

BOARD OF COUNTY COMMISSIONERS

DECEMBER 9, 2025

A Regular and Land Use Meeting 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: Clerk of the Circuit Court Roger D. Eaton (departed at 11:12 am), County Administrator Flores, County Attorney Knowlton, and Minutes Clerk Welsh. The following members were absent: None.

The Meeting was called to order at 9:00 am

The Invocation was given by **Commissioner Deutsch**, followed by the Pledge of Allegiance.

Changes to the Agenda

Addition #1: R-6, 25-603, Approve, Health Insurance Coverage (Risk Management). a) Approve Contract #25-603, Health Insurance Coverage with Aetna for the term of January 1, 2026, through and including, December 31, 2026; and b) Authorize the Chairman to sign the agreement.

Requested by: Purchasing

Addition #2: R-8, Approve the new appointment of Robert Segur to the Planning and Zoning Board, as District 3 representative, to complete the remaining term of Doug Izzo who resigned effective December 8, 2025. Term is effective immediately and will expire on November 30, 2028.

Requested by: Commission Office

Change #1: K-1, Updated Wording - a) Approve Resolution ratifying and adopting the Memorandum of Understanding (MOU) between Suncoast Professional Firefighters and Paramedics Local 2546 and Charlotte County ~~for 40-hour Peak Load EMS Unit program~~ **for recruitment and retention**; and b) Authorize the Chairman, or his designee, to sign the Resolution.

Requested by: Human Resources

Change #2: P-4, Added Attachment - Utility Developers Agreement.

Requested by: Utilities

Change #3: P-3, Added Attachment - Bulk Sewer Treatment Agreement.

Requested by: Community Development

Change #4: UB-2, Added Attachment - DeSoto Service Letter.

Requested by: Community Development

Change #5: M-1, Moved to Regular Agenda, Item R-7.

Requested by: Administration

Change #6: F-5, Added Attachment - Revised Quote. Updated Wording - Approve award of Piggyback File #26-102, New 2026 Peterbilt 567 per Florida Sheriff's Association Cooperative Purchasing Program Contract #FSA25-VEH23.0, and award to The Peterbilt Store South FL of Fort Myers, Florida for a total cost of ~~\$207,000~~ **\$198,000**.

Requested by: Purchasing

Deletion #1: C-10, Approve the following schedule change: Cancellation of the February 25, 2026, 2:00 p.m. Land Use portion of the meeting, approve the addition of the 2:00 p.m. Land Use portion of the meeting to February 10, 2026.

Requested by: Commission Office

COMMISSIONER CONSTANCE MOVED TO APPROVE CHANGES TO THE AGENDA, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 5:0.

Proclamations - Commissioner Christopher Constance

COMMISSIONER DOHERTY MOVED TO APPROVE THE PROCLAMATIONS, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 5:0.

Artist of the Month

Beverly Yankwitt accepted the Proclamation.

Employee Recognition

Years of Service - November 2025

5 Years: Ray Cestero Jr., Utilities; Chad Campbell Jr., Community Services; Kevin James, Facilities Management; Arlen Woodall, Public Works; Sydney L'Heureux, Public Works; William Alexander, Utilities; **10 Years:** Toby Elliott, Utilities; John Opsahl, Utilities; Roland Rumenap, Utilities; **20 Years:** Betty Rosario, Utilities; Daniel McAuley, Utilities; Barbara Baster-Cegerenko, Utilities; Jerry Hernandez, Public Safety; and Rose Mattera, Utilities.

Ambassador Program - Fall 2025

Alex Baker, BAS - Information Technology; Michael Benjamin, Public Works; Amy Cantrell, Tourism; Jillian Clark, People Operations; Michael Cunningham, BAS - Fiscal Services; Alex Daley, Public Works; Leigha DeArk, Utilities; Sandra Furtado, Public Safety; Belinda Hall, Community Development; Ariel Johnson, BAS – Purchasing; Daniel Lisby, Public Safety; Joseph Machado, Public Works; Leia McCall, Human Services; Sandra Melquist-Reed, People Operations; Paula Odarczenko, Human Services; Scott Raver, Public Works; Chad Ray, Public Works; Kristy Sisler, Economic Development; Maggie Smart, Community Development; and Sherlan Williams-Gonzalez, People Operations.

Certified Public Manager Employee Recognition

Emily Lewis, Deputy County Administrator; Claire Jubb, Assistant County Administrator; John Elias, Public Works Director; Tommy Scott, Community Services Director; Patrick Fuller, Emergency Management Director; Rick Arthur, Fiscal Services

Manager; Elaine Jones, Communications Manager; Stephen Kipa, Real Estate Services Manager; and Lindsey Johnson, Strategic Planning & Projects Manager.

Employee of the Month - November 2025

Jefferson Mendel, Lieutenant Public Safety
Kelly Lechleidner, Firefighter/EMT Public Safety
River Silva, Firemedic Public Safety
Michael Brucci, Lieutenant Public Safety
Michael Pietraniec, Firemedic Public Safety

Deputy Chief Matthew McElroy, Public Safety Interim Director gave a brief overview of May 20, 2025 Barre Drive residential structure fire, Charlotte County Sheriff's Office (CCSO) assistance, and rescue efforts, highlighted the employees' teamwork, commitment, accountability, supportive actions, compassion, courage, professionalism, and presented Awards.

Award Presentations

Commissioners' Award for Customer Service - Commissioner Constance

Fourth Quarter Commissioners' Award
Maureen Morgenthien
Tourism

Commissioner Constance highlighted Ms. Morgenthien's service, qualifications, technological advancements, Tourist Development Council (TDC), partner engagement, recruitment efforts, and presented Award.

Institute of Asset Management North America - NxtGen Award Winner 2025

Kimberly Kelley - Utilities Department Asset Manager

This award is for an individual newer to asset management, (less than five year in asset management focused roles) who has made an outstanding contribution to the implementation and development of asset management in any part of their organization and who demonstrates great potential for further asset management excellence.

Tara Brady, Strategic County Assets Manager highlighted Ms. Kelley's service, qualifications, and presented Institute of Asset Management North America's NxtGen Award.

PUBLIC INPUT - AGENDA ITEMS ONLY

Jim Lettko discussed Appoint by Ballot - Deep Creek Street & Drainage Advisory Board.

Jeff Lustig mentioned Rescind Resolution 2016-071; Eliminate Passenger Fares for Transit

Richard Russell commented on Rescind Resolution 2016-071; Eliminate Passenger Fares for Transit and 25-641, Approve Contract, Impact Fee Study.

COMMITTEE VACANCIES

The committee vacancy list below is for informational purposes only. It is not part of the County Commission agenda upon which action is to be taken, and therefore not a topic on which public input is allowed at the beginning of this meeting.

Barrier Island Fire Service 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 Dawn.Johnston@CharlotteCountyFL.gov.

The **Agricultural & Natural Resources Advisory Committee** is searching for one volunteer who must be a resident or owner of real property in Charlotte County to include representatives of:

- Range, Timber and Wildlife/Sod, Hay, Aquacultural, or Honey Production
- Vegetable Production
- Livestock Production
- Citrus Production
- Agricultural Economics
- Environmental Conservation
- Agricultural Engineering/Water Management
- Agricultural Realty
- Rural Land Use and Environmental Law

Please contact Morgan Cook at Morgan.Cook@charlottecountyfl.gov for more information.

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.

- **Boca Grande Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026, and one member to fill a position with a term through October 31, 2028.
- **Cook & Brown Street 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, 2027 and two members to fill positions with terms through October 31, 2028.
- **Deep Creek Street & Drainage 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, 2028.
- **Gardens of Gulf Cove 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.
- **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 one member to fill a position with a term through October 31, 2028.
- **Gulf Cove Street & Drainage** is seeking one member to fill a position with a term through October 31, 2028.
- **Gulf Cove Waterway** 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.
- **Harbor Heights Waterway** is seeking one member to fill a position with a term through October 31, 2028.
- **Manasota Key Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.

