

BOARD OF COUNTY COMMISSIONERS

APRIL 15, 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. US 17 Area Plan

Shaun Cullinan, Planning and Zoning Official gave a brief overview of US 17 Area Plan: 2009 - 2010, Proposed Greenways, Flowways, and Environmental Parks, Intent of the Study, Area Plan Creation, Public Private Partnership (PPP), Future Land Use, Zoning, Service Delineation, Framework, Entitlements, Entitlements comparison US17/Burnt Store Road (BSR), Additional Requirements, Future Land Use (FLU) Table A-9: Rural Settlement Area Overlay District Phasing Requirements, Considerations, Coastal High Hazard Area, Scrub Jay Permit Boundary, Barriers to Development, Map #12: Areas Removed from the (1997-2010) Urban Service Area, US 17 Certificated: Potable Water Supplier Areas, Sanitary Sewer Utility Areas, Currently Occurring, DeSoto County, Residential Trends – March 2025, Population Projections, Projections, responded to transferred density, restrictions, natural disasters, required standards, FLU Policy 3.1.4, and Prairie Creek.

Dave Watson, Utilities Director gave a brief overview of Figure 1 – Central State Water Resources (CSWR) US-17 Development Parcels and Proposed Horizontal Directional Drill (HDD) Force Main (FM) (Figure from Developer), Figure 2 – US 17 Development Phase 1 and Buildout Phases, Figure 5 - Existing Force Main Flow Conditions For US-17 Development Connection at Northern Cross Road, Figure 7 - Central State Force FM to 24-inch FM, replied to TAG Lakeside, and May 22, 2025 Utilities Department Quarterly Update Meeting.

Chair Tiseo discussed Entitlements, Entitlements comparison US17/BSR, Framework, Barriers to Development, Residential Trends – March 2025, Currently Occurring, limitations, concurrency, cost share and responsibility, connection fees, infrastructure, utility availability, Burnt Store Road, unintended consequences, reserved capacity, methodology, Peace River Manasota Regional Water Supply Authority (PRMRWSA) Executive Director Richard Anderson, water reallocation process and adjustments, and Board action. **Commissioner Constance** mentioned Entitlements, Entitlements comparison US17/BSR, Service Delineation, Barriers to Development, traffic flow and impacts, FLU Table A-9: Rural Settlement Area Overlay District Phasing Requirements, Sanitary Sewer Utility Areas, Projections, Sarasota and DeSoto Counties, plant expansion, connection and impact fees, water allocation, methodology, Metro Forecasting Models, US 17 Area and Comprehensive Plans, predicted growth, Arcadia, cost share, and Kings Highway extension. **Commissioner Doherty** commented on Figure 7 – Central State FM to 24-

inch FM, Deep Creek, Population Projections, capacity, East Port Water Reclamation Facility, expansion projects, costs, PRMRWSA Executive Director Richard Anderson and Legal Counsel Douglas Manson, DeSoto County, water and wastewater supply, infrastructure, Developments of Regional Impact (DRI), concurrency, transportation, cooperative efforts, timing, engineering solution, Barriers to Development, Figure 2 – US 17 Development Phase 1 and Buildout Phases, and US 17 Area Plan. **Commissioner Truex** noted water allocation, Entitlements, and DeSoto County.

County Attorney Knowlton interjected on Master Water Supply Contract, PRMRWSA, Figure 2 – US 17 Development Phase 1 and Buildout Phases, and Residential Trends – March 2025.

County Administrator Flores responded to DeSoto County Administrator Mandy Hines, Babcock Wells, plant expansions, annual projections, growth, PRMRWSA, and commitments.

2. Port Charlotte Golf Course

Tommy Scott, Community Services Director gave a brief overview of Port Charlotte Golf Course, Acquisition process: Environmental reviews, April 22 agenda item, Current site – demolition, Site remediation, Ongoing maintenance, Site planning, Lost sports business Fiscal Year (FY) 2020 to present: Baseball/Soccer/Softball/Basketball, Other sports unable to accommodate, Confirmed support, and Florida Sports Complex Growth.

Chair Tiseo spoke to Acquisition process: Environmental reviews, liability, Site remediation, due diligence, Florida Department of Environmental Protection (FDEP), timeframe, extension, Site planning, property acquisitions and taxes, Municipal Service Benefit Units (MSBU) impacts, funding mechanisms, transportation, Sales Tax Project, and contract conditions. **Commissioner Constance** discussed April 22 agenda item, extension period, Sales Tax Project, property acquisition and development, voter referendum, and funding sources. **Commissioner Deutsch** mentioned mitigation cost, property value, negotiations, Site remediation, and extension. **Commissioner Doherty** commented on Acquisition process, price and extension negotiations, April 22, 2025 Regular and Land Use Meeting, timeframe, Site planning, Site remediation, cost, consultant contract, Request for Proposals (RFP), and Purchasing. **Commissioner Truex** noted Site remediation, responsibility, extension, due diligence, price negotiations, property maintenance, FDEP, University of Florida (UF) Center for Environmental and Human Toxicology, soil testing and standards, Site planning, Confirmed support, and Sales Tax Project.

