Charlotte County

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

Regular and Land Use Meeting

Tuesday, November 25, 2025
9 a.m.

Board of County Commissioners

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

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

Pastor Bill Frank
First Baptist Church of Punta Gorda

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 Bill Truex

Community Garden Month
Jaha Cummings Day
National Injury Prevention Day

Employee Recognition

Employee of the Month - October 2025

Jeannine Fullerton
Budget and Administrative Services

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 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 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.
- **Deep Creek Street & Drainage** 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.
- **Harbour Heights Waterway Unit** 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 Unit** 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.
- **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

Clerk of Court's County Quarterly Investment Report

Comptroller Division
Clerk of Court's County Quarterly Investment Report, September 30, 2025.
****Added, 11/20/2025****

Clerk of Court's County Investment Report, Interest on Investments

Comptroller Division
Clerk of Court's County Investment Report, Interest on Investments for Fiscal Year 2025.
****Added, 11/20/2025****

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. Clerk of Court's County Quarterly Investment Report

Comptroller Division
~~Clerk of Court's County Quarterly Investment Report, September 30, 2025~~.
****Deleted, 11/20/2025****

3. Clerk of Court's County Investment Report, Interest on Investments

Comptroller Division
~~Clerk of Court's County Investment Report, Interest on Investments for Fiscal Year 2025~~.
****Deleted, 11/20/2025****

B. Minutes Division

1. Minutes

Recommended Action:
Approve the following Minutes:
November 6, 2025 BCC Pre-Agenda

Budgeted Action:
No action needed.

Board of County Commissioners

C. Commission Office

1. New Appointments - Environmentally Sensitive Lands Oversight Committee

Recommended Action:
a) Approve the new appointment of Linda Cotherman as the representative for Business/Land Development; and
b) Approve the new appointment of Dr. Christina Gonzalez as the Community Representative to the Environmentally Sensitive Lands Oversight Committee. The term begins January 1, 2026, and expires December 31, 2029.

Budgeted Action:

No action needed.

2. New Appointment - Agricultural & Natural Resources Advisory Committee

Recommended Action:
~~Approve the new appointment of James Chastain to the Agricultural & Natural Resources Advisory Committee as a representative of commodity production/cattle, row crop. The term begins January 1, 2026, and expires December 31, 2030~~.
****Deleted, 11/20/2025****

Budgeted Action:
~~No action needed~~.

D. County Administration

1. 2026 Meetings, Workshops and Public Hearings

Recommended Action:
Approve 2026 meeting, workshop and public hearing schedule.

Budgeted Action:
No action needed.

2. Ballfield Level of Service Positions

Recommended Action:
a) Request approval of an additional fifteen (15) positions for ballfield maintenance; and
b) Request approval of twenty-one (21) additions to fleet; and
c) Approve Resolution MOD26-01, Position Modification Form

Budgeted Action:
No action needed. Budget adjustment will be brought forward for approval with the first quarter budget adjustments.

E. County Attorney

F. Budget and Administrative Services

Fiscal Services

Information Technology

Purchasing

1. 19-156, Amendment 3, Engineering, Design and Administrative Services, East Port Water Reclamation Facility (Utilities)

Recommended Action:
a) Approve Amendment 3 to Contract #19-156, Engineering, Design and Administrative Services, East Port Water Reclamation Facility, with Jones Edmunds & Associates, Inc., in the not to exceed amount of $1,014,095.; and
b) Authorize the Chairman to sign the Amendment. This Amendment request to update

60% design drawings and specifications (Civil, Structural, Mechanical, Electrical, and I&C) for the 12.0-MGD Headworks Structure.

Budgeted Action:
No action needed. Budgeted in the CIP Project “East Port WRF Expansion” as approved in the FY26 Capital Improvement Program budget process. Funding is supplied from the Utility Wastewater Connection Fee Fund.

2. 25-626, Award, Comprehensive Analysis of Transit Driver Services (Transit)

Recommended Action:
a) Approve award of Request for Proposal #25-626, Comprehensive Analysis of Transit Driver Services to Alfred Benesch & Company of Tampa, Florida for a total not-to-exceed amount of $69,328; and
b) Authorize the Chairman to sign the contract.

Budgeted Action:
No action needed. A first quarter budget adjustment will be brought to the Board for approval. Grant funding will be provided by the Federal Transit Administration (FTA) Section 5307 Grant. Transportation Development Credits will be used as a “soft match”, which allows the federal share to be reimbursed up to 100% as authorized by Chapter 53 of the Title 49 U.S.C.

3. 25-643, Approve, Professional Services Library (Purchasing)

Recommended Action:
a) Approve the Professional Services Library, Request for Proposal #25-643, with 88 pre-qualified firms as listed on the attached for the period of January 1, ~~2016~~ **2026**, through and including December 31, 2029, with option to renew for up to two additional two-year terms; and
b) Authorize the Chairman to sign the contracts; and
c) Authorize the County Administrator to approve the additional renewal(s).
****Change, Updated wording, 11/24/25****

Budgeted Action:
No action needed. Services are charged out to various departments as utilized. Funding for this expenditure comes from various revenue sources.

4. 25-647, Award, Site Preparation and Utilities for Modular Setup (Facilities)

Recommended Action:
Approve award of Request for Bid #25-647, Site Preparation and Utilities for Modular Setup, to RC Casey, Inc. of Lehigh Acres, Florida, for the total amount of $521,628.68. This is to secure the services of a contractor for the site preparation to support the installation of several temporary offices for the use of the Charlotte County Public Works Department located at 7000 Florida Street, Punta Gorda, Florida 33950.

Budgeted Action:
No action needed. Budgeted in the General Fund - Facilities Management budget as approved in the FY2026 budget process. Funding for the expenditure comes from Ad Valorem.

5. 25-706, Award, South Gulf Cove Park Boat Ramp and Boarding Pier (Community Services)

Recommended Action:
Approve award of Request for Bid #25-706, South Gulf Cove Park Boat Ramp and Boarding Pier, to Charlotte County Seawalls, Inc. of Port Charlotte, Florida, for the total amount of $197,500. This is to perform the repair and replacement of the South Gulf Cove Boat Ramp and Boarding Pier.

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%.

6. 26-057, Award, Peterbilt Dump Truck (Utilities)

Recommended Action:
a) Approve award of "Piggyback" to File #26-057, for the purchase of one (1) 2026 Peterbilt 567 Dump Truck, per Florida Sheriff's Association Cooperative Purchasing Program Contract #FSA23-VEH21.0, and award to the Peterbilt Store South FL of Fort Myers, Florida for a purchase price of $227,000; and
b) Approve Asset #35162 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 supplied from Utility rate revenues.

7. 25-587, Approve Ranking, South County Annex Replacement Project (Facilities)

Recommended Action:
a) Approve ranking of firms for Request for Proposal # 25-587, South County Annex Replacement Project; 1st Fawley Bryant Architects, Inc. of Sarasota, FL; 2nd ADG Architecture, LLC of Fort Myers, FL; and 3rd PBK Architects Florida, Inc. of Sarasota, FL; and
b) Approve start of negotiations; and
c) Authorize the Chairman to sign the contract after completion of negotiations, if contract does not exceed the amount of $2,000,000.
This is professional design services for the South County Annex Master Plan and Design to Replace the current building.

Budgeted Action:
No action needed. Budgeted in the Capital Improvement Project "South County Annex Replacement" as approved in the FY26 budget process. Funding is supplied from the 2020 Sales Tax Extension.

8. 26-053, Award, ESRI Software Maintenance for Small Government (Information Technology)

Recommended Action:
Approve award of Sole Source File #26-053, ESRI Software Maintenance for Small Government, to ESRI Inc., of Los Angeles, CA., for the total annual cost of $180,400 per year for a three (3) year term.

Budgeted Action:

No action needed. Funds are available in the General Fund IT Maintenance budget as adopted during the FY26 budget process. Funding for this expenditure comes from ad valorem.

9. [25-688, Award, Sand Road Maintenance Grooming-Don Pedro Knights Island-Annual Contract (Public Works)]

Recommended Action:

a) Approve award of Request for Bid #25-688, Sand Road Maintenance Grooming-Don Pedro/Knights Island-Annual Contract to Kelley Enterprises Inc. of Englewood, Florida at the unit prices indicated on the bid tabulation for the period of 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 (2) additional one-year terms, at the same prices, terms and conditions, by mutual consent. This is for the services of a Contractor capable of providing Sand Road Maintenance Grooming of the existing unpaved roadways on the Don Pedro Knights Island areas.

Budgeted Action:

No action needed. Budgeted in the Don Pedro Knight Island Street and Drainage MSTU as approved in the FY26 budget process. Funding is supplied by Don Pedro Knight Island Street and Drainage MSTU ad valorem.

10. [25-362, Approve Contract, Design McGuire Park- Phase II (Facilities)]

Recommended Action:

a) Approve contract for Request for Proposal #25-362, Design McGuire Park - Phase II, with Fawley-Bryant Architecture of Sarasota, FL in the amount of $342,862.50; and
b) Authorize the Chairman to sign the contract.

Budgeted Action:

No action needed. Budgeted in the Capital Improvement Project “McGuire Park Phase 2” as approved in the FY26 budget process. Funding is supplied from Capital Projects, ad valorem.

11. [08-359, Approve Renewal, Dental Insurance Self-Insured - Annual Contract (Risk Management)]

Recommended Action:

Approve Renewal Contract #08-359, Dental Insurance Self-Insured Annual Contract for a term through and including December 31, 2026.

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.

Real Estate Services

12. [Lease Agreement between the Charlotte County Airport Authority and Charlotte County Board of County Commissioners for lease of Airport Hangar on behalf of the Charlotte County Sheriff’s Office.]

Recommended Action:

a) Approve the Lease Agreement with the Charlotte County Airport Authority for use of airport hangar on behalf of the Charlotte County Sheriff's Office; and
b) Authorize the Chairman to sign the Lease Agreement.

Budgeted Action:
No action needed. Budgeted in the Public Safety Fund - Sheriff BCC Direct Expense budget as approved in the FY2026 budget process. Funding for this expenditure comes from Ad valorem revenues.

13. Lease Agreement between Charlotte County Board of County Commissioners and the Senior Friendship Centers Inc.

Recommended Action:
a) Approve the Lease Agreement; and
b) Approve the Resolution; and
c) Authorize the Chairman to sign the Lease Agreement and Resolution.

Budgeted Action:
No action needed. Building Maintenance budgeted in the General Fund - Facilities budget as approved in the FY26 budget process.

14. Resolution of Necessity: Hillsborough Boulevard/Cranberry Boulevard Intersection Improvements Project

Recommended Action:
Approve Resolution authorizing the acquisition of real property or easement interests in real property by any legal means that may be required for the construction of roadway and/or roadway improvements for the Hillsborough Boulevard/Cranberry Boulevard Intersection Improvements Project

Budgeted Action:
No action needed. Budgeted in the Capital Improvement Project "Hillsborough/Cranberry Blvd" as approved in the FY26 budget process. Funding is supplied from Capital Gas Taxes to be reimbursed from available Road Impact Fees.

15. License Agreement between Charlotte County Board of County Commissioners and Tarpon Grove LLC.

Recommended Action:
a) Approve the License Agreement; and
b) Authorize the Chairman to sign the License Agreement.

Budgeted Action:
No action needed. No financial impact.

Risk Management

Transit

G. Community Development

H. Community Services

1. William R. Gaines Jr. Veteran Memorial Fund License Agreement Extension

Recommended Action:
Approve an extension of the agreement.

Budgeted Action:
No action needed.

I. Economic Development

1. Resolution to authorize execution of an Economic Development Incentive Program Agreement and Resolution Approving an Economic Development Incentive

Recommended Action:
a) Approve the Economic Development Incentive Code Program Agreement between Charlotte County and FedEx Freight, Inc.; and
b) Approve the Resolution authorizing the Chairman to execute the FedEx Freight Inc.'s Economic Development Incentive Code Program Agreement, funding of the employment incentive, and capital incentive; and
c) Authorize the Chairman to sign the Resolution.

Budgeted Action:
No action needed. Budgeted in the General Fund - Economic Development budget as approved in the FY2026 budget process. Funding for this expenditure comes from General Fund.

J. Facilities Management

K. Human Resources

L. Human Services

1. Affordable Housing Advisory Committee (AHAC) Authority to Enact By-Laws

Recommended Action:
a) Adopt a Resolution delegating authority to the Affordable Housing Advisory Committee (AHAC) to enact by-laws; and
b) Authorize the Chairman to execute the Resolution

Budgeted Action:
No action needed.

M. Public Safety

N. Public Works

1 Synagro Real Estate Contract, Amendment 2

Recommended Action:
~~Approve amendment to Synagro Real Estate Contract.~~
****Deleted, 11/19/2025****

Budgeted Action:

~~No action needed~~.

O. Tourism Development

P. Utilities

1. New FY26 East Port Water Reclamation Facility (WRF) Headworks CIP

Recommended Action:
a) Approve Resolution for budget adjustment BA26-207 in the amount of $20,964,000; and
b) Approve a new Capital Improvement Project “East Port WRF Headworks” with an FY26 budget of $20,964,000.

Budgeted Action:
Approve budget adjustment BA26-207 in the amount of $20,964,000 adding a new Capital Improvement Project “East Port WRF Headworks”. Funding will be provided from the Utility Wastewater Connection Fee Fund ($5,241,000) and Utilities Renewal and Replacement Fund ($15,723,000) using reserves from Utility Operation and Maintenance Fund.

2. Water Authority Agenda December 3, 2025

Utilities
Discussion and direction on the Peace River Manasota Regional Water Supply Authority (Authority) Board agenda for the upcoming December 3, 2025 Meeting.
****Change, Added attachment - Final Agenda, 11/21/2025****

Q. Other Agencies

REGULAR AGENDA

R. Regular Agenda

1. Appoint by Ballot - Grove City Street & Drainage Advisory Board

Recommended Action:
Choose by ballot a member for the Grove City Street & Drainage Advisory Board. This will be a three-year term replacing Jerry Deems 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. Englewood Beach Boardwalk and Walkover Design Options

Community Services
Discussion and direction on the Englewood Beach boardwalk and walkover design options.

3. Barge Landing

Commission Office
Discussion and Direction on ~~Palm Island Ferry~~ **Barge Landing**.
****Change, Updated title, Updated wording, and Added attachments - Public Comment, Property Information, Survey, Charlotte County Code, 11/24/2025****

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. DRC-25-116 Heritage Station Phase II

Community Development
Atwell, LLC is requesting approval of a Resolution relating to a PD Modification for Heritage Station-Phase II (DRC-21-00172). The project consists of 88 single-family lots to include utilities, drainage, and roadway extensions. This project site is 14.93± acres of an 85.47± acre site and is located at 15351 Burnt Store Road, Punta Gorda, Florida. Located in Commission District II.
Quasi-Judicial

UA2. CSZ-25-19, Sandra W. Welles Ranch LLC, Del Verde Section R 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 308 platted lots in Blocks 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 15 and 16 and within the Del Verde Section R

subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 38.13± acres; for calculation and severance of 308 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-25-19; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I.

Quasi-Judicial

UA3. CSZ-25-20, Sandra W. Welles Ranch LLC, Del Verde Section R 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 105 platted lots in Blocks 5, 12, 13, 14 & 34 and within the Del Verde Section R subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 14.16± acres; for calculation and severance of 105 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-25-20; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I.

Quasi-Judicial

UA4. CSZ-25-21, Sandra W. Welles Ranch LLC, Del Verde Section R 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 platted lots in Blocks 19, 20, 21, 22, 27, 28, 29 & 30 and within the Del Verde Section R subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 27.86± 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-25-21; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I.

Quasi-Judicial

UA5. CSZ-25-22, Rotonda Springs, Alligator Farms LLC

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including five platted lots in the Rotonda Springs subdivision, generally located north of Rotonda Trace, south of Robin Road, and east of Gasparilla Road (CR 771), in the West County area, containing 1.34± acres; for calculation and severance of five density units in accordance with Section 3-9-150(d)(1)(b)(c)(d) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-22; Applicant: Alligator Farms, LLC, Michael S. Jones, Manager; providing an effective date. Located in Commission District III.

Quasi-Judicial

UA6. CSZ-25-23, Rotonda Sands, Alligator Farms LLC

Community Development
Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including five platted lots in both the Rotonda Sands subdivision and the Rotonda Sands, South Replat Unit 2, subdivision, generally located northeast of Cape Haze Drive and northwest of Gasparilla Road (CR 771), in the West County area, containing 1.88± acres; for calculation and severance of five density units in accordance with Section 3-9-150(d)(1)(b)(c)(d) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-23; Applicant: Alligator Farms, LLC, Michael S. Jones, Manager; providing an effective date. Located in Commission District III.
Quasi-Judicial

UA7. FP-15-07-02, Coco Bay

Community Development
Approve a Bond Reduction request and Fourth Amended Development Agreement to reduce the amount of the approved surety provided under Letter of Credit No. FGAC-22193, issued by Fidelity Guaranty and Acceptance Corp., in the amount of $4,832,127.36 to $163,392.63 for the completion of the remaining infrastructure for Coco Bay. The site is 169.68± acres, and is located south of San Casa Drive, north of Cypress Road, east of Placida Road, and west of Winchester Boulevard. Located in Commission District III.
Quasi-Judicial

UA8. FP-15-07-02, Island Lakes at Coco Bay

Community Development
Lennar Homes, LLC is requesting a Bond Reduction and First Amendment to Developer's Agreement to reduce the amount of the approved surety provided under Letter of Credit No. FGAC-23354, issued by Fidelity Guaranty and Acceptance Corp., in the amount of $2,599,611.95 to $113,718.00 for the completion of the remaining infrastructure for Island Lakes at Coco Bay. The subdivision, consisting of 222 lots and 17 tracts, was granted Final Plat approval by the Board of County Commissioners on October 24, 2023. The site contains 120.07± acres and is generally located south of San Casa Drive, northeast of Placida Road and west of Winchester Boulevard, in the West County area. Located in Commission District III.
Quasi-Judicial

UA9. FP-19-06-08, Biscayne Landing North

Community Development
Approve a Bond Release for the Final Plat of a residential subdivision named, Biscayne Landing North. The site contains 70.91± acres and is located east of Biscayne Drive, north of El Jobean Road, west of the Flamingo Waterway, and south of Crofton Springs Way. Located in Commission District IV.
Quasi-Judicial

UA10. FP-22-12-26, Harbor East

Community Development
Approve a Bond Reduction and First Amendment to Developer's Agreement to reduce the amount of the approved surety provided under Letter of Credit No. FGAC-23318, issued by Fidelity Guaranty and Acceptance Corp., in the amount of $2,502,008.14 to $169,957.32 for the completion of the remaining infrastructure for Harbor East. The subdivision, consisting of 82 single-family lots and six tracts, was granted Final Plat approval by the Board of County Commissioners on October 24, 2023. The site contains 31.06± acres and is generally located north of Tate Waterway, southwest of Interceptor Lagoon, and east of Aquarius Waterway, within the Port Charlotte area. Located in Commission District III.
Quasi-Judicial

UA11. FP-23-01-01, Coral Lakes IA

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.5763535 in the amount of $9,134,917.83 to $297,959.64 for the completion of the remaining infrastructure for Coral Lakes - Phase IA, residential subdivision, consisting of 228 single-family lots and 33 tracts. This site contains 306.51± acres and is located at 12300 and 13000 Burnt Store Road, north of Zemel Road, south of Scham Road, east of Burnt Store Road, and west of Green Gulf Boulevard. The properties are in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area. Located in Commission District II.
Quasi-Judicial

Public Hearing

UB1. SV-25-04, Vacation of a portion of the Venice Canal, 1st addition to Rio Villa

Community Development
Approve a Resolution to vacate a portion of the undeveloped Venice Canal, platted in the 1st addition to Rio Villa adjacent to 535 Boardman Drive, which is owned by the applicant. The total area to be vacated contains 1,940± square feet and is generally located north of Canal Way, east of Pelican Pointe Drive, south of Boardman Drive, and west of Palm Drive within the Punta Gorda area. Located in Commission District II.
Legislative

UB2. PD-24-13, Major Modification to KIA 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 of the existing PD, Ordinance Number 2023-009, by 1) amending PD condition b.iv. and the General PD Concept Plan in order to revise the layout of some commercial buildings, add specific commercial uses and development standards for Lots 2-A, 2-B, 2-C, 2-D, & 3; 2), adopting the revised General PD Concept Plan, Detail PD Concept Plan for Lot 3: "Chick-fil-A", and Detail PD Concept Plan for Lot 2-A:

"Texas Roadhouse"; and 3) deleting PD conditions o, q & r and revising PD condition p; for the subject property, containing 29.76± acres, which is part of the 77± acres of the original PD, generally located northeast of Tamiami Trail (US 41), south of Hillsborough Boulevard, southeast of Cranberry Boulevard, and west of Huge Boulevard, in the Port Charlotte area, containing 29.76± acres; Commission District IV; Petition No. PD-24-13; Applicant: JBCC Development, LLC; providing an effective date. Located in Commission District IV.

Quasi-Judicial

UB3. LAD-25-01, Revisions to the Babcock Ranch Community DRI MDO

Community Development

Approve a Resolution pursuant to Section 380.06(7), Florida Statutes (F.S.) and Section 3-9-10.1, Development of Regional Impact (DRI) Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, the County's Land Development Regulations, amending and recodifying the Master Development Order (MDO) for the Babcock Ranch Community Master Development of Regional Impact (DRI), Resolution Number 2023-078, to: 1) revise "Whereas Clauses" to reflect the current status; 2) amend "Findings of Fact and Conclusions of Law" to revise 1,400,000 square feet of retail and 3,500,000 square feet of office (general office, medical office, and civic) to 4,900,000 square feet of commercial/retail/office (including medical) uses and 150,000 square feet of government/civic uses to be consistent with development rights as established in the County's Comprehensive Plan; 3) revise the Transportation section and Exhibits "F", "G", "J" and "K", and add new Exhibit G-1: 73C-40.045 Transportation Uniform Standard Rule, to reflect the updated traffic study; 4) update "Fixed Development Criteria" as established in Exhibit B: Master Concept Plan (Map H); 5) update Exhibit D: Updated Summary of Land Dedications and Facilities Construction, to reflect the current status; and 6) update Exhibit H: MDO Land Use Equivalency Matrix (LUEM); for property located east of S.R. 31, south of C.R. 74 (Bermont Road), west of the Glades County line, and north of the Lee County line, containing 13,630± acres, in the East County area; Petition No. LAD-25-01; Applicant: Babcock Property Holdings, LLC; providing an effective date. Located in Commission District I.

****Change, Added attachment - Revised Resolution,11/24/2025****

Quasi-Judicial

UB4. LAD-25-04, Revisions to the Babcock Ranch Community DRI Increment 1 IDO

Community Development

Approve a Resolution pursuant to Section 380.06(7), Florida Statutes (F.S.) and Section 3-9-10.1, Development of Regional Impact (DRI) Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, the County's Land Development Regulations, amending and recodifying the Increment 1 Development Order (IDO), Resolution Number 2023-079, for the Babcock Ranch Community Development of Regional Impact (DRI) to: 1) revise "Whereas Clauses" to reflect the current status; 2) revise development rights by decreasing residential dwelling units from 5,056 to 4,793 units (single-family units from 3,056 to 3,225 units and multi-family units from 2,000 to 1,568 units); decreasing retail from 470,000 to 350,229 square feet and increasing office from 370,000 to 916,500 square feet, which is a total of 1,266,729 square feet of commercial/retail/office (including medical) uses; adding

27,660 square feet of government/civic uses; increasing industrial from 200,000 to 450,000 square feet; adding 177 hospital beds; decreasing units of assisted living facility (ALF) beds from 218 to 140 units; 3) amend the Vegetation, Wildlife, and Wetlands section by updating Conditions 5.A.(1) A &B; 4) update the Police and Fire section Condition 8.A.(2) to reflect completed task; 5) update the Energy section Condition 11.A.(2) that one zero energy home has been constructed; 6) reflect the extension of the expiration date and buildout date of this IDO; 7) update Exhibit B-2 to reflect updated entitlements, and update "Fixed Development Criteria" as established in Exhibit B-5; 8) update Exhibit D: Summary of Land Dedications and Facilities Construction to reflect current status; 9) amend Exhibit E: Babcock Ranch Community Increment 1 Parameters to be consistent with the revised development parameters; and 10) update this IDO for other changes for internal and statutory consistency; for property located east of S.R. 31, south of C.R. 74 (Bermont Road), west of the Glades County line, and north of the Lee County line, containing 5,095± acres, in the East County area; Petition No. LAD-25-04; Applicant: Babcock Property Holdings, L.L.C.; providing an effective date. Located in Commission District I.
Quasi-Judicial

UB5. LAD-25-05, Revisions to the Babcock Ranch Community DRI Increment 2 IDO

Community Development
Approve a Resolution pursuant to Section 380.06(7), Florida Statutes (F.S.) and Section 3-9-10.1, Development of Regional Impact (DRI) Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, the County's Land Development Regulations, amending and recodifying the Increment 2 Development Order (IDO), Resolution Number 2023-080, for the Babcock Ranch Community Development of Regional Impact (DRI) to: 1) remove two Whereas clauses and add two new Whereas clauses; 2) revise development rights by decreasing residential dwelling units from 9,252 to 8,907 units (single-family from 5,817 to 6,042 units and multi-family from 3,435 to 2,865 units); increasing commercial/retail from 730,000 to 1,336,771 square feet and office from 650,000 to 698,500 square feet, which is a total of 2,035,271 square feet of commercial/retail/office (including medical) uses; adding 48,500 square feet of government/civic uses; adding 100,000 square feet of industrial; decreasing assisted living facility (ALF) beds from 200 to 139; 3) reflect the extension of the expiration date and buildout date of this Increment Development Order (IDO); 4) update Exhibit "B" to reflect updated entitlements and update "Fixed Development Criteria"; 5) amend Exhibit "E": Babcock Ranch Community Increment 2 Parameters to be consistent with revised development parameters; and 6) update this IDO for other changes for internal and statutory consistency; for property generally located east of State Road 31, south of County Road 74 (Bermont Road), west of the Glades County line, and north of the Lee County line, containing 4,021± acres, in the East County area; Petition No. LAD-25-05 Applicant: Babcock Property Holdings, L.L.C.; providing an effective date. Located in Commission District I.
Quasi-Judicial

UB6. LAD-25-06, Revisions to the Babcock Ranch Community DRI Increment 3 IDO

Community Development
Approve a Resolution pursuant to Section 380.06(7), Florida Statutes (F.S.) and Section 3-9-10.1, Development of Regional Impact (DRI) Development Order (DO)

Amendment Process and Procedure under Chapter 3-9, Zoning, the County's Land Development Regulations, amending and recodifying the Increment 3 Development Order (IDO), Resolution Number 2023-081, for the Babcock Ranch Community Development of Regional Impact (DRI) to: 1) remove two Whereas clauses and add two new Whereas clauses; 2) revise development rights by increasing residential dwelling units from 3,562 to 4,170 units (single-family from 3,562 to 3,168 units and multi-family from 0 to 1,002 units); increasing commercial/retail from 200,000 to 643,000 square feet and office from 80,000 to 90,000 square feet, which is a total of 733,000 square feet of commercial/retail /office (including medical) uses; 3) reflect the extension of the expiration date and buildout date of this Increment Development Order (IDO); 4) update Exhibit "B" to reflect updated entitlements and update "Fixed Development Criteria"; 5) amend Exhibit "E": Babcock Ranch Community Increment 3 Parameters to be consistent with revised development parameters; and 6) update this IDO for other changes for internal and statutory consistency; for property generally located east of State Road 31, south of County Road 74 (Bermont Road), west of the Glades County line, and north of the Lee County line, containing 4,535± acres, in the East County area; Petition No. LAD-25-06; Applicant: Babcock Property Holdings, L.L.C., providing an effective date. Located in Commission District I.
Quasi-Judicial

UB7. TLDR-25-04, Revisions to Sections 3-9-2: Rules of Construction; Definitions & Creation of New Section 3-9-62.1: Certified Recovery Residences

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 change the name of "Adult Congregate Living Facility" to "Assisted Living Facility" and to revise the definition of "Assisted Living Facility", and by amending Article III: Special Regulations to create new Section 3-9-62.1: Certified Recovery Residences; Application number: TLDR-25-04; 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 applies countywide.
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
Ken Doherty, District 1, Vice Chairman
Christopher Constance, District 2
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