

Charlotte County

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



Regular and Land Use Meeting

Tuesday, May 27, 2025
9 a.m.

Board of County Commissioners

COUNTY COMMISSIONERS

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

COUNTY ADMINISTRATOR

Hector Flores

COUNTY ATTORNEY

Janette S. Knowlton

CLERK OF THE CIRCUIT COURT

Roger D. Eaton

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

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

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

9:00 A.M.

Call to Order and Roll Call

Invocation

If you wish, please rise for the invocation

Pledge of Allegiance

Changes to the Agenda

See separate sheet

Proclamations - Commissioner Bill Truex

[Code Enforcement Appreciation Week](#)

[Hurricane Awareness Month](#)

[Men's Health Month](#)

[National Garden Week](#)

[Summer Camp Month](#)

Employee Recognition

[Employee of the Month - April 2025](#)

Lonne Moore

Community Services

Award Presentations

[Commissioners' Award for Customer Service - Commissioner Deutsch](#)

Fourth Quarter Commissioners' Award

Paul Brereton

Public Safety

PUBLIC INPUT - AGENDA ITEMS ONLY

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

COMMITTEE VACANCIES

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

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

Barrier Island Fire Service Municipal Service Benefit Unit (MSBU) Advisory Board is seeking a volunteer to fill a vacant position with term ending October 31, 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.

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

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

- **Boca Grande Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Buena Vista Waterway Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Edgewater North Waterway Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **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 one member to fill a 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 Waterway Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Harbour Heights Waterway Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Manasota Key Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2027.
- **Manchester Waterway Utility Unit** is seeking one member to fill a position with a term through October 31, 2027, and one member to fill a position with a term through October 31, 2028.
- **Placida Area Street & Drainage Unit** is seeking one member to fill a position

- with a term through October 31, 2028.
- **Rotonda Sands Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
 - **South Burnt Store Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
 - **Suncoast Waterway Unit** is seeking one member to fill a position with a term through October 31, 2026, and one member to fill a position with a term through October 31, 2028.

REPORTS RECEIVED AND FILED

[Clerk of Court's County Quarterly Investment Report](#)

Comptroller Division

Clerk of Court's County Quarterly Investment Report, March 31, 2025.

CONSENT AGENDA

Clerk of the Circuit Court

A. Comptroller Division

1. [Finance](#)

Recommended Action:

Approve the Clerk's Finance Memorandum.

Budgeted Action:

No action needed.

B. Minutes Division

1. [Minutes](#)

Recommended Action:

Approve the following Minutes:

April 22, 2025 BCC Regular & Land Use Meeting

May 8, 2025 BCC Focus Area Workshop- Public Services

May 8, 2025 BCC Pre-Agenda

May 13, 2025 BCC Regular Meeting

Budgeted Action:

No action needed.

Board of County Commissioners

C. Commission Office

1. [Appointment - South Burnt Store Street & Drainage Advisory Board](#)

Recommended Action:

Approve the appointment of Elisabeth Geltz to fill the unexpired term of Thomas Freimark as well as an additional new three-year term on the South Burnt Store Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2028.

Budgeted Action:

No action needed.

D. County Administration

1. [MOU with Gasparilla Island Bridge Authority for Water Elevation Monitoring](#)

Recommended Action:

Approve Memorandum of Understanding with the Gasparilla Island Bridge Authority (GIBA) allowing for installation and maintenance of county-operated water elevation monitoring devices on GIBA property.

Budgeted Action:

No action needed.

E. County Attorney

F. Budget and Administrative Services

Fiscal Services

1. [MSBU Assessment Rates and Mailing](#)

Recommended Action:

- a) Approve and authorize the mailing of required first-class notification of proposed Municipal Services Benefit Unit (MSBU) assessment rate for FY25/26 for properties assessed for the first time in the Charlotte County Sanitation Unit, Barrier Islands Fire Service Unit, Charlotte County Fire Rescue Department, Greater Port Charlotte Street and Drainage, Grove City Street and Drainage, Rotonda Meadows/Villas Street and Drainage, Tropical Gulf Acres Street and Drainage, South Charlotte Stormwater Utility Unit, and West Charlotte Stormwater Utility Unit; and
- b) Set ~~9~~ **10** public hearings for June 24, 2025 at 10:00 am., or soon thereafter as may be heard, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida, to consider Resolutions adopting the final assessment for the first time assessed properties for Charlotte County Sanitation Unit, Barrier Islands Fire Service Unit, Charlotte County Fire Rescue Department, Greater Port Charlotte Street and Drainage, Grove City Street and Drainage, Rotonda Meadows/Villas Street and Drainage, Tropical Gulf Acres Street and Drainage, South Charlotte Stormwater Utility Unit, and West Charlotte Stormwater Utility Unit, **and to consider a Resolution adopting the rate of collection pertaining to applicable properties for a payment due upon receipt of invoice for the Hospital Special Assessment**; and
- c) Approve proposed rate increases for Charlotte County Sanitation MSBU, Charlotte County Fire Rescue Department, Barrier Islands Fire Service Unit, and Alligator Creek Waterway Unit.

