

Charlotte County

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



Regular and Land Use Meeting

Tuesday, December 10, 2024
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 Daniel Dagan](#)
[Hope Apostolic Church](#)

Pledge of Allegiance

Changes to the Agenda

See separate sheet

Employee Recognition

[Years of Service - November 2024](#)

5 Years

Brittney Holston	Community Development
Jeffery Litherland	Public Works
Bradley Geelen	Public Safety
Jennifer Zoebelein	Community Services
Julie Ryder	Community Services
Keri Dutton	Public Works
Laurie Kimball	Human Services
Tiernan Cole	County Attorney's Office

10 Years

Ben Bailey	Community Development
Jarrold Gavagni	Public Safety
Karly Greene	Public Works
Louis Chieffo	Public Safety

Onelio Baez

Public Safety

15 Years

Ernesto Dabney

Public Safety

Michael McNeeley

Public Safety

20 Years

Jeffrey Rathburn

Public Safety

William St Onge II

Utilities

Ceres Austria

County Attorney's Office

[Employee of the Month - November 2024](#)

Brian Orlando-Reno

Budget & Administrative Services

Award Presentations

[Excellence in Business Award](#)

HCA Florida Fawcett Hospital to be awarded Economic Development's Excellence in 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.

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

Construction Industry Licensing Board is seeking one volunteer to represent the consumer advocate category. Volunteer must be a resident of Charlotte County for at least two years and have no financial interest, direct or indirect, in the building trades. Length of term is until February 23, 2028. To obtain an application, please call 941-743-1300 or email Diane.Whidden@CharlotteCountyFL.gov.

* [Barrier Island Fire Service MSBU-Vacancy](#)

Barrier Island Fire Service Municipal Service Benefit Unit (MSBU) Advisory Board is seeking a volunteer to fill a vacant position with term ending 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 941-833-5634 or email Dawn.Johnston@CharlotteCountyFL.gov

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

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

- **Alligator Creek Waterway Unit** is seeking one person to fill a position with a term through October 31, 2025.
- **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.
- **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.
- **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, 2025, and 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, 2025, and one member to fill a position with a term through October 31, 2027.

REPORTS RECEIVED AND FILED

1. [Clerk of Court's County Quarterly Investment Report](#)
Comptroller Division
Clerk of Court's County Quarterly Investment Report, September 30, 2024.
2. [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 2024.

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 19, 2024 BCC Utilities Quarterly Update
November 21, 2024 BCC Pre Agenda
Budgeted Action:
No action needed.

Board of County Commissioners

C. Commission Office

1. [Appointment - Agricultural & Natural Resources Advisory Committee](#)
Recommended Action:
Approve the appointment of Stephen Kalaf to the Agricultural & Natural Resources

Advisory Committee. The term begins January 1, 2025, and expires December 31, 2029.

Budgeted Action:

No action needed.

2. [Appointment - Marine Advisory Committee](#)

Recommended Action:

Approve the appointment of Ralph Lombardo as a Member-at-Large representative to the Marine Advisory Committee. Term is effective immediately and will expire December 2027.

Budgeted Action:

No action needed.

3. [Reappointments - Affordable Housing Advisory Committee](#)

Recommended Action:

a) Approve the reappointment of Lance Welsh to the Affordable Housing Advisory Committee. The term begins immediately and expires December 2026; and
b) Approve the reappointment of Angela Hogan to the Affordable Housing Advisory Committee. The term begins immediately and expires December 2026.

Budgeted Action:

No action needed.

4. [Reappointments - Agricultural & Natural Resources Advisory Committee](#)

Recommended Action:

a) Approve the reappointment of Dan Ryals to the Agricultural & Natural Resources Advisory Committee. The appointment begins January 1, 2025, and expires December 31, 2029; and
b) Approve the reappointment of Lindsay Harrington to the Agricultural & Natural Resources Advisory Committee. The appointment begins January 1, 2025, and expires December 31, 2029; and
c) Approve the reappointment of Nigel Morris to the Agricultural & Natural Resources Advisory Committee. The appointment begins January 1, 2025, and expires December 31, 2029; and
d) Approve the reappointment of Scott Schroeder to the Agricultural & Natural Resources Advisory Committee. The appointment begins January 1, 2025, and expires December 31, 2029.

The appointments are for four years.

Budgeted Action:

No action needed.

5. [Reappointments - Marine Advisory Committee](#)

Recommended Action:

a) Approve the reappointment of Richard Russell as a Member-at-Large representative; and
b) Approve the reappointment Mike McIntosh as a Punta Gorda Sailing Club representative to the Marine Advisory Committee.

