

Charlotte County

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



Regular and Land Use Meeting

Tuesday, January 27, 2026
9 a.m.

Board of County Commissioners

COUNTY COMMISSIONERS

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

COUNTY ADMINISTRATOR

Hector Flores

COUNTY ATTORNEY

Thomas M. David

CLERK OF THE CIRCUIT COURT

Roger D. Eaton

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@charlottecountyfl.gov.

Should any agency or person decide to appeal any decision made by the board with respect to any matter considered at such meeting, a record of the proceeding, and for such purpose, a verbatim record of the proceeding is required, which record includes the testimony and evidence upon which the appeal is to be based.

ALL PERSONS AND PROPERTY ARE SUBJECT TO SEARCH UPON ENTERING THE MEETING ROOM.

9:00 A.M.

Call to Order and Roll Call

Invocation

If you wish, please rise for the invocation

[Chaplin Jane Carroll](#)
[Churches With a Vision](#)

Pledge of Allegiance

Changes to the Agenda

See separate sheet

Proclamations - Commissioner Joseph M. Tiseo

[Spring Training Month at Charlotte Sports Park](#)
[Michael L. Gravesen Day](#)

Employee Recognition

[Leadership Development Class of 2025](#)

Barbie Bales	Facilities Management
Tarak Collins	Public Works
Jessica Delligatti	Community Development
Michele Fitzgerald	People Operations
Rebecca Fleury	Public Works
Mark Gambrell	Utilities
Emily Graham	Public Safety, Animal Control
Weston Holm	Community Services
Matthew Mazzoni	Public Safety, Animal Control
Aaron Olson	BAS, IT

April Santos	Public Works
Sarah Shields	Community Services
William Steele	Public Works
Jodi Sullivan	People Operations
Debbie Thibideau	BAS, Contracts and Grants
Ezequiel Tirado	Human Services
Jeanie Wnoroski	Utilities
Brittany Wilburn	Public Works

Employee of the Month - December 2025

Emma Ruperd, Community Services

Award Presentations

Excellence in Business Award

Cheney Brothers, Inc. to be awarded Economic Development Business Award.

PUBLIC INPUT - AGENDA ITEMS ONLY

Anyone wishing to address the Board during this portion of the meeting must fill out a card, state their name for the record, and state which agenda item(s) will be addressed. Remarks shall be limited to 3 minutes (max) and shall be addressed to the Commission as a body, and not to individual members.

COMMITTEE VACANCIES

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

Barrier Island Fire Services MSBU-Vacancy

Barrier Island Fire Service Municipal Service Benefit Unit (MSBU) Advisory Board is seeking a volunteer to fill a vacant position with term ending October 31, 2026. Applicants must be residents of Charlotte County and reside within the Unit. Submit applications to Public Safety Department, 26571 Airport Road, Punta Gorda, Florida 33982; call 941-833-5602 or email Dawn.Johnston@CharlotteCountyFL.gov.

MSBU-TU Advisory Board Vacancies

The following **MSBU/TU Advisory Boards** are seeking volunteers who must be both a property owner within and reside within the Unit. Submit applications to Public Works Department, 7000 Florida Street, Punta Gorda, Florida 33950; call 941-575-3600 or e-mail MSBU-TU@CharlotteCountyFL.gov.

- **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.

- **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.
- **Gulf Cove Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Gulf Cove Waterway Maintenance Benefit Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Harbour Heights Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027, and two members to fill positions with terms through October 31, 2028.
- **Manasota Key Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Manchester Waterway Benefit 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.
- **Mid-Charlotte Stormwater Utility Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Northwest Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Northwest Port Charlotte Waterway Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Pirate Harbor Street & Drainage Unit** is seeking two members to fill positions with terms 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 & 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.

[Beaches and Shores Advisory Committee](#)

The Beaches and Shores Advisory Committee is seeking a volunteer to fill the vacancy of the District 4 Representative. The applicant must be a resident of Charlotte County and reside within the boundaries of District 4. The term will be effective immediately upon approval and expire December 31, 2029. This position will remain open until filled.

To obtain an application, send an email to [Claudia.Mayo@charlottecountyfl.gov](mailto: Claudia.Mayo@charlottecountyfl.gov).

