

BOARD OF COUNTY COMMISSIONERS

APRIL 22, 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 (departed at 12:36 pm). 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 Chair Tiseo, followed by the Pledge of Allegiance.

Changes to the Agenda

Addition #1: R-7, Letter of Support, NOAA Tide Gauge Federal Appropriations Request. Approve and sign a letter of support for a community project funding request to install a NOAA tide gauge in the vicinity of Charlotte Harbor, submitted to the office of Congressman Byron Donalds by the Coastal and Heartland National Estuary Partnership.

Requested by: County Administration

Change #1: R-4, Added attachment – Revised Presentation.

Requested by: Human Services

Change #2: R-5, Added attachment – Presentation.

Requested by: Community Services

Change #3: R-6, Added attachment – Presentation.

Requested by: Community Services

Change #4: S-1, Added attachments -- WW Ordinance Presentation, WW Ordinance-Original-Existing, Wastewater Ordinance clean.

Requested by: Utilities

Change #5: F-5, Deleted attachment HVR-108, 701A, 701B.

Requested by: Budget & Admin Services

Change #6: T-1, Added attachments – Updated Presentation, Updated IGM Report.

Requested by: Community Development

Change #7: C-1, Added attachment – Updated application.

Requested by: Commission Office

Change #8: C-2, Added attachment – Updated signature page.

Requested: Commission Office

COMMISSIONER CONSTANCE MOVED TO APPROVE CHANGES TO THE AGENDA, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

Proclamations - Commissioner Ken Doherty

COMMISSIONER CONSTANCE MOVED TO APPROVE THE PROCLAMATIONS, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

Building Safety Month

Community Development Director Ben Bailey and Building Official Shawn McNulty accepted the Proclamation.

Drinking Water Week

Utilities Chief Plant Operator James Lynch, Operations Managers Ken Stecher, Utilities Superintendent Tom Hill accepted the Proclamation.

Hibiscus Day

Proclamation to be mailed to Dianne Munson.

National Police Week

Charlotte County Sheriff Bill Prummell accepted the Proclamation.

National Travel & Tourism Week

Tourism Development Director Sean Doherty and Staff accepted the Proclamation.

National Physical Fitness & Sports Month

Proclamation to be mailed to Nancy Pizzino, Recreation Superintendent.

National Water Safety Month

Proclamation to be mailed to Marc Solomon, Recreation Superintendent.

Water Safety Awareness Month

Proclamation to be mailed to Paul DeMello, JACD.

Employee Recognition

Employee of the Month - March 2025

Kenna Hubai
Public Works

John Elias, Public Works Director highlighted Ms. Hubai's service, dedication, qualifications, achievements, leadership, and presented the Award.

Award Presentations

Commissioners' Award for Customer Service - Commissioner Constance

Third Quarter Commissioners' Award.

Commissioner Constance highlighted Community Services Director Tommy Scott's public service, compassion, community involvement, resiliency, achievements, leadership, dedication, and presented the Award.

Chair Tiseo discussed natural disasters, recovery operations, personal loss, and Mr. Scott's service and efforts.

Excellence in Business Award

Bert's Salute to America Foundation to be awarded Economic Development Non-Profit Excellence in Business Award.

Kay Tracy, Economic Development Director highlighted Bert's Salute to America Foundation's generosity, community impact and support, partnerships, commitment, leadership, compassion, and presented the Award.

Bert King, Bert's Salute to American Foundation President remarked on commitment and Charlotte County Commissioners.

Chair Tiseo mentioned Twisted Fork, Comedy For A Cause, and fundraising efforts. **Commissioner Deutsch** commented on Bert's Black Widow Harley-Davidson, Twisted Fork, first responder and veteran support, commitment, community impact, and Rolling Thunder Ride For Freedom Florida 2025.

PUBLIC INPUT - AGENDA ITEMS ONLY

Wendy Moeller spoke against Emergency 911 Communication Center as Primary Public Safety Answering Point.

Melissa Lockhart spoke against Emergency 911 Communication Center as Primary Public Safety Answering Point.

Steven Leskovich, Punta Gorda Interim City Attorney spoke against Emergency 911 Communication Center as Primary Public Safety Answering Point.

Janis Denton, Punta Gorda Council Member spoke against Emergency 911 Communication Center as Primary Public Safety Answering Point.

Bill Page spoke against Emergency 911 Communication Center as Primary Public Safety Answering Point.

Melissa Reichert, Punta Gorda Interim City Manager spoke against Emergency 911 Communication Center as Primary Public Safety Answering Point.

Keith Henderson spoke against Emergency 911 Communication Center as Primary Public Safety Answering Point.

Greg Julian, Punta Gorda Vice Mayor noted Emergency 911 Communication Center as Primary Public Safety Answering Point.