****Change, Updated wording, 5/22/2025****

Budgeted Action:

No action needed. Funding for mailing costs comes from assessments within the respective MSBU, as applicable.

Information Technology

Purchasing

2. [19-159, Approve Cancellation, Design - Burnt Store Water Reclamation Facility Replacement/Expansion \(Utilities\)](#)

Recommended Action:

Approve the cancellation of Contract #19-159, Burnt Store Water Reclamation Facility Replacement/Expansion with McKim & Creed, Inc.

Budgeted Action:

No action needed. No additional financial impact at this time.

3. [25-338, Approve, Design - Rehabilitation and Repairs of Tom Adams Movable Bascule Bridge \(Public Works\)](#)

Recommended Action:

Approve Request for Letter of Interest #25-338, Work Order #344, Design - Rehabilitation and Repairs of Tom Adams Movable Bascule Bridge, with DRMP, Inc, of Tampa, Florida, for the not-to-exceed amount of \$182,143.50.

Budgeted Action:

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

4. [25-453, Award, Park Upgrades at Various Locations \(Community Services\)](#)

Recommended Action:

Approve award of "Piggyback" to File #25-453, for Playground Equipment upgrades, improvements and additions for the following parks: Larry Taylor Kiwanis Park, Harold Avenue Park, South Gulf Cove Park and Centennial Park, per School District of Manatee Contract #21-0053-MR, awarded to Rep Services, Inc of Longwood, Florida for a total cost of \$213,254.50.

Budgeted Action:

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

Real Estate Services

5. [Land Lease Agreement Terminations for Charlotte County Sheriff's Office and Charlotte County Fire/EMS in Babcock Ranch](#)

Recommended Action:

a) Approve the Land Lease Agreement Terminations for Charlotte County Sheriff's

Office and Charlotte County Fire/EMS in Babcock Ranch; and

b) Authorize the Chairman to sign the Land Lease Agreement Terminations.

Budgeted Action:

No action needed. No financial impact.

Risk Management

Transit

G. Community Development

H. Community Services

I. Economic Development

J. Facilities Management

K. Human Resources

L. Human Services

M. Public Safety

N. Public Works

1. [Certificate of Financial Capability for Perpetual Operations and Maintenance Entities for Zemel Road Roundabout](#)

Recommended Action:

a) Approve the Certification of Financial Capability for Perpetual Operations and Maintenance Entities for Zemel Road Roundabout; and

b) Authorize the Chairman to sign the Certification of Financial Capability for Perpetual Operations and Maintenance Entities.

****Change, Added attachment - Zemel Road Roundabout Map, 5/23/2025****

Budgeted Action:

No action needed. Budget available for annual estimated operating and maintenance in the amount of \$2,543 will be funded by South Charlotte Stormwater MSBU assessments.

2. [Traffic Signal Improvement Agreement between Charlotte County and Tuckers Developers, LLC](#)

Recommended Action:

Approve a Development Agreement between Charlotte County and Tuckers Developers, LLC, for the design and construction of a traffic signal at their own cost at Tuckers Grade and Willow Leaf Boulevard, the main entrance to the Willow development.

Budgeted Action:

No action needed.

O. Tourism Development

P. Utilities

Q. Other Agencies

REGULAR AGENDA

R. Regular Agenda

1. [25-231, Approve Contract, School Speed Zone Enforcement Program \(Public Works\)](#)

Budget & Admin Services

- a) Approve contract for Request for Proposal #25-231, School Speed Zone Enforcement Program, to Redspeed Florida, LLC, of Sarasota, Florida; and
- b) Authorize the Chairman to sign the contract.

2. [Water Authority Agenda - June 4, 2025](#)

Utilities

Discussion and direction on the Peace River Manasota Regional Water Supply Authority Board agenda for the upcoming June 4, 2025 meeting.

****Change, Added attachment - Water Authority Agenda- Final, 5/23/2025****

3. [Primary Public Safety Answering Point \(PSAP\) Task Force Update](#)

Commission Office

Update on the Primary Public Safety Answering Point (PSAP) Task Force.

