

# Charlotte County

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



## Regular and Land Use Meeting

Tuesday, July 23, 2024  
9 a.m.

### Board of County Commissioners

#### **COUNTY COMMISSIONERS**

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

#### **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.

**9:00 A.M.**

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

### **Invocation**

If you wish, please rise for the invocation

[Pastor Jim Chandler](#)  
[Englewood Christian Church](#)

### **Pledge of Allegiance**

### **Changes to the Agenda**

See separate sheet

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

[Hunger Action Month](#)  
[Florida Water Professionals Month](#)  
[Coast Guard Birthday\\*](#)  
[Purple Heart Day\\*](#)

[\\*\\*Change, Added attachments - Coast Guard Birthday proclamation, Purple Heart Day proclamation, 7/19/2024\\*\\*](#)

### **Employee Recognition**

### **Award Presentations**

[Distinguished Budget Presentation Award Program](#)

GFOA (Government Finance Officers Association) established the Distinguished Budget Presentation Awards Program (Budget Awards Program) in 1984 to encourage and assist state and local governments to prepare budget documents of the very highest quality that reflect both the guidelines established by the National Advisory

Council on State and Local Budgeting and the GFOA's best practices on budgeting and then to recognize individual governments that succeed in achieving that goal. Approximately 1,800 governments, including states, cities, counties, special districts, school districts, and more have been recognized for transparency in budgeting. To earn recognition, budget documents must meet program criteria and excel as a policy document, financial plan, operations guide, and communication tool. Charlotte County Fiscal Services has been honored with this prestigious award this year for their submission of the county's Fiscal Year 2024-2025 Budget Book. Charlotte county's Fiscal Year 2024-2025 Budget Book can be found on the county's transparency page.

## 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.

\* [Construction Industry Licensing Board - Consumer Advocate](#)

**Construction Industry Licensing Board** is seeking one volunteer to represent the "consumer advocate" category. Volunteer must be a resident of Charlotte County for at least two years and have no financial interest, direct or indirect, in the building trades. Length of term is until July 26, 2026. To obtain an application, please call 941-743-1298 or email [Diane.Whidden@CharlotteCountyFL.gov](mailto:Diane.Whidden@CharlotteCountyFL.gov).

\* [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 on October 31, 2025. Applicants must be residents of Charlotte County and reside within the Unit. Submit applications to the Public Safety Department, 26571 Airport Road, Punta Gorda, Florida 33982; call 941-833-5610 or email [Todd.Dunn@CharlotteCountyFL.gov](mailto:Todd.Dunn@CharlotteCountyFL.gov).

\* [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](mailto:MSBU-TU@CharlotteCountyFL.gov).

- **Boca Grande Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2026 and October 31, 2027.
- **Buena Vista Waterway Unit** is seeking one member to fill a 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.

- **Englewood East 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 two members to fill positions with terms through October 31, 2027.
- **Greater Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Grove City Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2025, and October 31, 2027.
- **Gulf Cove Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2025, and October 31, 2027.
- **Harbour Heights Street & Drainage Unit** is seeking 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 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.
- **Pirate Harbor Street & Drainage 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 two members to fill positions with terms through October 31, 2025, and October 31, 2027.
- **South Gulf Cove Waterway Unit** is seeking one member to fill a position with a term through October 31, 2025.

\* [MPO Vacancies](#)

**MPO - Bicycle/Pedestrian Advisory Committee (BPAC)** is seeking one South County Representative. This individual must be a resident of Charlotte County to serve on the BPAC. The BPAC reviews and makes recommendations on transportation plans and projects that the MPO Board will consider.

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

**Charlotte County Transportation Disadvantaged Local Coordinating Board (LCB)** is seeking two volunteers: one experienced representative of the local private for-profit transportation industry and one citizens' advocate. 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.

The deadline for submitting an application is Friday, October 5, 2024.

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, October 21, 2024 meeting.

## REPORTS RECEIVED AND FILED

### [Quarterly Housing Division Report - April, May, June 2024](#)

#### Human Services

April, May and June 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.

