

# Charlotte County

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



## Regular and Land Use Meeting

Tuesday, July 22, 2025  
9 a.m.

### **Board of County Commissioners**

#### **COUNTY COMMISSIONERS**

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

#### **COUNTY ADMINISTRATOR**

*Hector Flores*

#### **COUNTY ATTORNEY**

*Janette S. Knowlton*

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

*Roger D. Eaton*

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

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

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

**9:00 A.M.**

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

### **Invocation**

If you wish, please rise for the invocation

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

### **Pledge of Allegiance**

### **Changes to the Agenda**

See separate sheet

### **Proclamations - Commissioner Ken Doherty**

[Artist of the Month - July/August](#)  
[Mike Mansfield Day](#)

### **Employee Recognition**

[Employees of the Month - June 2025](#)

Tony Altmeyer, Tom Elson, Crystal Moore, John Persechino, Doug Walker, Steve Savino, TJ Dipaolo, Chuck Kreher, Dwayne Smith, John McGinnis, Brad Tafel, Zack Simo, Mike Pritchett, Tim Bliss, John (Taylor) Edwards, Roland Snipes, Kevin Howard, Christian Newsome, Brandon Tarman, Christian Demersman, Joe Mercer, Mark Ulchinsky, Daryl Thompson, Alex Cohn, David Williams, Bob Weaver, John Crabtree, Paul King, Robert Roffey and Rob Pacovsky.  
Public Works

[Years of Service - June 2025](#)

**5 Years**

Courtney Childers  
Samuel Hipp

Budget & Administrative Services  
Community Development

**10 Years**

Kimberly Frost  
Kyle Yancey  
Nicholas Ladue  
James Davis  
Jessica Marcinczyk

Community Development  
Public Safety  
Public Safety  
Public Works  
Utilities

**15 Years**

Ruben Gonzalez

Public Safety

**20 Years**

William Horton  
David Santimauro  
Peter Selberg II  
Chad Sutter

Community Development  
Community Development  
Utilities  
Utilities

**30 Years**

Charles Kreher Jr.  
Michael Seneca  
Timothy Rodgers

Public Works  
Public Safety  
Community Development

**Ambassador Program Graduates - Spring 2025**

Chandler Armstrong  
Keri Brouillard  
Amber Brusso  
Tiffany Del Sasso  
Matthew Greenwood  
Brandon W. Hackbarth  
Chris Hinrichs  
Dave Kapp  
Cal Keene  
James "Ross" Lynch  
Lauren Maietta  
Scott P. Morris  
Thomas Muse Jr.  
Mark Odell  
Julie Pennock  
Robyn Price  
Jody Randel  
Ernestine Scarlett  
Brent Thompson  
Eddie Tucker  
Maria Vastola  
Krista Vigne  
Cheleon "Shay" Waters-Sykes

Utilities  
Facilities Management  
Human Services  
County Attorney's Office  
Community Development  
County Attorney's Office  
Human Resources  
Community Services  
Community Resources  
Utilities  
Community Development  
Public Safety  
Utilities  
Economic Development  
Tourism  
Tourism  
Public Safety  
Budget & Admin. Services, Transit  
Facilities Management  
Public Works  
Economic Development  
Budget & Admin Services, Purchasing  
Human Services

Brandon Watkins  
Chastity Williams

Public Safety  
Budget & Admin Services, Purchasing

## Award Presentations

### [State Appropriations - Representative Nix](#)

State Representative Danny Nix will present a ceremonial check for the state appropriations he successfully sponsored during the 2025 Legislative Session.

### [American Public Works Association \(APWA\) Reaccreditation](#)

Robert Garland to present the American Public Works Association (APWA) reaccreditation to Public Works. The Charlotte County Public Works Department has recently received full accreditation by the American Public Works Association (APWA) for the 2nd time. This accreditation formally verifies and recognizes that the agency is in full compliance with the recommended management practices set forth in APWA's Public Works Management Practices Manual.

### [Excellence in Business Award](#)

Charlotte County Beef 'O' Brady's to be awarded Economic Development Business Award.

### [Florida Association of County Managers Recognition](#)

Mandy Hines to present an award to Hector Flores for his service as President of the Florida Association of County Managers.

## PUBLIC INPUT - AGENDA ITEMS ONLY

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

## COMMITTEE VACANCIES

The committee vacancy list below is for informational purposes only. It is not part of the County Commission agenda upon which action is to be taken, and therefore not a topic on which public input is allowed at the beginning of this meeting.

### \* [Affordable Housing Advisory Committee](#)

**The Affordable Housing Advisory Committee (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](mailto:Morgan.Cook@charlottecountyfl.gov) for more information.

\* [Agricultural & Natural Resources Advisory Committee](#)

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

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

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

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

**Barrier Island Fire Service Municipal Service Benefit Unit (MSBU) Advisory Board** is seeking a volunteer to fill a vacant position with term ending October 31, 2026. Applicants must be residents of Charlotte County and reside within the Unit. Submit applications to Public Safety Department, 26571 Airport Road, Punta Gorda, Florida 33982; call 941-833-5602 or email [Carole.Thomas@CharlotteCountyFL.gov](mailto:Carole.Thomas@CharlotteCountyFL.gov).

\* [MPO Vacancies](#)

**Charlotte County Transportation Disadvantaged Local Coordinating Board (LCB)** is seeking one volunteer: one experienced representative of the local private for-profit transportation industry. The purpose of the LCB is to identify local service needs and to provide information, advice, and direction to the Community Transportation Coordination of service to be provided to the transportation disadvantaged.

**MPO - Citizens' Advisory Committee (CAC)** is seeking one Charlotte County resident to serve as a West County Representative (applicant must live West of the Myakka River); and one South County Representative. The CAC reviews and makes recommendations on transportation plans and projects that the MPO Board will consider.

The deadline for submitting an application is Thursday, July 24, 2025. Please go online at [www.ccpgmpo.gov](http://www.ccpgmpo.gov) or contact the MPO for an application. The MPO mailing address is Charlotte County-Punta Gorda MPO, 1050 Loveland Blvd. Box C, Port Charlotte, Florida 33980; Email: [office@ccpgmpo.gov](mailto:office@ccpgmpo.gov). The MPO Board will elect the above positions at its Monday, August 4, 2025 meeting.

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

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

- **Boca Grande Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Buena Vista Waterway Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Edgewater North Waterway Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Englewood East Non-Urban Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Gardens of Gulf Cove Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Greater Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Gulf Cove Waterway Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Harbour Heights Waterway Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Manasota Key Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Manchester Waterway Utility 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.
- **Placida Area Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026, and one member to fill a position with a term through October 31, 2028.
- **Rotonda Sands Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **South Burnt Store Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Suncoast Waterway Unit** is seeking one member to fill a position with a term through October 31, 2026, and one member to fill a position with a term through October 31, 2028.