Terms are effective immediately and will expire December 2027.

Budgeted Action:

No action needed.

D. County Administration

1. [2025 Meetings, Workshops and Public Hearings](#)

Recommended Action:

Approve 2025 meeting, workshop and public hearing schedule.

****Change, Added attachment - Revised Board Workshop and Public Hearing Calendar, 12/9/2024****

Budgeted Action:

No action needed.

E. County Attorney

F. Budget and Administrative Services

Fiscal Services

Information Technology

Purchasing

1. [24-597, Approve Ranking, Burnt Store Water Reclamation Facility Permit Modification and Design](#)

Recommended Action:

- a) Approve ranking of firms for Request for Proposal #24-597, Burnt Store Water Reclamation Facility Permit Modification and Design: 1st Kimley-Horn and Associates, Inc., of Sarasota, Florida; 2nd Carollo Engineering, Inc., of Sarasota, Florida; 3rd Weston and Sampson Engineers, Inc., of Fort Myers, Florida; and
- b) Approve start of negotiations; and
- c) Authorize the Chairman to sign the Contract after completion of negotiations.

Budgeted Action:

No action needed. Budgeted in Capital Improvement Project "Burnt Store Water Reclamation Facility Expansion" as approved in the FY25 budget process. Funding will be supplied by the Utility Wastewater Connection Fee Fund.

2. [24-622, Award, Insecticides and Herbicides - Annual Contract \(Public Works\)](#)

Recommended Action:

- a) Approve Multi-Award by Line Item, Request for Bid #24-622, Insecticides and Herbicides - Annual Contract to the following vendors at the unit prices indicated on the attached bid tabulation: Red River Specialties, LLC of Americus, Georgia; Nutrien Ag Solutions of Parrish, Florida; ADAPCO, LLC of Lake Mary, Florida; Orion Solutions, LLC of Rocky Mount, Virginia; Rentokil North America, Inc. dba Target Specialty Products of Baton Rouge, Louisiana; SiteOne Landscape Supply of Port Charlotte,

Florida; Clarke Mosquito Control Products of Kissimmee, Florida; Heritage Landscape Supply Company of Apopka, Florida; and ES OPCO USA, LLC dba Vesperis of Orlando, Florida for the period of January 1, 2025 through and including May 31, 2026; and b) Authorize the County Administrator, or his designee, to approve renewal options up to two (2) one-year terms, at the same prices, terms, and conditions, by mutual consent.

Budgeted Action:

No action needed. Budgeted in the General Fund - Mosquito Control budget as approved in the FY2025 budget process. Funding for the expenditure comes from Ad Valorem.

3. [24-541, Award, South Gulf Cove Lock Maintenance and Repairs - Annual Contract \(Public Works\)](#)

Recommended Action:

a) Approve the award of Request for Bid #24-541, South Gulf Cove Lock Maintenance and Repair - Annual Contract to the lowest responsive responsible bidder, Florida Drawbridge Incorporated of Pompano Beach, Florida at the unit prices submitted for a period of Date of Award through and including September 30, 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.

Budgeted Action:

No action needed. Budgeted in the South Gulf Cove Waterway MSBU as approved in the FY25 budget process. Funding is supplied by South Gulf Cove Waterway MSBU assessments.

4. [24-639, Award, Bunker Gear and Accessories - Annual Contract \(Public Safety\)](#)

Recommended Action:

a) Approve award of Request for Bid #24-639, Bunker Gear and Accessories - Annual Contract as follows: Group A - Bunker Gear and Group B - Helmets and Hardware to the lowest responsive, responsible bidder, Bennett Fire Products Company of Woodstock, Georgia; and Group C - Boots to the lowest responsive, responsible bidder, Municipal Emergency Services, Inc. of Sandy Hook, Connecticut, at the unit prices indicated in the bid tabulations for the contract period from January 1, 2025 through and including December 31, 2025; and b) Authorize the County Administrator, or his designee, to approve renewal options 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 the Fire Rescue Fund - Fire budget as approved in the FY2025 budget process. Funding for this expenditure comes from Fire Rescue MSBU assessments.

5. [24-633, Award, Generator Maintenance - Annual Contract \(Facilities\)](#)

Recommended Action:

a) Approve award of Bid# 24-633, Generator Maintenance - Annual Contract, to the overall lowest, responsive, responsible bidder, GenServe, LLC of Coral Springs, Florida

at the unit prices indicated on the attached bid tabulation for a period of 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. Services provided and charged out to various departments. Funding for this expenditure comes from various funding sources.

