

## **BOARD OF COUNTY COMMISSIONERS**

**MARCH 25, 2025**

A Regular and Land Use Meeting was held at the Murdock Administration Complex in Commission Chambers; Room 119, Port Charlotte, Florida.

The following members were present: Chair Tiseo, Commissioner Constance, Commissioner Deutsch, Commissioner Doherty, and Commissioner Truex. Also in attendance were: County Administrator Flores, County Attorney Knowlton, and Minutes Clerk Welsh. The following members were absent: None.

### **The Meeting was called to order at 9:00 am**

The Invocation was given by Captain Israel Roseno, Corps Officer, Florida Division of The Salvation Army, followed by the Pledge of Allegiance.

### **Changes to the Agenda**

**Change #1:** R-3, Added attachment – Updated Water Authority Agenda.

Requested by: Utilities

**Change #2:** H-2, Added attachment – SMG Contract. Delete Resolution. Updated wording: Charlotte Harbor Event and Conference Center Fees. Approve ~~Resolution to~~ updated user fees for the Charlotte Harbor Event and Conference Center.

Requested by: County Attorney

**COMMISSIONER CONSTANCE MOVED TO APPROVE CHANGES TO THE AGENDA, SECONDED BY COMMISSIONER DOHERTY**

**MOTION CARRIED 5:0.**

**Proclamations - Commissioner Stephen R. Deutsch**

**COMMISSIONER DOHERTY MOVED TO APPROVE THE PROCLAMATIONS, SECONDED BY COMMISSIONER TRUEX**

**MOTION CARRIED 5:0.**

### **National Donate Life Month**

Amy Newman, Life Link accepted the Proclamation.

### **Parliamentary Law Month**

Shirley Castonguay, Charlotte County Parliamentarians Unit President accepted the Proclamation.

### **Water Conservation Month**

Utilities Director Dave Watson and Operations Manager Jeremy Frost accepted the Proclamation.

### **Easter Egg-cellent Event Day**

Marc Solomon, Recreation Superintendent and the Easter Bunny accepted the Proclamation.

### **National County Government Month**

County Administrator Flores discussed employee performance, Board vision and guidance, community services, and accepted the Proclamation.

### **Employee Recognition**

#### Employee of the Month - February 2025

Scott Francis  
Facilities Management

Travis Perdue, Facilities Management Director highlighted Mr. Francis' service, leadership, commitment, dedication, professionalism, and presented Award.

### **Award Presentations**

#### **PUBLIC INPUT - AGENDA ITEMS ONLY**

Phillip Smallwood mentioned 25-214, Construction Manager at Risk - Burnt Store Water Reclamation Facility.

Denise Dull, Peace River Community Housing Partners Inc (PORCH) Operations and Marketing Director commented on Peace River Community Housing Partners, Inc. Charlotte Housing Opportunities Made Easier Fee Subsidy Award and Land Use Restriction Agreement Amendment - 6296 Scott Street.

Geri Waksler, PORCH President noted on Peace River Community Housing Partners, Inc. Charlotte Housing Opportunities Made Easier Fee Subsidy Award and Land Use Restriction Agreement Amendment - 6296 Scott Street.

Davonte Bryant and Triyonna Howard spoke to 25-062, Kings Highway and Harborview Road Intersection Improvements - Award.

Jeff Lustig remarked on 25-214, Construction Manager at Risk - Burnt Store Water Reclamation Facility.

#### **COMMITTEE VACANCIES**

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

**Barrier Island Fire Service Municipal Service Benefit Unit (MSBU) Advisory Board** is seeking a volunteer to fill a vacant position with term ending October 31, 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 941-833-5602 or email [Carole.Thomas@CharlotteCountyFL.gov](mailto:Carole.Thomas@CharlotteCountyFL.gov).

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](mailto: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, 2027.
- **Edgewater North Waterway Unit** is seeking one member to fill a position with a term through October 31, 2025.
- **Englewood East Non-Urban Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **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, 2027.
- **Gulf Cove Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2025.
- **Gulf Cove Waterway Unit** is seeking one member to fill a position with a term through October 31, 2025.
- **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, 2025, and one member to fill a position with a term through October 31, 2027.
- **Mid-Charlotte Stormwater Utility Unit** is seeking one member to fill a position with a term through October 31, 2025.
- **Placida Area Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2025.
- **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.
- **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 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, 2026.

## REPORTS RECEIVED AND FILED

### FY 2023-2024 Community Redevelopment Agency Annual Reports

#### **Public Works**

Charlotte Harbor Community Redevelopment Agency Annual Report  
Murdock Village Community Redevelopment Agency Annual Report  
Parkside Community Redevelopment Agency Annual Report

## CONSENT AGENDA

**COMMISSIONER DOHERTY MOVED TO APPROVE THE CONSENT AGENDA WITH THE EXCEPTION OF F-5 AND L-1, SECONDED BY COMMISSIONER CONSTANCE**

**MOTION CARRIED 5:0.**

### Clerk of the Circuit Court

#### **A. Comptroller Division**

##### 1. Finance

**Recommended Action:** Approve the Clerk's Finance Memorandum.

**Budgeted Action:** No action needed.

##### 2. Commercial Paper Loan

**Recommended Action:** a) Approve Resolution authoring a new Commercial Paper Loan in the amount of \$1,967,000 for South Burnt Store MSBU paving; and b) Authorize the Chairman to execute the Resolution and any documents necessary to effectuate the loan. **RES 2025-072**

**Budgeted Action:** No action needed

#### **B. Minutes Division**

##### 1. Minutes

**Recommended Action:** Approve the following Minutes:

February 25, 2025 BCC Regular and Land Use Meeting  
March 6, 2025 BCC Board Workshop  
March 6, 2025 BCC Budget Process Update Workshop  
March 6, 2025 BCC Pre Agenda  
March 11, 2025 BCC Regular Meeting

**Budgeted Action:** No action needed.

## **Board of County Commissioners**

### **C. Commission Office**

#### **1. Appointment - Marine Advisory Committee**

**Recommended Action:** Approve the appointment of Jim Pase as a representative of the Isles Yacht Club, to fill the unexpired term of Chuck Wolley. Term is effective immediately and will expire in December 2026.

**Budgeted Action:** No action needed.

### **D. County Administration**

#### **1. Set a Murdock Village Community Redevelopment Agency Meeting on April 8, 2025**

**Recommended Action:** Set a Murdock Village Community Redevelopment Agency meeting on April 8, 2025, at 10:00 a.m., or as soon thereafter, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida.

**Budgeted Action:** No action needed.

### **E. County Attorney**

#### **1. Retainer Agreement Baker, Donelson FEMA Claim Rotonda Bridge**

**Recommended Action:** Authorize County Attorney to retain services of Baker, Donelson as Special Counsel to handle arbitration related to FEMA's denial of County's claim for the Rotonda Bridge replacement. **AGR 2025-057**

**Budgeted Action:** No action needed. A 4th quarter budget adjustment for the hurricane fund (1901) will be brought to the Board if accepted. Funding will come from General Fund Reserves.

### **F. Budget and Administrative Services**

#### **Fiscal Services**

#### **Information Technology**

#### **Purchasing**

#### **1. 25-166, Award, Gillot Boulevard, North of Blitman Street, Construction Repairs (Public Works)**

**Recommended Action:** Approve award of Request for Bid #25-166, Gillot Boulevard, North of Blitman Street, Construction Repairs to the lowest responsive, responsible, bidder, V & H Construction of Fort Myers, Florida at the total cost of \$435,840.30. This project is for repairs to restore Gillot Boulevard, north of Blitman Street, to pre-Hurricane Ian conditions. Restoration includes the repair of the roadway, guardrail, asphalt pad, storm pipe replacement, concrete, unpaved shoulder, swale, drainage, and embankment washout.