##### 2. [Commercial Paper Loan](#)

**Recommended Action:**

Approve Resolution authorizing a new Commercial paper Loan in the amount of \$7,403,000 for Lemon Bay MSBU paving and 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 25, 2024 BCC Regular Meeting

July 8, 2024 BCC Pre-Agenda

**Budgeted Action:**

No action needed.

### Board of County Commissioners

#### C. Commission Office

##### 1. [Appointment- Buena Vista Waterway Advisory Board](#)

**Recommended Action:**

Approve the appointment of Stephen Sousa to fill the unexpired term of Steve Abella as well as an additional new three-year term on the Buena Vista 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. [Deputy Sheriff Christopher Taylor Memorial Highway](#)

**Recommended Action:**

Approve Resolution supporting the designation of the portion of I-75 between U.S. 17/Duncan Road and Harbor View Road in Charlotte County as "Deputy Sheriff Christopher Taylor Memorial Highway" in accordance with Florida Statute 334.071(3).

**Budgeted Action:**

No action needed.

**E. County Attorney**

1. [Approval of Negotiated Settlement](#)

**Recommended Action:**

Approve the negotiated settlement with Jeremy Scott for all his Workers Compensation claims as recommended by Risk Management and the County Attorney.

**Budgeted Action:**

No action needed.

**F. Budget and Administrative Services**

**Fiscal Services**

1. [Drug Abuse Trust Fund FY24](#)

**Recommended Action:**

a) Approve Resolution designating Charlotte Behavioral Health Care as a recipient of the Charlotte County Drug Abuse Trust Fund Grant; and

b) Approve the transfer of \$44,595 from the Drug Abuse Trust Fund to Charlotte Behavioral Health Care; and

c) Approve Resolution designating the Charlotte County Sheriff's Office as a recipient of the Charlotte County Drug Abuse Trust Fund Grant; and

d) Approve the transfer of \$20,000 from the fund to the Sheriff on behalf of Drug Free Charlotte County.

**Budgeted Action:**

No action needed. Budgeted in the Drug Abuse Trust Fund, as approved in the FY2024 budget process. Funding for this expenditure comes from the Drug Abuse Trust Fund. Per the section 938.23, Florida Statutes, revenue is collected from the assessments that are imposed on persons found guilty of a misdemeanor in which the unlawful use of drugs or alcohol is involved, and the assessments may be allocated to local substance abuse programs.

**2. [Federal Equitable Sharing Fund Request - FY24 - 2nd DRAW](#)****Recommended Action:**

- a) Approve the transfer of \$191,550 from the Federal Equitable Sharing Fund to the Sheriff in accordance with the attached request letter from Charlotte County Sheriff's Office (CCSO); and
- b) Approve Resolution for BA24-123 in the amount of \$191,550.

**Budgeted Action:**

Approve Budget Adjustment BA24-123 in the amount of \$191,550 to the Law Enforcement Trust Fund Budget. Funding for this expenditure comes from Law Enforcement Trust Fund.

**3. [Adoption of New Rate Charlotte County Utilities \(CCU\)](#)****Recommended Action:**

Approve Utility Rate Resolution to adopt new water, sewer, and reclaim rates as increased by the FPSC index for 2024.

**Budgeted Action:**

No action needed. Increase in revenue will be reflected in the FY25 Budget.

**4. [County Navigation Improvement Funds \(CNIF\) Sunrise Channel Dredge](#)****Recommended Action:**

- a) Authorize Chairman to sign Resolution to direct the use of West Coast Inland Navigation District County Navigation Improvement Funds (CNIF) in the amount of \$125,000 for the Sunrise Channel Dredge Project; and
- b) Authorize County Administrator to sign the application and agreement between the West Coast Inland Navigation District and Charlotte County, and any other grant related documents.