## REPORTS RECEIVED AND FILED

## CONSENT AGENDA

**Clerk of the Circuit Court****A. Comptroller Division****1. [Finance](#)****Recommended Action:**

Approve the Clerk's Finance Memorandum.

**Budgeted Action:**

No action needed.

**2. [New Commercial Paper Loan](#)****Recommended Action:**

- a) Approve Resolution authorizing a new Commercial Paper Loan in the amount of \$2,199,000 for Placida MSBU paving; and
- b) Authorize the Chairman to execute any documents necessary to effectuate loan.

**Budgeted Action:**

No action needed.

**B. Minutes Division****1. [Minutes](#)****Recommended Action:**

Approve the following Minutes:

June 10, 2025 BCC Regular and Land Use Meeting

June 17, 2025 BCC Board Workshop

June 19, 2025 BCC Pre-Agenda

**Budgeted Action:**

No action needed.

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

Approve the appointment of Derek Pinkerton to fill an unexpired term on the Manasota Key Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

**Budgeted Action:**

No action needed.

**2. [Appointment - Greater Port Charlotte Street & Drainage Advisory Board](#)****Recommended Action:**

Approve the appointment of Jerod Gross to fill the unexpired term of John Carlson on

the Greater Port Charlotte Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

**Budgeted Action:**

No action needed.

3. [Appointment - Parks and Recreation Advisory Board](#)

**Recommended Action:**

Approve the appointment of Laura J. Rouse as District 2 representative to fill the vacant and unexpired term to the Parks and Recreation Advisory Board. Term is effective immediately and will expire on November 30, 2026.

**Budgeted Action:**

No action needed.

4. [Resolution Regarding Commissioners' In-County Travel](#)

**Recommended Action:**

Approve Resolution regarding Commissioner in-county travel.

**Budgeted Action:**

No action needed.

D. **County Administration**

1. [New Positions](#)

**Recommended Action:**

- a) Approve addition of one (1) full-time Communications Assistant Social Media Manager for the Communications department; and
- b) Approve addition of two (2) full-time Purchasing Contract Specialist positions for Purchasing, Budget & Administrative Services department; and
- c) Approve Resolution for positions modification form MOD25-04 for the new positions; and
- d) Authorize the Chairman to sign the Resolution.

**Budgeted Action:**

No action needed; will utilize available funds from savings in salary and fringe lines in the Communications and Purchasing FY25 budgets.

E. **County Attorney**

1. [Set and Hold Executive Session re: Leonard Mace, as Husband and Legal Guardian of Krystal Mace v. Charlotte County](#)

**Recommended Action:**

Set and convene an Executive Session for Tuesday, July 22, 2025, at time 12:00 p.m. in the Charlotte County Attorney's Office Conference Room to discuss settlement negotiations or strategy related to litigation expenditures in this civil lawsuit captioned Leonard Mace, as husband and legal guardian of Krystal A. Mace v. Charlotte County.

**Budgeted Action:**

No action needed.



**F. Budget and Administrative Services****Fiscal Services****1. [Adoption of New Rate Charlotte County Utilities](#)****Recommended Action:**

- a) Approve Utility Rate Resolution to adopt new water, sewer, and reclaim rates as increased by the FPSC index for 2025; and
- b) Authorize the Chairman to sign the Resolution.

**Budgeted Action:**

No action needed. Increase will be reflected in the FY26 Budget.

**Information Technology****Purchasing****2. [24-597, Approve Amendment 1, Burnt Store Water Reclamation Facility Permit Modification & Design \(Utilities\)](#)****Recommended Action:**

- a) Approve Amendment #1 to Contract #24-597, Burnt Store Water Reclamation Facility Permit Modification & Design, with Kimley-Horn and Associates, Inc., of Raleigh, North Carolina, correcting the contract total from \$3,643,523 to \$3,739,781; and
- b) Authorize the Chairman to sign Amendment #1.

**Budgeted Action:**

No action needed. Budgeted in Capital Improvement Project "Burnt Store Water Reclamation Facility Expansion" as approved in the FY25 budget process. Funding will be supplied by the Utility Wastewater Connection Fee Fund.

**3. [25-188, Approve Ranking, Inspection and Condition Assessment for Wastewater System Pipelines, Manholes and Force Mains \(Utilities\)](#)****Recommended Action:**

- a) Approve the Ranking of firms for Request for Proposal #25-188, Inspection and Condition Assessment for Wastewater System Pipelines, Manholes and Force Mains: 1st Mead & Hunt of Fort Myers, Florida; 2nd HDR Engineering, Inc. of Sarasota, Florida; and 3rd Rhino Engineering Solutions, LLC of Laguna Beach, California; and
- b) Approve start of negotiations; and
- c) Authorize the chairman to sign the Contract after completion of negotiations. This is for professional services required to provide a Wastewater System Pipeline, Manhole and Force Main, Inspection and Condition Assessment in accordance with the County's Capacity, Management, Operations and Maintenance (CMOM) Program.

**Budgeted Action:**

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

4. [25-413, Award, 25 Foot Aluminum Boat and Trailer \(Community Services\)](#)

**Recommended Action:**

- a) Approve award of Request for Bid #25-413, 25-foot Aluminum Boat with Trailer to the lowest responsive responsible Bidder Uncle J's Custom Boats, LLP, Morgan City, Louisiana for the total cost of \$245,884.96; and
- b) Approve Asset #32575 and #38068 to be sold via auction.

**Budgeted Action:**

No action needed. Budgeted in the Community Services Equipment Replacement Plan as approved in the FY25 budget process. Funding is provided from the General Fund to be reimbursed by Capital Projects, ad valorem.

5. [25-398, Award, Reinforced Concrete Culvert Pipe Elliptical - Annual Contract \(Public Works\)](#)

**Recommended Action:**

- a) Approve award of Request for Bid #25-398, Reinforced Concrete Culvert Pipe Elliptical - Annual Contract, to Rinker Materials, of Miami, Florida, for the term of October 1, 2025, through and including September 30, 2026, per the attached unit pricing, with an option to renew for two (2) additional one-year terms, at the same prices, terms, and conditions, upon mutual consent; and
- b) Authorize the County Administrator to approve renewal options for up to two (2) additional one-year terms, at the same prices, terms, and conditions, upon mutual consent.

**Budgeted Action:**

No action needed. Budgeted in the Transportation Fund Public Works Maintenance and Operation budget as approved in the FY2025 budget process. Funding for the expenditure comes from Gas Tax.