**Budgeted Action:** No action needed. A 2nd quarter Budget Adjustment will be brought to the Board for approval. Allowable grant expenses will be reimbursed by Florida Department of Transportation. Funding for the expenditures will come from the Hurricane Fund. There is no local match required.

2. 22-200, Amendment 3, Construction Manager at Risk - Capital Maintenance Repair - Annual (Facilities)

**Recommended Action:** a) Approve Amendment #3 to Contract #22-200 Construction Manager at Risk - Capital Maintenance Repair - Annual, with Florida Premier Contractors, LLC, for the Guaranteed Maximum Price (GMP) in the amount of \$6,693,135 for Fiscal Year 2025 project list; and b) Authorize the Chairman to sign Amendment #3 to Contract #22-200, Construction Manager at Risk - Capital Maintenance Repair.

**Budgeted Action:** No action needed. Budgeted in the Facilities Capital Maintenance Plan as approved in the FY25 budget process. Funding is provided from Capital Projects Fund, ad valorem.

3. 25-062, Award, Kings Highway and Harborview Road Intersection Improvements (Public Works)

**Recommended Action:** Approve award of Request for Bid #25-062, Kings Highway and Harborview Road Intersection Improvements, to the lowest responsive, responsible, bidder, Andrew SiteWork, LLC of Fort Myers, Florida at the total cost of \$1,435,486.95. The project includes milling and resurfacing, auxiliary lane widening, drainage improvements, signalization, intelligent transportation system improvements, lighting improvements, and signing and pavement markings as indicated on the construction plans.

**Budgeted Action:** No action needed. Budgeted in the Capital Improvement Project “Harborview Rd/Kings Highway Intersection Improvements” as approved in the FY25 budget process. Grant funding in the amount of \$2,500,000.00 is included in the for Greater Charlotte Street Lighting District. Grant funding will be provided by Florida Department of Transportation. There is no local match required.

4. 25-262, Award, Rehabilitation of Lift Station Wet Wells and Discharge Piping (Utilities)

**Recommended Action:** Approve award of Request for Bid #25-262, Rehabilitation of Lift Station Wet Wells and Discharge Piping to the lowest responsive, responsible bidder, Restoration and Protective Solutions, LLC for a total cost of \$180,049.80. This work is to perform rehabilitation work to restore the functionality and structural integrity of multiple existing lift station wet wells and discharge piping.

**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.

5. 25-214, Construction Manager at Risk - Burnt Store Water Reclamation Facility (Utilities)

**Recommended Action:** a) Approve the ranking of firms for Request for Proposal #25-214, Construction Manager at Risk - Burnt Store Water Reclamation Facility: 1st: Jon F. Swift, Inc., of Sarasota, Florida, and 2nd Archer Wester Construction, LLC, of Tampa, Florida; and b) Approve start of negotiations; and c) Authorize the Chairman to sign the contracts after completion of negotiations.

**Budgeted Action:** No action needed. Budgeted in the Capital Improvement Project “Burnt Store WRF Expansion” as approved in the FY25 budget process. Funding is supplied from the Utility Wastewater Connection Fee Fund.

**Chair Tiseo** discussed Board policy, cost responsibility, new development, fee structure, formulas, compliance, Florida Department of Environmental Protection (FDEP) thresholds, Utilities Department Quarterly Update Meetings, timeline adjustment, wastewater treatment plants, customer impacts, capacity, transparency, preemption, 2025 State Legislative Agenda, and citizen input. **Commissioner Constance** mentioned approval process, negotiations, read into record Burnt Store Corridor Coalition President John Fleming and Dr. Mary Ellen Kiss letters, compliance, capacity, large developments, connections, incremental expansions, cost responsibility, financial impacts, Raftelis, Florida Association of Counties (FAC), local control retention, partnership, and public services. **Commissioner Doherty** commented on bid tabulations, plant expansion, and cost.

Kim Corbett, Purchasing Senior Division Manager responded to Construction Manager at Risk (CMAR) Contract phases and processes.

Mr. Frost replied to plant expansion and inspection, compliance, CMAR, wastewater treatment, process, new development, existing customer capacity, remaining equivalent residential connections (ERCs), DEP, receipt of availability, and public facility tours and inquiries.

Mr. Watson responded to plant expansions and capacity, FDEP regulations and compliance, annual reviews, CMAR and engineering contracts, cost responsibility, fees, May 22, 2025 Utilities Department Quarterly Update, projections, purchased connection rights, new developments, and Raftelis.

County Administrator Flores replied to compliance, preparation, Strategic Plan, Homeowners Association (HOA) newsletters, Burnt Store Corridor Coalition, County website, FDEP requirements and standards, Board policy, funding sources, road expansions, stormwater infrastructure improvements, affordability, connection and Impact Fees, and cost responsibility.

**COMMISSIONER TRUEX MOVED TO APPROVE THE RANKING OF FIRMS FOR REQUEST FOR PROPOSAL #25-214, CONSTRUCTION MANAGER AT RISK - BURNT STORE WATER RECLAMATION FACILITY: 1ST: JON F. SWIFT, INC., OF SARASOTA, FLORIDA, AND 2ND ARCHER WESTER CONSTRUCTION, LLC, OF TAMPA, FLORIDA; AND APPROVE START OF NEGOTIATIONS; AND AUTHORIZE THE CHAIRMAN TO SIGN THE CONTRACTS AFTER COMPLETION OF NEGOTIATIONS, SECONDED BY COMMISSIONER DOHERTY**

**MOTION CARRIED 4:1., COMMISSIONER CONSTANCE OPPOSED**

6. 24-131, Approve, Work Order 5, 2024 Erosion Control Project - Hurricane Recovery (Public Works)

**Recommended Action:** Approve Request for Proposals #24-131, Work Order #5, with Coastal Engineering Consultants, Inc., of Bonita Springs, Florida, for 2024 Erosion Control Project - Hurricane Recovery in the amount of \$255,664.

**Budgeted Action:** No action needed. A Q2 budget amendment to the “Public Works MSBU/TU Dredging” Capital Maintenance Plan will be brought to the board for approval. Qualifying expenditures will be reimbursed by the Florida Department of Environmental Protection. There is no anticipated local match required.

### **Real Estate Services**

7. Agreement for Noise and Acoustical Consulting Services - Harborview Road

**Recommended Action:** a) Approve the Agreement between Charlotte County and Bernard Kinney Associates, Inc. for Noise and Acoustical Consulting Services for Harborview Road Widening Project - Segments 1 & 2 ("Agreement") of fee simple or easement interest in property that may be required for the future implementation of the Harborview Road Widening Project; and b) Approve Resolution authorizing the Manager of Real Estate Services, or his designee, with the advice and counsel of the County Attorney's Office, to supervise and authorize payments for services as indicated in the Agreement; and c) Authorize the Chairman to execute the Agreement; and d) Authorize the Chairman to execute the Resolution. **AGR 2025-058 / RES 2025-073**

**Budgeted Action:** No action needed. Budgeted in the Capital Improvement Project "Harborview Road Widening - Melbourne to I75" as approved in the FY25 budget process. Funding is supplied from the 2020 Sales Tax Extension.

### **Risk Management**

### **Transit**

### **G. Community Development**

### **H. Community Services**

#### **1. Ainger Creek Boat Ramp 2025 Florida Boater Improvement Program Grant**

**Recommended Action:** a) Approve grant application with the Florida Fish and Wildlife Commission in the amount of \$725,000 for renovation of the Ainger Creek Boat Ramp; and b) Approve Resolution authorizing the application for the grant and designating the County Administrator, or his designee, to apply, execute, and administer the grant; and c) Authorize the Chairman to sign the Resolution. **GRT 2025-008 / RES 2025-074**

**Budgeted Action:** No action needed. A project and budget amendment to the Capital Improvement Project "Boater Improvement-Ainger Creek" will be brought to the Board for approval, if awarded. Grant funding of \$725,000 will be provided by Florida Fish and Wildlife Commission and local share of \$2,257,486 will be paid by Boater Revolving Fund and Capital Projects, ad valorem.