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

REPORTS RECEIVED AND FILED

CONSENT AGENDA

COMMISSIONER DOHERTY MOVED TO APPROVE THE CONSENT AGENDA WITH THE EXCEPTION OF F-14, K-1, P-3, AND P-4, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

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:

November 12, 2025 BCC Regular Meeting
November 18, 2025 BCC Board Workshop
November 24, 2025 BCC Pre- Agenda

Budgeted Action: No action needed.

Board of County Commissioners

C. Commission Office

1. Appointment - Harbour Heights Waterway Advisory Board

Recommended Action: Approve the appointment of Michael McCullough to the Harbour Heights Waterway Advisory Board. This will be a three-year term replacing Lee Phillips who has chosen not to seek reappointment. This appointment will be effective immediately and will expire on October 31, 2028.

Budgeted Action: No action needed.

2. Appointment - Pirate Harbor Waterway Advisory Board

Recommended Action: Approve the appointment of David Vigne to the Pirate Harbor Waterway Advisory Board. This will be a three-year term replacing George Herl who has chosen not to seek reappointment. This appointment will be effective immediately and will expire on October 31, 2028.

Budgeted Action: No action needed.

3. New Appointment - Agricultural & Natural Resources Advisory Committee

Recommended Action: Approve the new appointment of Luis Garcia to the Agricultural & Natural Resources Advisory Committee for the unexpired term of David Kemeny as a representative of commodity production. The term begins immediately and expires December 31, 2028.

Budgeted Action: No action needed.

4. New Appointment - Planning & Zoning Board

Recommended Action: Approve the new appointment of Kevin Graham to the Planning and Zoning Board as a representative of District 5. The term begins January 1, 2026, and will expire November 2028 to coincide with the term of the elected commissioner.

Budgeted Action: No action needed.

5. Reappointment - Affordable Housing Advisory Committee

Recommended Action: Approve the reappointment of Kurt Pentelecuc to the Affordable Housing Advisory Committee as the representative of the Non-profit provider for Affordable Housing. The appointment begins January 1, 2026, and expires December 31, 2028.

Budgeted Action: No action needed.

6. Reappointment - Affordable Housing Advisory Committee

Recommended Action: Approve the reappointment of Denise Dull to the Affordable Housing Advisory Committee as a representative of the Non-profit provider for Affordable Housing. The appointment begins January 1, 2026, and expires December 31, 2028.

Budgeted Action: No action needed.

7. Reappointments - Marine Advisory Committee

Recommended Action: a) Approve the reappointment of Betty Campanella as representative of America's Boating Club-Peace River; and b) Approve the reappointment of Hank Killion as a Member-At-Large representative to the Marine Advisory Committee. Terms are effective immediately and will expire December 31, 2028.

Budgeted Action: No action needed.

8. Reappointments - Environmentally Sensitive Lands Oversight Committee

Recommended Action: a) Approve the re-appointment of Dianne Quilty as a community representative; and b) Approve the re-appointment of Shaun O'Rourke as a representative of environmental expertise to the Environmentally Sensitive Lands Oversight Committee. The term begins January 1, 2026, and expires December 31, 2028.

Budgeted Action: No action needed.

9. Gulf Consortium Executive Committee

Recommended Action: Approve a letter of recommendation for Commissioner Christopher G. Constance to seek a position on the executive committee for the Gulf Consortium.

Budgeted Action: No action needed.

(Deletion #1) ~~10. BCC Schedule Change~~

~~**Recommended Action:** Approve the following schedule change: Cancellation of the February 25, 2026, 2:00 p.m. Land Use portion of the meeting, approve the addition of the 2:00 p.m. Land Use portion of the meeting to February 10, 2026.~~

~~**Budgeted Action:** No action needed.~~

D. County Administration

E. County Attorney

F. Budget and Administrative Services

Fiscal Services

1. Carryover of Sheriff's Office Helicopter Rebuild

Recommended Action: a) Approve the Charlotte County Sheriff's Office request to transfer \$984,500 in order to complete rebuilding the Huey aircraft; and b) Approve Resolution and Budget Amendment BA26-214 in the amount of \$984,500. **RES 2025-392**

Budgeted Action: Approve Budget Adjustment BA26-214 in the amount of \$984,500 to the Public Safety Fund -Sheriff budget. Funding for this expenditure comes from ad valorem.

Information Technology

Purchasing

2. 24-116, Approve, Amendment 1 and 2, Construction Manager at Risk - Fire Stations 3, 6, and 17 (Facilities)

Recommended Action: a) Approve Amendment 1 and Amendment 2 to Contract #24-116, Construction Manager at Risk - Fire Stations 3, 6, and 17, with Wharton-Smith, Inc. for the Guaranteed Maximum Price (GMP) for the management/construction phase of the Fire Stations 6 in the amount of \$8,012,035 and Fire Station 17 in the amount of \$9,424,095; and b) Authorize the Chairman to sign Amendment 1 and 2; and c) Approve Resolution for budget adjustment BA26-212 in the amount of \$11,250,843; and d) Approve Amendment to Capital Improvement Project "Fire Station 6 Replacement" increasing total project by \$5,588,255; and e) Approve Amendment to Capital Improvement Project "Fire Station 17 Additional Tuckers Grade / US41" increasing total project by \$5,662,588. **RES 2025-393**

Budgeted Action: Approve budget adjustment BA26-212 in the amount of \$11,250,843 amending the FY26 budget for Capital Improvement Project "Fire Station 6 Replacement" from \$4,500,000 to \$10,088,255 and "Fire Station 17 Additional Tuckers Grade / US41" from \$5,690,000 to \$11,352,588. Funding is supplied from the 2020 Sales Tax Extension.

3. 25-307, Approve, Change Order 1, Walking Path at Carmalita and South Gulf Cove Parks (Community Services)

Recommended Action: Approve Change Order to Request for Bid #25-307, Walking Path at Carmalita and South Gulf Cove Parks to Pavement Maintenance LLC of Fort Myers, Florida in the amount of \$22,523.80. This change order is to adjust the estimated quantities to actual installed quantities.

Budgeted Action: No action needed. Budgeted in the Community Services Capital Maintenance Plan as approved in the FY26 budget process.

4. 25-710, Approve, Ranking, Bayshore Live Oak Shoreline (Community Services)

Recommended Action: a) Approve ranking of firms for Request for Proposal #25-710, Design - Bayshore Live Oak Shoreline: 1st Weiler Engineering Corporation, of Punta Gorda, Florida; 2nd: GHD Services, Inc., of Tampa, Florida; and 3rd Kimley-Horn and Associates, Inc., of Sarasota, Florida; and b) Approve start of negotiations with the top ranked firm; and c) Authorize the Chairman to sign the Contract after completion of negotiations, if contract does not exceed the amount of \$350,000. This is a contract to obtain professional design services for a firm to design construction ready plans and construction oversight services for the partial demolition and complete replacement/repair of the shoreline, shoreline armoring, adjacent amenities and upland walkways.

Budgeted Action: No action needed. Funding for this hurricane Milton repair is being provided through the County's general revenues and collected in the hurricane fund. There is an anticipated reimbursement of 75% from the Federal Emergency Management Agency, with a Florida Department of Emergency Management reimbursement of 12.5%, and a local match of 12.5%.

5. 26-102, Award, Peterbilt 567 (Utilities)

(Change #6) Added Attachment - Revised Quote. Updated Wording - Approve award of Piggyback File #26-102, New 2026 Peterbilt 567 per Florida Sheriff's Association Cooperative Purchasing Program Contract #FSA25-VEH23.0, and award to The Peterbilt Store South FL of Fort Myers, Florida for a total cost of \$207,000 \$198,000.

