

BOARD OF COUNTY COMMISSIONERS

MARCH 17, 2026

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 David, and Minutes Clerk Gerace. 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. Beach Renourishment

John Elias, Public Works Director gave a brief overview of Direction Needed, Municipal Service Benefit Units (MSBUs), Beach Renourishment, Funding - Federal Obligated/State Awarded, Funding - Pending Federal Obligation/State Award, County Subsidy, Government Property Tax Bills, Rate Comparison - Manasota Key Beach Renourishment, Rate Comparison - Don Pedro/Knight Island Beach Renourishment, Bocilla Lagoon, Timeline of Key Events, responded to Bocilla Lagoon MSBU Location & Parcels, project scope and expansion, Federal Emergency Management Agency (FEMA) reimbursement process, public hearing mailers, alternate dredging funding sources, and beach renourishment program cycles.

Kevin Plenzler, PFM Financial Advisors Director gave a brief overview of Beach Renourishment Assessment History, Assessment Methodology, Recreation (REC) and Nearshore Benefit Zone (NBZ) Assessments, Assessment Apportionment, What is the Bocilla Lagoon MSBU, Lagoon Location and Project Summary, Project MSBU Methodology, Bocilla Lagoon MSBU Location & Parcels, MSBU Assessment Allocation Summary, Bocilla Lagoon Rate Summary, replied to Charlotte County Property Appraisers Office, assessment roll cycles, and debt service allocation.

Chair Tiseo discussed Assessment Apportionment, assessment roll cycles, Rate Comparison - Manasota Key Beach Renourishment, Rate Comparison - Don Pedro/Knight Island Beach Renourishment, federal reimbursement obligations, project scope, navigable waterways, overwashed sand removal, storm impacts, Timeline of Key Events, public hearing notice requirement and mailers, County Subsidy, funding sources, Bocilla Lagoon Rate Summary, assessment timeframe, July 22, 2026 MSBU Public Hearing, existing beach renourishment program, Manasota Key and Don Pedro/Knight Island Beach Renourishment MSBU assessment schedule and public hearing, and September 8, 2026 First Budget Public Hearing notice requirement. Commissioner Constance mentioned County Subsidy, funding sources, Tourist Development Tax (TDT) Reserves, and Manasota Key and Don Pedro/Knight Island Beach Renourishment MSBU maximum assessment rate. Commissioner Doherty commented on Timeline of Key Events, impacted parcels, Equalization Hearings, methodology adjustments, and public hearing notices.

Commissioner Truex noted Bocilla Lagoon MSBU Location & Parcels, sandbar inclusion, project scope and expansion, MSBU Assessment Allocation Summary, County Subsidy, assessment timeframe and methodology, dredging subsidies, and restricted access areas.

Deputy County Administrator Emily Lewis responded to project designation, lagoon maintenance and pre-storm bathymetric surveys, FEMA reimbursement eligibility, coastline management, County Subsidy, restricted access area, and TDT utilization limitations.

County Administrator Flores remarked on County Subsidy and funding strategies and sources.

Pam Kirchner, Financial Manager replied to Manasota Key and Don Pedro/Knight Island Beach Renourishment MSBU assessment cycles and maximum rates.

County Attorney David interjected on Manasota Key and Don Pedro/Knight Island Beach Renourishment MSBU assessment cycles and public hearing requirement.

Heather Encinosa, Nabors Giblin & Nickerson responded to September 8, 2026 First Budget Public Hearing notification mailer legal requirement and July 22, 2026 MSBU Public Hearing.

2. CRA Updates

Whit Buchanan, County Management Fellowship gave a brief overview of Introduction, Project Overview, Charlotte Harbor Community Redevelopment Agency (CRA), Housing & Population, Projects Listed in the Master Plan, Gateway 1A, Melbourne Street Access Improvements at Live Oak Point, Design Treatment to the Bridge, Riverwalk Place, Sunseeker Resort Florida Gulf Coast, Melbourne Street Multi-Use Path, Bayshore Live Oak Park, Bayshore Live Oak Park - Latest Updates, Bayshore Road (Rd) Street Lighting, Charlotte Harbor Community Redevelopment Agency (CHCRA) Parking Improvements & Pedestrian Walkway, Parmely Street Road Widening & Sidewalk, Charlotte Harbor Watershed Management Plan, Charlotte Harbor CRA Funding, Housing Expenses Fiscal Year (FY) 2025 - 33980, Charlotte Harbor Future Projection FY 2026-FY 2031, Parkside CRA, Parkside CRA - Citizen's Master Plan, Parkside CRA - Housing & Population, Safe and Attractive, Known for Great Public Spaces, Transform Harbor and Olean Roadways into Grant Urban Boulevards, Transform Lake Betty and McGuire Parks into Destination Attractions, Acquire and Construct New Events Square as Destination, Livable and Walkable, Parkside - Elkcam Boulevard (Blvd), Caring Way & Brinson Avenue (Ave) Sidewalks, Citizen Vision: Goals & Objectives, Parkside CRA Funding, Housing Expenses - 33952, Murdock Village CRA, Murdock Village CRA - Housing & Population, Primary Objectives of the Murdock Village CRA, Community Objectives of the Murdock Village CRA, West Port Infrastructure, West Port - Phase 1, West Port East - Phase II, West Port Village - Phase III, Murdock Village CRA Funding - Total CRA Investments, Murdock Village CRA Funding, Housing Expenses - 33953, replied to CRA project funding qualification, and Cultural Center.

