheets, modification options, Live Oak Point Park, park elements, Port Charlotte Beach Complex, Englewood Beach, funding sources, phased reopening plans, Workshop topic, Federal Emergency Management Agency (FEMA) reimbursement process and compliance, Hurricane Ian, cash flow, risk tolerance, obligations, policy decisions, community and construction projects, South Gulf Cove Boat Ramp status and repair process, expectations, and regulatory agencies. **Commissioner Constance** mentioned Charlotte Harbor CRA, Bayshore Live Oak Park, funding sources, hurricane damages, TIF Funds, facility hardening, West Coast Inland Navigation District (WCIND) Executive Director Justin McBride, Florida Association of Special Districts (FASD) Annual Conference, Sunseeker, Tourism Department, Live Oak Point Park boardwalk, sustainability, FEMA reimbursements, and regulatory agencies. **Commissioner Deutsch** commented on insurance claims, FEMA reimbursement eligibility, and damage assessments spreadsheet. **Commissioner Doherty** noted Live Oak Point Park, boardwalk structural analysis, design forensic review and modifications, FEMA reimbursement requests, risk levels, Reserves, complexities, projects, and cash flow. **Commissioner Truex** spoke to hurricane damage assessment spreadsheets and FEMA.

Mr. Scott responded to Bayshore Live Oak Park tour, hurricane damages and recovery efforts, CSA Consulting Group contract, timeline, phased approach concept, fencing challenges, funding sources and allocation, Army Corp of Engineers permit application, Live Oak Point Park boardwalk cost, engineering and materials, storm surge, AshBritt debris removal, and sustainability.

Mr. Burger replied to FEMA claim reimbursement requests and obligations, Hurricanes Ian and Milton, damaged assessments, CSA Consulting Group, out of pocket costs, supplemental claims, deductibles, mitigation costs, emergency protective measures, building reconstruction, federal regulations, and Charlotte Sports Park.

Deputy County Administrator Lewis responded to South Gulf Cove Boat Ramp, FEMA projects and pending reimbursements, design costs, funding sources and plan, construction and community projects, regulatory agency permitting, and realistic timeframes.

ADJOURNED: 11:38 am

Joseph M. Tiseo, Chair

DATE ADOPTED: _____

ATTEST:

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

By: _____
Deputy Clerk