Recommended Action: Approve award of Piggyback File #26-102, New 2026 Peterbilt 567 per Florida Sheriff's Association Cooperative Purchasing Program Contract #FSA25-VEH23.0, and award to The Peterbilt Store South FL of Fort Myers, Florida for a total cost of \$207,000.

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project 'Additional Heavy, Small and Misc. Fleet Equipment (FY26/FY27)' as approved in the FY26 budget process. Funding is provided from Utility fees.

6. 26-105, Award, Englewood East Playground Equipment (Community Services)

Recommended Action: Approve award of Piggyback File #26-105, Englewood East Playground Equipment, per School District of Manatee County Contract #26-0041-MR, and award to REP Services, Inc. of Longwood, Florida for a total cost of \$235,296.70.

Budgeted Action: No action needed. Budgeted in the Community Services Capital Maintenance Plan as approved in the FY26 budget process. Funding is supplied from Capital Projects, ad valorem.

7. 25-724, Award, Electrical Contractor - Annual Contract (Facilities)

Recommended Action: a) Approve award of Request for Bid #25-724, Electrical Contractor - Annual Contract to the lowest responsive, responsible bidder, Jeff Masters Electric Company of Punta Gorda, Florida at the rate of \$53.00 per hour for the term of January 1, 2026, through and including December 31, 2026; and b) Authorize the County Administrator, or his 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. Services rendered and charged out to various departments. Funding for this expenditure comes from various sources as services are rendered.

8. 25-728, Award, South County Safety Mowing of Roadway Rights-of-Way (ROW) - Annual Contract (Public Works)

Recommended Action: a) Approve award of Request for Bid #25-728, South County Safety Mowing of Roadway Rights-of-Way (ROW) - Annual Contract to the lowest, responsive, responsible bidder, John Fideli Landscapes, LLC of Cape Coral, Florida at the unit prices listed on the attached bid tabulation, for the term from January 1, 2026, through and including December 31, 2026; and b) Authorize the County Administrator to approve two additional one-year renewal terms at the same prices, terms, and conditions, by mutual consent. This is an annual contract for the safety mowing of roadway rights-of-way, easements, and drainage facilities.

Budgeted Action: No action needed. Budgeted in Transportation Trust and various MSBU funds. Funding is supplied from gas tax and applicable MSBU assessments.

9. 26-119, Award, Endpoint Refresh Laptops, Workstations and Docks (Information Technology)

Recommended Action: Approve Piggyback of File #26-119, Endpoint Refresh Laptops, Workstations and Docks per the Florida State Contract #43210000-23-NASPO-ACS Contract, and award Computers at Work, Inc DBA V Tech, of Naples, Florida for a purchase price of \$525,170.27. **AGR 2025-259**

Budgeted Action: No action needed. Budgeted in the Information Technology Capital Maintenance Plan as approved in the FY26 budget process. Funding is supplied from the IT Equipment Replacement fund via a transfer from Capital Projects, ad valorem.

10. 24-597, Approve Amendment 2, Burnt Store Water Reclamation Facility Permit Modification and Design (Utilities)

Recommended Action: a) Approve Amendment 2 to Contract #24-597, Burnt Store Water Reclamation Facility Permit Modification and Design, with Kimley-Horn and Associates, Inc., of Raleigh, North Carolina, for task revisions, and increased cost of \$2,855,187; and b) Authorize the Chairman to sign Amendment 2.

Budgeted Action: No action needed. Budgeted in Capital Improvement Project “Burnt Store Water Reclamation Facility Expansion” as approved in the FY26 budget process. Funding will be supplied by the Utility Wastewater Connection Fee Fund.

11. 26-071, Award, Street Signposts - Annual Contract (Public Works)

Recommended Action: a) Approve award of Request for Bid #26-071, Street Signposts - Annual Contract to Xcessories Squared Development & Mfg., Inc. of Auburn, Illinois at the unit prices bid with a term of contract from January 1, 2026, through and including December 31, 2026; and b) Authorize the County Administrator, or his 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 Public Works Engineering as approved in the FY26 budget process. Funding for this expenditure comes from Gas Tax.

12. 26-121, Award Network Refresh (Information Technology)

Recommended Action: Approve award of Piggyback File #26-121, Network Refresh, per Sourcewell Contract #121923-CDWG, and award to CDW LLC dba CDW Government (CDW-G) of Chicago, Illinois for a total cost of \$1,537,550.14.

Budgeted Action: No action needed. Budgeted in the Information Technology Capital Maintenance Plan as approved in the FY26 budget process. Funding is supplied from the IT Equipment Replacement Fund via a transfer from Capital Projects, ad valorem.

13. 26-138, Award, Network Refresh for CCSO (Information Technology)

Recommended Action: Approve award of Piggyback File #26-138, Network Refresh for Charlotte County Sheriff’s Office, per Sourcewell Contract #121923-CDWG, and award to CDW LLC dba CDW Government (CDW-G) located in Chicago, Illinois for a total cost of \$377,958.49.

Budgeted Action: No action needed. A budget adjustment in the amount of \$377,959 to the Public Safety fund will be brought forward in the first quarter budget adjustments. Funding for this expenditure comes from ad valorem.

14. 26-141, Approve, Asset Management and Project Management Modernization (Administration)

Recommended Action: Approve award of Sole Source File #26-141, Asset Management and Project Management Modernization, to Trimble Incorporated of Westminster, Colorado at the total cost of \$1,913,152.32, with a term of January 2, 2026, through and including March 1, 2028. **AGR 2025-260**

Budgeted Action: No action needed. The professional services and managed services components of the contract are budgeted in the Capital Improvement Project “Enterprise Asset Management / Work Order System Upgrade” as approved in the FY26 budget process with funding provided from Capital Projects, ad valorem. The annual software subscription

cost to be provided from the General Fund IT Maintenance budget as approved in the FY26 budget process with funding from ad valorem.

Commissioner Constance spoke to Institute of Asset Management North America - NxtGen Award Winner 2025, asset management and maintenance cost tracking and savings, and cost responsibility efficiencies.

Ms. Brady responded to asset and maintenance costs tracking improvements.

COMMISSIONER CONSTANCE MOVED TO APPROVE AWARD OF SOLE SOURCE FILE #26-141, ASSET MANAGEMENT AND PROJECT MANAGEMENT MODERNIZATION, TO TRIMBLE INCORPORATED OF WESTMINSTER, COLORADO AT THE TOTAL COST OF \$1,913,152.32, WITH A TERM OF JANUARY 2, 2026, THROUGH AND INCLUDING MARCH 1, 2028, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

15. 25-739, Award, Plumbing Contractor - Annual Contract (Facilities)

Recommended Action: a) Approve award of Request for Bids #25-739, Plumbing Contractor - Annual Contract, to The Alert Plumbing Services of Arcadia of Punta Gorda, Florida, at the unit prices submitted. The term of Contract is from January 1, 2026, through and including December 31, 2026; and b) Authorize the County Administrator, or his designee, to approve renewal options for up to two additional one-year terms at the same prices, terms and conditions, by mutual consent. This is an annual contract for plumbing services on an as needed basis.

Budgeted Action: No action needed. Funding in various funds approved in the FY26 budget process. Funding for this expenditure comes from various funds/cost centers.

16. 26-026, Approve Ranking, Design - Special Needs Safe Room (Facilities)

Recommended Action: a) Approve ranking of firms for Request for Proposal #26-026, Design - Special Needs Safe Room: 1st: PBK Architects Florida, Inc, of Fort Myers, Florida, 2nd: Grace Design Studios, LLC, of Fort Myers, Florida, 3rd: Weston & Sampson Engineers, Inc., of Fort Myers, Florida; and b) Approve start of negotiations; and c) Authorize the Chairman to sign the contracts after completion of negotiations, if contract does not exceed the amount of \$8,470,860.