**Budgeted Action:**

No action needed. A budget amendment will be brought to the Board for approval, if awarded. Grant funding in the amount of \$125,000 will be provided by West Coast Inland Navigation District County Navigation Improvement Fund. Additional funding is provided in the FY24 Public Works MSBU/TU Dredging Capital Maintenance Plan for dredging services and provided by Buena Vista Waterway Maintenance MSBU, Edgewater North Waterway MSBU assessments, and the Hurricane Fund with an anticipated reimbursement from FEMA (Federal Emergency Management Agency). There is a 5% local match requirement for the FEMA portion of expenses.

**5. [Extend Refund Date for Library Impact Fees](#)****Recommended Action:**

Approve Resolution extending the refund date for Library Impact Fees expiring September 30, 2024 and September 30, 2025, each by three years.

**Budgeted Action:**

No action needed. Library impact fees are budgeted in the Impact Fee Fund.

**Information Technology****Purchasing**

6. [24-470, Award, Solodev Five-Year Renewal \(Information Technology\)](#)

**Recommended Action:**

- a) Approve Sole Source award of File #24-470, Solodev Five-Year Renewal, for a total cost of \$556,740.82, to Solodev Spacemade, LLC of Orlando, Florida; and
- b) Authorize the Chairman to execute agreement.

**Budgeted Action:**

No action needed.

7. [16-295, Approve, Amendment 12, Manasota Key Beach Renourishment 10 Year Management Plan \(Public Works\)](#)

**Recommended Action:**

- a) Approve Amendment #12 to Contract No. 16-295, Manasota Key Beach Renourishment 10 Year Management Plan with Coastal Engineering Consultants, Inc. of Bonita Springs, Florida for additional services with a change order to increase contract total by \$552,866; and
- b) Authorize the Chairman to sign Amendment #12.

**Budgeted Action:**

No action needed. Budgeted in the Public Works MSBU/TU Dredging CMP as approved in the FY24 budget process. Grant funding comes from the Florida Department of Environmental Protection 22CH1 and 23CH1, Federal Emergency Management Agency, and the Florida Division of Emergency Management. The local share in the amount of \$59,251.24 will be supplied by the Manasota Key Beach Nourishment MSBU, Tourist Development, Boater Improvement Fund-local and the Growth Increment Fund. Sarasota County will reimburse Charlotte County for their portion of the services.

8. [24-495, Award, South County Regional Park Shelter Improvements \(Community Services\)](#)

**Recommended Action:**

Approve award of Piggyback purchase off the Manatee County School District Contract #21-0053-MR, to Rep Services Inc. of Longwood, Florida for the total amount of \$359,681.61. This is for the purchase and installation of batting cage covers and shelter for the South County Regional Park.

**Budgeted Action:**

No action needed. Budgeted in Capital Improvements Project "South County Regional Park" approved in the FY24 budget process. Funding is supplied from Capital Projects Fund ad valorem.

9. [23-294, Approve Amendment 7, Hurricane Ian Recovery Assessments \(Facilities\)](#)

**Recommended Action:**

- a) Approve Amendment #7 to Contract #23-294, Hurricane Ian Recovery Assessments, with CSA Consulting Group LLC of Wayne, New Jersey in the amount of \$3,553,513.95. This amendment is for evaluation and assessment of current conditions at site(s) released by the County to the Consultant; and
- b) Authorize the Chairman to sign Amendment #7 to Contract 23-294.



**Budgeted Action:**

No action needed. Budget amendment will be brought to the Board for approval if awarded. Grant funding will be provided by Federal Emergency Management Agency and the Florida Division of Emergency Management. There is a required match of 5%. Matching funds will be provided by the Hurricane Fund.

**10. [24-444, Award, Desoto Ditch Bank Hurricane Repairs and Re-stabilization \(Public Works\)](#)****Recommended Action:**

Approve award of Request for Bid #24-444, Desoto Ditch Bank Hurricane Repairs and Re-stabilization to Sully's LLC of Venice, Florida for the total amount of \$665,156.35. This project is for the repairs and re-stabilization of the DeSoto ditch bank, which was damaged during Hurricane Ian.