6. [25-431, Approve Ranking, Water Quality Monitoring Program - Lakeview/Midway and Cape Haze \(Utilities\)](#)

**Recommended Action:**

- a) Approve ranking of firms for Request for Proposal #25-431, Water Quality Monitoring Program - Lakeview/Midway and Cape Haze: 1st Kimley-Horn and Associates of Fort Myers, Florida; 2nd Johnson Engineering, LLC of Fort Myers, Florida; Pale Blue Dot Consulting, LLC of Saint Petersburg, 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 Utilities Operations and Maintenance Fund - Administration budget as approved in the FY2025 budget process. Funding for this expenditure comes from rate revenues.

7. [25-166, Ratify Contract, Gillot Boulevard, North of Blitman Street, Construction Repairs \(Public Works\)](#)

**Recommended Action:**

Ratify the Contract signed by the County Administrator for Request for Bid #25-166, Gillot Boulevard, North of Blitman Street, Construction Repairs which was awarded to

the lowest responsive, responsible bidder, V&H Construction of Fort Myers, Florida at the total cost of \$435,840.30.

**Budgeted Action:**

No action needed. Budgeted in the Hurricane Fund. Allowable grant expenses will be reimbursed by Florida Department of Transportation. There is no local match required.

8. [25-269, Approve Change Order 1, Hurricane Ian Self-Supporting Antenna Tower at Various Lift Stations \(Utilities\)](#)

**Recommended Action:**

Approve Change Order #1 to Contract 25-269, Hurricane Ian Self-Supporting Antenna Tower at Various Lift Stations, as awarded to Tower Systems, Inc. of Winter Park, Florida in the amount of \$54,902.68.

**Budgeted Action:**

No action needed. A fourth quarter budget adjustment will be brought to the Board if the change order is accepted. Funding for this Hurricane Ian repair is being collected in the hurricane fund. There is an anticipated reimbursement of 75% (Federal Emergency Management Agency) with a state reimbursement of 12.5% and a required local match of 12.5%.

9. [25-383, Approve Ranking, Design - Bridge Scour Study and Countermeasures \(Public Works\)](#)

**Recommended Action:**

- a) Approve ranking of firms for Request for Proposal #25-383, Design - Bridge Scour Study and Countermeasures: 1st DRMP, Inc., of Orlando, Florida, 2nd Arcos Bridge, Inc, of Tampa, Florida, 3rd Goodwyn Mills Cawood, LLC, of Montgomery, Alabama; 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 Public Works Bridge Capital Maintenance Plan as approved in the FY25 budget process. Funding is supplied from Capital Projects, ad valorem.

10. [25-531, Award, Repeater Systems \(Facilities\)](#)

**Recommended Action:**

Approve the award of Piggyback File #25-531, Repeater Systems, to Iron Bow Technologies LLC of Herndon, Virginia per the Omnia R210404 Technology Contract for the total cost of \$295,136.87. This is for the purchase and installment of two separate repeater systems for the Sheriff Admin 911 Project, located at Charlotte County Sheriff's Office new admin facility on Loveland Road.

**Budgeted Action:**

No action needed. Budgeted in the Capital Improvement Project "Sheriff Support Services (Admin HQ) & Hardened 911" as approved in the FY25 budget process. Funding is supplied from the 2020 Sales Tax Extension.

11. [19-156, Amendment 2, Engineering, Design and Construction Administrative Services, Eastport Water Reclamation Facility \(Utilities\)](#)

**Recommended Action:**

- a) Approve Amendment #2 to Contract #19-156, Engineering, Design and Construction Administration Services - Eastport Water Reclamation Facility, with Jones Edmunds & Associates, Inc. in the not to exceed amount of \$405,000; and
- b) Authorize the Chairman to sign the Amendment.

**Budgeted Action:**

No action needed. Budgeted in the CIP project "East Port WRF Expansion" as approved in the FY25 budget process. Funding will be supplied from the Utility Wastewater Connection Fee Fund.

**12.** [22-162, Amendment 3, Construction Manager at Risk, Port Charlotte Beach Recreation Center, Guaranteed Maximum Price \(Facilities\)](#)

**Recommended Action:**

- a) Approve Amendment #3 to Contract #22-162, Construction Manager at Risk, Port Charlotte Beach Recreation Center with Tandem Construction, Inc., for the Guaranteed Maximum Price (GMP) for the management/construction phase of the project in the amount of \$27,980,773.55; and
- b) Approve Resolution for budget adjustment BA25-181 in the amount of \$18,200,000; and
- c) Approve amendment to Capital Improvement Project "Port Charlotte Beach Recreation Center" increasing total project by \$14,500,000; and
- d) Approve amendment to Capital Improvement Project "Port Charlotte Beach Recreation Center Pool" increasing total project by \$3,700,000.

**Budgeted Action:**

Approve budget adjustment BA25-181 in the amount of \$18,200,000 amending the FY25 budget for Capital Improvement Project "Port Charlotte Beach Recreation Center" from \$10,000,000 to \$24,500,000 and "Port Charlotte Beach Recreation Center Pool" from \$4,500,000 to \$8,200,000. Funding is supplied from the 2020 Sales Tax Extension.

**13.** [25-384, Approve Ranking, Transit Contract Driver Services - Annual Contract \(Transit\)](#)

**Recommended Action:**

- a) Approve ranking of firms for Request for Proposal #25-384, Transit Contract Driver Services - Annual Contract: 1st: CPR Medical Transportation, LLC, of Washington, DC, 2nd: Parking Veterans, Inc, of North Tustin, California, and 3rd: Ameditrans, of Port Charlotte, 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. Budget for this expense comes from Professional Services account lines in the Transit Fund budget to be approved in the FY2026-2027 budget process. Funding for this expenditure comes from the Transportation Disadvantaged (TD) Trip and Equipment Grant, State Block Grant, Federal Transit Administration (FTA) Section 5307 Urbanized Area Formula Grant, FTA Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities, FTA Section 5311 Rural Areas, and matching local funds. County match of up to 50% will be provided by General Funds based on each grants requirement.

14. [25-360, Approve Ranking, Don Pedro and Knight Island Neighborhood Plan \(Public Works\)](#)

**Recommended Action:**

a) Approve the ranking for firms for Request for Proposal #25-360, Don Pedro and Knight Island Neighborhood Plan: 1st Johnson Engineering, LLC; 2nd Shafer Consulting, LLC.; and 3rd Avid Arborists, Inc.; and

b) Approve start of negotiations; and

c) Authorize the Chairman to sign the Contract after completion of negotiations.

This is for the professional services for a neighborhood plan for Don Pedro and Knight Island.