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project "Special Needs Saferoom (HMGP-4673)" as approved in the FY26 budget process. Funding for this expenditure will come from County reserves and will be reimbursed by Florida Division of Emergency Management in the amount of \$6,036,241.50, Sub-Recipient Management Cost in the amount of \$422,537 are 100% reimbursable. The local share of \$2,012,080.50 is anticipated to be reimbursed by Florida Commerce Community Development Block Grant - Disaster Recovery grant program.

17. Property Deletions for the Month of December, 2025 (Purchasing)

Recommended Action: Approve the deletion of additional property inventory items listed on the attached for the month of December, 2025.

Budgeted Action: No action needed.

Real Estate Services

Risk Management

Transit

18. Rescind Resolution 2016-071; Eliminate Passenger Fares for Transit

Recommended Action: a) Approve Resolution to rescind Resolution 2016-071, which established passenger fares for Charlotte County Transit; and b) Authorize the Chairman to execute the Resolution. **RES 2025-394**

Budgeted Action: No action needed.

G. Community Development

H. Community Services

I. Economic Development

J. Facilities Management

K. Human Resources

1. Suncoast Professional Firefighters and Paramedics Local 2546 MOU

(Change #1) Updated Wording - a) Approve Resolution ratifying and adopting the Memorandum of Understanding (MOU) between Suncoast Professional Firefighters and Paramedics Local 2546 and Charlotte County for 40 hour Peak Load EMS Unit program for recruitment and retention; and b) Authorize the Chairman, or his designee, to sign the Resolution.

Recommended Action: a) Approve Resolution ratifying and adopting the Memorandum of Understanding (MOU) between Suncoast Professional Firefighters and Paramedics Local 2546 and Charlotte County for 40-hour Peak Load EMS Unit program; and b) Authorize the Chairman, or his designee, to sign the Resolution. **RES 2025-395**

Budgeted Action: No action needed.

Chair Tiseo noted staff efforts, Suncoast Professional Firefighters and Paramedics Local 2546, Fire Lieutenant Chad McCollum, and job description understanding. **Commissioner Constance** discussed firefighter training course, staff and union outreach, working condition improvements, and collaborative efforts. **Commissioner Truex** mentioned staff efforts, Fire Lieutenant McCollum, working condition improvements, community service, and collaboration.

COMMISSIONER CONSTANCE MOVED TO APPROVE 2025-395 RESOLUTION RATIFYING AND ADOPTING THE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN SUNCOAST PROFESSIONAL FIREFIGHTERS AND PARAMEDICS LOCAL 2546 AND CHARLOTTE COUNTY FOR 40 HOUR PEAK LOAD EMS UNIT PROGRAM FOR RECRUITMENT AND RETENTION; AND AUTHORIZE THE CHAIRMAN, OR HIS DESIGNEE, TO SIGN THE RESOLUTION, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

L. Human Services

M. Public Safety

1. Burn Ban Resolution

(Change #5) Moved to Regular Agenda, Item R-7.

Recommended Action: Approve Resolution declaring a drought emergency and imposing restrictions and prohibitions.

Budgeted Action: No action needed.

N. Public Works

1. Approval for Amendment 3 to the FDEP BMFAP 22CH1 Grant

Recommended Action: a) Approval and acceptance of Amendment 3 to Charlotte County's agreement with The Florida Department of Environmental Protection (FDEP) Beach Management Funding Assistance Program (BMFAP) grant award, 22CH1; and b) Authorize the Chairman, or his designee, to sign the attached Amendment 3 and all necessary grant related documents. **A.GRT 2022-027**

Budgeted Action: No action needed. Budgeted in the FY26 Public Works MSBU/TU Dredging Capital Maintenance Plan. There is a 64.35% local match required for Tasks 1, 2, and 3.1 in the amount of \$2,779,654.66. Task 3.2 has a local match requirement of 62.55% in the amount of \$432,846.00. The required match is met using the funding from Tourist Development Council, Boater Revolving Fund, Growth Incremental Fund, Stump Pass Dredging MSTU, North Manasota Key Beach Renourishment MSBU assessments, and Don Pedro Knight Island MSBU assessments.

O. Tourism Development

P. Utilities

1. HMGP Burnt Store Portable Generators

Recommended Action: a) Approve Award for HMGP Burnt Store Portable Generators; and b) Approve Resolution for budget adjustment BA26-215 in the amount of \$48,931; and c) Approve a new Capital Improvement Project "Portable Generators (HMGP DR4673)" with a budget of \$48,931; and d) Authorize the Chairman to sign the Resolution, grant agreement, and grant related documents. **GRT 2025-081 / RES 2025-396**

Budgeted Action: Approve budget adjustment BA26-215 in the amount of \$48,931 adding a new Capital Improvement Project "Portable Generators (HMGP DR4673)" to the adopted FY26 Capital Improvement Program. Grant funding in the amount of \$37,308.20 will be provided by Florida Division of Emergency Management as a pass-through from the Federal Emergency Management Agency. Matching funds in the amount of \$11,622.50 will be provided from reserves in the Utilities budget.

2. Tuckers Point Addendum Second Amended and Restated Off-Site Utilities Agreement

Recommended Action: a) Approve the Addendum to Second Amended and Restated Off-Site Utilities Agreement between Charlotte County and Tuckers Pointe Community Development District, confirming all parties' agreement on memorializing the Water and Sewer TAP Fees (transmission fees, accrued guaranteed revenue fees, and plant fees); and b) Authorize the Chairman to sign the Addendum. **A.AGR 2018-057**

Budgeted Action: No action needed.

3. CSWR - Florida Utility Operating Co, LLC Bulk Sewer Service Agreement

(Change #3) Added Attachment - Bulk Sewer Treatment Agreement.

Recommended Action: a) Approve Bulk Sewer Treatment agreement between the County and CSWR - Florida Utility Operating Company, LLC (Central States); and b) Authorize the Chairman to sign the Bulk Sewer Treatment Agreement. **AGR 2025-261**

Budgeted Action: No action needed.

Commissioner Doherty commented on TCP-24-04, Revisions to Rural Settlement Area Overlay District (RSAOD), Pulte Home, LLC Utility Developer's Agreement, Bulk Sewer Service Agreement, existing property conditions, and approved units.

COMMISSIONER DOHERTY MOVED TO APPROVE BULK SEWER TREATMENT AGREEMENT 2025-261 BETWEEN THE COUNTY AND CSWR - FLORIDA UTILITY OPERATING COMPANY, LLC (CENTRAL STATES); AND AUTHORIZE THE CHAIRMAN TO SIGN THE BULK SEWER TREATMENT AGREEMENT, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

4. Pulte Home Company, LLC Utility Developer's Agreement

(Change #2) Added Attachment - Utility Developers Agreement.

Recommended Action: a) Approve Utility Developer's agreement between the County, CSWR - Florida Utility Operating Company, LLC (Central States) and Pulte Home Company, LLC; and b) Authorize the Chairman to sign the Utility Developer's Agreement. **AGR 2025-262**

Budgeted Action: No action needed. Revenues will be collected as part of the normal billing process.

Chair Tiseo discussed TCP-24-04 Revisions to Rural Settlement Area Overlay District (RSAOD), public land potential uses, extended and future service areas, cost share requirements, Exhibit A, and prohibitions. **Commissioner Constance** spoke to Exhibit A, pipe size modifications, development limitations and expansion, fundamental policy decision, agricultural preservation, traffic impacts, Piper Road, service area boundaries and expansion opportunity, and Exhibit B. **Commissioner Deutsch** mentioned Charlotte County Utilities (CCU) recommendation and input, pipe size, TCP-24-04 Revisions to Rural Settlement Area Overlay District (RSAOD), and cost responsibility. **Commissioner Doherty** commented on Exhibit 2, engineers estimated order of magnitude, pipe size assumptions, RSOAD, force main installation, CCU service area expansion, agreement language modification, property entitlements, Central States Water Resources (CSWR) – Florida, US 17 Area Plan, design review, and connection infrastructure work scope.