#### **2. Charlotte Harbor Event and Conference Center Fees**

**(Change #2)** Added attachment – SMG Contract. Delete Resolution. Updated wording: Charlotte Harbor Event and Conference Center Fees. Approve Resolution to updated user fees for the Charlotte Harbor Event and Conference Center.

**Recommended Action:** Approve Resolution to update user fees for the Charlotte Harbor Event and Conference Center.

**Budgeted Action:** No action needed. Budgeted in the Charlotte Harbor Event and Conference Center Fund as approved in the FY2025 budget process.

### **I. Economic Development**

### **J. Facilities Management**

### **K. Human Resources**



## L. Human Services

### 1. Peace River Community Housing Partners, Inc. Charlotte Housing Opportunities Made Easier Fee Subsidy Award and Land Use Restriction Agreement Amendment - 6296 Scott Street

**Recommended Action:** a) Adopt Resolution further amending the Land Use Restriction Agreement (LURA) to extend the deadline for performance until March 31, 2026 and to incorporate Charlotte HOME Program requirements; and b) Approve the recommended increase to the Affordable Housing Trust Fund encumbrance for 6296 Scott St. fee subsidies from \$17,049.00 to \$58,928.73 (with contingencies); and c) Approve the additional award of up to \$150,000.00 for sewer extension to the parcel; and d) Authorize the Chairman to sign the Resolution. **A.AGR 2020-057 / RES 2025-076**

**Budgeted Action:** No action needed. A Budget Adjustment to the Affordable Housing Trust Fund will be brought to the Board when incentives are awarded.

**Chair Tiseo** noted property donation, septic to sewer expansion project, City of Punta Gorda, funding sources, Affordable Housing Trust Fund, Building Code, and sprinkler system installation and maintenance costs. **Commissioner Constance** spoke to sprinkler system inspection requirement. **Commissioner Doherty** discussed Engineer's Probable Utility Cost Estimate, financial resources and contributions, Burnt Store Wastewater Facility, ownership, utility line extensions and connections, City of Punta Gorda, reimbursable agreement, and boundaries. **Commissioner Truex** mentioned design costs, commitment, sprinkler systems, building design, and fire suppression requirements.

Colleen Turner, Human Services Manager responded to Affordable Housing Advisory Committee (AHAC) recommendation, cost estimate, procurement policies, engineering and design, Land Use Restriction Agreement (LURA) Amendment, and contingency.

County Attorney Knowlton interjected on affordable housing project limitation, conditioned award, financial contribution, and cost.

Geri Waksler, PORCH President replied to project design costs, septic and sewer systems, funding, acquired permits, Interlocal Agreement, City of Punta Gorda Utilities, Coastal High Hazard Area (CHHA), fundraising, sprinkler system additional costs, provision, Comprehensive Plan Coastal Planning Element, zoning limitations, affordable housing provision, and townhomes.

**COMMISSIONER DOHERTY MOVED TO ADOPT RESOLUTION 2025-076 FURTHER AMENDING THE LAND USE RESTRICTION AGREEMENT (LURA) 2020-057 TO EXTEND THE DEADLINE FOR PERFORMANCE UNTIL MARCH 31, 2026 AND TO INCORPORATE CHARLOTTE HOME PROGRAM REQUIREMENTS; AND APPROVE THE RECOMMENDED INCREASE TO THE AFFORDABLE HOUSING TRUST FUND ENCUMBRANCE FOR 6296 SCOTT ST. FEE SUBSIDIES FROM \$17,049.00 TO \$58,928.73 (WITH CONTINGENCIES); AND APPROVE THE ADDITIONAL AWARD OF A RESTRICTED MAXIMUM OF \$150,000.00 FOR SEWER EXTENSION TO THE PARCEL AND THAT THIS WILL ONLY OCCUR RELATIVE TO THE FACT THAT IT IS AN AFFORDABLE HOUSING PROJECT THAT IS BEING FUNDED THROUGH CHARLOTTE HOME; AND AUTHORIZE THE CHAIRMAN TO SIGN THE RESOLUTION, SECONDED BY CHAIR TISEO**

**MOTION CARRIED 5:0.**

## M. Public Safety

1. Set a Public Hearing to Consider Approving an Ordinance Amending the Code Relating to Comprehensive Emergency Management Plans for Statutorily Identified Facilities and Homes

**Recommended Action:** Set a Public Hearing on April 8, 2025, at 10:00 a.m., or as soon thereafter as may be heard, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida to consider approving an Ordinance to amend CEMP Regulations.

**Budgeted Action:** No action needed. No financial impact currently.

2. Reappointment - Barrier Island Fire Service MSBU Advisory Board

**Recommended Action:** Approve the reappointment of Mark G. Healey to the Barrier Island Fire Service Unit Advisory Board. This appointment will be effective immediately and will expire on October 31, 2026.

**Budgeted Action:** No action needed.

**N. Public Works**

1. Set a Public Hearing to Consider Approving an Ordinance to Reduce the Speed Limit on Don Pedro Island's County Maintained Roads

**Recommended Action:** Set a public hearing on April 8, 2025, at 10:00 a.m. or soon thereafter as may be heard, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida to consider approving an ordinance to reduce the speed limit on Don Pedro Island's County maintained roads from 25 miles per hour to 20 miles per hour along paved surfaces, and 25 miles per hour to 15 miles per hour on unpaved surfaces and the ferry landing.

**Budgeted Action:** No action needed.

2. Set a Public Hearing to Consider Approving an Ordinance to Prohibit Parking at the West End of Windward Road and Arlington Drive at the Hammer Head Rights-of-Way

**Recommended Action:** Set a public hearing on April 8, 2025, at 10:00 a.m., or soon thereafter as may be heard, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida to consider approving an Ordinance to prohibit parking at the west end of Windward Road and Arlington Drive, Englewood, Florida, at the hammer head rights-of-way.

**Budgeted Action:** No action needed.

**O. Tourism Development**

**P. Utilities**

**Q. Other Agencies**

**REGULAR AGENDA**

**R. Regular Agenda**

## 1. West Coast Inland Navigation District April 4, 2025 Agenda

### **Community Services**

Discussion and direction on the West Coast Inland Navigation District (WCIND) agenda for the upcoming meeting on April 4, 2025.

Tommy Scott, Community Services Director highlighted West Coast Inland Navigation District April 4, 2025 Agenda.

## 2. Wastewater Collections and Treatment Ordinance Presentation

### **Utilities**

Presentation by staff to discuss recommended changes for the Wastewater Collections and Treatment Ordinance.

Kenneth Stecher, Utilities Operation Manager gave a brief overview of Chapter 3-8 - Water and Sewer Article V, Revisions to Article V: by Division, Entire Article, and responded to public hearing.

**Commissioner Constance** commented on Ordinance process.

County Attorney Knowlton interjected on presentation, public hearing, and April 8, 2025 Regular Agenda item.

## 3. Water Authority Agenda - April 2, 2025

**(Change #1)** Added attachment – Updated Water Authority Agenda.

### **Utilities**

Discussion and direction on the Peace River Manasota Regional Water Supply Authority Board agenda for the upcoming April 2, 2025 meeting.

Mr. Stecher highlighted Water Authority Agenda – April 2, 2025.

**Chair Tiseo** spoke to March 31, 2025 Peace River Manasota Regional Water Supply Authority (PRMRWSA) Pre-Agenda Meeting and Guaranteed Maximum Price (GMP). **Commissioner Doherty** noted delivery packages, GMP, Clean Water Act Section 404, Army Corps of Engineers, FDEP, 3 million gallons per day (MGD) cost, Peace River Regional Reservoir No. 3 (PR3) Project, pump station, engineer's opinion of cost, estimates, Tentative Budget for Fiscal Year (FY) 2026, and increases. **Commissioner Truex** discussed Clean Water Act Section 404 Permitting and litigation process.