Affordable Housing Advisory Committee

The Affordable Housing Advisory Committee is searching for (1) one volunteer in the following categories with priority to members of the Planning and Zoning Board:

- Citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- Citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- Citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- Citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- Citizen who is actively engaged as a for-profit provider of affordable housing.
- Citizen who is actively engaged as a not-for-profit provider of affordable housing.
- Citizen who is actively engaged as a real estate professional in connection with affordable housing.
- Citizen who actively serves on the local planning agency pursuant to F.S. section 163.3174.
- Citizen who resides within the county.
- Citizen who represents employers within the county.
- Citizen who represents essential services personnel, as defined in the local housing assistance plan.

Please contact [Morgan.Cook@charlottecountyfl.gov](mailto: Morgan.Cook@charlottecountyfl.gov) for more information.

REPORTS RECEIVED AND FILED

[Transit - Disclosure of Performance Measures and Budgeted Administrative Costs.](#)

[2025 Affordable Housing Advisory Committee \(AHAC\) Annual Incentive Report](#)

[Quarterly Housing Division Report - January 2026](#)

Human Services

October, November and December 2025 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. Utility Reimbursement Resolution**Recommended Action:**

Approve the Utility Reimbursement Resolution

Budgeted Action:

No action needed.

B. Minutes Division**1. Minutes****Recommended Action:**

Approve the following Minutes:
January 8, 2026 BCC Pre-Agenda

Budgeted Action:

No action needed.

Board of County Commissioners**C. Commission Office****1. Appointment - South Gulf Cove Street & Drainage Advisory Board****Recommended Action:**

Approve the appointment of David Cormier to fill the unexpired term of Paul Raymond on the South Gulf Cove Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

Budgeted Action:

No action needed.

2. New Appointments - Agriculture and Natural Resources Advisory Committee**Recommended Action:**

Approve the new appointments for the Agriculture and Natural Resources Advisory Committee:

- a) Savannah Kreegel Corry; and
- b) Keri DeHart as representatives of commodity production.

The terms are effective and will expire December 31, 2030.

Budgeted Action:

No action needed.

3. Removal and New Appointment - Affordable Housing Advisory Committee

Recommended Action:

- a) Approve the removal of Brittany Perlino to the Affordable Housing Advisory Committee, as the member at large, for lack of attendance; and
- b) Approve the new appointment of James Cochran to the Affordable Housing Advisory Committee to complete the term of Brittany Perlino. The term is effective immediately and will expire December 31, 2027.

Budgeted Action:

No action needed.

D. County Administration**1. Administrative Code****Recommended Action:**

Approve revised Administrative Code.

Budgeted Action:

No action needed.

2. Set a Public Hearing to Amend Code 2-1-36- Public Safety- Emergency Management**Recommended Action:**

Set a Public Hearing on February 10, 2026, at 10:00 a.m., or as soon as may be heard, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida to consider an Ordinance amending Section 2-1-36 of the Code of Laws and Ordinances of Charlotte County, Florida regarding the Office of Emergency Management.

Budgeted Action:

No action needed.

E. County Attorney**F. Budget and Administrative Services****Fiscal Services****1. Subrecipient Agreement between Charlotte County and Charlotte County Sheriff's Office - Opioid Funds****Recommended Action:**

- a) Authorize Sub-Recipient Agreement between Charlotte County & Charlotte County Sheriff's Office; and
- b) Authorize the Chairman to sign the agreement.

Budgeted Action:

No action needed. A budget amendment will be brought to the Board for approval.

Information Technology**Purchasing****3. 25-389, Amendment 1, Comprehensive Self-Insurance Program - Third Party**

Administration Services (Risk Management)**Recommended Action:**

- a) Approve Amendment 1 to Contract #25-389, Comprehensive Self - Insurance Program -Third Party Administration Services, with Commercial Risk Management, Inc. of Tampa, Florida; and
- b) Authorize the Chairman to sign Amendment 1. This is for the addition of Firefighter cancer claims for the County and No Objection Certificates.

Budgeted Action:

No action needed. Budgeted in the Risk Management Fund- Self Insurance Fund for the FY26 budget approval process.