Chair Tiseo discussed Melbourne Street Access Improvements at Live Oak Point, Whiskey Joe's, Live Oak Point Park alternate access points, Sunseeker Resort Florida Gulf Coast, TDT, occupancy rate impacts, Tax

Increment Financing (TIF) trendlines and revenue streams, CHCRA projects and expiration, Parkside CRA Citizen's Master Plan, sunset, Safe and Attractive, neighborhood watch programs, Citizen Vision: Goals & Objectives, Caring Way & Brinson Ave Sidewalks, CRA project funding qualification and strategies, flexibility, Cultural Center event space and concept plan, Capital Improvement Projects, West Port Infrastructure, costs, West Port Village - Phase III, transfer tax, affordable housing funding options, and Murdock Village CRA Funding - Total CRA Investments. **Commissioner Constance** mentioned CHCRA funding allocation and projects and sunset. **Commissioner Deutsch** commented on Gateway 1A, Whiskey Joe's property, Housing Expenses – 33952, and hospital expansions and property values. **Commissioner Doherty** noted CHCRA project timelines and sunset, cashflow analysis, and FEMA reimbursements. **Commissioner Truex** spoke to CHCRA fund retention and reallocation, community investment, sunset, and staff efforts.

Deputy County Administrator Lewis remarked on CHCRA Plans and hurricane damage projects, financial and data analysis, Murdock Village, Parkside, and Charlotte Harbor Future Projection FY 2026-FY 2031 Reports, hospital investments and expansion project impacts, and Return on Investment (ROI).

Assistant County Administrator Claire Jubb responded to West Port Infrastructure and public infrastructure improvements cost reimbursement.

County Administrator Flores replied to CRA Fund qualified expenditures.

Richard Arthur, Fiscal Services Manager remarked on Murdock Village CRA Funding, Capital Projects Fund transfer, and debt service final payment date.

AA. County Administrator Comments

County Administrator Flores discussed staff efforts, Economic Development and Public Works Departments, General Fund, funding flexibility and sources, and March 17, 2026 Reserve and Debt Policy Workshop.

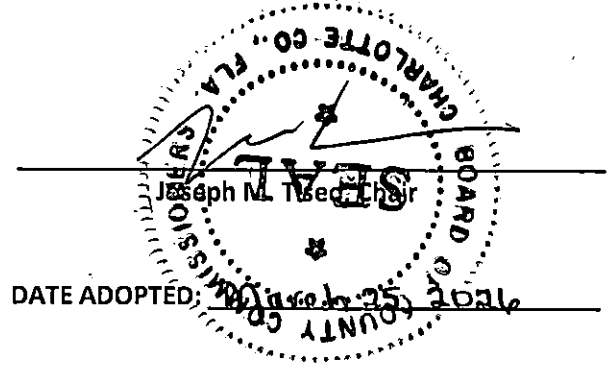
BB. County Attorney Comments

County Attorney David mentioned staff efforts and Murdock Village Community Redevelopment Agency (MVCRA) Contract.

CC. Commissioner Comments

Commissioner Tiseo commented on requested schedule change and March 17, 2026 Reserve and Debt Policy Workshop. **Commissioner Constance** spoke to staff efforts and July 22, 2026 MSBU Public Hearing. **Commissioner Deutsch** noted staff efforts. **Commissioner Doherty** discussed staff efforts. **Commissioner Truex** mentioned July 21, 2026 Board Workshop and Transportation Quarterly Meetings, National Association of Counties (NACo) Annual Conference, and requested schedule change.

ADJOURNED: 10:58 am



ATTEST:

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

By: Kimberly Walsh
Deputy Clerk