## 4. 2025 Finance Committee Commission Assignments

### **Commission Office**

Discussion and direction on Commission Committee assignment for the Finance Committee.

County Attorney Knowlton highlighted 2025 Finance Committee Commission Assignments, December 10, 2025 Regular and Land Use Meeting, and Debt Policy requirements and language.

**Commissioner Constance** commented on Finance Committee Members and Meetings and Community Redevelopment Agency (CRA) Meetings. **Commissioner Doherty** noted Finance Committee Meetings and attendance. **Commissioner Truex** spoke to Finance Committee Meeting and attendance.

**COMMISSIONER CONSTANCE MOVED TO APPROVE COMMISSIONER TISEO AS THE FINANCE COMMITTEE CHAIRMAN AND COMMISSIONER TRUEX AS THE SECOND REPRESENTATIVE FROM THE BOARD OF COUNTY COMMISSIONERS, SECONDED BY COMMISSIONER DOHERTY**

**MOTION CARRIED 5:0.**

#### **PUBLIC HEARING AGENDA**

##### **S. 10:00 A.M. Public Hearing**

##### **1. Ordinance Amending the Code Relating to Security Alarm Systems Regulations**

##### **County Attorney**

Conduct a public hearing to consider approving an Ordinance to amend the Security Alarm Systems Regulations.  
**ORD 2025-005**

Charlotte County Sheriff's Office (CCSO) Professional Compliance Manager Terry Cochran highlighted Ordinance Amending the Code Relating to Security Alarm Systems Regulations and replied to alarm notification process.

**Commissioner Deutsch** discussed CCSO budget impact and alarm notification process.

##### **Public Input**

Jeff Lustig spoke in support Ordinance Amending the Code Relating to Security Alarm Systems Regulations.

**COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER TRUEX**

**MOTION CARRIED 5:0.**

**COMMISSIONER DOHERTY MOVED TO APPROVE ORDINANCE 2025-005 OF THE BOARD OF COUNTY COMMISSIONER OF CHARLOTTE COUNTY, FLORIDA, AMENDING CHAPTER 2-5, ARTICLE VI, SECTIONS 2-5-141, 2-5-142, 2-5-145, AND 2-5-146 OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA GOVERNING SECURITY ALARM SYSTEMS; AMENDING AND ADDING DEFINITIONS OF ALARMS, INCLUDING ALARM REVIEW AUTHORITY; AMENDING REGISTRATION OF SECURITY ALARM SYSTEMS, INCLUDING FEES; AMENDING PENALTIES; AMENDING RIGHT TO CONTEST BY OMITTING COURT REVIEW AND ALLOWING FOR APPEAL AUTHORITY; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS OF LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, SECONDED BY COMMISSIONER CONSTANCE**

**MOTION CARRIED 5:0.**

2. Ordinance to Amend the General Ordinance and Special Acts Chapter 1-10 Entitled "Licenses and Business Regulations"

**County Attorney**

Conduct a public hearing to consider approving an ordinance to Amend the General Ordinance and Special Acts Chapter 1-10 Entitled "Licenses and Business Regulations." **ORD 2025-006**

Assistant County Attorney Brandon Hackbarth highlighted Ordinance to Amend the General Ordinance and Special Acts Chapter 1-10 Entitled "Licenses and Business Regulations".

**Public Input**

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

**MOTION CARRIED 5:0.**

**COMMISSIONER TRUEX MOVED TO ORDINANCE 2025-006 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA; AMENDING THE GENERAL ORDINANCES AND SPECIAL ACTS CHAPTER 1-10 ENTITLED "LICENSES AND BUSINESS REGULATIONS" OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA, TO CONFORM TO STATUTORY REQUIREMENTS FOR HUMAN TRAFFICKING PUBLIC AWARENESS SIGNS; PROVIDING FOR INCLUSION IN THE CHARLOTTE COUNTY CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, SECONDED BY COMMISSIONER CONSTANCE**

**MOTION CARRIED 5:0.**

**PRESENTATION AGENDA**

**T. 10:00 A.M. Presentations**

**RECESS: 10:36 am – 1:00 pm**

**1 P.M. PUBLIC INPUT - ANY SUBJECT**

Shirley Stewart mentioned Waterford Estates, Planned Development (PD) approval, CCSO Firing Range, noise levels, law enforcement support, and Post-Traumatic Stress Disorder (PTSD) triggers.

Connie Wendt commented on CCSO Firing Range, operating hours, decibel readings, and US Environmental Protection Agency (EPA) standards.

Bill Krause noted CCSO Firing Range, decibel readings, noise study, structure design, sound amplification, Waterford Estates residents, and health impacts.

Irene Gettel spoke to Palmetto Landing at Babcock Ranch, DR Horton design and material modifications, windows, cost savings, Charlotte County Building Department, inspection, certificate of occupancy (CO), Florida Building Code I - Inspections on Construction Work: Section 110.3, approved certified plans, regulations, reduced property value, and homeowner's insurance cost increases.

Roland Coderre remarked on South Gulf Cove Boat Ramp, hurricane damages and repairs, engineering report, alternative funding sources, and cost.

Michael Oberacker discussed South Gulf Cove Boat Ramp, storm surge, Federal Emergency Management Agency (FEMA) funding, hurricane damage, repair costs, road conditions, and alternatives.

John Osanitsch mentioned South Gulf Cove Boat Ramp, hurricane damages and repairs, funding allocation, and Municipal Service Benefit Unit (MSBU).

Tim Ritchie, March Against Mosaic President commented on Senate Bill (SB) 832, House Bill (HB) 585, Representative Danny Nix, Florida Department of Environmental Protection (FDEP), injection wells, Peace River, Charlotte Harbor, and Water Quality Manager Brandon Moody.

Louis Colletto noted DR Horton, transom windows, home warranty, impact glass, hurricane shutters, Charlotte County Building Department, inspections, CO, and contract.

Richard Patrick spoke to Florida Department of Corrections, voting registration and rights restoration, HB 489, SB 848, and sentence requirement public database.

Jeff Lustig remarked on Board decisions and Ordinance Amending the Code Relating to Security Alarm Systems Regulations.

#### **Taken Out of Order**

#### **AA. County Administrator Comments**

Tommy Scott, Community Services Director highlighted Englewood Beach, recovery phases, circulator route, Transit Heidi Maddox and Staff, hurricane damages, funding sources, responded to South Gulf Cove Boat Ramp, engineering study, short and long term strategies, FEMA application, approved projects, cost savings, alternative boat ramps, permitting, processes, and County assets.

**Chair Tiseo** discussed South Gulf Cove Boat Ramp, repair cost estimates, engineering report, FEMA compliance, and funding. **Commissioner Doherty** mentioned short and long term strategies, required permitting, and projects.

#### **BB. County Attorney Comments**

County Attorney Knowlton remarked on Charlotte County Building Department, inspections, DR Horton, and contractual obligations.

#### **CC. Economic Development Director Comments - None**

#### **DD. County Commissioner Comments**

**Chair Tiseo** commented on March 22, 2025 Public Safety Appreciation Night, Florida Commissioner of Agriculture Wilton Simpson and State Attorney Amira Fox, Waterford Estates, noise study, CCSO Firing Range measurement locations and usage notifications, development permit issuance and review, Building Code, disclosure, operating hours and equipment regulations, alternate training location, DR Horton, installed windows, plan review, CO, liability, and contractual obligation. **Commissioner Constance** spoke to March 31, 2025 Metropolitan Planning

Organization (MPO) Meeting, Interim MPO Director Lakshmi Gurram, and Chancellor Boulevard. **Commissioner Deutsch** noted March 29, 2025 Vietnam Veterans Day Memorial Program, Charlotte County Fairgrounds, sound barriers and buffers, and noise pollution. **Commissioner Doherty** discussed Home Rule, responsibilities, Preemption Bills and Amendments, FAC Legislative Conference, appropriations, Glades County Manager Paul Carlisle, Florida Department of Transportation (FDOT) Secretary Jared Perdue and District Secretary LK Nandam, Bermont Road, March 31, 2025 MPO Meeting, negotiations, 2025 State Legislative Agenda, noise study, weapon training requirements, and CCSO Firing Range operating hours. **Commissioner Truex** mentioned contractual obligation, DR Horton, impact resistant windows, and replacement solution.