**Budgeted Action:**

No action needed. A fourth quarter budget adjustment will be brought to the Board for approval. Work is anticipated to be 75% reimbursable from Natural Resources Conservation Service (NRCS) with a 25% County match provided from the hurricane fund.

**11. [24-327, Approve Ranking, Library Master Plan \(Community Services\)](#)****Recommended Action:**

- a) Approve ranking of firms for Request for Proposal #24-327, Library Master Plan: 1st Engberg Anderson, Inc. of Milwaukee, Wisconsin; HBM Architects, LLC of Cleveland, Ohio; and Williamson Design Associates of Clearwater, 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 Community Services Capital Maintenance Plan approved in the FY24 budget process. Funding is supplied from Capital Projects ad valorem.

**12. [21-636, Termination of Contract, Design - Port Charlotte Beach Recreation Center \(Facilities\)](#)****Recommended Action:**

Approve the Termination of Contract #21-636, Design - Port Charlotte Beach Recreation Center with Sweet Sparkman Architecture & Interiors of Sarasota, Florida.

**Budgeted Action:**

No action needed. Budgeted in Capital Improvements Project "Port Charlotte Beach Recreation Center." Funding is supplied from the 2014 Sales Tax Extension.

**13. [23-440, Amendment 2, Interactive Growth Model \(Community Services\)](#)****Recommended Action:**

- a) Approve Amendment #2 to Contract #23-440, Interactive Growth Model with Metro Forecasting Models, LLC of Bonita Springs, Florida in the amount of \$5,000; and
- b) Authorize the Chairman to sign Amendment #2 to the Contract for the amended services.

**Budgeted Action:**

No action needed. Budgeted in the Community Services Capital Maintenance Plan approved in the FY24 budget process. Funding is supplied from Capital Projects ad valorem.

14. [24-363, Approve Ranking, Administration of Housing and Urban Development Entitlement Grants \(Human Services\)](#)

**Recommended Action:**

a) Approve the sole proposer for Request for Proposal #24-363, Administration of Housing of Urban Development Entitlement Grants: 1st Civitas, LLC of Mount Pleasant, South Carolina; and

b) Approve start of negotiations; and

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

This is for the consulting, planning, and preparation services associated with preparing all required US Department of Housing and Urban Development products.

**Budgeted Action:**

No action needed. Budget for this item comes from savings in account lines budgeted in the Human Services Fund budget as approved in the FY24 budget process. Funding for the expenditure comes from the General Fund.

**Real Estate Services**

15. [Resolution of Necessity- Harbor View Road Widening Project](#)

**Recommended Action:**

Approve Resolution authorizing the acquisition of real property or easement interests in real property by any legal means that may be required for the construction of roadway and/or roadway improvements in connection to the Harbor View Road Widening Project.

**Budgeted Action:**

No action needed. Budgeted in Capital Improvements Project "Harborview Road Widening - Melbourne to I75" approved in the FY24 budget process. Funding is supplied from the 2020 Sales Tax Extension.

16. [Resolution to Acquire Property in Northwest Port Charlotte on Behalf of Community Services](#)

**Recommended Action:**

Approve Resolution authorizing the acquisition any real property or real property interests located in Northwest Port Charlotte on behalf of Community Services for future department needs.

**Budgeted Action:**

No action needed. If the bid is successful a new capital improvement project and budget adjustment will be brought to the Board for approval. Funding will be supplied from Capital Projects ad valorem.

**Risk Management**

**Transit**

**G. Community Development****H. Community Services****1. [Florida Department of Transportation \(FDOT\) Non-Motorized Traffic Monitoring Program Agreement](#)****Recommended Action:**

a) Approve an agreement with FDOT for implementation of a Non-Motorized Traffic Monitoring Program at Cape Haze Pioneer Trail; and

b) Approve Resolution authorizing the County Administrator, or his designee, to execute any related amendments, terminations, and novation changes to the Agreement as needed.

**Budgeted Action:**

No action needed. No financial impact.