6. [24-507, Award, Widening of Veterans Boulevard and Cochran Boulevard \(Public Works\)](#)

Recommended Action:

Approve award of Request for Bid #24-507, Widening of Veterans Boulevard and Cochran Boulevard, to the lowest responsive, responsible, bidder, EHC Incorporated of Fort Myers, Florida in the amount of \$3,403,140.07.

Budgeted Action:

No action needed. Budgeted in the Capital Improvement Project "Veterans Blvd/Cochran Blvd Intersection Improvements" as approved in the FY25 budget process. Funding is supplied from Gas Taxes reimbursed from Road Impact Fees.

7. [24-642, Award, County Right of Way Landscape Maintenance - Mid County - Annual Contract \(Public Works\)](#)

Recommended Action:

a) Approve award of Request for Bid #24-642, County Right of Way Landscape Maintenance - Mid County - Annual Contract including Additional Services to the lowest responsive, responsible bidder Walkers Service Inc., of Punta Gorda, Florida at the unit prices submitted on the attached bid tabulation for the period 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 the Transportation Fund - Public Works Maintenance and Operation and in various street and drainage MSBUs as approved in the FY2025 budget process. Funding is supplied from gas taxes for Road & Bridge and MSBU assessments for the applicable MSBU areas.

8. [24-644, Approve Ranking, Public Relations Services \(Tourism\)](#)

Recommended Action:

Approve ranking for Request for Proposal #24-644, Public Relations Services; 1st Aqua Marketing & Communications, Inc. of St. Petersburg, FL; 2nd Hemsworth Communications LLC of Southwest Ranches, FL; and

b) Authorize start of negotiations; and

c) Authorize Chairman to sign Contract after successful negotiations; and

d) Authorize County Administrator to approve two Additional one-year terms at the same terms and conditions.

This is an annual contract with a firm to provide public relations services for the Punta

Gorda/Englewood Beach Visitor and Convention Bureau.

Budgeted Action:

No action needed. Budgeted in the Tourism Development Tax Trust Fund budget as approved in the FY2025 budget process. Funding for this expenditure comes from Tourist Development Tax. .

9. [24-558, Award, Ackerman Water Quality Improvements - Zones 3, 4, and LPS \(Utilities\)](#)

Recommended Action:

a) Approve award of Request for Bid #24-558, Ackerman Water Quality Improvements - Zones 3, 4, and LPS, to the lowest responsive, responsible bidder, Forsberg Construction Incorporated of Punta Gorda, Florida in the amount of \$36,822,222.15. This project is for the construction of the Ackerman Vacuum Sewer Collection Zones 3, 4, and Low-Pressure Sewer (LPS) Area project; and
b) Approve Resolution for budget adjustment BA25-149 in the amount of \$8,640,451 increasing funding for construction and stormwater drainage replacement costs; and
c) Approve amendment to the Capital Improvement Project "Ackerman Septic to Sewer and Water Expansion".

Budgeted Action:

Approve budget adjustment BA25-149 in the amount of \$8,640,451 adding additional funding for construction in the Capital Improvement Project "Ackerman Septic to Sewer and Water Expansion" from \$59,694,548 to \$68,334,999. Funding will be supplied from the Ackerman MSBU Fund through Ackerman Sewer MSBU Assessments and Base Rates, Utility Operations and Maintenance Fund, Greater Port Charlotte Street and Drainage MSBU. Allowable grant expenses will be reimbursed by US Environmental Protection Agency and the Florida Department of Environmental Protection. Additional funding needed will be determined upon board direction.

10. [25-103, Award, Ackerman Water Quality Improvements - Zones 3, 4, and LPS; Airvac Equipment \(Utilities\)](#)

Recommended Action:

Approve award of Sole Source File #25-103, Ackerman Water Quality Improvements - Zones 3, 4, and LPS; Airvac Equipment to Aqseptence Group of Rochester, Indiana in the amount of 1,855,413 for the purchase and delivery of Airvac equipment and materials for the Ackerman Water Quality Improvements project.

Budgeted Action:

No action needed. Budgeted in the "Ackerman Septic to Sewer and Water Expansion" project as part of the Charlotte Harbor Water Quality Initiative as adopted in the FY25 budget process. Funding will be supplied from the Ackerman MSBU Fund through Ackerman Sewer MSBU Assessments.

11. [25-021, Award, Fabricated Road Signs - Annual Contract \(Public Works\)](#)

Recommended Action:

a) Approve award of Bid #25-021 to the lowest responsive, responsible bidder, Vulcan Inc. d/b/a Vulcan Signs of Foley, Alabama at the unit prices listed on the bid tab for a contract period from January 1, 2025 through, and including, December 31, 2025, with the option to renew for two (2) additional one-year terms, at the same prices, terms,

and conditions, by mutual consent; **and**

b) Authorize the County Administrator, or designee, to approve the renewal options for up to two (2) additional one-year terms, at the same prices, terms and conditions, by mutual consent.