4. 25-188, Approve Contract, Inspection and Condition Assessment for Wastewater System Pipelines, Manholes and Force Mains (Utilities)**Recommended Action:**

- a) Approve contract for Request for Proposal #25-188, Inspection and Condition Assessment for Wastewater System Pipelines, Manholes and Force Mains, to Mead & Hunt of Fort Myers, Florida for a total not-to-exceed project fee of \$999,640; and
- b) Authorize the Chairman to sign.

Budgeted Action:

No action needed. Budgeted in the Utilities Operations and Maintenance Fund - Operations budget as approved in the FY2026 budget process. Funding for this expenditure comes from rate revenues.

5. 25-431, Approve Cancellation, Water Quality Monitoring Program - Lakeview/Midway and Cape Haze (Utilities)**Recommended Action:**

Approve the cancellation of Request for Proposal #25-431, Water Quality Monitoring Program - Lakeview/Midway and Cape Haze, with Kimley-Horn and Associates.

Budgeted Action:

No action needed.

6. 26-173, Award, 911 System and Call Handling Solutions Renewal (Public Safety/911)**Recommended Action:**

Approve award of Sole Source File #26-173, 911 System and Call Handling Solutions Renewal, to ConvergeOne Holdings Incorporation of Bloomington, MN, for an annual amount of \$178,188 per year, with the term total amount of \$534,564. The term is from October 1, 2025, through and including September 30, 2028. This renewal is to continue providing maintenance services on the 911 system and call handling solutions.

Budgeted Action:

No action needed. Budgeted in the Enhanced 911 Systems Fund as approved in the FY26 budget process. Funding for this expenditure comes from user assessments.

7. 26-230, Award Piggyback, Purchase of Peterbilt 567 Dump Truck (Utilities)**Recommended Action:**

- a) Approve award of Piggyback File #26-230, for the purchase of one (1) Peterbilt 567

Dump Truck per the Florida Sheriff's Association Cooperative Purchasing Program Contract #FSA25-VEH23.0: Heavy Trucks and Buses, and award to The Peterbilt Store South Florida, LLC of Fort Myers, Florida for a purchase price of \$219,036; and b) Approve Asset #35161 to be sold via auction.

Budgeted Action:

No action needed. Budgeted in the Heavy Equipment Replacement Capital Maintenance Plan as approved in the FY26 budget process. Funding is provided from Utility Rate Revenues.

8. 25-698, Award, Purchase and Installation of Generators (Facilities Management)

Recommended Action:

a) Approve award of Request for Bid #25-698, Purchase and Installation of Generators, to the lowest responsive responsible bidder, Ready Power LLC, of New Orleans, Louisiana, for a total estimated cost of \$811,125; and
b) Approve Resolution for budget adjustment BA26-218 in the amount of \$78,872; and
c) Approve amendment to Capital Improvement Project "Emergency Management Generators - FY23 HM Grant Program (4486 COVID)", increasing total project by \$78,872.

Budgeted Action:

Approve budget adjustment BA26-218 in the amount of \$78,872 amending the FY26 budget for Capital Improvement Project "Emergency Management Generators - FY23 HM Grant Program (4486 COVID)" from \$1,261,128 to \$1,340,000 for Centennial Park (\$39,435) and Family Services Center (\$39,437). Funding will be provided from Capital Projects Fund, ad valorem.

The county will request a budget modification from the State of Florida Division of Emergency Management (FDEM) for the Hazard Mitigation Grant Programs (HMGP) 4486-034-R for Centennial Park in the amount of \$39,435 and 4486-072-R Family Services Center in the amount of \$39,437. If the grant modification is approved, it will be reimbursed 90% in the amount of \$70,984.80 by FDEM with a 10% local match of \$7,887.20. A budget adjustment will be brought back to the board, if awarded.

9. 26-131, Award, Purchase of Float Switches - Annual Contract (Utilities)

Recommended Action:

a) Approve the split award of Request for Bid #26-131, Purchase of Float Switches - Annual Contract, to the lowest responsive, responsible bidders by line item as indicated on the attached bid tabulation to Core & Main LP of Fort Myers, Florida, and Alpha General Services, LLC of Sebring, Florida at the unit prices submitted for the term of January 1, 2026, through and including December 31, 2026; and
b) Authorize the County Administrator to approve renewal options for up to two additional one-year terms at the same prices, terms and conditions, by mutual consent.