**Budgeted Action:**

A budget adjustment will be needed to amend the FY25 Don Pedro Knight Island Street and Drainage Unit budget upon execution of the contract. Funding is available using Reserves within the Don Pedro Knight Island Street and Drainage Unit.

15. [25-420, Approve Ranking, Design El Jobean Fishing Pier and Approach \(Community Services\)](#)

**Recommended Action:**

a) Approve ranking of firms for Request for Proposal #25-420, Design El Jobean Fishing Pier and Approach: 1st Giffels-Webster Engineering, Inc.; 2nd Coastal Engineering Consultants, Inc.; and 3rd The Weiler Engineering Corp.; and

b) Approve start of negotiations; and

c) Authorize the Chairman to sign the Contract after completion of negotiations.

This is for the professional services needed to design demolition and replacement/revetment of the El Jobean Fishing Pier.

**Budgeted Action:**

No action needed. A fourth quarter budget adjustment will be brought to the Board if award is accepted. Funding for this Hurricane Milton repair is being collected in the hurricane fund. There is an anticipated reimbursement of 75% from FEMA (Federal Emergency Management Agency) with a 25% required local match.

16. [25-389, Approve Ranking, Comprehensive Self-Insurance Program - Third Party Administration Services \(Risk Management\)](#)

**Recommended Action:**

a) Approve ranking of firms for Request for Proposal #25-389, Comprehensive Self-Insurance Program - Third Party Administration Services: 1st Commercial Risk Management, Inc.; 2nd Preferred Government Claim Solutions, Inc.; and 3rd Tristar Claims Management Services, Inc.; and

b) Approve start of negotiations; and

c) Authorize the Chairman to sign the Contract after completion of negotiations.

This is for a firm to provide a Comprehensive Self-Insurance - Third Party Administration Program.

**Budgeted Action:**

No action needed. Budgeted in the Risk Management Fund - Self Insurance Budget for the FY25 budget approval process.

**17. [25-363, Approve Ranking, Consultant to Redesign Intranet \(Information Technology\)](#)****Recommended Action:**

- a) Approve the ranking of firms for Request for Proposal #25-363, Consultant to Redesign Intranet: 1st AgreeYa Solutions, Inc. of Folsom, California; 2nd vTech Solutions, Inc. of Washington DC; and 3rd American Technology Consulting, LLC of Wes Des Moines, Iowa; and
  - b) Approve start of negotiations; and
  - c) Authorize the Chairman to sign the contract after completion of negotiations.
- This is for a consultant to redesign the County's intranet.

**Budgeted Action:**

No action needed. Budget for this item comes from savings in various account lines budgeted in the General Fund- Information Technology Operations budget as approved in the FY2025 budget process. Funding for the expenditure comes from ad valorem.

**18. [23-485, Approve, Change Order 6, East Port Water Reclamation Facility Expansion \(Utilities\)](#)****Recommended Action:**

Approve Change Order #6 to Request for Bids #23-485, East Port Water Reclamation Facility Expansion, with Poole and Kent Company of Florida, of Port Charlotte, Florida in the amount of \$510,557.43.

This project is for the upgrade of the East Port Water Reclamation Facility.

**Budgeted Action:**

No action needed. Budgeted in the CIP project "East Port WRF Expansion" as approved in the FY25 budget process. Funding will be supplied from the Utility Wastewater Connection Fee Fund.

**19. [25-362, Approve Ranking, Design McGuire Park - Phase II \(Facilities\)](#)****Recommended Action:**

- a) Approve the ranking of firms for Request for Proposal #25-362, Design McGuire Park - Phase II: 1st Fawley Bryant Architects, Inc. of Sarasota, Florida; and 2nd DMK Associates, Inc. of Venice, Florida; and
  - b) Approve start of negotiations; and
  - c) Authorize the Chairman to sign the Contract after completion of negotiations.
- This is for the Design of McGuire Park - Phase II.

**Budgeted Action:**

No action needed. Budgeted in the Capital Improvement Project "McGuire Park Phase 2" as approved in the FY25 budget process. Funding is supplied from Capital Projects, ad valorem and Impact Fees.

**20. [25-217, Approve Contract, Charlotte County Strategic Master Space Plan \(Facilities\)](#)****Recommended Action:**

- a) Approve contract for Request for Proposal #25-217, Charlotte County Strategic Master Space Plan, to CBRE, Inc. of Miami, Florida for a total not-to-exceed project fee of \$733,100; and
- b) Authorize the Chairman to sign the contract.

**Budgeted Action:**



No action needed. Budgeted in the Facilities Capital Maintenance Plan as approved in the FY25 budget process. Funding is supplied from Capital Projects, ad valorem.

21. [25-391, Approve Contract, Design - Englewood Beach Boardwalk and Walkovers \(Community Services\)](#)

**Recommended Action:**

- a) Approve contract for Request for Proposal #25-391, Design - Englewood Beach Boardwalk and Walkovers, to Giffels-Webster Engineers, Inc. of Englewood, Florida for a not-to-exceed amount of \$249,875; and
- b) Authorize the Chairman to sign the contract.

**Budgeted Action:**

A Q4 budget adjustment will be submitted to the Board for approval. 12.5% local match required from GF Reserves.

22. [25-552, Award Piggyback, Sheriff's Admin Headquarters/911 Office Furniture \(Facilities\)](#)

**Recommended Action:**

Approve award of Piggyback File #25-552, Sheriff's Admin Headquarters/911 Office Furniture, per the State of Florida Contract #56120000-24-NY-ACS, which was awarded to Workscapes, Inc. of Fort Myers, Florida for the total amount of \$1,058,844.65. The purchase of this furniture is for the new Charlotte County Sheriff's Office (CCSO) Admin Headquarters/911 building, which spans approximately 62,400 square feet, and is expected to be complete in March 2026.

**Budgeted Action:**

No action needed. Budgeted in the Capital Improvement Project "Sheriff Support Services (Admin HQ) & Hardened 911" as approved in the FY25 budget process. Funding is supplied from the 2020 Sales Tax Extension.

23. [25-559, Award, 2026 Model Peterbilt 567 Dump Truck \(Public Works\)](#)

**Recommended Action:**

- a) Approve award of "Piggyback" to File #25-559, for the purchase of one (1) 2026 Peterbilt 567 Dump Truck, per Florida Sheriff's Association Cooperative Purchasing Program Contract# FSA23-VEH21.0, and award to the Peterbilt Store South FL of Fort Myers, Florida for a purchase price of \$245,971.50; and
- b) Approve Asset #34385 to be sold via auction.

**Budgeted Action:**

No action needed. Budgeted in the Heavy Equipment Capital Maintenance Plan as approved in the FY25 budget process. Funding is supplied from the Solid Waste Enterprise Fund, landfill fees.