Deputy County Administrator Claire Jubb replied to Exhibit A, CSWR service area boundaries, wastewater treatment service guarantee, pipe size determination and upsizing options, and Comprehensive Plan changes.

Deputy County Attorney Thomas David interjected on offsite improvement project demand contribution requirements, revised agreement language and Exhibit A, and CSWR receivership and approval.

COMMISSIONER CONSTANCE MOVED TO TABLE THE PREVIOUS MOTION UNTIL THE 2 P.M. LAND USE PORTION OF TODAY'S MEETING SO STAFF CAN PROVIDE AN AGREEMENT WITH MODIFIED LANGUAGE AND EXHIBIT A, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO APPROVE UTILITY DEVELOPER'S AGREEMENT BETWEEN THE COUNTY, CSWR - FLORIDA UTILITY OPERATING COMPANY, LLC (CENTRAL STATES) AND PULTE HOME COMPANY, LLC WITH THE EDITING THAT HAS TAKEN PLACE ON THE UTILITY AGREEMENT ON PAGE TWO RELATIVE TO 'PRIOR TO COMMENCEMENT OF DESIGN, THE PARTIES SHALL AGREE UPON A CONNECTION INFRASTRUCTURE SCOPE OF WORK, WHICH SHALL BE INCORPORATED INTO EXHIBIT "2"'; AND AUTHORIZE THE CHAIRMAN TO SIGN THE UTILITY DEVELOPER'S AGREEMENT, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

Q. Other Agencies

REGULAR AGENDA

R. Regular Agenda

1. Appoint by Ballot - Deep Creek Street & Drainage Advisory Board

Commission Office

Choose by ballot to fill an unexpired term on the Deep Creek Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

County Administrator Flores announced ballot majority vote for Rick Beierle.

COMMISSIONER TRUEX MOVED TO APPOINT BY BALLOT RICK BEIERLE TO THE DEEP CREEK STREET AND DRAINAGE ADVISORY BOARD, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

2. 2026 Commission Committee Assignments

Commission Office

Selection of Commission Committee Assignments for 2026.

Chair Tiseo noted Environmentally Sensitive Lands Oversight Committee (ESLOC), liaison position, and policy decision. **Commissioner Doherty** spoke to committee assignments.

COMMISSIONER DOHERTY MOVED TO APPROVE KEEPING THE SAME COMMISSION COMMITTEE ASSIGNMENTS FROM 2025, ELIMINATING THE ENVIRONMENTALLY SENSITIVE LANDS OVERSIGHT COMMITTEE LIAISON POSITION, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

3. Metro Forecasting Update

Community Development

Presentation by Metro Forecasting of the updated projections.

Ben Bailey, Community Development Director introduced Metro Forecasting Project Manager David Farmer and remarked on Bureau of Economic and Business Research (BEBR) population projection and correction.

Mr. Farmer gave a brief overview of Introduction/Contact Information, Interactive Growth Model (IGM) and Charlotte County History, Charlotte County IGM, Where Do We Start, Charlotte County Planning Cluster Map, 2025 Findings and Trends, Housing Forecast, Population Growth, 2025 - Housing Construction Trends, 2025 New Housing Construction, Comparisons, 2025 Population Forecast, Housing/Population Observations, Future Shopping Centers Locations,

Recommendations, Quality Data leads to quality decision making, responded to Metropolitan Planning Organization (MPO) traffic planning and data sharing, accelerated growth, vertiports, staffing, and billing rates.

Chair Tiseo discussed hospital bed deficit, fee structure, property tax reform impacts, quarterly updates, and traveling nurses. **Commissioner Constance** mentioned IGM and Charlotte County History, 2025 Population Forecast, 2025 New Housing Construction, Babcock Ranch, infrastructure and traffic development impacts, fire house and vertiport location options, autonomous vehicles, hospital bed and staffing challenges, Certificate of Need (CON) requirement, Charlotte County Public Schools Superintendent Mark Vianello, critical service workforce, and December 15, 2025 MPO Meeting. **Commissioner Deutsch** commented on hospital bed and staffing challenges, immigration policy, and training. **Commissioner Doherty** noted hourly research cost. **Commissioner Truex** spoke to hospital bed and needs data, Public Safety, Emergency Management, and CCSO recruitment challenges, personnel availability and packages, population growth, fire house locations, Little Gasparilla Island Fire, Englewood Hospital, Wellen Park, Quality Data leads to quality decision making, and research benefits.

4. County Attorney Position

County Administration

BCC Discussion of County Attorney position.

Chair Tiseo discussed County Attorney Knowlton retirement, Deputy County Attorney Thomas David, and pay scale negotiation process. **Commissioner Constance** spoke to January 13, 2026 Regular Meeting and Interim County Attorney. **Commissioner Deutsch** mentioned Interim County Attorney and timeframe. **Commissioner Doherty** commented on Deputy County Attorney David interest letter.

County Attorney Knowlton interjected on Human Resources pay scale and contract negotiation process and provisions.

COMMISSIONER DOHERTY MOVED TO SELECT DEPUTY COUNTY ATTORNEY THOMAS DAVID AS THE NEXT COUNTY ATTORNEY, DIRECTING HIM TO DRAFT A CONTRACT AND BRING BACK TO THE BOARD AT THE JANUARY 13, 2026 REGULAR MEETING, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

5. 25-641, Approve Contract, Impact Fee Study (Community Development)

Recommended Action: a) Approve contract for Request for Proposal #25-641, Impact Fee Study, with Alfred Benesch & Company, of Tampa, Florida, in the amount of \$268,535; and b) Authorize the Chairman to sign the contract.

Budgeted Action: No action needed. Budget is approved in the General Fund BCC Control Budget as approved in the FY2026 budget process. Spending for this expenditure comes from General Fund Ad Valorem Revenues.

Kim Corbett, Purchasing Senior Division Manager highlighted 25-641, Approve Contract, Impact Fee Study.

Commissioner Truex noted presentation, Metro Forecasting data utilization, and cost.

COMMISSIONER TRUEX MOVED TO APPROVE CONTRACT FOR REQUEST FOR PROPOSAL #25-641, IMPACT FEE STUDY, WITH ALFRED BENESCH & COMPANY, OF TAMPA, FLORIDA, IN THE AMOUNT OF \$268,535; AND B) AUTHORIZE THE CHAIRMAN TO SIGN THE CONTRACT, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

(Addition #1) 6. 25-603, Approve, Health Insurance Coverage (Risk Management)

Recommended Action: a) Approve Contract #25-603, Health Insurance Coverage with Aetna for the term of January 1, 2026, through and including, December 31, 2026; and b) Authorize the Chairman to sign the agreement. **AGR 2025-263**

Budgeted Action: No action needed. Budgeted in the Risk Management Fund - Health Insurance Budget during the FY2026 budget approval process. Funding for this expenditure comes from Health Insurance premiums.

Ms. Corbett highlighted 25-603, Approve, Health Insurance Coverage.

Commissioner Constance spoke to healthcare challenges and improvements, Sarasota Memorial Hospital access, and Cigna options. **Commissioner Truex** discussed staff efforts, healthcare provider improvements, Aetna, and Cigna.

COMMISSIONER CONSTANCE MOVED TO APPROVE CONTRACT #25-603, HEALTH INSURANCE COVERAGE WITH AETNA FOR THE TERM OF JANUARY 1, 2026, THROUGH AND INCLUDING, DECEMBER 31, 2026; AND AUTHORIZE THE CHAIRMAN TO SIGN THE AGREEMENT 2025-263, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

7. Burn Ban Resolution

(Change #5) Moved from Consent Agenda, Item M-1.