Budgeted Action:

No action needed. Budgeted in the Utilities Operations and Maintenance Fund - Operations budget as approved in the FY2026 budget process. Funding for this expenditure comes from rate revenues.

10. 26-223, Award Piggyback, School Zone Beacon Time Switch 10yr C&S Data Plan

(Public Works)**Recommended Action:**

Approve award of Piggyback to File #26-223, School Zone Beacon Time Switch 10yr C&S Data Plan to Temple, Inc. of Decatur, Alabama; piggybacking off the FDOT APL Traffic Equipment Contract #DOT-ITB-24-9098-SJ; for the total amount of \$254,640.

Budgeted Action:

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

Real Estate Services**Risk Management****G. Community Development****H. Community Services****I. Economic Development****J. Facilities Management****K. Human Services****Transit****L. People Operations****1. [Resolution Delegating Certifying Officer Authority for Environmental Reviews](#)****Recommended Action:**

a) Adopt Resolution delegating authority to the County Administrator to serve as the Certifying Officer for environmental reviews conducted under certain federal and state funded grant programs and the National Environmental Policy Act (NEPA); and
b) Authorize the Chairman to sign the Resolution.

Budgeted Action:

No action needed.

M. Public Safety**N. Public Works****1. [Development Agreement for Roundabout at Zemel Road and Bright Life Trail](#)****Recommended Action:**

a) Approve the Development Agreement between Charlotte County and Chardev North

LLC, for the design, permitting and construction of a single lane roundabout at the intersection of Zemel Road and Bright Life Trail; and
b) Authorize the Chairman to sign the Development Agreement between Charlotte County and Chardev North LLC.

Budgeted Action:

No action needed. Operating and maintenance of the roundabout will be funded by Gas Tax and operating and maintenance of the stormwater pond will be funded by South Charlotte Stormwater Street and Drainage assessments.

O. Tourism Development

P. Utilities

1. [Water Authority Agenda February 4, 2026](#)

Recommended Action:

Approve the agenda for the Peace River Manasota Regional Water Supply Authority Board Meeting scheduled for February 4, 2026.

Budgeted Action:

No action needed.

Q. Other Agencies

1. [Acceptance of US Environmental Protection Agency FY25 Grant Award on behalf of the Coastal & Heartland National Estuary Partnership](#)

Recommended Action:

a) Approve a Resolution accepting the FY26 EPA 320 grant award on behalf of CHNEP; and
b) Authorize the Chairman to sign the Resolution.

Budgeted Action:

No action needed. \$850,000 budgeted in the 1026-Coastal & Heartland National Estuary Partnership Fund - Coastal & Heartland National Estuary Partnership budget and \$850,000 budgeted in the 1026-Coastal & Heartland National Estuary Partnership Fund budget as approved in the FY2026 budget process. Funding for the expenditure comes from US Environmental Protection Agency.

2. [Set a Public Hearing to Consider Approving an Ordinance Regulating Operation of Electric Powered Devices](#)

Recommended Action:

Set a public hearing on February 10, 2026, at 10:00 a.m., or as soon as may be heard, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida to consider approving an Ordinance to regulate the operation of electric bicycles, electric motorcycles, and other electric powered devices in Charlotte County.

Budgeted Action:

No action needed.

REGULAR AGENDA

R. Regular Agenda**1. 25-204, Approve Change Order, 2025 MSBU Paving Program (Public Works)****Recommended Action:**

- a) Approve Change Order #3 for File #25-204, 2025 MSBU Paving Program, awarded to Ajax Paving Industries of Florida LLC of North Venice, Florida to increase amount \$555,931.81. This change order is to add Reclaimed Base to one area and subtract Reclaimed Base from another, also to add milling on Rotonda Circle; and
- b) Approve additional 120 days of contract time; and
- c) Approve Resolution for budget adjustment BA26-221 in the amount of \$555,932 increasing the MSBU Capital Maintenance Paving Program.