Deputy County Administrator Emily Lewis replied to 2025 State Legislative Agenda.

County Attorney Knowlton interjected on April 8, 2025 Regular Meeting Agenda, noise study, liability, case law, DR Horton, and home owner accommodations.

County Administrator Flores responded to Waterford Estates and noise study distribution.

Deputy County Administrator Claire Jubb replied to noise study, CCSO Firing Range measurement locations, acceptable decibel reading levels, Building Code, development limitations and restrictions, property rights, Waterford Estates, usage notifications, and communication.

Ben Bailey, Community Development Director responded to DR Horton, investigation, impact and transom windows, negotiations, Building Official Shawn McNulty, code compliance, replacement options, and expedited permitting and inspection process.

## **2 P.M. LAND USE AGENDA**

### **PUBLIC INPUT - LAND USE CONSENT AGENDA ITEMS ONLY - None**

#### **Consent Agenda**

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

**MOTION CARRIED 5:0.**

UA1. FP-23-04-06, West Port East IA

#### **Community Development**

Approve a Final Plat for a subdivision to be named West Port East IA, consisting of 18 tracts. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. This site contains 187.33± acres and is generally located north of El Jobean Road, east of Flamingo Waterway, south of Tamiami Trail, and west of Toledo Blade Boulevard, within the boundary of the Murdock Village Community Redevelopment Area (CRA), in the Port Charlotte area. Located in Commission District IV. **AGR 2025-059**

#### **Quasi-Judicial**

UA2. DRC-23-00172, FPL Partridge Substation

#### **Community Development**

Dewberry Engineering Inc. is requesting PD Final Detail Site Plan approval for the FPL Partridge Substation. The project consists of an electrical substation on two acres of the site, with the remaining property consisting of open space. This project site is 24.67± acres and is located at 6105 Winchester Boulevard and 6120 Ivory Bill Drive, Englewood, Florida. Located in Commission District III. **RES 2025-076**

**Quasi-Judicial**

UA3. FP-20-12-19, Cove at West Port Phase 1A-1

**Community Development**

Approve a Bond Release for the Final Plat of a residential subdivision named, Cove at West Port Phase 1A-1. The site contains 117.15± acres and is generally located north of Saddlewood Circle, south of Franklin Avenue, east of Crestwood Waterway and west of Powell Valley Drive, within the Murdock Village Community Redevelopment Area. Located in Commission District IV.

**Quasi-Judicial**

UA4. FP-21-01-03, Cove at West Port Phase 1B

**Community Development**

Approve a Bond Release for the Final Plat of a residential subdivision named, Cove at West Port Phase 1B. The site contains 90.91± acres and is generally located north of Saddlewood Circle, south of Franklin Avenue, east of Crestwood Waterway and west of Powell Valley Drive, within the Murdock Village Community Redevelopment Area. Located in Commission District IV.

**Quasi-Judicial**

UA5. FP-21-01-04, Cove at West Port Phase 2 and 3

**Community Development**

Approve a Bond Release for the Final Plat of a residential subdivision named, Cove at West Port Phase 2 and 3. The site contains 34.49± acres and is generally located north of Saddlewood Circle, south of Franklin Avenue, east of Crestwood Waterway and west of Powell Valley Drive, within the Murdock Village Community Redevelopment Area. Located in Commission District IV.

**Quasi-Judicial**

UA6. PFP-24-05, Starling - Phase 1, Replat 1

**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. LICX1981026 in the amount of \$16,597,801.36 to \$16,108,533.55 for the completion of the remaining infrastructure for Starling - Phase 1, Replat 1, which is a replat of FP-22-03-09 Starling - Phase 1. This site contains 105.175± acres and is generally located south of Turnleaf Boulevard, north of Zemel Road, east of Burnt Store Road, and west of Green Gulf Boulevard. The proposed subdivision is in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area. Located in Commission District II. **A.AGR 2024-**

**118**

**Quasi-Judicial**



## Public Hearing

Minutes Clerk Welsh administered oath for testimony.

### UB1. PAL-24-07, Bluegrass Land & Mine Large-scale Plan Amendment to MRE

#### **Community Development**

Pursuant to Section 163.3184(3), Florida Statutes, transmit to the Florida Department of Commerce and other State agencies for review and comment a Large-scale Plan Amendment to Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agriculture (AG) to Mineral Resource Extraction (MRE); for property located at 42811 Neal Road, 3300, 3440, 3450 and 3460 SR 31, in the Punta Gorda area and within the East County area; containing 308.01± acres; Petition No. PAL-24-07; Applicant: Bluegrass Land & Mine; providing an effective date. Located in Commission District I.

#### **Legislative**

Jie Shao, Principal Planner gave a brief overview of Proposed Changes, PAL-24-07 and Z-24-18: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Framework, Existing Future Land Use Map (FLUM) Designations, Proposed FLUM Designations, Existing Zoning Designations, Proposed Zoning Designations, Future Land Use Map Series: Map #24 Mineral Resource Extraction (MRE) Prohibited Locations, Map #4 Watershed Overlay District, Map #6 Prime Aquifer Recharge Areas, Map #22 Critical Wildlife Corridors, Rezone for Williams Excavation: 500 Foot Features Exhibit, 1/2 Mile Features Exhibit, Overall Excavation Plan, Post Reclamation Plan, and Flood Zones (Subject Property – X Zone).

**Chair Tiseo** commented on Staff Report, traffic study, required improvements, safety considerations, excavation materials, existing facilities, construction materials and costs, tax payer funded road projects, and cost savings. **Commissioner Constance** spoke to Staff Report, impacts, surrounding areas, non-conforming use, Flood Zones (Subject Property - X Zone), traffic study, language, excavation areas, and notifications. **Commissioner Truex** noted Flood Zones (Subject Property - X Zone).

Robert Fakhri, Transportation Engineer replied to traffic impacts and study, FDOT determination, and requirements.

Attorney Rob Berntsson, Applicant Representative accepted Ms. Shao as an expert, joined in Staff Report, discussed excavation expansion, Comprehensive Plan amendment, traffic determinations, permitting, MRE exclusion areas, locational requirements, and requested approval.

#### **Public Input**

Jeff Lustig remarked on property classification, excavation materials, water contamination, resources, and traffic impacts.

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

**MOTION CARRIED 5:0.**

**COMMISSIONER DOHERTY MOVED TO APPROVE TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE AND OTHER STATE AGENCIES FOR REVIEW AND COMMENT A LARGE-SCALE PLAN AMENDMENT TO CHARLOTTE**

**COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE FROM AGRICULTURE (AG) TO MINERAL RESOURCE EXTRACTION (MRE); FOR PROPERTY LOCATED AT 42811 NEAL ROAD, 3300, 3440, 3450 AND 3460 SR 31, IN THE PUNTA GORDA AREA AND WITHIN THE EAST COUNTY AREA; CONTAINING 308.01± ACRES; PETITION NO. PAL-24-07; APPLICANT: BLUEGRASS LAND & MINE; PROVIDING AN EFFECTIVE DATE. LOCATED IN COMMISSION DISTRICT I, SECONDED BY COMMISSIONER TRUEX**

**MOTION CARRIED 5:0.**

UB2. PD-24-17, West Port Village PD Rezoning

### **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 amending Ordinance Number 2020-008, the adopted PD Concept Plan, and its associated PD conditions; converting through the adopted equivalency matrix previously approved 84,745.76 square feet of regional commercial uses to 350 units of single-family units and previously approved 58,394.16 square feet of regional commercial uses to 320 multi-family units, in order to have a mixture of residential and commercial development up to 670 residential units, 250,000 square feet of regional commercial uses, 150 keys of hotel uses, and 150,000 square feet of other commercial uses for governmental uses; adopting a General PD Concept Plan; for multiple parcels, generally located north of El Jobean Road (SR 776), south of Seymour Avenue, east of the Como Waterway, and west of Collingswood Boulevard, within the boundary of the Murdock Village Community Redevelopment Area; in the Port Charlotte area; containing 154.93± acres; Petition No. PD-24-17; Applicant: Kolter Group Acquisitions, LLC; providing an effective date. Located in Commission District IV. **ORD 2025-007**

### **Quasi-Judicial**

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

Ms. Shao gave a brief overview of Proposed Changes, PD-24-17: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Framework, FLUM Designations, Zoning Designations, Flood Zones (Subject Property – 9AE & X Zones), Planned Development Concept Plan, Color Site Plan, replied to PD modification, buffer requirement, and Proposed Condition Z.