24. [25-541, Award, Dozer Replacement \(Public Works\)](#)

**Recommended Action:**

- a) Approve award of "Piggyback" to File #25-541, Dozer Replacement to Dobbs Equipment, LLC of Lutz, Florida, to purchase one (1) John Deere 850P LGP for the total cost of \$541,114 in accordance with Florida Sheriff's Association Contract #FSA23-EQU21.0; and
- b) Approve Asset #38026 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 by the Solid waste Enterprise Fund, landfill fees.

**25. [25-511, Award, Sunrise Waterway Maintenance Dredging \(Public Works\)](#)****Recommended Action:**

a) Approve award of Request for Bid #25-511, Sunrise Waterway Maintenance Dredging to Kelly Brothers, Inc of Fort Myers, Florida for the total amount of \$1,474,296; and

**b) Authorize the Chairman to sign the Resolution for CNIF West Coast Inland Navigation District funding for the Sunrise Waterway Maintenance Dredging.**

This is to secure services of a Contractor to perform the Dredging of the Sunrise Waterway, and to restore sections of Port Charlotte Beach Park, Bayshore Live Oak Point Park, and Chester Roberts Park.

**\*\*Change, Updated wording & Added attachment - Resolution, 7/18/2025\*\***

**Budgeted Action:**

No action needed. Sunrise Waterway maintenance dredging is budgeted in the Public Works MSBU/TU Dredging Capital Maintenance Plan. Funding is provided by Buena Vista Waterway MSBU assessments and Edgewater North Waterway MSBU assessments. Funding for the Sunrise Waterway maintenance dredging is also provided by Federal Emergency Management Agency, Florida Dept. of Emergency Management, and anticipated West Coast Inland Navigation District. There is a local match required of 5 - 12.5%. Funding for the Port Charlotte Beach Park, Bayshore Live Oak Park and Chester Roberts Park is provided by a Q3 budget adjustment using ad valorem funding designated for Community Services hurricane recovery projects.

**26. [Property Deletions for the Month of July, 2025 \(Purchasing\)](#)****Recommended Action:**

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

**Budgeted Action:**

No action needed.

**Real Estate Services****27. [Conveyance of Easements from Charlotte County to Florida Power and Light \(FPL\) Mid-County to West County](#)****Recommended Action:**

a) Approve the Agreement to Grant Easement; and

b) Authorize the Chairman to sign the Agreement to Grant Easement; and

c) Approve Resolution authorizing the County Administrator, or designee, to execute utility easements to Florida Power and Light Company; and

d) Authorize the Chairman to sign the Resolution.

**Budgeted Action:**

No action needed. Budgeted in the General Fund.



**Risk Management****Transit****G. Community Development****H. Community Services****1. [Right-of-Way Consent Agreement - Live Oak Point Park](#)****Recommended Action:**

- a) Approve the Right-of-Way Consent agreement with Florida Power and Light; and
- b) Authorize the Chairman to sign the Agreement.

**Budgeted Action:**

No action needed.

**I. Economic Development****J. Facilities Management****1. [Capital Project Amendment for Sheriff Support Services \(Administrative Headquarters\) & Hardened 911](#)****Recommended Action:**

- a) Approve amending Capital Improvement Project "Sheriff Support Services (Administrative Headquarters) & Hardened 911" increasing total project by \$2,087,363; and
- b) Approve Resolution for budget adjustment BA25-186 in the amount of \$2,087,363.

**Budgeted Action:**

Approve budget adjustment BA25-186 in the amount of \$2,087,363, amending Capital Improvement Project "Sheriff Support Services (Administrative Headquarters) & Hardened 911" from \$45,000,367 to \$47,087,730 for 911 Dispatch and RTIC console components. Funding is supplied from the Public Safety Fund - Sheriff, ad valorem.

**K. Human Resources****L. Human Services****1. [Hurricane Housing Recovery Loans for Community Assisted and Supported Living - Stillwater House](#)****Recommended Action:**

- a) Authorize the Hurricane Housing Recovery (HHR) Non-Profit, Low-Income, Special Needs Rental rehabilitation loan for Stillwater House in the amount of \$450,000.00; and
- b) Authorize the HHR Multi-Family New Construction/Rehabilitation loan for Stillwater House in the amount of \$400,000.00.

**Budgeted Action:**

No action needed. Budgeted in the FY2025 Hurricane Housing Recovery Fund. There is no local match required. Funding for the expenditures will come from the Hurricane Housing Recovery Program.

2. [Peace River Community Housing Partners, Inc. Land Use Restriction Agreement \(LURA\) Amendments - 21945 Belinda; 22089 Belinda; 21921 Catherine; 2158 Conway; and 22150 Gandy](#)

**Recommended Action:**

- a) Adopt Resolution Amending the Land Use Restriction Agreements (LURAs) to expand tenant eligibility criteria; and
- b) Authorize the Chairman to sign the Resolution.

**Budgeted Action:**

No action needed.

**M. Public Safety**

1. [Adoption of 2025 Charlotte County/City of Punta Gorda Local Mitigation Strategy](#)

**Recommended Action:**

- a) Approve Resolution adopting the 2025 Charlotte County/City of Punta Gorda Local Mitigation Strategy; and
- b) Authorize the Chairman to sign the Resolution.

**Budgeted Action:**

No action needed. No financial impact at this time.

**N. Public Works**

1. [FDOT SUN Trail Grant for the Design of Segment 1 along SR776 from US41 to Gillot Blvd](#)

**Recommended Action:**

- a) Board approval to accept the award from the Florida Department of Transportation (FDOT) Shared Use Non-motorized (SUN) Trail Grant for the Design of Segment 1 along SR776 from US41 to Gillot Blvd. in the amount of \$2,535,984.00; and
- b) Approve Capital Improvement Project "SUN Trail Cape Haze Pioneer Trail US41-Gillot Blvd"; and
- c) Approve Resolution authorizing budget adjustment BA25-172 in the amount of \$2,535,984; and
- d) Approve Resolution of support for project; and
- e) Authorize the Chairman, or designee, to sign any grant related documents.

**Budgeted Action:**

Approve Budget Adjustment BA25-172 in the amount of \$2,535,984 and new Capital Improvement Project "SUN Trail Cape Haze Pioneer Trail US41-Gillot Blvd." Allowable grant expenses will be reimbursed by the Florida Department of Transportation (FDOT). There is no local match required.