****Change, Updated wording, 12/9/2024****

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

12. [23-440, Amendment 4, Interactive Growth Model \(Community Services\)](#)

Recommended Action:

a) Approve Amendment #4 to Contract #23-440, Interactive Growth Model with Metro Forecasting Models, LLC of Bonita Springs, Florida in the amount of \$3,000; and

b) Authorize the Chairman to sign Amendment #4 to the Contract for the amended services.

Budgeted Action:

No action needed. Budgeted in the General Fund - Libraries budget as approved in the FY2025 budget process. Funding for this expenditure comes from ad valorem.

13. [Property Deletions for the Month of December, 2024 \(Purchasing\)](#)

Recommended Action:

Approve the deletion of additional property inventory items listed on the attached for the month of December 2024.

Budgeted Action:

No action needed.

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

1. [Federal Emergency Management Agency Staffing for Adequate Fire and Emergency Response \(SAFER \) & Assistance to Firefighters \(AFG\) Grants](#)

Recommended Action:

- a) Approve Resolution authorizing the County Administrator, or designee, to prepare and execute FEMA (Federal Emergency Management Agency) grant applications, agreements, and related grant agreement documents, for FEMA SAFER (Staffing for Adequate Fire and Emergency Response) and AFG (Assistance to Firefighters Grant), and any subsequent amendments thereto and providing an effective date; and
- b) Authorize the Chairman to sign the Resolution.

Budgeted Action:

No action needed.

N. Public Works

O. Tourism Development

1. [Florida Sports Foundation Snowbird Baseball Grant Approval](#)

Recommended Action:

Approve grant application for Florida Sports Foundation grant in the amount of \$30,000 for the Snowbird Baseball Classic.

Budgeted Action:

No action needed. Grant funding in the amount of \$30,000 is included in the FY25 general fund budget for tourism development. Grant funding will be provided by Florida Sports Foundation. Matching funding in the amount of \$30,000 will be paid by the Tourism Development Tax Fund.

P. Utilities

Q. Other Agencies

REGULAR AGENDA

R. Regular Agenda

1. [2025 Commission Committee Assignments](#)

Commission Office

Selection of Commission Committee Assignments for 2025.

2. [Appoint by Ballot - Rotonda West Street & Drainage Advisory Board](#)

Commission Office

Choose by ballot a member for the Rotonda West Street & Drainage Advisory Board. This will be a three-year term replacing Denise Burns who has chosen not to seek reappointment. This appointment will be effective immediately and will expire on October 31, 2027.

3. [2024 Parks and Recreation Master Plan Update](#)
Community Services
 - a) Review the 2024 Parks and Recreation Master Plan Update; and
 - b) Approve Resolution adopting the 2024 Parks and Recreation Master Plan Update and recommendations.****Change, Added attachment - Revised Resolution, 12/9/2024****
4. [Gulf Consortium Executive Committee](#)
Commission Office

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

****Added, 12/6/2024****
5. [Hurricanes Helene and Milton Private Property Debris Removal](#)
Public Works
 - a) Approve Resolution for Hurricanes Helene and Milton Private Property Debris Removal (PPDR) and Commercial Property Debris Removal (CPDR); and
 - b) Authorize the Chairman to sign Resolution.****Added, 12/9/2024****

PUBLIC HEARING AGENDA

- S. 10:00 A.M. Public Hearing
 1. [Consider Resolution Electing to Use the Uniform Method of Collecting Non-Ad Valorem Special Assessments](#)
Public Works
 - a) Conduct a public hearing to consider Resolution Electing to Use the Uniform Method of Collecting Non-Ad Valorem Special Assessments; and
 - b) Approve the retainer agreement with Nabors Giblin & Nickerson P.A. to provide professional services.****Change, Added attachment - Revised Resolution, 12/9/2024****

PRESENTATION AGENDA

- T. 10:00 A.M. Presentations

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. [CSZ-24-07, Valve Express, LLC](#)

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of a Sending Zone for two parcels located at 13165 and 13201 Eleanor Avenue, in the Mid-County Area, containing 6.88± acres; for calculation and severance of 18 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-24-07; Applicant: Valve Express, LLC; providing an effective date. Located in Commission District IV.

