

Charlotte County

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



Regular and Land Use Meeting

Tuesday, January 28, 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 Joseph Tiseo

[Spring Training at the Sports Park Month](#)

Employee Recognition

Award Presentations

[Florida Association of Public Information Officers \(PIO\) & Florida Fire Chiefs Association PIO of the Year Awards](#)

Ashley Turner to be awarded the Florida Association of Public Information Officers (PIO) & Florida Fire Chiefs Association PIO of the Year Awards.

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.

* [Barrier Island Fire Service 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, 2025. 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.

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

The Agricultural & Natural Resources Advisory Committee is searching for (3) three volunteers who must be residents or owners 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.

* [MSBU-MSTU 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.

- **Alligator Creek Waterway Unit** is seeking one person to fill a position with a term through October 31, 2025.
- **Boca Grande Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026, and one member to a fill position with a term through October 31, 2027.
- **Edgewater North Waterway Unit** is seeking one member to fill a position with a term through October 31, 2025.
- **Gardens of Gulf Cove Street & Drainage Unit** is seeking two members to fill 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.
- **Grove City Street & Drainage Unit** is seeking one member to fill a position with

- a term through October 31, 2025
- **Gulf Cove Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2025, and 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, 2025, and one member to fill a position with a term through October 31, 2027.
 - **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, 2026, and 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.
 - **Northwest Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2025, and one member to fill a position with a term through October 31, 2027.
 - **Northwest Port Charlotte Waterway Unit** is seeking one member to fill a position with term through October 31, 2027.
 - **Pirate Harbor Waterway Unit** is seeking one member to fill a position with a term through October 31, 2027.
 - **Rotonda Heights Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
 - **Rotonda Sands Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2025, and one member to fill a position with a term through October 31, 2027.
 - **South Burnt Store Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2025.
 - **Suncoast Waterway Unit** is one member to fill a position with a term through October 31, 2025
 - **West Charlotte Stormwater** is seeking one member to fill a position with a term through October 31, 2025.

REPORTS RECEIVED AND FILED

[Quarterly Housing Division Report - October, November, December 2024](#)

Human Services

October, November and December 2024 Housing Division Report.

CONSENT AGENDA

Clerk of the Circuit Court

A. Comptroller Division

1. [Finance](#)

Recommended Action:

Approve the Clerk's Finance Memorandum.

Budgeted Action:

No action needed.

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

Approve the following Minutes:

January 7, 2025 Utilities Department Quarterly Update

January 8, 2025 BCC Citizen Budget Input Public Meeting

January 9, 2025 BCC Pre Agenda

January 9, 2025 BCC Citizen Budget Input Public Meeting

January 14, 2025 BCC Regular Meeting

Budgeted Action:

No action needed.

Board of County Commissioners**C. Commission Office****1. [Appointment - Alligator Creek Waterway Advisory Board](#)****Recommended Action:**

Approve the appointment of Jennie Phipps to fill the unexpired term of Thomas Gramza on the Alligator Creek Waterway Advisory Board. This appointment will be effective immediately and will expire on October 31, 2025.

Budgeted Action:

No action needed.

2. [Appointment - Northwest Port Charlotte Waterway Advisory Board](#)**Recommended Action:**

Approve the appointment of George Borucki to fill an unexpired term on the Northwest Port Charlotte Waterway Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

Budgeted Action:

No action needed.

3. [Reappointment - Pirate Harbor Waterway Advisory Board](#)**Recommended Action:**

Approve the reappointment of Chuck Falesch to the Pirate Harbor Waterway Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

Budgeted Action:

No action needed.