Public Safety

Approve Resolution declaring a drought emergency and imposing restrictions and prohibitions. **RES 2025-397**

Deputy Chief McElroy gave a brief overview of Statewide Keetch-Byram Drought Index (KB DI) December 1, 2025 – Charlotte County 609, December Outlook Issued November 30, 2025, Seasonal Outlook Issued November 20, 2025, County Enacted Bans as of December 1, 2025, Forecast/Outlook Impacts, replied to Sarasota County automatic burn ban criteria, and wildfire mitigation.

Commissioner Constance mentioned timing, automatic burn ban options, and publications. **Commissioner Deutsch** commented on need.

County Attorney Knowlton interjected on statutory notice publication requirement changes and monitoring staff cost and efforts.

COMMISSIONER CONSTANCE MOVED TO APPROVE RESOLUTION 2025-397 DECLARING A DROUGHT EMERGENCY AND IMPOSING RESTRICTIONS AND PROHIBITIONS, SECONDED BY CHAIR TISEO

MOTION CARRIED 5:0.

(Addition #2) 8. New Appointment - Planning and Zoning Board

Commission Office

Approve the new appointment of Robert Segur to the Planning and Zoning Board, as District 3 representative, to complete the remaining term of Doug Izzo who resigned effective December 8, 2025. Term is effective immediately and will expire on November 30, 2028.

Chair Tiseo noted member selection and timing. **Commissioner Truex** spoke to Englewood Chamber of Commerce resignation request and letter and replacement timing.

COMMISSIONER TRUEX MOVED TO APPROVE THE NEW APPOINTMENT OF ROBERT SEGUR TO THE PLANNING AND ZONING BOARD, AS DISTRICT 3 REPRESENTATIVE, TO COMPLETE THE REMAINING TERM OF DOUG IZZO WHO RESIGNED EFFECTIVE DECEMBER 8, 2025. TERM IS EFFECTIVE IMMEDIATELY AND WILL EXPIRE ON NOVEMBER 30, 2028, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

PUBLIC HEARING AGENDA

S. 10:00 A.M. Public Hearing or soon thereafter, as the agenda allows.

1. Consider a Resolution Electing to Use the Uniform Method of Collecting Non - Ad Valorem Assessments

Budget & Admin Services

Conduct a public hearing to consider a Resolution electing to use the Uniform Method of Collecting Non-Ad Valorem Assessments. **RES 2025-398**

Richard Arthur, Fiscal Services Manager highlighted Consider a Resolution Electing to Use the Uniform Method of Collecting Non – Ad Valorem Assessments.

Public Input

COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

COMMISSIONER CONSTANCE MOVED TO APPROVE RESOLUTION 2025-398 ELECTING TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED WITHIN CERTAIN UNINCORPORATED AREAS OF THE COUNTY AS DESCRIBED HEREIN; STATING A NEED FOR SUCH LEVY; PROVIDING FOR THE MAILING OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

(Deleted, Rescheduled to 1/13/2026) 2. Charlotte County Utilities Rates, Charges, and Fees Increase

~~**Recommended Action:** Conduct a public hearing approving the Rate Resolution to adopt increases for Charlotte County Utilities user rates, miscellaneous charges, and connections fees effective on or after March 1, 2026.~~

~~**Budgeted Action:** No action needed.~~

PRESENTATION AGENDA

Recess: 11:12 am – 1:00 pm

1 P.M. PUBLIC INPUT - ANY SUBJECT

Wanda Gardner discussed Magnolias on the Bay, building permits, parking challenge solutions, Charlotte County Sheriff Bill Prummell, enforcement, Governor Ron DeSantis, Attorney General James Uthemeier, and financial audit request.

United States Air Force Retired Colonel Mary Anne Tipton mentioned TCP-24-04, Revisions to Rural Settlement Area Overlay District (RSAOD) public input time extension request.

Deni Gerace commented on Edgewater expansion and roundabout, alternate property acquisition and traffic options, retention pond, culvert system, and safety concerns.

Jeff Lustig noted Springs Apartments, development safety concerns, traffic improvement options, 2026 Commission Committee Assignments, and public service.

Tim Ritchie spoke to drought, Southwest Florida Water Management District (SWFWMD), Tampa Bay Reserves, new development impacts, building moratorium, infrastructure needs, Punta Gorda City Council, TCP-24-04, Revisions to Rural Settlement Area Overlay District (RSAOD), housing market, Peace River Manasota Regional Water Supply Authority (PRMRWSA) Reservoir, and water supply.

Taken Out of Order

AA. County Administrator Comments

County Administrator Flores remarked on Boca Grande parking, January 5, 2025 Conflict Resolution Meeting location and participants, Lee County attendance, statutory requirement extension, and Punta Gorda Utility District Boundary Codification and Utility Transfer Act draft distribution.

Eve Sweeting, Legislative Manager highlighted appropriation requests, property tax reform and proposals, House State Affairs, law enforcement funding requirement, fiscal uncertainty, public service impacts, House Bill (HB) 209, Senator Ben Albritton, core services consideration, Governor's Budget Recommendations, December 17, 2025 Legislative Delegation Local Bill Meeting, Representative Vanessa Oliver, and Punta Gorda Utility District Boundary Codification and Utility Transfer Act language.

Tommy Scott, Community Services Director highlighted Capital Improvement Project (CIP), seawall replacement postponement, Hurricanes Helene and Milton impact, Punta Gorda Harborwalk damage assessments and recommendations, Charlotte Harbor Event Center, December 5-6, 2025 Gulf Coast Classic Auction, Riverwalk alternative routes, Army Corps of Engineer permits, project timeframe, safety hazards, temporary fix costs, property ownership and easement review, and mitigation options.

Chair Tiseo discussed public attendance and input, HB 201, HB 205, HB 209, and HB 211 funding impacts, Punta Gorda Utility District Boundary Codification and Utility Transfer Act, infrastructure conditions, debt service management, Punta Gorda Councilmember Greg Julian, complaint source, Representative Vanessa Oliver, Agreement 2025-245, service area improvements, and December 9, 2025 City of Punta Gorda Emergency Meeting. **Commissioner Constance** mentioned infrastructure cost responsibility, complaint source, local control, financial bandwidth, Punta Gorda City Manager Melissa Reichert and partnership, cost responsibility, and renovation and hurricane damage recovery costs. **Commissioner Deutsch** commented on streaming capability, Representative Vanessa Oliver, City of Punta Gorda outreach, local control, state required mandates, impact fees, Punta Gorda Utility District Boundary Codification and Utility Transfer Act, and development. **Commissioner Doherty** noted meeting venue, City of Punta Gorda boundary clarification, utility service areas, water supply concerns and improvements, and Punta Gorda Utility District Boundary Codification and Utility Transfer Act. **Commissioner Truex** spoke to City of Punta Gorda water supply concerns.

BB. County Attorney Comments

County Attorney Knowlton discussed public input time extension request, Legislative item, due process concerns, and alternative communication options.

CC. Economic Development Director Comments

Kay Tracy, Economic Development Director mentioned Metro Forecasting Project Manager David Farmer, strategic planning and focus impacts, community partners, and December 9, 2025 New Business Networking Business Card Exchange.

DD. County Commissioner Comments

Chair Tiseo commented on Magnolias on the Bay parking, CCSO vehicle removal timeframe, tow contract and warning sign, and PRMRWSA Reservoir 3 construction contract cost. **Commissioner Constance** spoke to South Gulf Cove, potable water quality concerns and deterioration, CCU, December 16, 2025 Board Workshop, Firefighter University framework, and 3 million gallons per day (MGD) cost increases. **Commissioner Deutsch** noted aerobic water system alarms, pumping station filter cleaning, water quality issues, and December 27, 2025 William R. Gaines Jr. Freedom Run 5K and Kayak Launch Ribbon Cutting. **Commissioner Doherty** discussed 3MG cost increase and PRMRWSA. **Commissioner Truex** mentioned Indiana Hoosiers and Magnolias on the Bay.