**I. Economic Development****J. Facilities Construction and Maintenance****1. [Lease Agreement - C.A.R.E. WCA 2024](#)****Recommended Action:**

a) Approve Lease Agreement between Charlotte County and Center for Abuse and Rape Emergencies, Inc. (C.A.R.E.) at Mac V. Horton West County Annex; and

b) Approve Resolution authorizing the County Administrator, or his designee, to execute amendments, extensions, terminations, assignments, subleases, and novation changes to the Lease Agreement; and

c) Authorize the Chairman to sign the Lease Agreement and Resolution.

**Budgeted Action:**

No action needed. Budgeted in the General Fund.

**K. Human Resources****L. Human Services****1. [Housing and Financial Stability Program \(HFSP\) Budget Adjustment](#)****Recommended Action:**

Approve the proposed budget adjustment for the Housing and Financial Stability Program (HFSP).

**Budgeted Action:**

No action needed. Budget for this item comes from savings in other account lines in the Human Services General Fund as approved in the FY24 budget process.

**M. Public Safety****N. Public Works**

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1. [Clarke Environmental Annual Letter for Contracted Aerial Mosquito Control Services](#)

**Recommended Action:**

- (a) Approve the annual letter to Clarke Environmental Mosquito Management (“Clarke Environmental”); and  
(b) Authorize the Chairman to sign the annual letter.

**Budgeted Action:**

No action needed. Budgeted in the General Fund - Public Works Mosquito Control budget as approved in the FY2024 budget process. Funding for the expenditure comes from Ad Valorem.

2. [Traffic Improvements Agreement between Charlotte County and Taylor Morrison of Florida, Inc.](#)

**Recommended Action:**

- a) Approve the Traffic Improvements Agreement between Taylor Morrison of Florida, Inc., and Charlotte County, for the design and construction of a traffic signal at the intersection of Burnt Store Road and the main entrance of the Starling Development; and  
b) Authorize the Chairman to sign the Traffic Improvements Agreement.

**Budgeted Action:**

No action needed. Developer to install the improvement. Maintenance is budgeted in the Lighting Fund - Lighting District budget as planned in the FY2025 budget process. Funding for this expenditure comes from ad valorem.

3. [Traffic Improvements Agreement between Charlotte County and CC Burnt Store, LLC](#)

**Recommended Action:**

- a) Approve the Traffic Improvements Agreement between Charlotte County and CC Burnt Store, LLC, for the design and construction of a traffic signal at the intersection of Burnt Store Road and the main entrance of the Coral Lakes Development; and  
b) Authorize the Chairman to sign the Traffic Improvements Agreement.

**Budgeted Action:**

No action needed. Developer to install the improvement. Maintenance is budgeted in the Lighting Fund - Lighting District budget as planned in the FY2025 budget process. Funding for this expenditure comes from ad valorem.

4. [Traffic Improvements Agreement between Charlotte County and Burnt Store Developers, LLC](#)

**Recommended Action:**

- a) Approve the Traffic Improvements Agreement between Charlotte County and Burnt Store Developers, LLC (BSD) for the design and construction of a traffic signal at the intersection of Burnt Store Road and the main entrance of the Turnleaf Development; and  
b) Authorize the Chairman to sign the Traffic Improvements Agreement.

**Budgeted Action:**

No action needed. Developer to install the improvement. Maintenance is budgeted in the Lighting Fund - Lighting District budget as planned in the FY2025 budget process.

Funding for this expenditure comes from ad valorem.

**O. Tourism Development**

1. [Florida Sports Foundation Grant for US Sports Congress](#)

**Recommended Action:**

Approve grant application for the Florida Sports Foundation Grant for US Sports Congress Conference in the amount of \$15,000.00.

**Budgeted Action:**

No action needed. Budgeted in the Tourism Promo General account during FY 2024 budget process. Grant funding in the amount of \$15,000.00 will be provided by the Florida Sports Foundation. Matching funding in the amount of \$15,000.00 will be paid from the Tourist Development Tax Fund.