**Chair Tiseo** mentioned PD Concept Plan, Toledo Blade Boulevard and State Road (SR) 776 intersection improvements, Charlotte Sports Park, pedestrian bridge cost, turn lanes, and FDOT. **Commissioner Constance** commented on Developers Agreement, tree buffer, roadway design and expansions, Toledo Blade Boulevard and SR 776 Intersection, future conditions, FDOT, Flamingo Boulevard, wetlands mitigation credits, vegetation, Southwest Florida Water Management District (SWFWMD), FDEP, Fish and Wildlife Conservation Commission (FWC), and compliance. **Commissioner Doherty** noted PD Concept Plan amendment, final detail site plan, Toledo Blade Boulevard, geometric improvements, pedestrian bridge cost, and Charlotte Sports Park. **Commissioner Truex** spoke to MPO Board Members, Toledo Blade Boulevard and SR 776 intersection improvements, property acquisition, FDOT accommodations, roadway expansions, Charlotte Sports Park, turn lanes, and traffic impacts.

Shaun Cullinan, Planning and Zoning Official responded to buffer requirements, final detail site plan, roadway alignment, Purchase and Sale Agreement, Lost Lagoon Development, PD Conditions, Color Site Plan, FDEP determination, SWFWMD, and wetland mitigation credits.

Linda Stewart, Applicant Representative accepted Ms. Shao as an expert, joined in the Staff Report, remarked on Lost Lagoon Development, modification, compliance, wetlands, vegetation, endangered species, regulations, and partnership.

Mr. Fakhri replied to FDOT traffic analysis and determination, roadway expansion, and partnership.

Becca Bond, Kimley-Horn Transportation Engineer responded to developer commitment, roadway expansion, construction plan review and approval process, FDOT jurisdiction, traffic analysis, and property entitlements.

Deputy County Attorney Thomas David interjected on General PD Concept Plan, and property ownership.

### **Public Input**

Amy Friedel discussed wetlands, exotic species, intersection improvements, and Charlotte Sports Park.

Jeff Lustig mentioned growth, traffic impacts, and intersection improvements.

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

**MOTION CARRIED 5:0.**

**COMMISSIONER TRUEX MOVED TO ORDINANCE 2025-007 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) TO PD; A MAJOR MODIFICATION TO THE EXISTING PD, ORDINANCE NUMBER 2020-008, THE ADOPTED PD CONCEPT PLAN, AND ITS ASSOCIATED PD CONDITIONS; CONVERTING THROUGH THE ADOPTED EQUIVALENCY MATRIX PREVIOUSLY APPROVED 84,745.76 SQUARE FEET OF REGIONAL COMMERCIAL USES TO 350 UNITS OF SINGLE-FAMILY UNITS AND PREVIOUSLY APPROVED 58,394.16 SQUARE FEET OF REGIONAL COMMERCIAL USES TO 320 MULTI-FAMILY UNITS, IN ORDER TO HAVE A MIXTURE OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT UP TO 670 RESIDENTIAL UNITS, 250,000 SQUARE FEET OF REGIONAL COMMERCIAL USES, 1150 KEYS OF HOTEL USES, AND 150,000 SQUARE FEET OF OTHER COMMERCIAL USES FOR GOVERNMENTAL USES; ADOPTING A GENERAL PD CONCEPT PLAN; FOR MULTIPLE PARCELS, GENERALLY LOCATED NORTH OF EL JOBEAN ROAD (SR 776), SOUTH OF SEYMOUR AVENUE, EAST OF THE COMO WATERWAY, AND WEST OF COLLINGSWOOD BOULEVARD, WITHIN THE BOUNDARY OF THE MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AREA, IN THE PORT CHARLOTTE AREA; CONTAINING 154.93± ACRES; COMMISSION DISTRICT IV, CHARLOTTE COUNTY, FLORIDA; PETITION NUMBER PD-24-17; APPLICANT, KOLTER GROUP ACQUISITIONS, LLC; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DOHERTY**

**MOTION CARRIED 5:0.**

UB3. TCP-24-03, Harbor Village Comprehensive Plan Amendment

### **Community Development**

Pursuant to Section 163.3184(3), Florida Statutes, an application to transmit a Large-scale Plan Amendment (Text Amendment) to the Department of Commerce and other State agencies for review and comment to amend Future Land Use (FLU) Appendix VII: Compact Growth Mixed Use Master Development Plan by revising Section 1: West County Town Center, specifically, 1) changing the name of Section 1 from “West County Town Center” to “Harbor Village”; 2) amending the total acreage of this project from 1,187± to 1,174.14± acres; and 3) amending a) 1.A:

Base Residential Density to decrease the base density from 1,831 units to 1,790 units; b) 1.B: Maximum Residential Density to reduce the residential development rights from 3,960 units to 3,475 units; c) 1.C: to rename and amend "Maximum Floor Area Ratio" to "Maximum Commercial and Light Industrial Intensity"; d) 1.D: to remove "Perpetual Conservation Easement" and replace with "Uses Permitted Within Area A As Shown on Figure 1-C Above"; and e) 1.E: Master Development Plan to adopt a new Master Land Use Plan/Pattern Book; for properties generally located southeast of McCall Road (SR 776) and southwest of the Myakka River, in the West County area; Petition No. TCP-24-03; Applicant: Maronda Homes LLC, of Florida; providing an effective date. Located in Commission District IV.

### **Legislative**

Ms. Shao gave a brief overview of Proposed Changes, TCP-24-03, PAL-24-04 and PD-24-14: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Existing Service Delineation Area, Existing Framework, Existing FLUM Designations, Existing Zoning Designations, Coastal High Hazard Areas, Flood Zones (Subject Property – 8AE and 9AE Zones), Proposed Detailed Changes (TCP-24-03): Name Change and Project Acreage, 1.A Base Residential Density, Figure 1-B and New Figure 1-C, 1.B Maximum Residential Density, 1.D Permitted Uses Within Area A As Shown on Figure 1-C above, 1.E Master Development Plan, Harbor Village Conceptual Land Use Plan, Proposed Detailed Changes (PAL-24-04), Proposed FLUM Designations, Proposed Framework, Proposed Service Area Delineation, Proposed Detailed Changes (PD-24-14), Proposed Zoning Designations, Planned Development (PD) Concept Plan, and PD Concept Plan Details and Buffers.

