

Charlotte County

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



Regular and Land Use Meeting

Tuesday, November 26, 2024

9 a.m.

Board of County Commissioners

COUNTY COMMISSIONERS

Bill Truex, District 3, Chairman

Christopher Constance, District 2, Vice Chairman

Ken Doherty, District 1

Stephen R. Deutsch, District 4

Joseph Tiseo, District 5

COUNTY ADMINISTRATOR

Hector Flores

COUNTY ATTORNEY

Janette S. Knowlton

CLERK OF THE CIRCUIT COURT

Roger D. Eaton

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

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

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

Pledge of Allegiance

[Elect Chairman and Vice Chairman](#)

County Attorney

The County Attorney is to conduct this portion of the meeting for the purpose of electing a Chairman and Vice Chairman of the Board of County Commissioners.

Changes to the Agenda

See separate sheet

Proclamations - Commissioner Christopher Constance

[Community Garden Month](#)

[Farm-City Week](#)

[Small Business Saturday](#)

Employee Recognition

Award Presentations

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 Service MSBU-Vacancy](#)

Barrier Island Fire Service Municipal Service Benefit Unit (MSBU) Advisory Board is seeking a volunteer to fill a vacant position with term ending October 31, 2025. 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 941-833-5610 or email Todd.Dunn@CharlotteCountyFL.gov.

* [Agricultural & Natural Resources Advisory Committee](#)

The Agricultural & Natural Resources Advisory Committee is searching for (4) four volunteers who must be residents or owners 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.

* [Affordable Housing Advisory Committee](#)

The Affordable Housing Advisory Committee (AHAC) is searching for one volunteer who lives in Charlotte County who is actively engaged in any of the following:

- Citizen actively engaged in the residential home building industry in connection with affordable housing.
- Citizen actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- Citizen representative of those areas of labor actively engaged in home building in connection with affordable housing.
- Citizen actively engaged as an advocate for low-income persons in connection with affordable housing.
- Citizen actively engaged as a for-profit provider of affordable housing.
- Citizen actively engaged as a not-for-profit provider of affordable housing.
- Citizen actively engaged as a real estate professional in connection with affordable housing.
- Citizen actively serving on the local planning agency pursuant to s.163.3174.
- Citizen residing within the jurisdiction of the local governing body making the appointments.

- Citizen who represents employers within the jurisdiction.
- Citizen who represents essential services personnel, as defined in the local housing assistance plan.

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

* [MSBU-MSTU Advisory Board Vacancies](#)

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

- **Boca Grande Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026, and one member to a fill position with a term through October 31, 2027.
- **Buena Vista Waterway Unit** is seeking one person to fill a position with a term through October 31, 2027.
- **Edgewater North Waterway Unit** is seeking one member to fill a position with a term through October 31, 2025.
- **Gardens of Gulf Cove Street & Drainage Unit** is seeking two members to fill position with a term through October 31, 2027.
- **Greater Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Grove City Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2025, one member to fill a position with a term through October 31, 2027.
- **Gulf Cove Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2025, and seeking one member to fill a position with a term through October 31, 2027.
- **Gulf Cove Waterway Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Harbour Heights Waterway Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Manasota Key Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Manchester Waterway Utility Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Northwest Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2025, and one member to fill a position with a term through October 31, 2027.
- **Northwest Port Charlotte Waterway Unit** is seeking one member to fill a position with term through October 31, 2027.
- **Pirate Harbor Waterway Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Rotonda Heights Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Rotonda Sands Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2025, and one member to fill a position with a term through October 31, 2027.

- **Rotonda West Street & Drainage Unit** is one member to fill a position with a term through October 31, 2027.
- **South Burnt Store Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2025.
- **Suncoast Waterway Unit** is one member to fill a position with a term through October 31, 2025
- **West Charlotte Stormwater** is seeking one member to fill a position with a term through October 31, 2027.