2. [FDOT SUN Trail Grant for the Design of Segment 2 along Gillot Blvd from SR776 to the Myakka State Forest](#)

**Recommended Action:**

- a) Approval to accept Florida Department of Transportation (FDOT) Shared Used Non-motorized (SUN) Trail Grant for the Design of Segment 2 from Gillot Blvd. to the Myakka State Forest; and
- b) Approve Capital Improvement Project "SUN Trail - Cape Haze Pioneer Trail Gillott-Myakka State Forest"; and
- c) Approve Resolution authorizing Budget Adjustment BA25-173 in the amount of 928,356; and
- d) Approve the Resolution of support for project; and
- e) Authorize the Chairman, or designee, to sign any grant related documents.

**Budgeted Action:**

Approve budget adjustment BA25-173 in the amount of \$928,356 and new Capital Improvement Project "SUN Trail - Cape Haze Pioneer Trail Gillott-Myakka State Forest." Allowable grant expenses will be reimbursed by the Florida Department of Transportation (FDOT). There is no local match required.

3. [FDOT SUN Trail Grant for the Design of the S. Fork of the Alligator Creek Bridge](#)

**Recommended Action:**

- a) Approval to accept Florida Department of Transportation (FDOT) Shared Use Non-motorized (SUN) Trail Grant for the Design of the South Fork of Alligator Creek Bridge; and
- b) Approve Capital Improvement Project "SUN Trail Cape Haze S. For Alligator Creek Bridge"; and
- c) Approve Resolution authorizing budget adjustment BA25-182 in the amount of \$821,937; and
- d) Approve Resolution of support for project; and
- e) Authorize the Chairman, or designee, to sign any grant related documents.

**Budgeted Action:**

Approve budget adjustment BA25-182 in the amount of \$821,937. Grant funding in the amount of \$821,937 will be reimbursed by the Florida Department of Transportation (FDOT). There is no local match required.

4. [Sovereignty Submerged Lands Easement Renewal and Modification](#)

**Recommended Action:**

- a) Approve the Sovereignty Submerged Lands Easement Renewal and Modification; and
- b) Authorize the Chairman to sign the Sovereignty Submerged Lands Easement Renewal and Modification.

**Budgeted Action:**

No action needed. A Q4 budget adjustment will be submitted to the Board for approval. Funding for this expenditure will come from the Florida Department of Transportation (FDOT) as a Federal pass-through from the Federal Highway Administration (FHWA). There is no local match required.

5. [Set a Public Hearing to Consider Approving an Ordinance Authorizing the Usage of Speed Detection Systems for Enforcement of School Zone Speed Limits](#)

**Recommended Action:**

Set a public hearing for September 9, 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 approving an ordinance authorizing the usage of speed detection systems for enforcement of school zone limits.

**Budgeted Action:**

No action needed.

**O. Tourism Development**

**P. Utilities**

**1. [Fiscal Sustainability Plan Resolution for Ackerman Zones 1 & 2 and Vacuum Station Project](#)**

**Recommended Action:**

- a) Approve Resolution adopting the Ackerman Zones 1 & 2 and Vacuum Station Capital Project Fiscal Sustainability Plan (FSP) for inclusion into the County's Capital Maintenance Programs; and
- b) Authorize the Chairman to sign the Resolution.

**Budgeted Action:**

No action needed.

**Q. Other Agencies**

## **REGULAR AGENDA**

**R. Regular Agenda**

**1. [West Coast Inland Navigation District August 8, 2025 Agenda, September 5, 2025 Agenda and the September 5, 2025 First TRIM Hearing](#)**

**Community Services**

- a) Discussion and direction on the West Coast Inland Navigation District (WCIND) agenda for the upcoming meeting on August 8, 2025; and
- b) Discussion and direction on the West Coast Inland Navigation District (WCIND) agenda for the upcoming meeting on September 5, 2025; and
- c) Discussion and direction on the upcoming first TRIM hearing on September 5, 2025.

**2. [State Legislative Review](#)**

**County Administration**

- a) Review of 2025 State Legislative Session key policy items and appropriations requests; and

**b) Discussion and direction on 2026 State Legislative Agenda.**

**\*\*Change, Updated title, Updated wording & Added attachment - Revised 2025 State Legislative Agenda, End of Session, 7/18/2025\*\***

**3. [2026 Sales Tax Focus Group](#)**

**County Administration**

- a) Approval of Representatives from Organizations and Members by District; and

b) Appoint one Member-at-Large by Ballot.

4. [Water Authority Agenda - August 6, 2025](#)

**Utilities**

Discussion and direction on the Peace River Manasota Regional Water Supply Authority Board agenda for the upcoming August 6, 2025, meeting.

5. [Community Development Block Grant - Disaster Recovery Applications](#)

**Human Services**

a) Approve Resolution authorizing the County Administrator, or his/her designee, to sign Community Development Block Grant-Disaster Recovery and Community Development Block Grant-Mitigation applications; and

b) Authorize the Chairman to sign the Resolution.

6. [Beach Recovery Update](#)

**Public Works**

a) Presentation; and

b) Discussion and direction on the options for the Beach Recovery Project; Storm Recovery Project or Full Template Beach Project and Timing.

7. [Bocilla Lagoon](#)

**Public Works**

a) Presentation; and

b) Discussion and direction on how to proceed with the potential dredging of Bocilla Lagoon.

8. [South County Regional Park Pool Update](#)

**Community Services**

Update on the South County regional park pool resurfacing and tile repair project.

9. [Charlotte County Sheriff's Office Firing Range Noise](#)

**Facilities Management**

Discussion and direction regarding noise from the Firing Range.

10. [#25-603, Approve Health Insurance - Annual Contract \(Risk Management\)](#)

**Budget & Admin Services**

Approve File #25-603, for Health Insurance - Annual Contract with Aetna for the term of January 1, 2026, through and including December 31, 2026.

**\*\*Added, 7/18/2025\*\***

11. [BCC Schedule Change](#)

**County Administration**

Approve the following BCC Meeting schedule change:

Schedule a Special Meeting on August 19, 2025, at 9 a.m. in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida.

**\*\*Added, 7/21/2025\*\***

## PUBLIC HEARING AGENDA

### S. 10:00 A.M. Public Hearing

1. [Ordinance to Prohibit No Thru Vehicles Over Six Wheels from Utilizing Regina Drive, From South Access Road to Sunnybrook Road](#)

#### **Public Works**

Conduct a public hearing to consider approving an ordinance to prohibit no thru vehicles over six wheels from utilizing Regina Drive, from South Access Road to Sunnybrook Road.

2. [Ordinance to Prohibit No Thru Vehicles Over Six Wheels from Utilizing David Boulevard, from South Access Road to Marathon Boulevard, and Marathon Boulevard, from David Boulevard to Gulfstream Boulevard](#)

#### **Public Works**

Conduct a public hearing to consider approving an ordinance to prohibit no thru vehicles over six wheels from utilizing David Boulevard, from South Access Road to Marathon Boulevard, and Marathon Boulevard, from David Boulevard to Gulfstream Boulevard.

