

**BOARD OF COUNTY COMMISSIONERS**

**JANUARY 21, 2025**

A Board Workshop 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, followed by the Pledge of Allegiance.**

County Administrator Flores highlighted Board Workshop.

**1. Bachmann Tract**

Assistant County Administrator Claire Jubb gave a brief overview of Subject Parcel, Background, Current status, and Possible Options.

**Chair Tiseo** discussed Background, extensions, affordable housing units, property trade, noise complaints, Possible Options, Palladium Group LLC, tax credits, interest rates, funding sources, Affordable Housing Advisory Committee (AHAC), Capital Improvement Projects (CIP), Charlotte County Fairgrounds, noise complaints, Subject Parcel, City of North Port, Sarasota County, Metropolitan Planning Organization (MPO), meeting attendance, feedback, and site master planning. **Commissioner Constance** mentioned Background, property transfer and value, market inflation, Palladium Group LLC, penalty, and economy. **Commissioner Deutsch** commented on Possible Options, community needs, Charlotte County Fairgrounds, property trade, appraisals, location, and value, Subject Parcel, benefits, residential development, Charlotte Sports Park, and MPO. **Commissioner Doherty** noted Possible Options, surplus parcel designation, property uses, affordable housing units, and economy. **Commissioner Truex** spoke to challenges, property uses and trade, noise complaints, Blue Sky Communities, Possible Options, affordable housing units, site master planning, and National Association of Counties (NACo) Counties for Housing Solutions (C4HS) criteria.

**AA. County Administrator Comments - None**

**BB. County Attorney Comments - None**

**CC. Commissioner Comments**

**Chair Tiseo** discussed Project Status Update website, Cultural Center, funding sources, Tax Increment Financing (TIF), loan prepayment, Parkside Community Redevelopment Agency (CRA), Live Local Act, Transfer of Density Units (TDU), limitations, language, AHAC application process, Florida Statutes, population, parks, Port Charlotte Beach Complex, Bayshore Live Oak Park, hurricane damages, Harold Avenue Park, public safety, amenities, staff

efforts, Sales Tax Project, boat ramps, Sunseeker boardwalk and elevator, assessment process, easement agreement, public access, Charlotte Harbor CRA, Americans with Disabilities Act (ADA) accessibility, sidewalk, property condition, Florida Department of Transportation (FDOT), liability, private event advertisement, operational hours, and negotiations. **Commissioner Constance** mentioned February 25, 2025 Regular and Land Use Meeting, publication, Alligator Creek, dredging schedule, debris removal, City of Punta Gorda, permitting, manmade canals, Army Corps of Engineers, Cultural Center, options, programming, functions, operation and maintenance, public safety and access, Live Local Act, Florida Association of Counties (FAC), Pasco County Commissioner Kathryn Starkey, TDU, hurricane damages, Sunseeker boardwalk, lift, and elevator, signage, ADA accessibility, easement agreement, private event advertisement, and legal precedent. **Commissioner Deutsch** commented on TDU, Live Local Act, unit value, Charlotte County Fairgrounds Executive Director Kamal Mahshie, noise complaints, tree coverage, hurricane damage, buffer options, Big Boy Toyz Expo, operating hours, stage relocation, fishing piers, misinformation, Port Charlotte Beach Park, and challenges. **Commissioner Doherty** noted manmade canals, jurisdictional classification, Cultural Center, PBK and Harvard Jolly partnership, density cap, Department of Commerce, Live Local Act, interpretation, commercial development, TDU, Comprehensive Plan, and Florida Administrative Code. **Commissioner Truex** spoke to C4HS, Presidential Inauguration, event attendance, storm damages, priorities, Florida's Sunshine Ball, Live Local Act, Senator Kathleen Passidomo, January 28, 2025 Regular and Land Use Meeting, Disaster Recovery Task Force, density unit requirement, Department of Economic Opportunity (DEO), affordable housing, Comprehensive Plan, language, Florida Statutes, requirements, Port Charlotte Beach Park, shelters, public safety and access, Englewood Beach, Englewood Chamber of Commerce Executive Director Doug Izzo, sand sifting operation, damage assessments, Sunseeker, property conditions, liability exposure, easement, challenges, elevator repairs, FDOT right of way, and private event advertisement.

Deputy County Administrator Emily Lewis responded to classification, FDOT, sidewalks, Sunseeker, and Bayshore Live Oak Park.

Assistant County Administrator Jubb replied to Cultural Center, consultant contract, TDU requirements, and density.

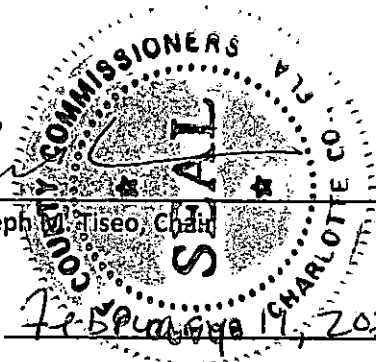
Travis Perdue, Facilities Management Director responded to Cultural Center, programming and master planning, meeting schedule, contract objectives, options, ownership and operation, market research, demolition plan, public safety, property uses, Capital Needs Plan, and Harvard Jolly Architecture.

County Attorney Knowlton interjected on Live Local Act, FAC, TDU Ordinance, Code compliance, Florida Statutes, interpretation, language, Sunseeker boardwalk and elevator, posted signage, replacement parts, hurricane damage, private event request, and easement agreement amendment.

Deputy County Attorney Thomas David replied to density cap, District Courts of Appeal (DCA), consent agreement, Live Local Act, Code compliance, language, TDU, zoning, regulations, policy determination, county-wide impact, Florida Statutes, interpretation, Comprehensive Plan, and State of Florida Division of Administrative Hearings (DOAH).

Ben Bailey, Community Development Director responded to Sunseeker, damage assessment, safety concerns, ADA accessibility, liability, signage, accommodations, FDOT, Florida Power and Light (FPL), and liability exposure.

ADJOURNED: 10:29 am

  
Joseph M. Tiseo, Chair  
DATE ADOPTED: February 17, 2025

ATTEST:

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

By:   
Deputy Clerk