**P. Utilities**

**Q. Other Agencies**

## REGULAR AGENDA

**R. Regular Agenda**

1. [West Coast Inland Navigation District August 9, 2024 Agenda, September 6, 2024 Agenda and September 6, 2024 First TRIM Hearing](#)

**Community Services**

a) Discussion and direction on the West Coast Inland Navigation District (WCIND) agenda for the upcoming meeting on August 9, 2024; and

b) Discussion and direction on the West Coast Inland Navigation District (WCIND) agenda for the upcoming meeting on September 6, 2024; and

c) Discussion and direction on the upcoming first TRIM Hearing on September 6, 2024.

**\*\*Change, Added attachment - WCIND Agenda- Revised, 7/18/2024\*\***

2. [Water Authority Agenda - August 7, 2024](#)

**Utilities**

Discussion and direction on the Peace River Manasota Regional Water Supply Authority Board agenda for the upcoming August 7, 2024 meeting.

3. [Appoint by Ballot- Tourist Development Council](#)

**Commission Office**

Select by ballot a volunteer to serve on the Tourist Development Council representing the Tourism Accommodations Member category. The term starts immediately and expires on August 28, 2028.

4. [2025-2034 Transit Development Plan](#)

**Budget & Admin Services**

a) Presentation on the 2025-2034 Transit Development Plan (TDP); and

b) Approval and adoption of the 2025-2034 Transit Development Plan.

5. [BCC Meeting Schedule Change](#)

**County Administration**

Approve the following BCC Meeting changes:

- a) Schedule a Budget Meeting on August 19, 2024 at 1:00 p.m. in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida; and
- b) Approve location change of the First Budget Public Hearing on September 5, 2024 and Final Budget Public Hearing on September 24, 2024 to Charlotte Harbor Event Center at 75 Taylor Street, Punta Gorda, Florida.

**\*\*Added, 7/18/2024\*\***

## PUBLIC HEARING AGENDA

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

1. [Amend the Territory of the Peace River Shores Street & Drainage MSBU](#)

**Public Works**

Conduct a public hearing to consider an ordinance to amend the territory of the Peace River Shores Street & Drainage Municipal Service Benefit Unit (MSBU).

2. [MSBU First Time Assessed Public Hearing](#)

**Budget & Admin Services**

Conduct a public hearing to consider a Resolution to adopt final assessment for first time assessed property and amended assessment roll for:  
One property with a total of one unit in Peace River Shores Street and Drainage Unit Municipal Service Benefit Unit (MSBU) for FY24/25.

3. [Third Quarter Budget Adjustments](#)

**Budget & Admin Services**

Conduct a public hearing approving the Resolution to adopt budget adjustments that amend the FY23/24 budget. These adjustments which impact various funds are needed to align the FY23/24 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.** [FP-22-05-17, Turnleaf Phase 1](#)

**Community Development**

Approve a Final Plat for a subdivision to be named, Turnleaf Phase 1. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. The proposed subdivision is a residential development to consist of 389 residential lots and 31 tracts to include 420 dwelling units, with supporting utility, roadway and stormwater infrastructure, and for future development. The site contains 295.13± acres and is located at 13280 and 13350 Burnt Store Road. The properties are within the boundary of the Burnt Store Area Plan area, the Coral Creek Community Development District, and the Punta Gorda area. Located in Commission District II.

**Quasi-Judicial**

**UA2.** [FP-23-01-01, Coral Lakes - Phase IA](#)

**Community Development**

Approve a Final Plat for a subdivision to be named, Coral Lakes - Phase IA. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. The proposed subdivision is a residential development to consist of 228 single-family lots and 33 tracts. This site contains 306.51± acres and consists of three parcels. Of which two parcels are located at 12300 and 13000 Burnt Store Road (Rd), and one parcel is located between these two parcels. The site is generally located north of Zemel Rd, south of Scham Rd, east of Burnt Store Rd, and west of Green Gulf Boulevard. The properties are in the Punta Gorda area, the Coral Lakes Community Development District, and within the boundary of the Burnt Store Area Plan area. Located in Commission District II.