* [MPO Vacancies](#)

Metropolitan Planning Organization (MPO) - Bicycle/Pedestrian Advisory Committee (BPAC) is seeking one South County Representative (applicant must live in Charlotte County) and one West County Representative (must live West of the Myakka River). These individuals must be a resident of Charlotte County to serve on the BPAC. The BPAC reviews and makes recommendations on transportation plans and projects that the MPO Board will consider.

Charlotte County Transportation Disadvantaged Local Coordinating Board (LCB) is seeking one volunteer: one experienced representative of the local private for-profit transportation industry. The purpose of the LCB is to identify local service needs and to provide information, advice, and direction to the Community Transportation Coordination of service to be provided to the transportation disadvantaged.

MPO - Citizens' Advisory Committee (CAC) is seeking one Charlotte County resident to serve as a West County Representative (applicant must live West of the Myakka River). The CAC reviews and makes recommendations on transportation plans and projects that the MPO Board will consider.

The deadline for submitting an application is Friday, December 6, 2024. Please go online at www.ccpgmpo.gov or contact the MPO for an application. The MPO mailing address is Charlotte County-Punta Gorda MPO, 1050 Loveland Blvd. Box C, Port Charlotte, Florida 33980; Email: office@ccpgmpo.gov. The MPO Board will elect the above positions at its Monday, December 16, 2024 meeting.

REPORTS RECEIVED AND FILED

[Quarterly Housing Division Report - July, August, September 2024](#)

Human Services

July, August and September 2024 Housing Division Report.

CONSENT AGENDA

Clerk of the Circuit Court

A. Comptroller Division

1. [Finance](#)**Recommended Action:**

Approve the Clerk's Finance Memorandum.

Budgeted Action:

No action needed.

B. **Minutes Division**1. [Minutes](#)**Recommended Action:**

Approve the following Minutes:

November 7, 2024 BCC Pre Agenda

November 12, 2024 BCC Regular Meeting

Budgeted Action:

No action needed.

Board of County CommissionersC. **Commission Office**1. [Appointment - Greater Port Charlotte Street & Drainage Advisory Board](#)**Recommended Action:**

Approve the appointment of Wesley England to fill the unexpired term of Lorraine Money Penny on the Greater Port Charlotte Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2026.

Budgeted Action:

No action needed.

2. [Appointment - Board of Zoning Appeals](#)**Recommended Action:**

Approve the appointment of Phillip R. Smallwood as District 2 representative to fill the unexpired term to the Board of Zoning Appeals. Term is effective immediately and will expire on November 30, 2026.

Budgeted Action:

No action needed.

3. [Appointment - Beaches and Shores Advisory Committee](#)**Recommended Action:**

Approve the appointment of Robert D. Hancik as District 2 representative to fill the unexpired term to the Beaches and Shores Advisory Committee. Term is effective immediately and will expire on November 30, 2026.

Budgeted Action:

No action needed.

4. [Reappointment - Planning and Zoning Board](#)

Recommended Action:

Approve the reappointment of Michael Gravesen as the District 5 representative to the Planning and Zoning Board. The term begins immediately and expires in November 2028.

Budgeted Action:

No action needed.

5. [Reappointment - Parks and Recreation Advisory Board](#)**Recommended Action:**

Approve the reappointment of Erick Toth as the District 5 representative to the Parks & Recreation Advisory Board. The term begins immediately and expires in November 2028.

Budgeted Action:

No action needed.

6. [Reappointment - Buena Vista Waterway Advisory Board](#)**Recommended Action:**

Approve the reappointment of Donna Elliot to the Buena Vista Waterway Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

Budgeted Action:

No action needed.

7. [Reappointment - Board of Zoning Appeals](#)**Recommended Action:**

Approve the reappointment of Andrew Filieo as the District 5 representative to the Board of Zoning Appeals. The term begins immediately and expires November 2028.

Budgeted Action:

No action needed.

8. [Babcock Ranch Water Supply Use Permit - Letter of Support](#)**Recommended Action:**

- a) Approve letter to the Peace River Manasota Regional Water Supply Authority requesting a letter of support for the Babcock Ranch Water Supply Use Permit application; and
- b) Authorize chairman to sign the letter.

Budgeted Action:

No action needed.

D. County Administration**E. County Attorney****F. Budget and Administrative Services****Fiscal Services**

1. [Sheriff Helicopter Rebuild](#)**Recommended Action:**

- a) Approve the Charlotte County Sheriff Office's request to transfer \$2,500,000 of the \$6,620,694.35 General Fund excess fee to the Sheriff's FY25 budget to rebuild their Huey aircraft; and
- b) Approve Resolution and Budget Amendment BA25-144 in the amount of \$2,500,000.

Budgeted Action:

Approve Budget Amendment BA25-144 in the amount of \$2,500,000 to the Public Safety Fund - Sheriff's budget and authorize change to the FY25 budget. Funding for this expenditure will come from the General Fund excess fees revenue.

Information Technology**Purchasing****2. [25-039, Award, Control and Video Surveillance System Upgrade for Jail and Sheriff Access \(Facilities\)](#)****Recommended Action:**

Approve award of Request for Sole Source File # 25-039, Control and Video Surveillance System Upgrade for Jail and Sheriff Access to Montgomery Technology Systems, LLC of Greenville, Alabama at the total cost of \$321,900.

Budgeted Action:

No action needed. Budgeted in the Public Safety Fund - Facilities Management budget as approved in the FY25 budget process. Funding for this item comes from ad valorem.

3. [24-563, Award, Community Services Park Re-Master Plan \(Community Services\)](#)**Recommended Action:**

Approve award of Request for Letters of Interest File #24-563, Work Order #327 (Contract 15-421), Community Services Park Re-Master Plan with DMK Associates of Venice, Florida for the not-to-exceed amount of \$199,985.

Budgeted Action:

No action needed. Budgeted in the Community Services Capital Maintenance Plan as approved in the FY25 budget process. Funding is supplied from Capital Projects, ad valorem.

4. [24-610, Award, Contractor/Builder - Annual Contract \(Facilities\)](#)**Recommended Action:**

- a) Approve award of Request for Bid #24-610, Contractor/Builder - Annual Contract, to ERS Construction of Punta Gorda, Florida, at the hourly rate bid. The term of contract is January 1, 2025 through and including December 31, 2025; and
- b) Authorize the County Administrator 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 provided and charged out to various departments. Funding for this expenditure comes from various funding sources.

5. [25-019, Award, 115-Volt Effluent Pumps - Annual Contract](#)

Recommended Action:

a) Approve award of Bid #25-019, 115-Volt Effluent Pumps - Annual Contract to the lowest responsive, responsible bidder, Alpha General Services Inc., of Sebring Florida at \$175.00 per a unit price submitted for a period of January 1, 2025 through and including December 31, 2025; and

b) Authorize County Administrator, or his designee, to approve renewal options for up to two (2) additional one (1) year periods at the same prices, terms and conditions, by mutual consent. The purpose of this bid is secure a firm price for the purchase and delivery of effluent pumps for Charlotte County Utilities on an "as required basis."

Budgeted Action:

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

6. [24-444, Approve Change Order, Desoto Ditch Bank Hurricane Repairs and Re-stabilization \(Public Works\)](#)

Recommended Action:

a) Approve Change Order in the amount of \$599,950 for Request for Bid #24-444, Desoto Ditch Bank Hurricane Repairs and Re-stabilization for an updated total amount of \$1,265,106.35. This project is for the repairs and re-stabilization of the Desoto ditch bank; and

b) Approve additional 92 days of contract time for an updated contract time of 212 days.

Budgeted Action:

No action needed. Grant funding in the amount of \$499,962.50 and the required match in the amount of \$149,962.50 are included in the FY24 budget for Public Works. Grant funding will be provided by the USDA - NRCS (United States Department of Agriculture, Natural Resources Conservation Service). Matching funds in the amount of \$149,962.50 will be provided from the Hurricane fund 1901.

7. [24-603, Award, Biscayne Bridges 014049 and 014050 Rehabilitations \(Public Works\)](#)

Recommended Action:

Approve award of Request for Bid #24-603, Biscayne Bridges 014049 and 014050 Rehabilitations, to Villa-Fuerte Construction, LLC of Arcadia, Florida, for the total amount of \$814,431.93. This is to complete the required bridge rehabilitations on the Biscayne Drive over Juniper Waterway (014049) and Biscayne Drive over Apollo Waterway (014050) bridges.

Budgeted Action:

No action needed. Budgeted in the Public Works Bridge Capital Maintenance Plan as approved in the FY25 budget process. Funding is supplied from Capital Projects Fund, ad valorem.

8. [25-023, Award, Street Signposts - Annual Contract \(Public Works\)](#)

Recommended Action:

- a) Approve award of Request for Bid #25-023, Street Signposts - Annual Contract to Vulcan Inc. of Foley, Alabama at the unit prices bid with a term of contract from January 1, 2025, through and including December 31, 2025; 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 FY25 budget process. Funding for this expenditure comes from General Fund.

9. [24-613, Award, Infrastructure Services-Annual Contract \(Information Technology\)](#)**Recommended Action:**

- a) Approve award of Request for Bids #24-613, Infrastructure Services - Annual Contract, at the unit prices, to Intelligent Infrastructure Solutions, LLC, of Fort Myers, Florida for the term January 1, 2025, up to and including December 31, 2025, with option to renew for two additional one-year terms at the same prices, terms, and conditions; and
- b) Authorize the County Administrator to approve annual renewals at the same prices, terms, and conditions. This is for installation, repair, and maintenance of the County's infrastructure.

Budgeted Action:

No action needed. Funds are available in the General Fund IT Maintenance budget as adopted during the FY25 budget process.

10. [25-005, Award, Shell/Rock Material - Annual Contract \(Public Works\)](#)**Recommended Action:**

- a) Approve the split "per line item" award for Request for Bid #25-005, Shell/Rock Material - Annual Contract to two (2) firms: Nickale Corporation of Naples, Florida, and Grippo Pavement Maintenance Inc. of Lehigh Acres, Florida at the unit prices attached, with a contract term from January 1, 2025, through and including December 31, 2025; and
- b) Authorize the County Administrator, or his designee, to approve renewal options for up to two (2) additional one-year terms at the same prices, terms, and conditions, by mutual consent.

Budgeted Action:

No action needed. Budgeted in Public Works Road Maintenance and MSBU/TU as approved in the FY25 budget process. Items will be placed into inventory and charged out to appropriate MSBU/TU or Road & Bridge when used with funding from assessments or gas tax.

11. [24-634, Award, Service and Maintenance of Chillers - Annual Contract \(Facilities\)](#)**Recommended Action:**

- a) Approve award of Request for Bid #24-634, Service and Maintenance of Chillers - Annual Contract to Air Mechanical and Service Corporation of Englewood, Florida at the unit prices bid. Term of contract is to be from January 1, 2025, through and including December 31, 2025; and

b) Authorize the County Administration 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 provided and charged out to various departments. Funding for this expenditure comes from various sources as service is provided.

12. [24-459, Approve Ranking, Babcock Ranch Water Supply Facilities \(Utilities\)](#)

Recommended Action:

a) Approve for Request for Proposal #24-459, Babcock Ranch Water Supply Facilities: 1st Kimley-Horn, of Sarasota, Florida; 2nd Johnson Engineering of Port Charlotte, Florida; and

b) Approve start of negotiations; and

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

This is for the engineering services to provide professional services for obtaining a new Babcock Ranch Water Use Permit.

Budgeted Action:

No action needed. Budgeted in Capital Improvements Project "Babcock Ranch Water Supply" as approved in the FY25 budget process. Funding will be supplied by the Utility Water Connection Fee Fund.

13. [23-272, Amendment 3, Construction Manager at Risk - Hurricane Ian Recovery - Mid County \(Facilities\)](#)

Recommended Action:

Approve Amendment #3 to Contract #23-272, Construction Manager at Risk - Hurricane Ian Recovery - Mid County, with Wharton-Smith, Inc. for the GMP for the Sports Park Pavilion Replacement in the amount of \$1,043,140.

Budgeted Action:

No budget action needed. A Q4 budget adjustment will be brought to the Board for approval. Funding for the expenditure is expected from the State Appropriation SB2500, which will be recorded in the hurricane fund. The required local match has not been determined.

Real Estate Services

Risk Management

Transit

G. Community Development

H. Community Services

I. Economic Development

J. Facilities Management

K. **Human Resources**

L. **Human Services**

M. **Public Safety**

N. **Public Works**

O. **Tourism Development**

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

Recommended Action:

a) Approve the acceptance of the Florida Sports Foundation Grant in the amount of \$15,000; and

b) Authorize the County Administrator, or his/her designee, to approve and execute the Grant Agreement.

Budgeted Action:

No action needed. Budgeted in the Tourism Promo General account during the FY24 budget process. Grant funding in the amount of \$15,000 will be paid by the Florida Sports Foundation. Matching funding in the amount of \$15,000 will be paid by the Tourism Development Tax Fund.

P. **Utilities**

Q. **Other Agencies**

REGULAR AGENDA

R. **Regular Agenda**

1. [Sales Tax Update](#)

County Administration

Update on the Sales Tax Projects.

2. [2025 State Legislative Agenda](#)

County Administration

Discussion, direction and approval of 2025 State Legislative Agenda.

3. [Water Authority Agenda - December 4, 2024](#)

Utilities

Discussion and direction on the Peace River Manasota Regional Water Supply Authority (Authority) Board agenda for the upcoming December 4, 2024 Meeting.

4. [Manasota Key and Don Pedro Knight Island Recovery Project](#)

Public Works

- a) Presentation; and
- b) Discussion and direction on which option: storm recovery project or full permitted template beach project.

PUBLIC HEARING AGENDA

S. 10:00 A.M. Public Hearing

- 1. [Ordinance to Reduce the Speed Limit from 45 and 40 Miles Per Hour to 35 Miles Per Hour on All Major Roads in South Gulf Cove](#)

Public Works

Conduct a public hearing to consider approving an ordinance to reduce the speed limit from 45 and 40 miles per hour to 35 miles per hour on all the six major roads in South Gulf Cove.

- 2. [Fourth Quarter Budget Adjustments](#)

Budget & Admin Services

Conduct a public hearing approving the Resolution to adopt budget adjustments that amend the FY23/24 budget. These adjustments which impact various funds are needed to align the FY23/24 budget with required changes and actual activity.

PRESENTATION AGENDA

T. 10:00 A.M. Presentations

1 P.M. PUBLIC INPUT - ANY SUBJECT

Anyone wishing to address the Board during this portion of the meeting must state their name for the record. Remarks on any County related subject, shall be limited to 3 minutes (max) and shall be addressed to the Commission as a body, and not to individual members. There will not be any discussion.

2 P.M. LAND USE AGENDA

PUBLIC INPUT - LAND USE CONSENT AGENDA ITEMS ONLY

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

Consent Agenda

- UA1.** [FP-23-07-08, Babcock Ranch Community Shoppes at Yellow Pine](#)

Community Development

Approve a Final Plat for a subdivision to be named, Babcock Ranch Community Shoppes at Yellow Pine. There is no Developer’s Agreement or infrastructure

associated with this plat. The proposed subdivision is a commercial development to consist of one lot. This site contains 16.08± acres and is generally located north of Cypress Parkway, east of SR 31, west of Curry Preserve Drive, and south of Lake Babcock Drive, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 1, within the East County area. Located in Commission District I.

Quasi-Judicial

UA2. [CSZ-24-05, Ainger Landing, Inc.](#)

Community Development

Approve Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of a Sending Zone for four parcels located at 7022, 7100, 7120, and 7140 Riverside Drive, and one parcel (P15-1-1) generally located northwest of Seminole Gulf Railroad and north of Riverside Drive, in the Punta Gorda Area, and within the East County area, containing 25.59± acres; for calculation and severance of 119 density units, pursuant to Section 3-9-150(d)(1)(l) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-24-05; Applicant: Ainger Landing, Inc.; providing an effective date. Located in Commission District I.

Quasi-Judicial

UA3. [CSZ-24-06, Apiary Partners LLC](#)

Community Development

Approve Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of a Sending Zone for three parcels located at 12901, 12951, and 13001 Gasparilla Road, in the West County Area containing 162.23± acres; for calculation and severance of 358 density units, pursuant to Section 3-9-150(d)(1)(l) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-24-06; Applicant: Apiary Partners LLC; providing an effective date. Located in Commission District III.

Quasi-Judicial

Public Hearing

UB1. [PV-24-03, Lots 2 through 17 of Harbour Heights Section 11](#)

Community Development

Approve Resolution of Plat Vacation to vacate portion of Harbour Heights Section 11, Replat of Part Two, consisting of lots 2 through 17, block 187B, as recorded in Plat Book 6, Pages 13A through 13D, of the Public Records of Charlotte County, Florida. The total area to be vacated is 82,698.9± square feet or 1.90± acres and is located at 27163 San Carlos Drive. Located in Commission District I.

Legislative

UB2. [Z-24-13, Centennial Park](#)

Community Development

Approve an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-family 3.5 (RSF-3.5) (109.767±

acres) and Residential Multi-family 10 (RMF-10)(9.58± acres) to Parks and Recreation (PKR), for properties located at 1120 and 1185 Centennial Boulevard, in the Port Charlotte area, within the Murdock Village Community Redevelopment Area (CRA), containing 119.347± acres; Petition No. Z-24-13; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Division Manager; providing an effective date. Located in Commission District IV.

Quasi-Judicial

UB3. [TLDR-24-02, Revisions to 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, by amending Section 3-9-50, Manasota Key Zoning District Overlay to 1) amend (a) Definitions by removing the definition of “building setback calculation,” “height,” “highest constructed element,” “maximum building height,” “maximum building height calculation,” “minimum finished floor elevation,” “NGVD,” “setback,” and “structure height,” which have been established in Section 3-9-2; 2) amend the maximum height to 38 feet under the MES, MSF-1, MSF-3.5, MSF-5 zoning designations, and amend the code where needed to reflect the proposed height; 3) amend the maximum height to 45 feet under the MCG and MCT zoning, and amend code where needed to reflect proposed height; 4) reduce the side yard setback for interior lots from 10 feet to 7.5 feet, and 10% of the lot width or five feet, whichever is greater for all non-conforming lots; 5) reduce the width of the side yards abutting any water for legally non-conforming lots to 10% of the lot width or five feet, whichever is greater; 6) reduce the width of Peripheral Landscape Strip from 10 feet to five feet; 7) amend the MPD requirements; 8) remove (7) Maximum building height under (i) Development standards; 9) update (12) Nonconforming lots under (i) Development standards to remove the variance requirement; 10) remove the administrative waiver requirement; 11) amend (14) Disaster recovery to ensure legal non-conforming structure and/or use can be rebuilt under (i) Development standards; 12) create new subsection (18) the requirement for non-conforming structures to be rebuilt under (i) Development standards; and 13) amend other subsections for consistency; Application number: TLDR-24-02; Applicant: Charlotte County Board of County Commissioners; providing an effective date. Located in Commission District III.

Quasi-Judicial

AA. County Administrator Comments

BB. County Attorney Comments

CC. Economic Development Director Comments

DD. County Commissioner Comments

County Commissioners

Bill Truex, District 3, Chairman

Christopher Constance, District 2, Vice Chairman

Ken Doherty, District 1

Stephen R. Deutsch, District 4
Joseph Tiseo, District 5

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

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

[Schedule](#)