Stephen Kipa, Real Estate Services Manager replied to Acquisition process, due diligence and extension period, FDEP requirements, April 22, 2025 Regular and Land Use Meeting, property owner, and Site planning.

John Herman, American Management Resources Corporation (AMRC) Senior Engineer responded to Acquisition process: Environmental reviews, arsenic and dieldrin impacts, Direct Exposure and Leachability Soil Cleanup Target Levels (SCTL), standards, monitoring and remediation process, FDEP, alternative formula, UF, Site remediation, Maintenance Building, timeframe, responsibility, property use, and consultant contract.

County Attorney Knowlton interjected on public infrastructure and Sales Tax Project.

Deputy County Administrator Emily Lewis replied to funding sources, property acquisition, and Site planning.

3. Transit Update

Heidi Maddox, Transit Operations Manager gave a brief overview of Agenda, Services, Transit Expenditure & General Fund Support, Annual Ridership, Trips by Purpose, Implemented Enhancements, Scheduling Software, Scheduling Optimization, Charlotte Rides Mobile App, Mobile App Accounts, Completed Mobile App Trips, Community Outreach, Transit Development Plan (TDP), Completed Tasks, Pending Goals, Identified Needs, 10-Years Needs Evaluation (Rankings), Proposed Microtransit Areas, Murdock Microtransit Area, Port Charlotte Microtransit Area, Punta Gorda Microtransit Service Area, Microtransit Planning, Microtransit Summary, Circulator Route, Planned and Future Service Area Expansion, Driver Contract, Hurricane Helene, Hurricane Milton, and Survey Feedback.

Chair Tiseo spoke to Microtransit Summary, capital costs, Services, grant funding, Hurricane Helene, Charlotte Rides Mobile App, ridership, and savings. **Commissioner Constance** discussed Scheduling Optimization, autonomous program, operational costs, grant applications, ridership, Charlotte Rides Mobile App, Taylor Road, public safety, and micro-circulator pickup point. **Commissioner Doherty** mentioned Transportation Disadvantaged Local Coordinating Board (LCB), Charlotte Rides Mobile App, ridership, Circulator Route, and evacuation transportation. **Commissioner Truex** commented on Microtransit Summary, capital costs, and progression.

4. Bachmann Tract Update

Assistant County Administrator Claire Jubb gave a brief overview of Subject Parcel, Current status, Last Board Direction, Affordable Housing Advisory Committee, and Possible Options.

Chair Tiseo noted Possible Options, Palladium Investment Company, Subject Parcel, Current Status, utility extension design, proportionate share, shelter concept, Charlotte County School Board, master stormwater facility, Master Site Plan, and parcel ownership and maintenance. **Commissioner Constance** spoke to property size, Possible Options, Port Charlotte Golf Course, shelter concept, and sports courts. **Commissioner Deutsch** discussed Charlotte Sports Park, Charlotte County Fairgrounds, property values, Subject Parcel, elevation, shelter concept, benefit, and Possible Options. **Commissioner Doherty** mentioned Current Status, Possible Options, Charlotte County Utilities (CCU), Subject Parcel, conceptual master plan, shelter concept, Charlotte County School Board, and master stormwater facility. **Commissioner Truex** commented on shelter concept, Possible Options, Subject Parcel, Charlotte County School Board, and workforce housing project.

AA. County Administrator Comments - None

BB. County Attorney Comments

County Attorney Knowlton introduced Maria Mascadri, Emergency Management Legal Intern.

CC. Commissioner Comments

Chair Tiseo noted dry-in inspection process and roofer affidavit. **Commissioner Constance** spoke to Hurricane Ian, roof dry-in and underlayment inspections, property sale, and contractor responsibility. **Commissioner Doherty discussed** roof dry-in inspections and roofer certification. **Commissioner Truex** mentioned contractor responsibility, roof and underlayment inspection process, hurricane damages, and cost.

Ben Bailey, Community Development Director responded to out-of-state contractors, misinformation, roof permits, dry-in inspections, Hurricane Charley, certification, and County Code.

ADJOURNED: 11:39 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