**Chair Tiseo** commented on property entitlements, Proposed Changes, Proposed Detailed Changes (PD-24-14), Coastal High Hazard Areas, waterway access, development rights, regulatory agency requirements and determinations, detailed site plan, lock tender challenges, undeveloped waterfront lots, density reduction, hurricane impacts, engineering and traffic studies, and approval process. **Commissioner Constance** spoke to dock and boat size limitations, PD restriction, boating speeds, Manatee Protection Plan (MPP), legislative and quasi-judicial public hearings, detailed site plan, property access points and entitlements, traffic flow and improvements, public safety, phased approach, right of way accommodation, Proposed Detailed Changes (PD-24-14), Coastal High Hazard Areas, and waterway protections. **Commissioner Deutsch** noted public comments, dock installation and approval process, Army Corps of Engineers, hurricanes, and flooding events. **Commissioner Doherty** discussed architectural and engineering storm surge solutions, Coastal High Hazard Areas, May 27, 2025 Regular and Land Use Meeting, Comprehensive Plan amendments, public comments, environmental and traffic concerns, property entitlements, docks, usable waterways, Harbor Village Conceptual Land Use Plan, National Oceanic and Atmospheric Administration (NOAA) Hurricane Ian Projected Storm Surge Map, FEMA requirements, and finished floor elevations. **Commissioner Truex** mentioned PD Concept Plan, signalized intersections, Area Image, and West Charlotte Stormwater Utility Unit.

Mr. Cullinan replied to Compact Growth Mixed Use (CGMU), property owners and entitlements, maximum allowable density, waterway access, dock size limitations and installation process, local, state, and federal permitting, FDEP jurisdictional regulations, Proposed Detailed Changes (TCP-24-03), FWC MPP, preferred new marina and dock siting location, Existing FLUM Designations, Comprehensive Plan amendments, Existing Zoning Designations, Proposed Zoning Designations, Proposed Detailed Changes (PD-24-14), Harbor Village Conceptual Land Use Plan, Figure 1-B and New Figure 1-C, and Coastal High Hazard Areas.

Attorney Rob Berntsson, Applicant Representative accepted Ms. Shao as an expert, remarked on technology, market demands, CGMU and density reduction, wetlands preservation, urban service area, waterway access, regulatory agency compliance, approved project, Comprehensive Plan amendments, PD buffer, South Gulf Cove Waterway MSBU, legislative and quasi-judicial public hearings, Proposed Detailed Changes (PD-24-14), density, and residential units.

**Public Input for Petition TCP-24-03, Harbor Village Comprehensive Plan Amendment and Petition PAL-24-04, Harbor Village Large Scale Map Amendments**

The following citizens spoke against Petition TCP-24-03, Harbor Village Comprehensive Plan Amendment and Petition PAL-24-04, Harbor Village Large Scale Map Amendments: Jeff Lustig, John Osanitsch, Timothy Delaney, Jim Krause, Marie Kitenplon, Linda Goetz, Keith, Roland Corderre, Paul Bialik, Dan Bonis, Claudia Jennings, Ken Pavel, Jerry Berg, Michael Oberacker, Marcia Vaccaro, Lynn Vogt, Deedee Anderson, Laura Lippincott, John Bridel, Brenny Krueger, Tammy Parr, Paul Burleson, Robert, Nina Gonzalez, Wendy Hall, Pam Bialik, Bill Facompre, Lawrence Esposito, Patty Simmons, and Todd Lally.

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

**MOTION CARRIED 5:0.**

Todd Rebol, Atwell Engineering Vice President commented on FEMA flood maps, Florida Building Code, Holiday Lakes Community Meeting, structural protections, compliance, stormwater requirements and permits, SWFWMD, water treatment plants, finished floor elevation, standards, hurricanes, and storm surge.

Tim Hall, Turrell, Hall and Associates Senior Ecologist remarked on waterway width, dock installation and size limitations, mangrove impacts, Army Corps of Engineers, exemption criteria, size limitations, FDEP, State Programmatic General Permit (SPGP) criteria and review, FWC and U.S. Coast Guard speed zones, MPP, public safety, environmentally sensitive lands, permitting processes, regulatory agency review, onsite wetlands mitigation, endangered species, hydrology improvements, and exotic vegetation removal.

Becca Bond, Kimley-Horn Transportation Engineer noted Comprehensive Plan amendment, Proposed FLUM Designations, preservation, property entitlements and access points, traffic impacts and signalization, PD, public safety, and turn lane requirements.

Mr. Fakhri responded to proposed property access points, right of way, roadway expansion, PD Condition, and buffer.

**COMMISSIONER DOHERTY MOVED TO APPROVE TRANSMITTAL OF A LARGE-SCALE PLAN AMENDMENT (TEXT AMENDMENT) TO THE DEPARTMENT OF COMMERCE AND OTHER STATE AGENCIES FOR REVIEW AND COMMENT TO AMEND FUTURE LAND USE (FLU) APPENDIX VII: COMPACT GROWTH MIXED USE MASTER DEVELOPMENT PLAN BY REVISING SECTION 1: WEST COUNTY TOWN CENTER, SPECIFICALLY, 1) CHANGING THE NAME OF SECTION 1 FROM “WEST COUNTY TOWN CENTER” TO “HARBOR VILLAGE”; 2) AMENDING THE TOTAL ACREAGE OF THIS PROJECT FROM 1,187± TO 1,174.14± ACRES; AND 3) AMENDING A) 1.A: BASE RESIDENTIAL DENSITY TO DECREASE THE BASE DENSITY FROM 1,831 UNITS TO 1,790 UNITS; B) 1.B: MAXIMUM RESIDENTIAL DENSITY TO REDUCE THE RESIDENTIAL DEVELOPMENT RIGHTS FROM 3,960 UNITS TO 3,475 UNITS; C) 1.C: TO RENAME AND AMEND “MAXIMUM FLOOR AREA RATIO” TO “MAXIMUM COMMERCIAL AND LIGHT INDUSTRIAL INTENSITY”; D) 1.D: TO REMOVE “PERPETUAL CONSERVATION EASEMENT” AND REPLACE WITH “USES PERMITTED WITHIN AREA A AS SHOWN ON FIGURE 1-C ABOVE”; AND E) 1.E: MASTER DEVELOPMENT PLAN TO ADOPT A NEW MASTER LAND USE PLAN/PATTERN BOOK; FOR PROPERTIES GENERALLY LOCATED SOUTHEAST OF MCCALL ROAD (SR 776) AND SOUTHWEST OF THE MYAKKA RIVER, IN THE WEST COUNTY AREA; PETITION NO. TCP-24-03; APPLICANT: MARONDA HOMES LLC, OF FLORIDA; PROVIDING AN EFFECTIVE DATE. LOCATED IN COMMISSION DISTRICT IV, SECONDED BY COMMISSIONER TRUEX**

**MOTION CARRIED 4:1., COMMISSIONER CONSTANCE OPPOSED**

#### UB4. PAL-24-04, Harbor Village Large Scale Map Amendments

##### **Community Development**

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large-scale Plan Amendment to the Florida Department of Commerce and other State agencies for review and comment; the amendment request is to 1) amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Compact Growth Mixed Use (CGMU) (1,081.75± acres) and Preservation (PR) (92.39± acres) to CGMU (1,010.69± acres) and PR (163.45± acres) in order to allow for a mixture of residential uses up to 3,475 units (a reduction of 485 units), commercial, and light industrial uses up to 1,400,000 square feet (a reduction of 109,807 square feet); increasing the base density from 1,631 units to 1,790 units with an approved PD ordinance, restricting development on Area A as identified under Section 1 of FLU Appendix VII: Compact Growth Mixed Use Master Development Plan to low impact recreational uses/passive recreational uses to 3,475 units; 2) amend Charlotte County FLUM Series Map #2: 2050 Framework, from Agricultural/Rural to Emerging Neighborhood for 28.01± acres of properties and 99.13± acres of properties from Emerging Neighborhood to Agricultural/Rural; and 3) amend Charlotte County FLUM Series Map #3: 2030 Service Area Delineation, to extend the Urban Service Area boundary to include 28.01± acres of properties and to concurrently remove 99.13± acres of properties from the Urban Service Area; for properties generally located southeast of McCall Road (SR 776) and southwest of the Myakka River, in the West County area, containing 1,174.14± acres; Petition No. PAL-24-04; Applicant: Maronda Homes LLC, of Florida; providing an effective date. Located in Commission District IV.

