

Charlotte County

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



Regular and Land Use Meeting

Tuesday, September 23, 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

[Reverend Larry Yerger](#)
[Our Savior Lutheran Church](#)

Pledge of Allegiance

Changes to the Agenda

See separate sheet

Proclamations - Commissioner Bill Truex

[Community Planning Month](#)
["Fit for Life" Senior Games Month](#)
[Fire Prevention Week](#)
[Florida Climate Week](#)
[Florida Native Plant Month](#)

Employee Recognition

[Years of Service – August 2025](#)

5 Years

Erica Hayes

Public Works

10 Years

Travis Perdue

Justin Dunn

Scott Schermerhorn

Facilities Management

Facilities Management

Public Works

Lori Duncan

Utilities

15 Years

Craig Wise

Utilities

20 Years

Thomas Dunn

Utilities

Brian Glazier

Public Works

Shane Styza

Public Safety

Michael Cox

Utilities

Clayton Hotchkiss

Public Safety

25 Years

Scott Staebler

Public Works

James Layport Jr.

Public Works

Employee of the Month - August 2025

Kellie Stewart

Community Development

Award Presentations**Commissioners' Award for Customer Service - Commissioner Truex**

Second Quarter Commissioners' Award

John Elias

Public Works

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 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.

*** 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.

- **Alligator Creek Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Boca Grande Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026 and two members to fill positions with terms through October 31, 2028.
- **Buena Vista Waterway Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Burnt Store Village Street & Drainage** is seeking two members to fill positions with terms through October 31, 2028.
- **Deep Creek Non-Urban Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Don Pedro/ Knight Islands Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Edgewater North Waterway Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Englewood East Non-Urban Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Gardens of Gulf Cove Street & Drainage Unit** is seeking one member to fill a position for a term through October 31, 2027 and two members to fill positions with terms through October 31, 2028.
- **Greater Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026, and two members to fill positions with terms through October 31, 2028.
- **Grove City Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Gulf Cove Street & Drainage** is seeking two members to fill positions with terms through October 31, 2028.
- **Gulf Cove Waterway Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Harbour Heights Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027, and two members to fill positions with terms through October 31, 2028.
- **Harbour Heights Waterway Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Manasota Key Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Manchester Waterway Utility Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Mid-Charlotte Stormwater Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Northwest Port Charlotte Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Northwest Port Charlotte Waterway Unit** is seeking two members to fill

positions with terms through October 31, 2028.

- **Pirate Harbor Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Pirate Harbor Waterway Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Placida Area Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Rotonda Heights Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Rotonda Lakes Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Rotonda Sands Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Rotonda West Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **South Burnt Store Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027 and one member to fill a position with a term through October 31, 2028.
- **South Charlotte Stormwater Unit** is seeking one member to fill a position with a term through October 31, 2027, and two members to fill positions with terms through October 31, 2028.
- **South Gulf Cove Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **South Gulf Cove Waterway Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Suncoast Waterway Unit** is seeking one member to fill a position with a term through October 31, 2026 and two members to fill positions with terms through October 31, 2028.
- **West Charlotte Stormwater Unit** is seeking one member to fill a position with a term through October 31, 2026, and two members to fill positions with terms through October 31, 2028.

* [Tourist Development Council](#)

Tourist Development Council is seeking one volunteer who is involved in the tourism industry (i.e.: restaurant, attraction, etc.) or represents tourism accommodations as an owner or operator of a motel, hotel, recreational vehicle park or other tourist accommodation located in the county and subject to tourist development tax. Volunteer shall be an elector of Charlotte County or reside in a county adjacent to Charlotte County and own a business within Charlotte County, have demonstrated an interest in tourist development and have paid the local business tax in Charlotte County. Length of term: four years. For an application, please contact Nina at (941) 743-1300, press 2 or via email Janina.stamoulis@charlottecountyfl.gov.

REPORTS RECEIVED AND FILED

1. [Settlements Under \\$50,000 Report](#)

County Attorney

Report of settlements under \$50,000 pursuant to Resolution 2012-001.

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:

September 4, 2025 BCC Pre-Agenda

Budgeted Action:

No action needed.

Board of County Commissioners

C. Commission Office

D. County Administration

E. County Attorney

1. [BCC Rules of Procedures Amendment](#)

Recommended Action:

Approve amendment to Section 3.01 of the Administrative Code - Rules of Procedure.

Budgeted Action:

No action needed.

2. [Wideikis, Benedict & Berntsson, LLC Agreement for Code Compliance](#)

Recommended Action:

a) Approve the agreement between Charlotte County and Wideikis, Benedict & Berntsson, LLC to provide Code Enforcement Special Magistrate services at an hourly rate of \$175; and

b) Authorize the County Attorney to execute Agreement.

Budgeted Action:

No action needed. Budgeted in the General Fund - Code Compliance budget as

approved in the FY2025 budget process.

3. [GrayRobinson, PA Agreement for Construction Industry Licensing Board \(CILB\) Professional Services](#)

Recommended Action:

- a) Approve the agreement between Charlotte County and GrayRobinson, PA to provide legal representation for the Construction Industry Licensing Board (CILB) at an hourly rate of \$175; and
- b) Authorize the County Attorney to execute Agreement.

Budgeted Action:

No action needed. Budgeted in the Community Development - Building Construction Services budget as approved in the FY2025 budget process.

F. Budget and Administrative Services

Fiscal Services

1. [Crime Prevention FY 2026](#)

Recommended Action:

Approve the transfer of \$97,300 of Crime Prevention Funds to the Sheriff's Office.

Budgeted Action:

No action needed. Budgeted in the Crime Prevention Fund budget as proposed in the FY2026 budget process. Funding for the expenditure comes from court related fines and fees.

2. [FY26 Block Public Transportation Grant Agreement \(PTGA\)](#)

Recommended Action:

- a) Approve and accept the PTGA between the State of Florida Department of Transportation (FDOT), and Charlotte County in the amount of \$415,518 for the purpose of using Block Public Transportation program funding for the Agency's eligible administration, management, and operational expenses incurred through providing public transportation services within Charlotte County; and
- b) Approve Resolution authorizing the County Administrator, or designee, to enter into, modify, or terminate the PTGA; and
- c) Authorize the Chairman to execute the PTGA and Resolution.

Budgeted Action:

No action needed. Grant funding in the amount of \$415,518 and the required match in the amount of \$415,518 are included in the FY26 budget pending Boards Approval for Budget & Administrative Services-Transit. Grant funding will be provided by State of Florida Department of Transportation. Matching funds in the amount of \$415,518 will be provided by Local Funds.

3. [FY26 Non-Profit Agreements](#)

Recommended Action:

- a) Approve the non-Profit funding agreements: Charlotte Harbor Environmental Center, Inc. in the amount of \$37,500; Military Heritage Museum, Inc. in the amount of

\$24,000; and United Way of Charlotte County in the amount of \$916,546; and

b) Authorize the Chairman to sign the funding agreements; and

c) Authorize the County Administrator to sign documents associated with the approved agreements.

Budgeted Action:

No action needed. Budgeted in the General Fund - BCC Control - Aids to Private Orgs and Grants and Aid accounts to be approved in the FY2026 budget process.

4. [FY26 Non-Profit Agreements – Charlotte Behavioral Health Care, Inc.](#)

Recommended Action:

a) Approve the non-Profit funding agreement for Charlotte Behavioral Health Care, Inc. (CBHC) in the amount of \$2,148,361; and

b) Approve the Low-Income Pool (LIP) Letter of Agreement; and

c) Authorize the Chairman to sign the grant funding agreements; and

d) Authorize the County Administrator to sign documents associated with the approved agreements.

Budgeted Action:

No action needed. Budgeted in the General Fund - BCC Control - Aids to Private Orgs and Grants and Aid accounts to be approved in the FY2026 budget process.

5. [FY26 America250 Grant Program Application](#)

Recommended Action:

a) Ratify the County's electronic submission of the FY26 America250 Grant Program Application as transmitted on/about August 6, 2025; and

b) Adopt Resolution authorizing the County Administrator, or designee, to execute other necessary application documents; and

c) Authorize the Chairman to sign the Resolution.

Budgeted Action:

No action needed. A budget amendment will be brought to the Board for approval, if awarded. Grant funding will be provided by Florida Department of State. There is no local match required.

6. [Health Department Contract](#)

Recommended Action:

a) Approve the FY26 Charlotte County/State of Florida Department of Health Contract for the operation of the Charlotte County Health Department; and

b) Authorize the Chairman to sign the Contract.

Budgeted Action:

No action needed. Budgeted in the Health Department Fund - Health Department budget as proposed in the FY2026 budget process. Funding for this expenditure comes from ad valorem.

7. [2025-2026 Hospital Assessment Program](#)

Recommended Action:

a) Approve Letter of Agreement (LOA) with the State of Florida through the Agency for Health Care Administration (AHCA) relating to intergovernmental transfers to the State;

and

b) Authorize the County Administrator, or designee, to execute documents associated with the approved agreements.

Budgeted Action:

No action needed.

Information Technology

Purchasing

8. [25-246, Approve, Change Order #1, Generator Installation at Walenda Booster Station, \(Utilities\)](#)

Recommended Action:

Approve Change Order #1 to Request for Bid, #25-246, Generator Installation at Walenda Booster Station, for an additional \$11,200, which was awarded to Solo Contracting Incorporated of Port Charlotte, Florida. This is for the installation of a County owned generator.

Budgeted Action:

No action needed. Budgeted in the Capital Improvement Project "CCU Walenda Water Booster Station Generator" as approved in the FY25 budget process. Funding is supplied from the Water Connection Fee Fund.

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

Recommended Action:

a) Approve contract for Request for Proposal #25-383, Design - Bridge Scour Study and Countermeasures, to DRMP, of Tampa, Florida, for a total lump sum project fee of \$388,108.65.

b) Authorize the Chairman to sign.

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. [21-369, Approve Quotes, Public Safety P25 Radio System Maintenance for Relocation of 911 Call Center to New Facility \(Facilities\)](#)

Recommended Action:

Approve Quotes for File #21-369, Public Safety P25 Radio System Maintenance, which is an agreement between Charlotte County and Communications International aka CI, of Vero Beach, Florida, for a total cost of \$1,542,832.31. This is to relocate the 911 Call Center, the addition of radio dispatch and RTIC client consoles.

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 Public Safety Fund - Sheriff, ad valorem.

11. [25-546, Award, Miscellaneous Traffic Signal and Roadway Lighting – Annual Contract](#)

(Public Works)**Recommended Action:**

- a) Approve award of Request for Bid #25-546, Miscellaneous Traffic Signal and Roadway Lighting - Annual Contract to Horsepower Electric, Inc. of Hialeah, Florida at the unit prices bid. Term of the contract is to be from October 1, 2025, through and including September 30, 2026; and
- b) Authorize the County Administrator, or designee, to approve the renewal options for up to two additional one-year terms, at the same prices, terms, and conditions, by mutual consent.

Budgeted Action:

No action needed. Budgeted in the Lighting District Fund-Lighting MSTU budget as approved in the FY2026 budget process. Funding for the expenditure comes from Lighting MSTU assessments.

12. 25-605, Award, Water and Wastewater Chemicals – Annual Contract (Utilities)**Recommended Action:**

- a) Approve award of Request for Bid #25-605, Water and Wastewater Chemicals to various vendors, on the attached tabulation, for first term of October 1, 2025, through and including, September 30, 2026; and
- b) Authorize County Administrator to approve two additional one-year terms, at the same prices, terms and conditions, by mutual consent. This is an annual contract for the procurement of water and wastewater treatment chemicals on an “as required” basis to be used by Charlotte County Utilities.

Budgeted Action:

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

Real Estate Services**13. Third Amendment to Tower Lease with Sunshine Towers Inc.****Recommended Action:**

- a) Approve the Third Amendment to Ground Lease; and
- b) Authorize the Chairman to sign the Third Amendment to Ground Lease.

Budgeted Action:

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

Risk Management**Transit****G. Community Development****H. Community Services**

I. Economic Development**J. Facilities Management****K. Human Resources****L. Human Services****M. Public Safety****N. Public Works****1. [Florida Department of Environmental Protection \(FDEP\) Manasota Key Beach Restoration Project, FDEP-26CH1](#)****Recommended Action:**

- a) Ratify the County Administration's approval of grant application to the Florida Department of Environmental Protection (FDEP) Fiscal Year 2026-2027 Local Funding Request Grant; and
- b) Approve Resolution delegating authority to the County Administrator to approve the submittal of application, supporting documents, and other required documents; and
- c) Authorize the Chairman to sign Resolution.

Budgeted Action:

No action needed. A budget amendment will be brought to the Board for approval, if awarded. There is an anticipated local cost share of \$14,071,917. Qualifying expenditures will be reimbursed by the Florida Department of Environmental Protection, and Federal Agency of Emergency Management. The required match is met using funding from Tourist Development Council, Boater Revolving Fund-local, Growth Increment Fund, Don Pedro Knight Island Beach Renourishment MSBU assessments, North Manasota Key Beach Renourishment MSBU assessments and Stump Pass Dredging MSTU, ad valorem.

O. Tourism Development**P. Utilities****1. [Florida Division of Emergency Management \(FDEM\) Hazard Mitigation Grant Program \(HMGP\) Grant Agreement \(H1240\) 4734-044-R for East Port Shelter Lift Station Generator](#)****Recommended Action:**

- a) Approve Grant Agreement (H1240) 4734-044-R between FDEM and Charlotte County in the amount of \$138,395.15 for the East Port Shelter Water Reclamation Facility (WRF) Lift Station Generator project; and
- b) Approve Resolution for budget adjustment BA26-193 effective October 1, 2025 in the amount of \$181,510; and
- c) Approve a new Capital Improvement Project "Lift Station Permanent Generators

(HMGP - 4734)" with a FY26 budget of \$181,510 effective October 1, 2025; and
d) Authorize the Chairman to sign the Resolution, grant agreement; and grant related documents.

Budgeted Action:

Approve budget adjustment BA26-193 effective October 1, 2025, in the amount of \$181,510 adding a new Capital Improvement Project "Lift Station Permanent Generators (HMGP - 4734)". Funding for this expenditure will come from Operations & Maintenance Fund reserves and reimbursed in the amount of \$138,395.15 from FDEM. The local share of \$43,113.75 will come from Operations & Maintenance Fund.

Q. Other Agencies

REGULAR AGENDA

R. Regular Agenda

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

Utilities

Discussion and direction on the Peace River Manasota Regional Water Supply Authority Board agenda for the upcoming October 1, 2025 Meeting.

2. [2026 State Legislative Agenda](#)

County Administration

Discussion, direction and approval of 2026 State Legislative Agenda.

3. [Seventh Amendment to Agreement for Purchase and Sale and Amended and Restated Master Developer's Agreement Among Murdock Village Community Redevelopment Agency; KL WP Village LLC; and Charlotte County for purchase of MVCRA-owned land in the Murdock Village Area](#)

Commission Office

a) Approve the Seventh Amendment to Agreement for Purchase and Sale among Murdock Village Community Redevelopment Agency; KL WP Village LLC; and Charlotte County; and

b) Approve the Amended and Restated Master Developer's Agreement among KL WP Village LLC and Charlotte County; and

c) Authorize the Chairman to sign the Seventh Amendment to Agreement for Purchase and Sale; and

d) Authorize the Chairman to sign the Amended and Restated Master Developer's Agreement.

4. [Performance Evaluation - County Administrator, Hector Flores](#)

County Administration

Discussion of County Administrator, Hector Flores' annual performance evaluation.

5. [Performance Evaluation - County Attorney, Janette Knowlton](#)

County Attorney

Discussion of County Attorney, Janette Knowlton's annual performance evaluation.

6. [Performance Evaluation - Economic Development Director, Kay Tracy](#)

Economic Development

Discussion of Economic Development Director, Kay Tracy's annual performance evaluation.

COMMUNITY REDEVELOPMENT AGENCY MEETING

At 10 a.m., or soon thereafter the Board will recess for the Murdock Village Community Redevelopment meeting. The Regular Meeting will reconvene upon the conclusion of the Murdock Village Community Redevelopment meeting.

PUBLIC HEARING AGENDA

S. 10:00 A.M. Public Hearing

1. [Adopt FY2026 Capital Improvement Program Schedule](#)

Budget & Admin Services

Conduct a public hearing to consider adopting an Ordinance updating and modifying the Capital Improvement Program Schedule FY25/26 through FY30/31 on September 23, 2025, at 10 a.m., or as soon thereafter, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida.

2. [Ordinance to Create the Cook & Brown Street MSBU Advisory Board](#)

Public Works

Conduct a public hearing to consider approving an Ordinance to create the Cook & Brown Street Unit MSBU Advisory Board on September 23, 2025, at 10 a.m., or as soon thereafter, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida.

3. [Ordinance Regulating Operation of Electric Bicycles and Motorcycles in the Babcock Ranch Community](#)

Government Agency

Conduct a public hearing to consider approving an Ordinance to regulate the operation of electric bicycles and motorcycles in the Babcock Ranch Community on September 23, 2025, at 10 a.m., or as soon thereafter, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida.

4. [Certificate of Public Convenience and Necessity Public Hearing](#)

Public Safety

Conduct a public hearing to consider a Resolution approving the Certificate of Public Convenience and Necessity (COPCN) application of Pasco-Pinellas Hillsborough Community Systems, Inc. dba AdventHealth Wesley Chapel EMS ("AdventHealth"), to provide emergency advanced life support and basic life support services throughout areas of Charlotte County on September 23, 2025, at 10 a.m., or as soon thereafter, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida.

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. [TDU-25-04, 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 22 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-25-04; Applicant: Zemel Land Partners LLC; providing an effective date. Located in Commission District II.

Quasi-Judicial

Public Hearing

UB1. [CSZ-25-18, Allapatchee Shores Park CSZ](#)

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zone located at 3100 Hickory Court, in the Punta Gorda area and in the South County area, containing 0.42± acres; for calculation and severance of two density units, in accordance with Section 3-9-150(d)(1)(k) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-18; Applicant: Charlotte County Board

of County Commissioners; providing an effective date. Located in Commission District II.

Quasi-Judicial

UB2. [LAD-25-03, Revisions to Sandhill DRI DO](#)

Community Development

Approve a Resolution pursuant to Section J(1)(k) of the Sandhill Development of Regional (DRI) Development Order (DO), Resolution Number 2022-083, Section 380.06(7), Florida Statutes (F.S.), and Section 3-9-10.1, Development of Regional Impact Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, Code of Laws and Ordinances, Charlotte County, Florida, amending the Sandhill DRI DO, Resolution Number 2023-165, by 1) using the approved equivalency matrix to exchange 104 multi-family units for 17,368 square feet of commercial uses on Parcel 5-16 of Tract 5 of the Sandhill DRI, and assigning 14,841 square feet of unallocated commercial rights on this parcel; and 2) revising Map H, Exhibit B, Map H Notes #1 and Map H, Exhibit #2 Notes; for 32.115± acres of the property, including five parcels, three parcels of which are located at 200, 250 and 300 Kings Highway, and two parcels of which are generally located north of Sandhill Boulevard and southeast of Kings Highway, in the Port Charlotte area; Petition No. LAD-25-03; Applicant: Golden Key Properties LLC; providing for an effective date. The Sandhill DRI is located south of the DeSoto County Line, north of Rampart Boulevard, east of Loveland Boulevard and west of the Deep Creek area; Section 7, Township 40 South, and Range 23 East, in the Port Charlotte area, currently containing a total of 713.12± acres. Located in Commission District I.

Quasi-Judicial

UB3. [PD-25-05, Major Modification to Sandhill DRI PD](#)

Community Development

Approve an Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas. The rezoning is from Planned Development (PD) to PD. This is a major modification of an existing PD for the Sandhill Development of Regional Impact (DRI), Ordinance Number 2021-028, 1) to revise a portion of the General PD Concept Plan specifically for Parcel 5-16 of Tract 5 of the Sandhill DRI to be consistent with development rights as set forth in Petition LAD-25-03; 2) to adopt the revised General PD Concept Plan; and 3) to add specific development standards for commercial development on Parcel 5-16 of Tract 5 of the Sandhill DRI and preservation of 10.5 acres of "Park" identified on Map H of the Sandhill DRI; for 32.115± acres of the property, including five parcels, three parcels located at 200, 250 and 300 Kings Highway, and two parcels generally located north of Sandhill Boulevard and southeast of Kings Highway, in the Port Charlotte area; Petition No. PD-25-05; Applicant: Golden Key Properties LLC; providing an effective date. The Sandhill DRI is located south of the DeSoto County Line, north of Rampart Boulevard, east of Loveland Boulevard and west of the Deep Creek area; Section 7, Township 40 South, and Range 23 East, in the Port Charlotte area. Located in Commission District I.

Quasi-Judicial

UB4. [PAS-24-08, Allapatchee Shores Park Small Scale Plan Amendment](#)

Community Development

Approve an Ordinance, pursuant to Section 163.3187, Florida Statutes, adopting a Small Scale Plan Amendment amending Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to Parks and Recreation (PKR); for property located at 3100 Hickory Court, in the Punta Gorda area and in the South County area, containing 0.42± acres; Petition No. PAS-24-08; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date. Located in Commission District II.

Legislative**UB5.** [SV-25-03, Northerly Half of the Easterly Half of a Portion of Missouri Avenue](#)**Community Development**

Approve a Resolution of Street Vacation to vacate a 30' portion of Missouri Avenue containing 0.1± acres. The site is generally located north of Nebraska Avenue, east of Cindy Lane, south of Maryland Avenue, and west of Smith Street. Located in Commission District III.

Legislative**UB6.** [Z-24-17, Allapatchee Shores Park Rezoning](#)**Community Development**

Approve an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-family 5 (RSF-5) to Parks and Recreation (PKR), located at 3100 Hickory Court, in the Punta Gorda area and in the South County area, containing 0.42± acres; Petition No. Z-24-17; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date. Located in Commission District II.

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](#)