****Change, Added attachment - PSAP Task Force- Proposed Plan, 5/27/2025****

4. [South County Regional Park Pool Update](#)

Community Services

Update on the South County regional park pool.

****Change, Added attachment - Presentation, 5/22/2025****

5. [BCC Schedule Change](#)

County Administration

Approve the following BCC Meeting schedule change:

Schedule Utilities Financial Update Meeting on June 19, 2025, at 9:00 a.m. in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida.

****Added, 5/22/2025****

PUBLIC HEARING AGENDA

S. 10:00 A.M. Public Hearing

1. [Ordinance Amending the Code Relating to Authorization of Life Support Transport and](#)

[Non-Transport Services within the County](#)**Public Safety**

Conduct a public hearing to consider and approve Ordinance Amending and restating Article III Chapter 2-3 of the Code of Laws and Ordinances of Charlotte County, Florida; Regarding the Authorization of Life Support Transport and Non-Transport Services within the County.

2. [Ordinance Amending Hazardous Material Cost Recovery](#)**Public Safety**

Conduct a public hearing to consider and approve Ordinance Amending Chapter 2 "Emergencies", adopting Article II "Hazardous Materials Cost Recovery"; adopting Section 2-1-16 "Authority and Purpose"; 2-1-19 "Cost Recovery"; 2-1-21 "Penalties"; providing for codification; providing for conflicts; providing for severability and providing for an effective date.

PRESENTATION AGENDA

T. 10:00 A.M. Presentations**1.** [Cultural Center Update](#)

Update on Cultural Center.

1 P.M. PUBLIC INPUT - ANY SUBJECT

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

2 P.M. LAND USE AGENDA

PUBLIC INPUT - LAND USE CONSENT AGENDA ITEMS ONLY

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

Consent Agenda

UA1. [DRC-24-221, West Port Marketplace](#)**Community Development**

Approve the Resolution regarding Campo Engineering Inc.'s request for PD Final Detail Site Plan approval for West Port Marketplace. The project consists of a 47,240 sq. ft. Publix grocery with an attached 2,100 sq. ft. liquor store and a detached 9,800 sq. ft. retail building with associated parking, landscaping, utility connections, and stormwater conveyance system. This project site is 14.351± acres and is located at 1871 El Jobean Road, Port Charlotte, Florida in Murdock Village. Located in Commission

District IV.

Quasi-Judicial

UA2. [DRC-24-229, Willow Townhomes](#)

Community Development

Approve the Resolution regarding RESPEC Company LLC's request for Final Detail Site Plan approval for Willow Townhomes. The project consists of a 360-unit townhome development within Tuckers Pointe Phase 1. This project site is 31.41± acres (Tract F-3) and is located at 11740 Tamiami Trail, Punta Gorda, Florida. Located in Commission District II.

Quasi-Judicial

UA3. [DRC-24-233, Charlotte Behavioral Health Care Center Expansion](#)

Community Development

Approve the Resolution regarding Southwest Engineering and Design's request for a PD Modification to DRC-PD-90-7 for the Charlotte Behavioral Health Care Center CRF Expansion. The project consists of a 5,578 sq. ft. building expansion, modifying the dumpster enclosure, and expanding the existing southern stormwater pond. This project site is 3.62± acres within a property boundary of 18.96± acres and is located at 1740 Education Avenue, Punta Gorda, Florida. Located in Commission District II.

Quasi-Judicial

UA4. [STN-25-01, Como St. to Seaspray St.](#)

Community Development

Approve a Resolution regarding Charlotte County Community Development Department's, on behalf of Morris Engineering & Consulting LLC, request to approve the street name change for the portions of Como Street, North of El Jobean Road and South of US 41, to Seaspray Street. The road segment serves as a key connector for major roadways, SR 776 and US 41. The proposed street name aims to improve clarity for residents, emergency responders, and visitors, while enhancing navigational efficiency in this area of the county. Located in Commission District IV.

Quasi-Judicial

UA5. [FP-24-02, Webbs Reserve - Phase 2](#)

Community Development

Approve a Final Plat for a subdivision to be named, Webbs Reserve - Phase 2, consisting of 142 residential lots and 10 tracts. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. This site contains 58.85± acres and is generally located south of Bermont Road, north of Babcock Trail, west of the County line with Glades County, and east of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area, and in Commission District I.

Quasi-Judicial

Public Hearing

UB1. [PAS-24-07, Darst Park](#)

Community Development

Approve an Ordinance, pursuant to Section 163.3187, Florida Statutes, adopting a Small-scale Plan Amendment amending Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to Parks and Recreation (PKR); for property located at 537 Darst Avenue, in the Punta Gorda area and within the South County area, containing 0.483± acres; Petition No. PAS-24-07; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date. Located in Commission District II.