D. County Administration**1. [BCC Schedule Change](#)****Recommended Action:**

Approve the following BCC Meeting schedule changes:

- a) Change location of the February 20, 2025, 9 a.m. Strategic Focus Retreat from Centennial Recreation Center to Family Services Center, 21500 Gibraltar Drive, Port Charlotte, Florida; and
- b) Schedule a Monthly Workshop on March 6, 2025, at 2:30 p.m. at 18500 Murdock Circle, Room 119, Port Charlotte, Florida; and
- c) Schedule a joint meeting with Lee County on April 15, 2025, at 2 p.m. at the Charlotte Harbor Event and Conference Center, Punta Gorda, Florida; and
- d) Reschedule the April 29, 2025, 2:00 p.m. Utilities Quarterly Update Meeting to May 22, 2025, at 9:00 a.m. at 18500 Murdock Circle, Room 119, Port Charlotte, Florida; and
- e) Schedule an Ackerman MSBU Public Hearing on May 6, 2025, at 5:01 p.m. at the Charlotte Harbor Event and Conference Center, Punta Gorda, Florida.

Budgeted Action:

No action needed.

E. County Attorney**F. Budget and Administrative Services****Fiscal Services****Information Technology****Purchasing****1. [25-011, Ranking, Professional Debt Collection Services - Annual \(Public Safety\)](#)****Recommended Action:**

- a) Approve ranking for firms for Request for Proposal #25-011, Professional Debt Collection Services: 1st - R.T.R. Financial Services, Inc.; 2nd Cedars Business Services, LLC; 3rd Bull City Financial Solutions, Inc.;
- b) Authorize the Chairman to sign the contracts; and
- c) Authorize the County Administrator to approve the additional two (2) one-year renewals. This is an annual contract with a private provider to perform debt collection services for Public Safety Division but available to other departments, if necessary.

Budgeted Action:

No action needed. Budgeted in the General Fund - Emergency Medical Services budget as approved in the FY2025 budget process. Funding for this expenditure comes from the General Fund.

Real Estate Services

2. [Acquisition of 22400 Gleneagles Terrace, Port Charlotte](#)**Recommended Action:**

- a) Approve the Agreement for Purchase and Sale of Real Property (“Agreement”) for the acquisition of a 158-acre property located at 22400 Gleneagles Terrace, Port Charlotte, Florida; and
- b) Approve Resolution for budget adjustment BA25-153 in the amount of \$3,000,000; and
- c) Authorize the Chairman to sign the Agreement; and
- d) Authorize the Chairman to sign the Resolution.

Budgeted Action:

Approve budget adjustment BA25-153 in the amount of \$3,000,000. Funding is supplied from the Capital Projects Fund, ad valorem reserves.

3. [Agreement for Appraisal Services](#)**Recommended Action:**

- a) Approve the Agreement between Charlotte County and The Spivey Group, Inc. for Appraisal Services for Harborview Road Widening Project - Segments 1 & 2 (“Agreement”) of fee simple or easement interest in property that may be required for the future implementation of the Harborview Road Widening Project; and
- b) Approve the Resolution authorizing the Manager of Real Estate Services, or his designee, with the advice and counsel of the County Attorney’s Office, to supervise and authorize payments for services as indicated in the Agreement; and
- c) Authorize the Chairman to execute the Agreement; and
- d) Authorize the Chairman to execute the Resolution.

Budgeted Action:

No action needed. Budgeted in the Capital Improvement Project “Harborview Road Widening - Melbourne to I75” as approved in the FY25 budget process. Funding is supplied from the 2020 Sales Tax Extension.

Risk Management**Transit****G. Community Development****H. Community Services****1. [Florida Division of Emergency Management Grant for Pre/Post Disaster Volunteers Facility](#)****Recommended Action:**

- a) Accept and approve a grant in the amount of \$1,000,000 from the Division of Emergency Management for Pre/Post Disaster Volunteers; and
- b) Approve Resolution authorizing the County Administrator or designee to execute documents related to the agreement as necessary.

Budgeted Action:

No action needed. A Q4 budget adjustment will be submitted for Board approval. Disaster related costs are currently being tracked in the Hurricane Fund. The funding comes from County general revenues, with expected reimbursement from the Florida Division of Emergency Management. There is no local match required.

I. Economic Development

J. Facilities Management

K. Human Resources

L. Human Services

1. [Urban Qualification for Community Development Block Grant \(CDBG\) - Updated Timeline](#)

Recommended Action:

- a) Approve the letter to the U.S. Department Housing and Urban Development (HUD) and authorize the Chairman to sign; and
- b) Approve the letter to the City of Punta Gorda and authorize the Chairman to sign; and
- c) Approve the Interlocal Agreement between Charlotte County and the City of Punta Gorda and authorize the Chairman to sign.

Budgeted Action:

No action needed.

M. Public Safety

N. Public Works

1. [Third Amendment to Mosquito Control Interlocal Agreement between Charlotte County and the Charlotte County Sheriff's Office](#)

Recommended Action:

- a) Approve Third Amendment to the Mosquito Control Interlocal Agreement between Charlotte County and Charlotte County Sheriff's Office (CCSO); and
- b) Authorize the Chairman to sign the Third Amendment.

Budgeted Action:

No action needed. Additional FY25 expenditures will be covered from savings in various account lines approved in the FY25 Public Works Mosquito Control budget. Funding for this expenditure comes from Ad Valorem.

O. Tourism Development

P. Utilities

Q. Other Agencies

REGULAR AGENDA

R. Regular Agenda

1. [Water Authority Agenda - February 6, 2025](#)

Utilities

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

PUBLIC HEARING AGENDA

S. 10:00 A.M. Public Hearing

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-24-142, Old Landfill](#)

Community Development

Approve a Resolution for an amendment to a Final Detail Site Plan originally approved via Resolution Number 2024-025, to increase the maximum height for the rear wall from 14 feet to 24 feet for the covered storage; subject property located at 25505 Old Landfill Road, in the Port Charlotte area, containing 20.97± acres; Petition No. DRC-24-142; Applicant: Sitti Engineering Group; Amjad Sitti, P.E.; providing an effective date. Located in Commission District I.

Quasi-Judicial

UA2. [PFP-21-05-03, Babcock Ranch Community Town Center Southeast](#)

Community Development

Approve a Bond Release for the Final Plat of a residential subdivision named, Babcock Ranch Community Town Center Southeast. The site contains 91.06± acres and is generally located south of Woodland Court, north of the County line with Lee County, east of Babcock Trail and west of Curry Preserve Drive, within the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 1, in the East County area. Located in Commission District I.

Quasi-Judicial**UA3.** [FP-21-10-19, Waterview Landing](#)**Community Development**

Approve a Bond Reduction request and First Amendment to Developer's Agreement to reduce the amount of the approved surety provided under Bond No. 9392726 in the amount of \$3,262,786.86 to \$231,154.66 for the completion of the remaining infrastructure for Waterview Landing. The site contains 34.33± acres and is generally located south of Greenway Boulevard, north of the Lake Babcock Drive, west of Bluebird Trail and east of SR 31. The site is located within the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 1. Located in Commission District I.

Quasi-Judicial**UA4.** [FP-22-02-05, Tuckers Pointe Phase 1](#)**Community Development**

Approve a Bond Reduction request and First Amendment to Developer's Agreement to reduce the amount of the approved surety provided under Bond No. SPA150231_001 in the amount of \$15,134,493.31 to \$385,227.26 for the completion of the remaining infrastructure for Tuckers Pointe Phase 1. This site contains 505.61± acres and is generally located north of Tuckers Grade, east of Tamiami Trail, west and south of I-75, within the South County area. Located in Commission District II.

Quasi-Judicial**UA5.** [FP-22-06-02, Regency at Babcock Ranch](#)**Community Development**

Approve a Bond Reduction request and First Amendment to Developer's Agreement to reduce the amount of the approved surety provided under Bond No. 800148083 in the amount of \$10,495,381.56 to \$462,169.61 for the completion of the remaining infrastructure for Regency at Babcock Ranch. The site contains 150.96± acres and is generally located south of Bermont Road, north of the County line with Lee County, west of the County line with Glades County and east of Bluebird Trail, 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.

Quasi-Judicial

Public Hearing

UB1. [PAL-24-02, TAG Lakeside Large Scale Plan Amendment to Medium Density Residential \(Adoption\)](#)

Community Development

Approve an Ordinance pursuant to Section 163.3184(3), Florida Statutes, to adopt a Large-scale Plan Amendment to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Low Density Residential (LDR) (138.32± acres) and Commercial (COM) (1.56± acres) to Medium Density Residential (MDR) with an annotation to the 2030 Future Land Use Map 1) limiting the overall maximum density up to 1,188 units; increasing density from 135 units to 1,188 units, 2) requiring central water and sanitary sewer services to serve any residential development above 691 units, and 3) prohibiting an onsite package plant; for property located north of Turbak Drive, south of Peace River Shores Boulevard, east of Cobalt Boulevard and west of Duncan Road (US17), in the Punta Gorda area, containing 139.88± acres; Petition No. PAL-24-02; Applicant: TAG Lakeside, LLC; providing an effective date. Located in Commission District I.

Legislative**UB2.** [PD-24-02, TAG Lakeside PD Residential Development](#)**Community Development**

Approve an Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) (138.32± acres) and Commercial General (CG) (1.56± acres) to PD, and adopting its associated General PD Concept Plan, in order to allow for a residential multi-family development up to 1,188 units; increasing density from 135 units to 1,188 units; requiring a transfer of 1,053 density units to reach the maximum of 1,188 units; for property located north of Turbak Drive, south of Peace River Shores Boulevard, east of Cobalt Boulevard, and west of Duncan Road (US 17), in the Punta Gorda area, containing 139.88± acres; Petition No. PD-24-02; Applicant: TAG Lakeside, LLC; providing an effective date. Located in Commission District I.

Quasi-Judicial**UB3.** [PAL-24-05, Farabee Mine Large Scale Plan Amendment to MRE](#)**Community Development**

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large-scale Plan Amendment to the Florida Department of Commerce and other State agencies for review and comment to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agriculture (AG) to Mineral Resource Extraction (MRE) for property located at 45030 and 45450 Farabee Road, in the Punta Gorda area and within the East County area; containing 140.70± acres; Petition No. PAL-24-05; Applicant: Farabee Mine and Shell, LLC; providing an effective date. Located in Commission District I.

Legislative**UB4.** [PAS-23-00002, Commercial Development at Pinedale and SR776](#)**Community Development**

Approve an Ordinance, pursuant to Section 163.3187, Florida Statutes, to adopt a Small-scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to Commercial (COM), for property, containing 15 platted lots, located at 13343, 13377, 13385, 13393, 13401,

and 13405 S. Access Road, 6937 Pinedale Drive, 13420, 13410, 13402, 13394, 13386, 13378, 13370, and 13362 Hopkinton Avenue, in the West County area, containing 3.52± acres; Petition No. PAS-23-00002; Applicant: Casto JBCC Hwy 70 LLC; providing an effective date. Located in Commission District IV.

Legislative

UB5. [PD-24-10, Commercial Development at Pinedale and SR776](#)

Community Development

Approve an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-family 3.5 (RSF-3.5) to Planned Development (PD), and adopting its associated General PD Concept Plan, in order to allow for commercial development; for property, containing 15 platted lots, located at 13343, 13377, 13385, 13393, 13401, and 13405 S. Access Road, 6937 Pinedale Drive, 13420, 13410, 13402, 13394, 13386, 13378, 13370, and 13362 Hopkinton Avenue, in the West County area, containing 3.52± acres; Application No. PD-24-10; Applicant: Casto JBCC Hwy 70 LLC; providing an effective date. Located in Commission District IV.

Quasi-Judicial

AA. County Administrator Comments

BB. County Attorney Comments

CC. Economic Development Director Comments

DD. County Commissioner Comments

County Commissioners

Joseph Tiseo, District 5, Chairman
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](#)