3. [Third Quarter Budget Adjustments](#)

#### **Budget & Admin Services**

Approve Resolution to adopt budget adjustments that amend the FY24/25 budget. These adjustments which impact various funds are needed to align the FY24/25 budget with required changes and actual activity.

## PRESENTATION AGENDA

### T. 10:00 A.M. Presentations

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

Anyone wishing to address the Board during this portion of the meeting must state their name for the record. Remarks on any County related subject, shall be limited to 3 minutes (max) and shall be addressed to the Commission as a body, and not to individual members. There will not be any discussion.

## 2 P.M. LAND USE AGENDA

## PUBLIC INPUT - LAND USE CONSENT AGENDA ITEMS ONLY

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

## Consent Agenda

**UA1. [DRC-25-066, Turnleaf Amenity Center](#)****Community Development**

Approve a Resolution regarding Barraco & Associates, Inc.'s request for a Modification to the PD (DRC-24-173) for Turnleaf Amenity Center. The project consists of a 5,500 SF recreational building, pool area, four pickleball courts with pavilion, bocce ball court, and a parking lot with associated infrastructure. This project site is 2.52± acres and is located at 13330 Turnleaf Blvd., Punta Gorda, Florida. Located in Commission District II.

**Quasi-Judicial****UA2. [CSZ-25-07, Khudairi Section G](#)****Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 313 platted lots in Blocks 46, 47, 48, 49, 50, 66, 67, 68, 69, & 70 and within the Dixie Estates Section E subdivision, generally located north of Bermont Road and east of SR 31, in the East County area, containing 19.38± acres; for calculation and severance of 313 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-07; Applicant: Sajida Y. Khudairi; providing an effective date. Located in Commission District I.

**Quasi-Judicial****UA3. [CSZ-25-08, Khudairi Section H](#)****Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 314 platted lots in Blocks 71, 72, 73, 74, 75, 96, 97, 98, 99, & 100 within the Dixie Estates Section E subdivision, generally located north of Bermont Road and east of SR 31, in the East County area, containing 19.44± acres; for calculation and severance of 314 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-08; Applicant: Sajida Y. Khudairi; providing an effective date. Located in Commission District I.

**Quasi-Judicial****UA4. [CSZ-25-09, Khudairi Section I](#)****Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 317 platted lots in Blocks 101, 102, 103, 104, 105, 126, 127, 128, 129, & 130 within the Dixie Estates Section E subdivision, generally located north of Bermont Road and east of SR 31, in the East County area, containing 19.63± acres; for calculation and severance of 317 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-09; Applicant: Sajida Y. Khudairi; providing an effective date. Located in



Commission District I.

**Quasi-Judicial**

**UA5. [CSZ-25-16, Brian Hulse](#)**

**Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of a Sending Zone for a portion of Lot 24 in Rotonda Shores Subdivision, generally located southwest of Rotonda Circle, northwest of Cape Haze Drive, and east of Gasparilla Pine Boulevard, in the West County area, containing 0.23± acres; for calculation and severance of two density units in accordance with Section 3-9-150(d)(1)(d) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-16; Applicant: Brian Hulse; providing an effective date. Located in Commission District III.

**Quasi-Judicial**

**UA6. [TDU-25-01, Burnt Store Developers, LLC](#)**

**Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for a transfer of 198 density units to a Receiving Zone, generally located south of Tribune Boulevard, north of San Pablo Drive, west of Green Gulf Boulevard, and east of Burnt Store Road, containing 425.93± acres, within the Burnt Store Area Plan and in the South County area, in accordance with Part III, Land Development and Growth Management, Chapter 3-9 Zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-150 Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County; Petition No. TDU-25-01; Applicant: Burnt Store Developers, LLC; providing an effective date. Located in Commission District II.

**Quasi-Judicial**

**UA7. [TDU-25-02, Wilmington Land Company](#)**

**Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for a transfer of 12 density units to a Receiving Zone, known as Heritage Station, designated as part of an Emerging Neighborhood on FLUM Series Map #2, 2050 Framework Map; this subdivision is generally located south of the Heritage Landing DRI, north of Yacht Club Boulevard, and northwest of Burnt Store Road, containing 85.49± acres, within the Burnt Store Area Plan and in the South County area, in accordance with Part III, Land Development and Growth Management, Chapter 3-9 Zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-150 Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County; Petition No. TDU-25-02; Applicant: Wilmington Land Company; providing an effective date. Located in Commission District II.

**Quasi-Judicial**

**UA8. [TDU-25-03, Zemel Land Partners LLC](#)**

**Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County,



Florida, approving a petition for a transfer of 94 density units to a Receiving Zone, including four parcels, three parcels located at 15162 and 15170 Burnt Store Road, 26000 Zemel Road, and one unaddressed parcel generally located north of Zemel Road, south of Shotgun Road, and east of Burnt Store Road, in the boundary of the Burnt Store Area Plan area and in the Punta Gorda area, containing 349.1± acres; in compliance with Part III Land Development and Growth Management, Chapter 3-9 Zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-150 Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. TDU-25-03; Applicant: Zemel Land Partners LLC; providing an effective date. Located in Commission District II.

**Quasi-Judicial**

**UA9.** [FP-22-05-14, Babcock Ranch Community Crescent Lakes Phase 1](#)

**Community Development**

Approve a Bond Release for the Final Plat of a residential subdivision named, Babcock Ranch Community Crescent Lakes Phase 1. The site contains 111.47± acres and is generally located south of Panther Drive, north of Cypress Parkway, west of the County line with Glades County and east of Babcock Trail. The site is within the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, the East County area. Located in Commission District I.

**Quasi-Judicial**

## Public Hearing

**UB1.** [SV-23-03-01, George R. Roland. Portion of Barcelona Ct](#)

**Community Development**

Approve a Resolution of Street Vacation to vacate a portion of Barcelona Court adjacent to 28036 Barcelona Court and 400 Seminole Road, which are both owned by the applicant. The site contains 6,089± square feet or 0.14± acres and is generally located north of Deep Creek Boulevard, southwest of the Peace River, and east of Seminole Road, within the Punta Gorda area. Located in Commission District I.

**Legislative**

**UB2.** [PAL-24-07, Bluegrass Land & Mine 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 amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agriculture (AG) to Mineral Resource Extraction (MRE); for property located at 42811 Neal Road, 3300, 3440, 3450 and 3460 SR 31, in the Punta Gorda area and within the East County area; containing 308.01± acres; Petition No. PAL-24-07; Applicant: Bluegrass Land & Mine; providing an effective date. Located in Commission District I.