Budgeted Action:

Approve budget adjustment BA26-221 in the amount of \$555,932 to amend the MSBU Capital Maintenance Paving Program for Rotonda West. Funding is provided from Rotonda West Street and Drainage MSBU assessments.

2. William R. Gaines Jr. Veterans Memorial Park Phase 2 Project**Facilities Management**

Discussion and direction on Phase 2 Project.

3. Cultural Center Update**Facilities Management**

Discussion and direction on demolition, design options, phasing, and public/private partnership opportunities.

4. Oak Forrest Sidewalk**Public Works**

- a) Presentation; and
- b) Discussion and direction if the County should obtain an easement for the sidewalk along Forrest Nelson Boulevard.

5. Sales Tax Update**County Administration**

Update on the 2026 Sales Tax Process.

6. Community Development Department Name Update**Commission Office**

Discussion and direction on department name change.

PUBLIC HEARING AGENDA**S. 10:00 A.M. Public Hearing or soon thereafter, as the agenda allows.****PRESENTATION AGENDA**

T. 10:00 A.M. Presentation or soon thereafter, as the agenda allows.

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

Land Use items to be heard at 2 P.M or soon thereafter, as the agenda allows.

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-22-03-07, Palm Lake at Coco Bay Bond Reduction and First Amendment to Developer's Agreement

Community Development

Approve a Bond Reduction request and First Amendment to Developer's Agreement to reduce the amount of the approved surety provided under Letter of Credit No.

FGAC-23183 issued by Fidelity Guaranty and Acceptance Corp., in the amount of \$5,015,398.41 to \$350,692.49 for the completion of the remaining infrastructure for Palm Lake at Coco Bay, a residential subdivision consisting of 171 single-family lots and 8 tracts. This site contains 176.34± acres and is generally located southeast of Casa de Meadows Drive, south of the Avenue of Americas, north of Cypress Road and west of Winchester Boulevard, in the West County area. Located in Commission District III.

Quasi-Judicial

UA2. FP-21-07-14, Babcock Ranch Community-Preserve

Community Development

Approve a Bond Release for the Final Plat of a residential subdivision named, Babcock Ranch Community-Preserve. The site contains 39.07± acres and is located south and east of Bluebird Trail, north of Cypress Parkway, west of the border with Glades County, in the East County area. Located in Commission District I.

Quasi-Judicial

UA3. FP-24-05, Willow Townhomes

Community Development

Approve the Developer's Agreement to acknowledge the corresponding proposed replat. This request is associated with the applicant's Final Plat application for a

residential subdivision to be named, Willow Townhomes, consisting of 360 residential lots and 20 tracts, to reconfigure and add lots within the existing Tuckers Pointe Phase 1 boundary, as recorded in Plat Book 27, Pages 3A through 3Z-29 of the Public Records of Charlotte County, Florida. This site contains $31.41\pm$ acres and is generally located north of Tuckers Grade, east of Tamiami Trail, south of Cloverly Lane, and west of Willowleaf Boulevard, within the South County area, and the Punta Gorda area. Located in Commission District II.

Quasi-Judicial

UA4. [CSZ-25-24, Sandra W. Welles Ranch LLC, Del Verde Section O subdivision \(1\)](#)

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 233 substandard platted lots in Blocks 1 through 8 and within the Del Verde, Section O, subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing $29.97\pm$ acres; for calculation and severance of 233 density units in accordance with Section 3-9-150(d)(1)(b)&(c) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-24, Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I.

Quasi-Judicial

UA5. [CSZ-25-25, Sandra W. Welles Ranch LLC, Del Verde Section O subdivision \(2\)](#)

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 226 substandard platted lots in Blocks 9 through 16 and within the Del Verde, Section O, subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing $28.03\pm$ acres; for calculation and severance of 226 density units in accordance with Section 3-9-150(d)(1)(b)&(c) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-25, Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I.

Quasi-Judicial

UA6. [CSZ-25-26, Sandra W. Welles Ranch LLC, Del Verde Section O subdivision \(3\)](#)

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 240 substandard platted lots in Blocks 17 through 24 and within the Del Verde, Section O, subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing $29.96\pm$ acres; for calculation and severance of 240 density units in accordance with Section 3-9-150(d)(1)(b)&(c) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-26, Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I.

Quasi-Judicial

UA7. CSZ-25-27, Sandra W. Welles Ranch LLC, Del Verde Section O subdivision (4)**Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 235 substandard platted lots in Blocks 25 through 32 and within the Del Verde, Section O, subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing $28.08\pm$ acres; for calculation and severance of 235 density units in accordance with Section 3-9-150(d)(1)(b)&(c) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-27, Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I.

Quasi-Judicial**Public Hearing****UB1. PD-25-11, Major Modification to West Port 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 Ordinance Number 2023-015, by updating the approved development rights via the adopted Murdock Village Equivalency Matrix, amending adopted PD condition "b" in order to allow for general commercial uses for Tract "U", and updating the approved General PD Concept Plan to reflect the change; for property generally located south of Franklin Avenue, north of El Jobean Road (SR 776), east of the Crestview Waterway, and west of Toledo Blade Boulevard, in the Port Charlotte area, within the Murdock Village Community Redevelopment Area (CRA), containing $630.82\pm$ acres; Petition No. PD-25-11; Applicant: KL Westport Expansion LLC; providing an effective date. Located in Commission District IV.

Quasi-Judicial**UB2. LAD-25-07, Revisions to Sandhill DRI DO****Community Development**

Approve a Resolution pursuant to Section J(1)(k) of the Sandhill Development of Regional (DRI) Development Order (DO), Resolution Number 2025-317, Section 380.06(7), Florida Statutes (F.S.), and Section 3-9-10.1, Development of Regional Impact Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, Code of Laws and Ordinances, Charlotte County, Florida, amending the Sandhill DRI DO by 1) using the approved equivalency matrix to exchange 122,053 square feet of Mini-Warehouse for 8,553.7 square feet of commercial uses on Parcels C-13 and C-23 of Tract 2 of the Sandhill DRI, and assigning 17,424.3 square feet of unallocated commercial rights on this parcel; and 2) revising Exhibit B, Map H Notes #1 and Map H, Exhibit #2 Notes; for $2.9\pm$ acres of the property located at 1147 or 1185 Kings Highway, in the Port Charlotte area; Petition No. LAD-25-07; Applicant: Kings Highway Family Limited Partnership; providing for an effective date. The Sandhill DRI is located south of the DeSoto County Line, north of Rampart Boulevard, east of Loveland Boulevard and west of the Deep Creek area; Section 7, Township 40 South,

and Range 23 East, in the Port Charlotte area, currently containing a total of 713.12± acres. Located in Commission District I.

Quasi-Judicial

UB3. [TLDR-25-03, Revisions to Section 3-9-2: Rules of Construction; Definition & Section 3-9-50, Manasota and Sandpiper Key Zoning District Overlay](#)

Community Development

Approve an Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9: Zoning, by revising Article I: In General, Section 3-9-2: Rules of Construction; Definitions to revise the definition of "Building, height of" and to add the new definition of "Design Flood Elevation" and "Freeboard" to promote resilience in Charlotte County; and amend the definition of "Freeboard" as established in Section 3-9-50: Manasota and Sandpiper Key Zoning District Overlay; Application number: TLDR-25-03; Applicant: Charlotte County Board of County Commissioners; providing for inclusion in the Charlotte County Code; providing for conflict with other ordinances; providing for severability; and providing for an effective date. This petition is county-wide.

Legislative

UB4. [TLDR-25-05, Revisions to Section 3-9-91. Accessory Use - Farmers' Market](#)

Community Development

Approve an Ordinance to amend Chapter 3-9: Zoning, Article III. Special Regulations, by revising Section 3-9-91. Accessory Use - Farmers' Market to allow such accessory use within any zoning districts; providing for conflict with other Ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners. This petition is county-wide.

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

Joseph Tiseo, District 5, Chairman

Christopher Constance, District 2, Vice Chairman

Ken Doherty, District 1

Bill Truex, District 3

Stephen R. Deutsch, District 4

Board of County Commissioners
Schedule of Future Closures/Hearings/Workshops

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

[Schedule](#)