##### **Legislative**

Ms. Shao gave a brief overview of Proposed Changes, TCP-24-03, PAL-24-04 and PD-24-14: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Existing Service Delineation Area, Existing Framework, Existing FLUM Designations, Existing Zoning Designations, Coastal High Hazard Areas, Flood Zones (Subject Property – 8AE and 9AE Zones), Proposed Detailed Changes (TCP-24-03): Name Change and Project Acreage, 1.A Base Residential Density, Figure 1-B and New Figure 1-C, 1.B Maximum Residential Density, 1.D Permitted Uses Within Area A As Shown on Figure 1-C above, 1.E Master Development Plan, Harbor Village Conceptual Land Use Plan, Proposed Detailed Changes (PAL-24-04), Proposed FLUM Designations, Proposed Framework, Proposed Service Area Delineation, Proposed Detailed Changes (PD-24-14), Proposed Zoning Designations, PD Concept Plan, and PD Concept Plan Details and Buffers.

**Chair Tiseo** discussed property entitlements, Proposed Changes, Proposed Detailed Changes (PD-24-14), Coastal High Hazard Areas, waterway access, development rights, regulatory agency requirements and determinations, detailed site plan, lock tender challenges, undeveloped waterfront lots, density reduction, hurricane impacts, engineering and traffic studies, and approval process. **Commissioner Constance** spoke to dock and boat size limitations, PD restriction, boating speeds, MPP, legislative and quasi-judicial public hearings, detailed site plan, property access points and entitlements, traffic flow and improvements, public safety, phased approach, right of way accommodation, Proposed Detailed Changes (PD-24-14), Coastal High Hazard Areas, and waterway protections. **Commissioner Deutsch** mentioned public comments, dock installation and approval process, Army Corps of Engineers, hurricanes, and flooding events. **Commissioner Doherty** commented on architectural and engineering storm surge solutions, Coastal High Hazard Areas, May 27, 2025 Regular and Land Use Meeting, Comprehensive Plan amendments, public comments, environmental and traffic concerns, property entitlements, docks, usable waterways, Harbor Village Conceptual Land Use Plan, NOAA Hurricane Ian Projected Storm Surge Map, FEMA requirements, and finished floor elevations. **Commissioner Truex** noted PD Concept Plan, signalized intersections, Area Image, and West Charlotte Stormwater Utility Unit.

Mr. Cullinan replied to CGMU, property owners and entitlements, maximum allowable density, waterway access, dock size limitations and installation process, local, state, and federal permitting, FDEP jurisdictional regulations, Proposed Detailed Changes (TCP-24-03), FWC MPP, preferred new marina and dock siting location, Existing FLUM Designations, Comprehensive Plan amendments, Existing Zoning Designations, Proposed Zoning Designations, Proposed Detailed Changes (PD-24-14), Harbor Village Conceptual Land Use Plan, Figure 1-B and New Figure 1-C, and Coastal High Hazard Areas.

Attorney Rob Berntsson, Applicant Representative accepted Ms. Shao as an expert, remarked on technology, market demands, CGMU and density reduction, wetlands preservation, urban service area, waterway access, regulatory agency compliance, approved project, Comprehensive Plan amendments, PD buffer, South Gulf Cove Waterway MSBU, legislative and quasi-judicial public hearings, Proposed Detailed Changes (PD-24-14), density, and residential units.

**Public Input for Petition TCP-24-03, Harbor Village Comprehensive Plan Amendment and Petition PAL-24-04, Harbor Village Large Scale Map Amendments**

The following citizens spoke against Petition TCP-24-03, Harbor Village Comprehensive Plan Amendment and Petition PAL-24-04, Harbor Village Large Scale Map Amendments: Jeff Lustig, John Osanitsch, Timothy Delaney, Jim Krause, Marie Kitenplon, Linda Goetz, Keith, Roland Corderre, Paul Bialik, Dan Bonis, Claudia Jennings, Ken Pavel, Jerry Berg, Michael Oberacker, Marcia Vaccaro, Lynn Vogt, Deedee Anderson, Laura Lippincott, John Bridel, Brenny Krueger, Tammy Parr, Paul Burleson, Robert, Nina Gonzalez, Wendy Hall, Pam Bialik, Bill Facompre, Lawrence Esposito, Patty Simmons, and Todd Lally.

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

**MOTION CARRIED 5:0.**

Todd Rebol, Atwell Engineering Vice President spoke to FEMA flood maps, Florida Building Code, Holiday Lakes Community Meeting, structural protections, compliance, stormwater requirements and permits, SWFWMD, water treatment plants, finished floor elevation, standards, hurricanes, and storm surge.

Tim Hall, Turrell, Hall and Associates Senior Ecologist discussed waterway width, dock installation and size limitations, mangrove impacts, Army Corps of Engineers, exemption criteria, size limitations, FDEP, State SPGP criteria and review, FWC and U.S. Coast Guard speed zones, MPP, public safety, environmentally sensitive lands, permitting processes, regulatory agency review, onsite wetlands mitigation, endangered species, hydrology improvements, and exotic vegetation removal.

Becca Bond, Kimley-Horn Transportation Engineer mentioned Comprehensive Plan amendment, Proposed FLUM Designations, preservation, property entitlements and access points, traffic impacts and signalization, PD, public safety, and turn lane requirements.

Mr. Fakhri responded to proposed property access points, right of way, roadway expansion, PD Condition, and buffer.

**COMMISSIONER DOHERTY MOVED TO APPROVE TRANSMITTAL OF A LARGE-SCALE PLAN AMENDMENT (TEXT AMENDMENT) TO THE DEPARTMENT OF COMMERCE AND OTHER STATE AGENCIES FOR REVIEW AND COMMENT TO AMEND FUTURE LAND USE (FLU) APPENDIX VII: COMPACT GROWTH MIXED USE MASTER DEVELOPMENT PLAN BY REVISING SECTION 1: WEST COUNTY TOWN CENTER, SPECIFICALLY, 1) CHANGING THE**

NAME OF SECTION 1 FROM "WEST COUNTY TOWN CENTER" TO "HARBOR VILLAGE"; 2) AMENDING THE TOTAL ACREAGE OF THIS PROJECT FROM 1,187± TO 1,174.14± ACRES; AND 3) AMENDING A) 1.A: BASE RESIDENTIAL DENSITY TO DECREASE THE BASE DENSITY FROM 1,831 UNITS TO 1,790 UNITS; B) 1.B: MAXIMUM RESIDENTIAL DENSITY TO REDUCE THE RESIDENTIAL DEVELOPMENT RIGHTS FROM 3,960 UNITS TO 3,475 UNITS; C) 1.C: TO RENAME AND AMEND "MAXIMUM FLOOR AREA RATIO" TO "MAXIMUM COMMERCIAL AND LIGHT INDUSTRIAL INTENSITY"; D) 1.D: TO REMOVE "PERPETUAL CONSERVATION EASEMENT" AND REPLACE WITH "USES PERMITTED WITHIN AREA A AS SHOWN ON FIGURE 1-C ABOVE"; AND E) 1.E: MASTER DEVELOPMENT PLAN TO ADOPT A NEW MASTER LAND USE PLAN/PATTERN BOOK; FOR PROPERTIES GENERALLY LOCATED SOUTHEAST OF MCCALL ROAD (SR 776) AND SOUTHWEST OF THE MYAKKA RIVER, IN THE WEST COUNTY AREA; PETITION NO. TCP-24-03; APPLICANT: MARONDA HOMES LLC, OF FLORIDA; PROVIDING AN EFFECTIVE DATE. LOCATED IN COMMISSION DISTRICT IV, SECONDED BY COMMISSIONER XXX

MOTION CARRIED 4:1., COMMISSIONER CONSTANCE OPPOSED

ADJOURNED: 5:26 pm

---

Joseph M. Tiseo, Chair

DATE ADOPTED: \_\_\_\_\_

ATTEST:

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

By: \_\_\_\_\_  
Deputy Clerk