Legislative**UB2. [Z-24-16, Darst Park](#)****Community Development**

Approve an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-family 5 (RSF-5) to Parks and Recreation (PKR), for property located at 537 Darst Avenue, in the Punta Gorda area and in the South County area, containing 0.483± acres; Petition No. Z-24-16; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date. Located in Commission District II.

Quasi-Judicial**UB3. [PD-25-04, Major Modification to Scenic View PD Zoning](#)****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 2024-012, the adopted General PD Concept Plan and its associated PD conditions, to amend the maximum building square footage of "Storage" pursuant to County Code sec. 3-9-2: Rules of Construction; Definitions, from 145,000 square feet to 200,000 square feet, specifically, 1) to reduce the number of buildings from 11 to eight; 2) to increase the maximum square footage for mini-storage uses from 77,000 square feet to 110,000 square feet; 3) to increase the maximum square footage of storage units from 68,000 square feet to 90,000 square feet dedicated to indoor storage of recreational vehicles as defined in Code sec. 3-9-2 and boats on trailers, along with reasonably related private goods; and 4) to adjust the parking area and internal roadways, for property located at 5221 and 5225 Taylor Road, in the Punta Gorda area, containing 10.33± acres; Petition No. PD-25-04; Applicant: Derek Rooney, Esq. of Gary Robinson, P.A.; providing an effective date. Located in Commission District II.

Quasi-Judicial**UB4. [PD-24-18, Crosswinds PD - Major Modification to Simple Life PD](#)****Community Development**

Approve an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD; this is a major modification to the PD conditions and its associated PD Concept Plan as established in Ordinance Number 2022-022, and adopt the General PD Concept Plan, in order to have a residential development up to 230 dwelling units (a reduction of 48 units); requiring a transfer of 96 density units from the Coastal High Hazard Area (CHHA) (The

property contains 230 non-CHHA density units via Resolution Number 2021-107); for property located at 12150 Burnt Store Road, within the boundary of the Burnt Store Area Plan and in the Punta Gorda area, containing 68.43± acres; Petition No. PD-24-18; Applicant: DR Horton; providing an effective date. Located in Commission District II.

Quasi-Judicial

UB5. [PAS-24-04, Paradise RV Small Scale Plan Amendment](#)

Community Development

Approve an Ordinance, pursuant to Section 163.3187, Florida Statutes, adopting a Small-scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) (16.85± acres) and Commercial (COM) (16.81± acres), to LDR with an annotation to the 2030 Future Land Use Map stating that 1) the base density of the entire site is 16 units, and 2) the use of the entire site for a recreational vehicle park will be limited to 138 recreational vehicles and will not require a transfer of density; for subject property, including six parcels, five parcels are located at 2201, 2271, 2301, 2351 and 3011 Duncan Road (US 17), one parcel is generally located south of Sam Way, north of Taralane Drive, east of the Seminole Gulf Railway, and west of US 17, in the Punta Gorda area, containing 33.66± acres; Petition No. PAS-24-04; Applicant: Paradise Palms RV LLC; providing an effective date. Located in Commission District I.

Legislative

UB6. [PD-24-11, Paradise Palms RV PD 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) (16.85± acres) and Commercial General (CG) (16.81± acres) to Planned Development (PD) to allow for a RV park to have recreational vehicles up to 138 units, and also adopt a General PD Concept Plan; for property, including six parcels, five parcels are located at 2201, 2271, 2301, 2351 and 3011 Duncan Road (US 17), one parcel is generally located south of Sam Way, north of Taralane Drive, east of the Seminole Gulf Railway, and west of US 17, in the Punta Gorda area, containing 33.66± acres; Petition No. PD-24-11; Applicant: Paradise Palms RV LLC; providing an effective date. Located in Commission District I.

Quasi-Judicial

UB7. [PAL-23-00004, Tarpon Waterfront Village Large Scale Plan Amendment](#)

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 request is to 1) amend Charlotte County FLUM Series Map #3: 2030 Service Area Delineation, to extend the Urban Service Area boundary to include 14.52± acres of the property; and 2) amend Charlotte County FLUM Series Map #2: 2050 Framework, from Agricultural/Rural to Revitalizing Neighborhood for 11.51± acres of the property and Managed Neighborhood for 3.01± acres; for property including three parcels, two parcels located at 4331 and 4399 Willow Street, in the Port

Charlotte area, and one undressed parcel generally located north of the Peace River, south of Edgewater Drive, west of Bayshore Road, east of Lister Street and southeast of Crews Court, in the Charlotte Harbor Community Redevelopment area and in the Port Charlotte area, containing 14.51± acres; Petition No. PAL-23-00004; Applicant: Tarpon Waterfront Village LLC; providing an effective date. Located in Commission District V.