Assistant County Administrator Jubb responded to water testing and sampling.

Deputy County Administrator Emily Lewis replied to January 20, 2026 Board Workshop.

County Administrator Flores responded to 3MGD cost increase.

Recess: 1:55 pm – 2:00 pm

2 P.M. LAND USE AGENDA

Minutes Clerk Welsh administered oath for testimony.

PUBLIC INPUT - LAND USE CONSENT AGENDA ITEMS ONLY - None

Consent Agenda

COMMISSIONER DOHERTY MOVED TO APPROVE THE LAND USE CONSENT AGENDA, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

UA1. FP-23-01-01-B, Coral Lakes IB

Community Development

Approve a Bond Reduction request and First Amendment to Developer's Agreement to reduce the amount of the approved surety provided under Bond No. 612422787 in the amount of \$1,186,808.15 to \$63,917.48 for the completion of the remaining infrastructure for Coral Lakes - Phase IB, residential subdivision, consisting of 93 single-family lots and 6 tracts. This site contains 19.85± acres and is generally located north of Zemel Road, south of Scham 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. **A.AGR 2024-199**

Quasi-Judicial

Public Hearing

UB1. PD-25-10, Reverie at Firelight - MM to Existing PD

Community Development

Approve an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD. This is a Major Modification to the existing PD, Ordinance Number 2007-063 and Ordinance Number 2023-019, in order to have a residential development up to 715 residential units (a reduction of 179 residential units); requiring transfer of density of units for residential development above the base density of 344 units; adopting a revised General PD Concept Plan, for the property located at 26901 or 27001 Zemel Road; in the Punta Gorda area and within the boundary of the Burnt Store Area Plan area, containing 334.38± acres; Petition No. PD-25-10; Applicant: Zemel Land Partners LLC; providing an effective date. Located in Commission District II. **ORD 2025-045**

Quasi-Judicial

Chair Tiseo polled the Board for Ex Parte Disclosures. **Chair Tiseo, Commissioner Deutsch, and Commissioner Doherty** advised they submitted the required forms to the Clerk's Office.

Shaun Cullinan, Planning and Zoning Official gave a brief overview of Proposed Changes, PD-25-10: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Framework, Future Land Use Map (FLUM) Designations, Zoning Designations, Flood Zones (Subject Property - D Flood Zone), and Proposed Project Connection.

Chair Tiseo commented on unit reduction. **Commissioner Constance** spoke to unit reduction. **Commissioner Deutsch** noted unit reduction.

Attorney Rob Berntsson, Applicant Representative accepted Mr. Cullinan and Principal Planner Jie Shao as experts, remarked on unit reduction, market demand, Firelight project connection, and roundabout agreement.

Public Input

Minutes Clerk administered oath for testimony.

Courtney Mason remarked on construction noise pollution.

Tim Ritchie discussed real estate market, life quality and overdevelopment impacts, Home Rule, Ramba Consulting Group, Bucee's, and building moratorium.

Chris Zeitler mentioned landfill proximity and wildlife impacts.

COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 5:0.

COMMISSIONER CONSTANCE MOVED TO APPROVE ORDINANCE 2025-045 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) TO PD; A MAJOR MODIFICATION AMENDING EXISTING ORDINANCE NUMBER 2007-063 AND ORDINANCE NUMBER 2023-019; AND ADOPTION OF A REVISED GENERAL PD CONCEPT PLAN; IN ORDER TO ALLOW A RESIDENTIAL DEVELOPMENT UP TO 715 RESIDENTIAL UNITS (A REDUCTION OF 179 RESIDENTIAL UNITS), REQUIRING A TRANSFER OF 371 DENSITY UNITS ABOVE THE BASE DENSITY OF 344 UNITS; ADOPTING A REVISED GENERAL PD CONCEPT PLAN; FOR PROPERTY LOCATED AT 26901 OR 27001 ZEMEL ROAD, ON THE SOUTH SIDE OF ZEMEL ROAD AND SOUTHWEST OF BURNT STORE ROAD, IN THE PUNTA GORDA AREA AND WITHIN THE BOUNDARY OF THE BURNT STORE

AREA PLAN AREA; CONTAINING 334.38± ACRES; COMMISSION DISTRICT II; PETITION PD-25-10; APPLICANT: ZEMEL LAND PARTNERS LLC; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

UB2. TCP-24-04, Revisions to Rural Settlement Area Overlay District (RSAOD)

(Change #4) Added Attachment - DeSoto Service Letter.

Community Development

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment (Text Amendment) to the Department of Commerce and other State review agencies for review and comment; this request is to amend 1) Future Land Use (FLU) Policy 3.1.4: Standards for Rural Settlement Area Overlay District to adopt a Pattern Book and development guideline and implement them via the Planned Development rezoning process; and 2) FLU Appendix 1: Land Use Guide, Section 4: Overlay Districts - Land Use Overlays, by revising Rural Settlement Area Overlay District (RSAOD) to a) increase the "Maximum Density" from 6,000 units to 8,000 units with an affordable housing requirement and the "Maximum Intensity" for "Regional Economic Development" uses from 1,000,000 square feet to 1,500,000 square feet, and clarify the developable area; b) revise Special Provisions, including 1) Item 1. Development Timing/Phasing; 2) Item 2. Master Development Plan by adopting Exhibits 1 through 5; 3) Item 3. Phasing of Development; 4) Item 4. Density Transfers; 5) Item 5. Open Spaces/Greenbelt, 6) Item 6. Regional Economic Development and Commercial Development Standards; 7) Item 9 (renumbered as "Item 7"). Transportation System; and 8) Item 10 (renumbered as "Item 8"). Wildlife Undercrossings; and c) delete Special Provisions Item 7. Rural Village Standards, Item 8: Residential Development Standards, and Item 7(b) (formerly Item 9(b)) (Transportation System); for properties generally located south of the Desoto County line, north of Palm Shores Boulevard, and east of US 17 (Duncan Road), in the East County area; containing 4,900± acres; Petition No. TCP-24-04; Applicant: Pulte Group; providing an effective date. The project is located within Commission District I.

Legislative

Ms. Shao gave a brief overview of Proposed Changes, TCP-24-04: 1,000' Mailed Notice Map, Location Map, Area Image, Framework, FLUM Designations, Zoning Designations, Coastal High Hazard Area, Flood Zones (Subject Property - X and A Flood Zones), History of the Rural Settlement Area Overlay District (RSAOD), Proposed Detail Changes, Proposed Detailed Changes of RSAOD: Increasing the "Maximum Intensity", Increasing the "Maximum Intensity" for "Regional Economic Development", Approved and Proposed Development Rights, Updating the provision of the "Necessary Infrastructure", Master Site Plan, Revising the Requirement of "Density Transfer", Map #12: Areas Removed from the (1997-2010) Urban Service Area, Revising "Open Space" Requirement, Revising "Regional Economic Development and Commercial Development Standards", replied to property rights and uses, Transfer of Density Units (TDU), environmentally sensitive lands, Florida Department of Economic Opportunity (DEO), Florida Department of Environmental Protection (FDEP), SWFWMD, South Florida Water Management District (SWFWMD), Florida Department of Agriculture & Consumer Services, Florida Fish and Wildlife Conservation Commission (FWC), and Florida Department of Transportation (FDOT) review.