Quasi-Judicial

UA2. [CSZ-24-08, Charlotte's Web Ventures LLC](#)

Community Development

Approve a 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 12477, 12497, 12507, and 12525 Eisenhower Drive, in the Mid-County Area, containing 31.26± acres; for calculation and severance of 101 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-24-08; Applicant: Charlotte's Web Ventures LLC; providing an effective date. Located in Commission District IV.

Quasi-Judicial

UA3. [Construction and Maintenance Agreement Template](#)

Community Development

Approve a Resolution to establish a template for the Construction and Maintenance Agreement; Applicant: Charlotte County Board of County Commissioners. This applies countywide.

Legislative

Public Hearing

UB1. [PP-24-05, Willow Townhomes](#)

Community Development

Approve a Preliminary Plat for a subdivision to be named, Willow Townhomes, consisting of 360 residential lots and 20 tracts. This site contains 31.41± 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. Located in

Commission District II.
Quasi-Judicial

UB2. [PD-24-12, Major Modification to Existing PD on Old Landfill](#)

Community Development

Approve an Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD. This is a major modification to the existing PD, Ordinance Number 2021-049, by amending the adopted PD conditions “e”, “k.i”. and “k.iii” to increase the maximum height for the rear wall of the covered storage from 14 feet to 24 feet in order to allow for proper clearance for stored vehicles; for the subject property located at 25505 Old Landfill Road, in the Port Charlotte area, containing 20.97± acres; Petition No. PD-24-12; Applicant: Sitti Engineering Group; Amjad Sitti, P.E.; providing an effective date. Located in Commission District I.

Quasi-Judicial

UB3. [Z-24-14, McBrosPG, LLC CG Rezoning](#)

Community Development

Approve an Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Commercial General (CG) in order to correct an inconsistency between the Future Land Use Map designation and the zoning district, for property generally located north of Jones Loop Road, southwest of I-75 and east of Mac Drive, in the Punta Gorda area, containing 4.81± acres; Petition No. Z-24-14; Applicant: McBrosPG, LLC; providing an effective date. Located in Commission District II.

Quasi-Judicial

UB4. [PAS-23-00002, Commercial Development at Pinedale and SR776](#)

Community Development

Approve an Ordinance, pursuant to Section 163.3187, Florida Statutes, to adopt a Small-scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to Commercial (COM), for property, containing 15 platted lots, located at 13343, 13377, 13385, 13393, 13401, and 13405 S. Access Road, 6937 Pinedale Drive, 13420, 13410, 13402, 13394, 13386, 13378, 13370, and 13362 Hopkinton Avenue, in the West County area, containing 3.52± acres; Petition No. PAS-23-00002; Applicant: Casto JBCC Hwy 70 LLC; providing an effective date. Located in Commission District IV.

Legislative

UB5. [PD-24-10, Commercial Development at Pinedale and SR776](#)

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) to Planned Development (PD), and adopting its associated General PD Concept Plan, in order to allow for commercial development; for property, containing 15 platted lots, located at 13343, 13377, 13385, 13393, 13401, and 13405 S. Access Road, 6937 Pinedale Drive, 13420, 13410, 13402, 13394, 13386, 13378, 13370, and 13362 Hopkinton Avenue, in

the West County area, containing 3.52± acres; Application No. PD-24-10; Applicant: Casto JBCC Hwy 70 LLC; providing an effective date. Located in Commission District IV.

Quasi-Judicial

UB6. [CDD-24-02, Establishment of the West Port East Community Development District \(CDD\)](#)

Community Development

Approve an Ordinance of the Board of County Commissioners of Charlotte County, Florida, pursuant to Chapter 190, Florida Statutes, amending Part IV, Municipal Service Benefit and Taxing Units, Chapter 4-3.5 Municipal Service Districts, by creating new Article XXI: West Port East Community Development District (CDD); providing for new Section 4-3.5-260, Authority; providing for new Section 4-3.5-261, District Name; providing for new Section 4-3.5-262, District External Boundaries; providing for new Section 4-3.5-263, District Powers and Functions; providing for new Section 4-3.5-264, Board of Supervisors; providing for additional requirements; and providing for severability; Petition No. CDD-24-02; Applicant: KL Westport Expansion LLC; providing for an effective date. The proposed CDD is 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), and in Commission District IV. The site contains 175.877± acres. Located in Commission District IV.

Legislative

AA. County Administrator Comments

BB. County Attorney Comments

CC. Economic Development Director Comments

DD. County Commissioner Comments

County Commissioners

Bill Truex, District 3, Chairman

Christopher Constance, District 2, Vice Chairman

Ken Doherty, District 1

Stephen R. Deutsch, District 4

Joseph Tiseo, District 5

Board of County Commissioners

Schedule of Future Closures/Hearings/Workshops

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

[Schedule](#)