Legislative

UB8. [LAD-25-02 \(Original Application Number 22LAD-00000-00007\), Revisions to the Harborview DRI DO](#)

Community Development

Approve a Resolution, pursuant to Section 380.06(7), Florida Statutes (F.S.) and Section 3-9-10.1, Development of Regional Impact (DRI) Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, the County's Land Development Regulations, amending the DO for the Harborview DRI, Resolution Number 2010-083, to 1) revise for internal and statutory consistency to reflect updates to Florida Statutes, as applicable; 2) amend "Specific Conditions": "Vegetation and Wildlife"; "Wetlands"; "Stormwater Management/Water Quality"; "Transportation"; "Education"; "Dock Facilities" (existing "Marina and Dock Facilities"); "Energy"; "Flood Plain/Hurricane Preparedness"; and "Recreation and Open Space"; 3) update the "Land Use" condition to delete marina uses; 4) revise Map H as Exhibit "A" to be consistent with the proposed development rights; 5) revise the buildout date; 6) revise Exhibit "B" to include a "Land Use Equivalency Matrix"; 7) replace the existing Exhibit "D": "Harborview DRI Land Management Plan, a Manual of Best Management Practices for Preserve Areas, Wetland Buffers, Green Zone, Nutrient Management, Wildlife Utilization Area, and Listed Species Prepared by EarthBalance, February 25, 2010" with the new Exhibit "D": "Harborview DRI Land Management Plan, a Manual of Best Management Practices for Preservation Prepared by Water Resource Associates, November 2023"; 8) replace Exhibit "E": Wetland Impact/Preservation and Wildlife Areas/Green Zone Map (Map F-1) with a new Map F-1: Wetland Impact & Wildlife Utilization Map; and 9) delete Exhibit "F": Marina Environmental Measures and Best Management Practices, Clean Marina Plan - Harborview Marina; for property general located north of the Peace River, south of Madras Court and Mauritania Road, east of Danforth Drive, and west of Discovery Drive; in the Port Charlotte area; containing 653± acres; Petition No. LAD-25-02; Applicant: Benderson Development Company, LLC; providing an effective date. Located in Commission District I.

****Change, Added attachment - Presentation, 5/28/2025****

Quasi-Judicial

UB9. [PD-25-03 \(Original Application PD-22-00015\), Major Modification to Harborview DRI PD](#)

Community Development

Approve an Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD; this is a major modification to the existing Harborview Development of Regional Impact (DRI) PD, Ordinance Number 2010-071, by revising the development rights, removing the public marina, updating development standards, and adopting a General PD Concept Plan; for property generally located north of the Peace River, south of Madras Court and

Mauritania Road, east of Danforth Drive, and west of Discovery Drive; in the Port Charlotte area; containing 653± acres; Petition No. PD-25-03; Applicants: Benderson Development Company, LLC; providing an effective date. Located in Commission District I.

****Change, Added attachment - Presentation, 5/28/2025****

Quasi-Judicial

UB10. [TCP-22-04, Revisions to the Harborview DRI DO](#)

Community Development

Approve an Ordinance, pursuant to Section 163.3184(3), Florida Statutes, adopting a Large Scale Plan Amendment to revise Future Land Use (FLU) Appendix VI: Developments of Regional Impact by 1) removing permitted "Public Marina" land use/development right from the Harborview Development of Regional Impact (DRI), 2) increasing the total minimum acreage of "Open Space, Preservation and Recreational Uses" to 226.55 acres for this DRI, and 3) updating "Notes" to remove Note #1 for the West Village residential development rights and to revise and renumber Note #2 to new Note #1 to reflect a new Land Use Equivalency Matrix; Petition No. TCP-22-04; Applicants: RDL Associates, LLC; Peace River Associates, LLC; Peace River East II, LLC; and Post Falls Management Associates, LLC; providing an effective date. The Harborview DRI is located within Commission District I.

****Change, Added attachment - Presentation, 5/28/2025****

Legislative

AA. County Administrator Comments

BB. County Attorney Comments

CC. Economic Development Director Comments

DD. County Commissioner Comments

County Commissioners

Joseph Tiseo, District 5, Chairman

Ken Doherty, District 1, Vice Chairman

Christopher Constance, District 2

Bill Truex, District 3

Stephen R. Deutsch, District 4

Board of County Commissioners

Schedule of Future Closures/Hearings/Workshops

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

[Schedule](#)