Dan DeLisi, Land Use Planner commented on US 17 Area and 2050 Smart Charlotte Plans, Walmart Distribution Center, platted lots, vested rights, TDU, water quality improvements, flow way systems restoration, community meeting mailers, public concerns, Comprehensive Plan requirements, RSAOD, utility connections, affordable housing element, Zoning Designations, May 12, 2025 Planning and Zoning (P&Z) Board Meeting, PRMRWSA partnership, and DeSoto County bulk agreement and service availability letter.

Chair Tiseo commented on Comprehensive Plan amendment process, density allocation and transfer requirement revision, Policy precedent, Staff Report, Revising "Regional Economic Development and Commercial Development Standards", property allowed uses and entitlements, RSAOD, development criteria cost increases, Florida Statutes, transmittal narrative, cost responsibility, Workshop, industrial entitlements, Approved and Proposed Development Rights,

public amenities and benefit properties, property tax reform, and utility service areas. **Commissioner Constance** spoke to Map #12: Areas Removed from the (1997-2010) Urban Service Area, density certification and transfer, utility service areas and agreements, Murdock Village, US-17 Overlay District, restrictions, Metro Forecasting Models Charlotte Interactive Growth Model, industrial and agricultural development, Workshop, regulatory agencies review and transmittal process, Senate Bill (SB) 180, and restrictions. **Commissioner Deutsch** noted public attendance and comments, additional units, traffic and environmental concerns, compatibility, transmittal process and narrative, amended motion, and regulatory agencies review and comment. **Commissioner Doherty** discussed public comments, regulatory agencies review and comment benefit, transmittal process, FDOT, Planned Development (PD) application, US 17 traffic capacity, adoption consideration timeframe, fiscal impact statement, ad valorem and property tax reform impacts, Senate President Ben Albritton, and essential services. **Commissioner Truex** mentioned water and sewer utility connection, traffic impacts, Regional Economic Development maximum square footage, Approved and Proposed Development Rights, and platted undevelopable lots.

Mr. Cullinan responded to platted lots, severed and certificated density regulations, utility connection availability and refused services, Map #12: Areas Removed from the (1997-2010) Urban Service Area, RSAOD FLUM Appendix 1, US 17 Area Plan, Burnt Store Road, entitlement changes, adoption hearing, Comprehensive Plan amendment, Florida Statute and SB 180 regulations, regulatory agency review and comments, PD rezoning request and amendment, transmittal process, Policy change request, Metro Forecasting Models, community outreach, CCU, PRMRWSA, and DeSoto County collaborative efforts, Regional Economic Development use maximum square footage, Approved and Proposed Development Rights, and read into the record email correspondence with Attorney Max Forgey.

Public Input

The following citizens spoke against Petition TCP-24-04, Revisions to Rural Settlement Area Overlay District (RSAOD): Ralf Brooks, David Sussman, Harold Roebuck, Paige Kreegel, Max Forgey, Tim Ritchie, Mark DeGrove, Charles Goodman, Richard Little, James Roell, Cort Frolich, Debbie Degrove, Peggy Rawls, George Winslow, Colonel Mary Anne Tipton, James Trudeau, Janet Trudeau, Howard Kunik, David Northcutt, Renee Le Pere, Bonnie Elliot, Debbie Quimby, David Clawson, Anne MacFadyen, Jim Remines, Miriam Kloeppel, James Lewis, Christopher Zeitler, John Martin, Patrick Schlosser, Nancy Schreiber, Courtney Mason, Ridge Harbor Association President Rick Risas, Chris Frohlich, Rob Robbins, and Lindsay Harrington.

The following citizens spoke in favor of Petition TCP-24-04, Revisions to Rural Settlement Area Overlay District (RSAOD): Charlotte Desoto Building Industry Association (CDBIA) President Shan Swelland and Big W Law Attorney Rob Berntsson.

COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 5:0.

Attorney Derek Rooney, Applicant Representative noted public comments, RSAOD, TDU Program, allowed uses, setback open space and statutory requirements, traffic concerns and improvements, flooding and light pollution concerns, community meetings, Agricultural and Natural Resources Advisory Committee (ANRAC) agricultural lease extension, Zoning Designations, community meeting mailers and attendance, feedback program website, Urban Service Area, Master Site Plan, buffer standards, Comprehensive Plan compliance, impact fees, constraints, affordable housing and base density units, regulatory agency comments, TAG Lakeside, utility connections, density reduction, development cost responsibility, base entitlement unit transmittal, and public benefit properties.

Deputy County Attorney David interjected on RSAOD density units.

Assistant County Attorney Kimlyn Walker responded to amendment transmittal and process.

County Attorney Knowlton interjected on regulatory agency review and comment, affordable housing, and additional buffer transmittal.

COMMISSIONER TRUEX MOVED TO APPROVE TRANSMITTAL OF A LARGE SCALE PLAN AMENDMENT (TEXT AMENDMENT) TO THE DEPARTMENT OF COMMERCE AND OTHER STATE REVIEW AGENCIES FOR REVIEW AND COMMENT; THIS REQUEST IS TO AMEND 1) FUTURE LAND USE (FLU) POLICY 3.1.4: STANDARDS FOR RURAL SETTLEMENT AREA OVERLAY DISTRICT TO ADOPT A PATTERN BOOK AND DEVELOPMENT GUIDELINE AND IMPLEMENT THEM VIA THE PLANNED DEVELOPMENT REZONING PROCESS; AND 2) FLU APPENDIX 1: LAND USE GUIDE, SECTION 4: OVERLAY DISTRICTS - LAND USE OVERLAYS, BY REVISING RURAL SETTLEMENT AREA OVERLAY DISTRICT (RSAOD) TO A) KEEP THE "MAXIMUM DENSITY" AT 6,000 UNITS AND THE "MAXIMUM INTENSITY" FOR "REGIONAL ECONOMIC DEVELOPMENT" USES AT 1,000,000 SQUARE FEET, AND CLARIFY THE DEVELOPABLE AREA; B) REVISE SPECIAL PROVISIONS, INCLUDING 1) ITEM 1. DEVELOPMENT TIMING/PHASING; 2) ITEM 2. MASTER DEVELOPMENT PLAN BY ADOPTING EXHIBITS 1 THROUGH 5; 3) ITEM 3. PHASING OF DEVELOPMENT; 4) ITEM 4. DENSITY TRANSFERS; 5) ITEM 5. OPEN SPACES/GREENBELT, 6) ITEM 6. REGIONAL ECONOMIC DEVELOPMENT AND COMMERCIAL DEVELOPMENT STANDARDS; 7) ITEM 9 (RENUMBERED AS "ITEM 7"). TRANSPORTATION SYSTEM; AND 8) ITEM 10 (RENUMBERED AS "ITEM 8"). WILDLIFE UNDERCROSSINGS; AND C) DELETE SPECIAL PROVISIONS ITEM 7. RURAL VILLAGE STANDARDS, ITEM 8: RESIDENTIAL DEVELOPMENT STANDARDS, AND ITEM 7(B) (FORMERLY ITEM 9(B)) (TRANSPORTATION SYSTEM); FOR PROPERTIES GENERALLY LOCATED SOUTH OF THE DESOTO COUNTY LINE, NORTH OF PALM SHORES BOULEVARD, AND EAST OF US 17 (DUNCAN ROAD), IN THE EAST COUNTY AREA; CONTAINING 4,900± ACRES; PETITION NO. TCP-24-04; APPLICANT: PULTE GROUP; PROVIDING AN EFFECTIVE DATE. THE PROJECT IS LOCATED WITHIN COMMISSION DISTRICT I, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 3:2., COMMISSIONER CONSTANCE AND COMMISSIONER DEUTSCH OPPOSED

ADJOURNED: 6:29 pm

Joseph M. Tiseo, Chair

DATE ADOPTED: _____

ATTEST:

ROGER D. EATON, CLERK
OF THE CIRCUIT COURT AND
EX-OFFICIO OF THE BOARD
OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk