

BOARD OF COUNTY COMMISSIONERS

APRIL 17, 2025

A Focus Area Workshop – Economic & Community Development 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 Welsh. The following members were absent: None.

The Meeting was called to order at 2:00 pm, followed by the Pledge of Allegiance.

County Administrator Flores highlighted Focus Area Workshop – Economic and Community Development.

1. Financial Trends for Economic & Community Development – Francine Lisby

Francine Lisby, Assistant Budget Director gave a brief overview of Economic & Community Development, Agenda, Economic & Community Development Divisions, Where does the money go: Fiscal Year (FY) 2024 Expenditures, Economic and Community Development FY 2024 Expenditures, Where does the money come from – Economic and Community Development FY 2024 Revenue Sources, Historical Trend: Expenses by Department, Total Full-Time Equivalent (FTE) by Department, New Position Requests, County Comparison: Economic Environment Expenditures per Capita, Economic Environment FTE per 10,000, Population Data, Vision/Mission/Values, and Economic and Community Development Revised Goals.

Commissioner Constance discussed annual department spending comparisons, Historical Trend: Expenses by Department, revenue generation, and Population Data.

2. Economic & Community Development Strategic Focus Area Goals

a. Affordable Housing – Carrie Walsh

Carrie Walsh, Human Services Director gave a brief overview of Affordable Housing Accomplishments, Affordable Housing Progress Since 2020, Affordable Housing Trust Fund, Affordable Housing Initiatives in Progress, and Affordable Housing Potential Initiatives.

Chair Tiseo mentioned Affordable Housing Advisory Committee (AHAC), Affordable Housing Accomplishments, Charlotte Housing Opportunities Made Easier (HOME), American Rescue Plan Act (ARPA) funds, efforts, Affordable Housing Trust Fund, funding allocation, and Affordable Housing Initiatives in Progress. **Commissioner Doherty** commented on Affordable Housing Accomplishments, April 22, 2025 Regular and Land Use Meeting, and Affordable Housing Trust Fund.

Ms. Lisby responded to ARPA, spending plan, and affordable housing allocated funding.

b. Water Quality – Brandon Moody

Brandon Moody, Water Quality Manager gave a brief overview Implementation of County Water Quality Monitoring Strategy, Strategic Initiatives: Inventory and spatially map current efforts, Review/refine water quality monitoring program, Create partnerships and plan impactful projects, Publish an online suite of products to keep the public informed, Create the draft One Charlotte, One Water Plan, and Strategic Initiatives for 2025-2026, replied to Louisiana State University, Eyes on Seagrass Project, Florida Sea Grant, Tidal Peace River, water circulation study, University of Florida (UF) interns, cost savings, and pre-construction monitoring program.

Chair Tiseo noted pre and post septic to sewer conversation data comparison, pre-construction sampling, Ackerman Sewer Expansion Project, Cape Haze, Western Michigan University, test wells, benefits, impacts, hydrological connectivity research, and pilot program. **Commissioner Constance** spoke to Review/refine water quality monitoring program, current data, Charlotte Harbor and Peace River core sampling costs, historical value, Florida Gulf Coast University (FGCU), Florida Department of Environmental Protection (FDEP), Southwest Florida Water Management District (SWFWMD), grant opportunities, academic center benefits, and weather events. **Commissioner Doherty** discussed test wells, East-West Spring Lake Project, canal system proximity, Western Michigan University, hydrologic connectivity, El Jobean, and benefits. **Commissioner Truex** mentioned East-West Spring Lake Project, Western Michigan University, and sucralose.

Dave Watson, Utilities Director replied to Ackerman, Lakeview/Midway, and Cape Haze pre-septic to sewer conversion data.

c. Industrial Development & Open Space – Shaun Cullinan, Tina Powell, Francine Lisby

Shaun Cullinan, Planning and Zoning Official gave a brief overview of Increase of Industrial Land, Open Space Requirements, responded to natural disaster impacts, parking requirements, property review and amenities, and zoning districts.

Tina Powell, Parks and Natural Resources Manager gave a brief overview of Greenspace Inventory, Conservation Charlotte: Current Status, and Future.

Ms. Lisby gave a brief overview of Growth Incremental Funding History, replied to bond payment, and Conservation Charlotte: Current Status.

Chair Tiseo commented on Increase of Industrial Land, challenges, employment opportunities, strategies, April 22, 2025 Regular and Land Use Meeting, Metro Forecasting Update, ballot initiative, strategic timing, and preservation and conservation areas. **Commissioner Constance** spoke to restrictions, limitations, Greenspace Inventory, public access, water quality, nature, Conservation Charlotte: Current Status,

property uses, amenities, Americans with Disabilities Act (ADA) requirements, permeable surfaces, Conservation Charlotte program expiration and renewal, Future, ballot initiative, and Growth Incremental Funding History. **Commissioner Doherty** noted industrial development and opportunities, Enterprise Charlotte Airport Park (ECAP), Greenspace Inventory, program surplus, qualified projects, ballot initiative, and timing. **Commissioner Truex** discussed Future, programming flexibility, funding restrictions, ballot initiative, and passage rate.

County Attorney Knowlton interjected on Conservation Charlotte: Current status.

Deputy County Administrator Emily Lewis responded to ballot initiative, general election, voter referendum, parameter and demographic changes, community outreach program, passage rate, water quality, and transportation.

d. Economic Development – Kay Tracy

Kay Tracy, Economic Development Director gave a brief overview of Background, Building a Stronger Charlotte County, 2023 – 2024 Past Accomplishments, and Future Plans.

Chair Tiseo mentioned area median income (AMI), Building a Stronger Charlotte County, Airport Road, Piper Road, industrial overlay map and uses, workforce housing, market and affordable rental rates, and Metro Forecasting. **Commissioner Doherty** commented on Future Plans, workforce and affordable housing policies, and rental market prices.

AA. County Administrator Comments

County Administrator Flores noted Coastal and Heartland National Estuary Program (CHNEP), National Oceanic and Atmospheric Administration (NOAA) Tide Gauge Federal Appropriations Request Support Letter, FGCU Water School, strategic focus areas, Affordable Housing Trust Fund, park lands, General Fund, Hurricane Ian, reimbursements, fiscal stabilization, and debris removal invoices.

Chair Tiseo spoke to Federal Emergency Management Agency (FEMA) reimbursements and Hurricane Recovery Update, debris cost and payments, Hurricane Ian, and cost share obligation. **Commissioner Constance** discussed appropriations request deadline, support letter, April 22, 2025 BCC Regular and Land Use Meeting, land acquisition opportunities, FEMA, reimbursements, Hurricane Ian, cost obligation, and ARPA funding. **Commissioner Truex** mentioned Disaster Recovery Task Force and FEMA outstanding reimbursements.

County Attorney Knowlton interjected on April 22, 2025 Regular and Land Use Meeting and support letter ratification.

Deputy County Administrator Lewis replied to debris invoicing, Private Property Debris Removal (PPDR) and Commercial Property Debris Removal (CPDR) operations, FEMA reimbursement processes, cost obligation, and hurricane recovery project status updates.

Gordon Burger, Budget and Administrative Services Director responded to FEMA, hurricane debris removal costs and reimbursements, expedited projects, emergency protective measure costs, and funding obligation.

BB. County Attorney Comments - None

CC. Commissioner Comments - None

ADJOURNED: 3:39 pm

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