**Quasi-Judicial**

**UA3.** [TDU-24-01, Placida Point, LLC](#)

**Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for a transfer of three density units to a Receiving Zone located at 13000, 13110, 13120, and 13140 Fishery Road, in the Placida Revitalizing Neighborhood containing 14.82± acres; 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 Commission, District III; Petition No. TDU-24-01; Applicant: Placida Point, LLC; providing an effective date. Located in Commission District III.

**Quasi-Judicial**

**UA4.** [FP-22-03-09, Starling - Phase 1](#)**Community Development**

Approve a Final Plat for a subdivision to be named, Starling - Phase 1. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. The proposed subdivision is a residential development to consist of 388 single-family lots and 47 tracts. This site contains 296.63± acres and is generally located south of Notre Dame Boulevard, north of Zemel Road, east of Burnt Store Road, and west of Green Gulf Boulevard. The property is in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area. Located in Commission District II.

**Quasi-Judicial**

## Public Hearing

**UB1.** [PFP-24-02, Midtown at Babcock Ranch](#)**Community Development**

Approve a request from Babcock Property Holdings, L.L.C. for a Preliminary and Final Plat for a subdivision to be named, Midtown at Babcock Ranch. The proposed plat is for a subdivision containing 36 tracts for roadway, drainage, irrigation, open space, conservation, and future development. The site contains 809.75± 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 Babcock Trail. The site is within the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, the East County area. There is no bond or Development Agreement associated with this plat. Located in Commission District I.

**Quasi-Judicial****UB2.** [SV-24-01, Portion of Haverhill Waterway Canal Vacation](#)**Community Development**

Approve a Resolution of Street Vacation to vacate a portion of the Haverhill Waterway Right-of-Way behind the applicant's property located at 21271 Cottonwood Avenue (Ave), consisting of 2,823± square feet, to bring an existing shed into compliance with the required setbacks of the zoning district. The area to be vacated is generally located south of Cottonwood Ave, west of Dewitt Street, north of Haverhill Waterway, east of Morningstar Waterway, within the Port Charlotte area. Located in Commission District V.

**Legislative****UB3.** [STN-24-01, Street Name Change, Samana Cay Loop](#)**Community Development**

- a) Approve a Resolution for an application by Charlotte County Community Development Department, on behalf of Lennar Homes LLC, to change the street name for a portion of Samana Cay Loop to Seasalt Loop; and
- b) Authorize the Chairman to sign the Resolution.

**Legislative**



**UB4. [PV-23-12-09, Portion of Golf Club Estates](#)****Community Development**

Approve a Resolution of Plat Vacation to vacate a portion of Golf Club Estates consisting of lot 1-A, and lots 1 through 14, and lot 16 and lot 17, Block A, as recorded in Plat Book 1, Page 43, of the Public Records of Charlotte County, Florida, consisting of 2.821± acres, with a portion of Rosemary Drive, containing 0.455± acres. The total area to be vacated is 3.276± acres and is generally located north of Duncan Road (Rd), south of Riverside Drive (Dr), east of I-75, and west of Regent Rd, within the Punta Gorda area. Located in Commission District II.

**Legislative****UB5. [PAS-23-00005, 17-75 Residential Development](#)****Community Development**

Approve an ordinance, pursuant to Section 163.3187, Florida Statutes, adopting a Small-Scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Commercial (COM) (19.99± acres) and Low Density Residential (LDR) (2.13± acres) , and High Density Residential (HDR) (0.91± acres) to HDR with an annotation to the 2030 Future Land Use Map limiting the overall maximum density up to 338 units; increasing density from 18 units to 338 units; for property located at 6201 Duncan Road, 3300 and 3406 Rosemary Drive, in the Punta Gorda area, containing 23.03± acres; Commission District II; Petition No. PAS-23-00005; Applicant: Mivo Development Group; providing an effective date. Located in Commission District II.

**\*\*Change, Added attachments - Applicant Presentation and Revised Conditions, 7/22/2024\*\***

**Legislative****UB6. [PD-23-00008, 17-75 Residential Development](#)****Community Development**

Approve an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) (19.99 acres), Residential Multi-family-5 (RMF-5) (2.13± acres), and Residential Multi-family 10 (RMF-10) (0.91± acres) to PD, in order to have a residential development up to 338 units; requiring a transfer of 320 density units to reach the maximum of 338 units; and adopting a "General PD Concept Plan" for this proposed development; for property located at 6201 Duncan Road, 3300 and 3406 Rosemary Drive, in the Punta Gorda area, containing 23.03± acres; Commission District II; Petition No. PD-23-0008; Applicant: Mivo Development Group; providing an effective date. Located in Commission District II.

**\*\*Change, Added attachments - Applicant Presentation and Revised Conditions, 7/22/2024\*\***

**Quasi-Judicial****UB7. [TLDR-24-01, Revisions to Subdivision Regulations Phase 1](#)****Community Development**

Approve an Ordinance of the Board of County Commissioners of Charlotte County,

Florida, amending Charlotte County Code Chapter (Ch) 3-5: Planning and Development, by 1) revising Article II: General Control of Development, Division 1: Generally, Section (Sec.) 3-5-24: Survey; plats, and 2) repealing Article III: Plats, which was adopted in 1986. In addition to amending Ch 3-7: Subdivision Regulations, by 3) revising Article I: In General, Sec. 3-7-1: Purpose; Sec. 3-7-5: Definitions; and Article II: Procedure for Plat Approval, by revising Sec. 3-7-21: Steps to record final plat, now referred to as Application Process, Sec. 3-7-22: General requirements; Sec. 3-7-23: Basic application process, now referred to as Procedure, generally; Sec. 3-7-26: Preliminary plat procedure; Sec. 3-7-27: Agency review, now referred to as Preliminary Plat Review; Sec. 3-7-31: Construction plans procedure; Sec. 3-7-32: Authority granted by approval, now referred to as Authority granted by preliminary plat approval; Sec. 3-7-33: Limit of approval, Sec. 3-7-34: Amendments and changes, now referred to as Effective date; Sec. 3-7-35: Final plat procedure generally; Sec. 3-7-36: Review, now referred to as Final Plat Review; Sec. 3-7-37: Approval by the board of county commissioners, now referred to as Approval of the Final Plat; Sec. 3-7-38: Recording of the final plat; 4) creating new Sec. 3-7-26: Determination; 5) renumbering various sections; and 6) repealing Sec. 3-7-24: Zoning; Sec. 3-7-28: Planning director; Sec. 3-7-29: Planning and zoning board; and Sec. 3-7-30: Approval by the board of county commissioners to remove the requirements of public hearings. Additionally, 7) revising Article III: Standard Requirements for Subdivision Applications, Sec. 3-7-65: Certification of improvements or performance guarantee; Sec. 3-7-66: Maintenance, materials, and workmanship warranty bond after construction is complete; and Article V: Design Standards, Sec. 3-7-106: Suitability of land; and Article VI: Acceptance of Public Roads for Maintenance, Sec. 3-7-121: For infrastructure to be constructed prior to final plat; Sec. 3-7-122: For infrastructure to be bonded instead of built; and Article VIII: Enforcement, Sec. 3-7-141: Building permits, now referred to as Building and other permits; 8) repealing Sec. 3-7-142: Other permits; 9) repealing Article VII: Procedure for Minor Subdivisions, and providing for conflict with other ordinances; providing for severability; and providing for an effective date. This is the first phase of proposed changes to the County Code to streamline the platting process and align the regulations with Florida State Statutes. Application number: TLDR-24-01; Applicant: Charlotte County Board of County Commissioners. This applies countywide.

### **Legislative**

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

### **County Commissioners**

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

Joseph Tiseo, District 5

**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](#)