**Legislative**

**UB3.** [Z-24-18, Bluegrass Land & Mine 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 42811 Neal Road, 3300, 3440, 3450 and 3460 SR 31, in the Punta Gorda area and within the East County area; containing 308.01± acres; Petition No. Z-24-18; Applicant: Bluegrass Land & Mine; providing an effective date. Located in Commission District I.

**Quasi-Judicial**

**UB4. [PAS-25-01, Truex Expansion Small Scale Plan Amendment](#)**

**Community Development**

Approve an Ordinance, pursuant to Section 163.3187, Florida Statutes, adopting a Small Scale Plan Amendment to Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Medium Density Residential (MDR) to Commercial (COM); for Lots 19 and 20, in Block 3571, Port Charlotte Subdivision, Section 64, located at 3797 S. Access Road, in the Englewood area and within the West County area, containing 0.45± acres; Petition No. PAS-25-01; Applicant: Truex Preferred Construction LLC; providing an effective date. Located in Commission District III.

**Legislative**

**UB5. [PD-25-06, Truex Expansion PD Rezoning](#)**

**Community Development**

Approve an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) (0.229± acres) and Residential Multi-family (RMF-10) (0.45± acres) to Planned Development (PD) to allow for expansion of existing commercial uses, and adopting a General PD Concept Plan; for Lots 5, 19, and 20, in Block 3571, Port Charlotte Subdivision, Section 64, located at 3797 S. Access Road, in the Englewood area and within the West County area, containing 0.679± acres; Petition No. PD-25-06; Applicant: Truex Preferred Construction LLC; providing an effective date. Located in Commission District III.

**Quasi-Judicial**

**UB6. [PAL-24-04, Harbor Village Large Scale Map Amendments](#)**

**Community Development**

Approve an Ordinance, pursuant to Section 163.3184(3), Florida Statutes, adopting a Large Scale Plan Amendment to 1) amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Compact Growth Mixed Use (CGMU) (1,081.75± acres) and Preservation (PR) (92.39± acres) to CGMU (1,010.69± acres) and PR (163.45± acres) in order to allow for a mixture of residential up to 3,475 units (a reduction of 485 units), commercial, and light industrial uses up to 1,400,000 square feet (a reduction of 109,807 square feet); increasing the base density from 1,631 units or 1,790 units with an approved PD ordinance restricting development on Area A as identified under Section 1 of FLU Appendix VII: Compact Growth Mixed Use Master Development Plan to low impact recreational uses/passive recreational uses; 2) amend Charlotte County FLUM Series Map #2: 2050 Framework, from Agricultural/Rural to Emerging Neighborhood for 28.01± acres of properties and 99.13± acres of properties from Emerging Neighborhood to Agricultural/Rural; and 3) amend Charlotte County FLUM Series Map #3: 2030 Service Area Delineation, to extend the Urban Service Area boundary to include 28.01± acres of properties and to concurrently remove 99.13±

acres of properties from the Urban Service Area; for properties generally located southeast of McCall Road (SR 776) and southwest of the Myakka River, in the West County area, containing 1,174.14± acres; Petition No. PAL-24-04; Applicant: Maronda Homes LLC, of Florida; providing an effective date. Located in Commission District IV.

**\*\*Change, Added attachment - TR Final Storm Surge Information, 7/17/2025\*\***

**\*\*Change, Added attachments - Supplemental Documentation & Revised Presentation, 7/21/2025\*\***

### Legislative

#### UB7. [PD-24-14, Harbor Village PD Rezoning](#)

##### Community Development

Approve an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) (408.39± acres, including 0.7 acres of Cattle Dock Point Road), Residential Single-family 2 (RSF-2) (428.20± acres), and Residential Multi-family 5 (RMF-5) (4.41± acres) to Planned Development (PD), and adopting its associated General PD Concept Plan in order to have a mixture of residential and commercial development; increasing the base density from 1,114 units to 2,000 units, and requiring a transfer of 886 density units to reach the maximum of 2,000 units; for property generally located north of Delamere Boulevard, southeast of McCall Road (SR 776), east of Gasparilla Road (CR 771), and west of Butterford Waterway, in the West County area, containing 840.30± acres; Petition No. PD-24-14; Applicant: Maronda Homes, LLC of Florida; providing an effective date. Located in Commission District IV.

**\*\*Change, Added attachment - TR Final Storm Surge Information, 7/17/2025\*\***

**\*\*Change, Added attachments - Supplemental Documentation & Revised Presentation, 7/21/2025\*\***

##### Quasi-Judicial

#### UB8. [TCP-24-03, Harbor Village Comprehensive Plan Amendment](#)

##### Community Development

Approve an Ordinance, pursuant to Section 163.3184(3), Florida Statutes, adopting a Large Scale Plan Amendment (Text Amendment) to amend Future Land Use (FLU) Appendix VII: Compact Growth Mixed Use Master Development Plan by revising Section 1: West County Town Center, specifically, 1) changing the name of Section 1 from "West County Town Center" to "Harbor Village"; 2) amending the total acreage of this project from 1,187± to 1,174.14± acres; amending a) 1.A: Base Residential Density to decrease the base density from 1,831 units to 1,790 units; b) 1.B: Maximum Residential Density to reduce the residential development rights from 3,960 units to 3,475 units; c) 1.C: to rename and amend "Maximum Floor Area Ratio" to "Maximum Commercial and Light Industrial Intensity"; d) 1.D: to remove "Perpetual Conservation Easement" and replace with "Uses Permitted Within Area A As Shown on Figure 1-C Above"; and e) 1.E: Master Development Plan to adopt a new Master Land Use Plan/Pattern Book; 3) adding new 1.F: Traffic Concurrency, new 1.G: Buffer Between the Proposed Development Areas and State-owned Lands, and new 1.H: Slip Count Approval; for properties generally located southeast of McCall Road (SR 776) and

southwest of the Myakka River, in the West County area; Petition No. TCP-24-03; Applicant: Maronda Homes LLC, of Florida; providing an effective date. Located in Commission District IV.

**\*\*Change, Added attachments - Supplemental Documentation & Revised Presentation, 7/21/2025\*\***

### **Legislative**

- AA. County Administrator Comments**
- BB. County Attorney Comments**
- CC. Economic Development Director Comments**
- DD. County Commissioner Comments**

### **County Commissioners**

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

### **Board of County Commissioners Schedule of Future Closures/Hearings/Workshops**

The schedule linked below is for informational purposes only. It is not part of the County Commission agenda upon which action is to be taken, and therefore not a topic on which public input is allowed at the beginning of this meeting.

[Schedule](#)