Dr. Debi Lux spoke against Emergency 911 Communication Center as Primary Public Safety Answering Point.

Dianne Van Beek spoke against Emergency 911 Communication Center as Primary Public Safety Answering Point.

Wendy Young spoke against Emergency 911 Communication Center as Primary Public Safety Answering Point.

Jeff Lustig spoke to Emergency 911 Communication Center as Primary Public Safety Answering Point and Resolution of Necessity: Harborview Road Widening Project – Segment 1 Parcels.

Jeannine Polk, Punta Gorda Council Member spoke against Emergency 911 Communication Center as Primary Public Safety Answering Point.

RECESS: 10:00 am – 10:12 am

Punta Gorda Police Department Support Services Captain Dylan Renz remarked on Emergency 911 Communication Center as Primary Public Safety Answering Point.

Punta Gorda Police Department Chief Pam Smith discussed Emergency 911 Communication Center as Primary Public Safety Answering Point.

Vivian Taylor mentioned Emergency 911 Communication Center as Primary Public Safety Answering Point.

Tim Ritchie commented on Emergency 911 Communication Center as Primary Public Safety Answering Point.

Gary Skillicorn spoke against Emergency 911 Communication Center as Primary Public Safety Answering Point.

Ursula Case noted Sales Tax Update and Parks Hurricane Recovery Update.

Frank Kudrna, Port Charlotte Beach Park Reopen Committee Chairman spoke to Sales Tax Update and Parks Hurricane Recovery Update.

Joe Johnston remarked on Parks Hurricane Recovery Update.

Scott Prosuch discussed Parks Hurricane Recovery Update.

Dave Thompson mentioned Sales Tax Update and Parks Hurricane Recovery Update.

Brad Heim commented on Parks Hurricane Recovery Update.

David Reynolds spoke in support of Sales Tax Update and Parks Hurricane Recovery Update.

Mark Pelersl noted Parks Hurricane Recovery Update.

Sandy Witzke, Buena Vista Property Owners Association President spoke to Parks Hurricane Recovery Update.

Chuck Witzke remarked on Parks Hurricane Recovery Update.

Robert Ian Davis spoke against Emergency 911 Communication Center as Primary Public Safety Answering Point.

Kathleen Davls discussed Emergency 911 Communication Center as Primary Public Safety Answering Point.

Paula Stankich spoke against Emergency 911 Communication Center as Primary Public Safety Answering Point.

Michael Hirsh mentioned Emergency 911 Communication Center as Primary Public Safety Answering Point.

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.

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.
- **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, and 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, 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.
- 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

Quarterly Housing Division Report - April 2025

Human Services

January, February and March 2025 Housing Division Report.

CONSENT AGENDA

COMMISSIONER DOHERTY MOVED TO APPROVE THE CONSENT AGENDA WITH THE EXCEPTION OF E-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.

B. Minutes Division

1. Minutes

Recommended Action: Approve the following Minutes:

April 3, 2025 BCC Pre-Agenda

April 8, 2025 BCC Regular Meeting

Budgeted Action: No action needed.

Board of County Commissioners

C. Commission Office

1. Appointment - Gulf Cove Street & Drainage Advisory Board

(Change #7) Added attachment – Updated application.

Recommended Action: Approve the appointment of Shirley Slaughter to fill the unexpired term of Rebecca Wirth on the Gulf Cove Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2025.

Budgeted Action: No action needed.

2. Appointment - Beaches and Shores

(Change #8) Added attachment – Update signature page.

Recommended Action: Approve the appointment of Rob Wibbeler to the unexpired term as the Member-At-Large representative on the Beaches and Shores Advisory Committee. Term is effective immediately and will expire in November 2026.

Budgeted Action: No action needed.

3. Appointment - Manasota Key Street & Drainage Advisory Board

Recommended Action: Approve the appointment of Heather Harper-Nibert to fill the unexpired term of Elizabeth McCallum on the Manasota Key Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2026.

Budgeted Action: No action needed.

4. Reappointment - Gardens of Gulf Cove Street & Drainage Advisory Board

Recommended Action: Approve the reappointment of Raymond Forshee to the Gardens of Gulf Cove Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

Budgeted Action: No action needed.

D. County Administration

E. County Attorney

1. Emergency 911 Communication Center as Primary Public Safety Answering Point

Recommended Action: a) Approve Resolution recognizing Charlotte County's Emergency 911 Communication Center as the primary Public Safety Answering Point (PSAP) call center in Charlotte County; and b) Authorize the Chairman to sign the Resolution.

Budgeted Action: No action needed.

Chair Tiseo commented on citizen input, Punta Gorda Police Department and City Council, Charlotte County Sheriff Bill Prummell, public safety, cost and tax savings, research, Highlands County Public Safety Service Consolidation Study, Charlotte County Sheriff's Office (CCSO) Administration Center and 911 Facility, task force concept and composition, cooperation, policy decisions, timeframe, communication challenges, elected official obligations, and service delivery. **Commissioner Constance** spoke to April 16, 2025 Punta Gorda City Council Meeting, decorum, citizen input, public safety, April 8, 2025 Regular Meeting, cooperation, employment opportunities, staffing, City of Punta Gorda Dispatch Center and Council Members, Home Rule, task force concept and composition, response times, dispatch centers, call distribution, and improvements. **Commissioner Deutsch** noted cooperation, response times, CCSO Administration Center and 911 Facility, public safety task force concept, operational details, cost comparisons, City of Punta Gorda, timeline, resolution, and Senate Bill 1554. **Commissioner Doherty** discussed citizen input, efficiency, cost savings, improvements, City of Punta Gorda, cooperation, task force concept and composition, recommendations, timeframe, CCSO Administration Center and 911 Facility, dispatcher staffing, and May 13, 2025 Regular Meeting. **Commissioner Truex** mentioned citizen input, public safety, City of Punta Gorda Council Member Lockhart and 911 Dispatch, task force concept and composition, resident representation, Punta Gorda Police Chief Smith, partial and full consolidation, and improvements.

Charlotte County Sheriff Prummell responded to 911 calls, transfer lag times, Computer-Aided Dispatch (CAD) to CAD systems, technology, Sarasota County, City of Punta Gorda, costs, communication, consolidated dispatch center, dispatcher positions, timelines, and Joint Meeting.

County Attorney Knowlton interjected on task force concept and composition, objectives, Sunshine Law requirements, and Highlands County.

COMMISSIONER DEUTSCH MOVED TO AMEND THE RESOLUTION, ALLOW FOUR TO SIX MONTHS TO ESTABLISH THE COMMITTEE, HAVE A FEW MEETINGS TO SEE IF THEY CAN COME UP WITH THE BEST POSSIBLE SYSTEM FOR EVERYONE

MOTION FAILED DUE TO LACK OF SECOND

COMMISSIONER CONSTANCE MOVED TO POSTPONE EMERGENCY 911 COMMUNICATION CENTER AS PRIMARY PUBLIC SAFETY ANSWERING POINT FOR SIXTY DAYS, TIME CERTAIN; CHARGE THE COUNTY ADMINISTRATOR TO CONTACT THE PUNTA GORDA INTERIM CITY MANAGER SO THEY CAN AGREE ON WHO SHOULD MAKE UP THE TASK FORCE TO REPORT TO THE BOARD, WHAT THE SUBJECT MATTER SHOULD BE, AND BRING IT BACK AS AN AGENDA ITEM ON THE MAY 13, 2025 REGULAR MEETING, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 5:0.

F. Budget and Administrative Services

Fiscal Services

Information Technology

Purchasing

1. 25-357, Piggyback, LED Lighting Retrofit for Ann & Chuck Dever and Carmalita Parks (Community Services)

Recommended Action: Approve Piggyback File #25-357, LED Lighting Retrofit for Ann & Chuck Dever and Carmalita Parks, per the Clay County Request for Bid #23/24-074, which was awarded to Musco Sports Lighting, LLC of Oskaloosa, Iowa, for a total cost of \$854,250.

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.

2..25-269, Award, Hurricane Ian Self-Supporting Antenna Tower at Various Lift Stations (Utilities)

Recommended Action: Approve award of Request for Bid #25-269, Hurricane Ian Self-Supporting Antenna Tower at Various Lift Stations, to the lowest, responsible bidder, Tower Systems, Inc. of Winter Park, Florida, in the amount of \$498,999.20. This is to secure the services of a licensed Contractor to provide services to design, remove existing, and install new tower support structure for operational SCADA equipment at various lands owned or maintained by the County, due to Hurricane Ian.

Budgeted Action: No action needed. A fourth quarter budget adjustment will be brought to the Board if award is accepted. Funding for this Hurricane Ian repair is being collected in the hurricane fund. There is an anticipated reimbursement of 75% from FEMA (Federal Emergency Management Agency) with a state reimbursement of 12.5% and a required local match of 12.5%.

3. 25-009, Award, Light Duty Vehicles - Annual Contract (Fleet)

Recommended Action: a) Approve award of Request for Bids #25-009, Light Duty Vehicles - Annual Contract to Bartow Ford, for a 4.35% discount off of Ford Factory Invoice, and a 0% mark-up on dealer installed options. Term of contract is from date of award through and including September 30, 2026; and b) Authorize the County Administrator to approve the renewal options for up to two additional one-year terms, at the same prices, terms, and conditions, by mutual consent. This annual contract allows for the purchase of Ford vehicles on an as needed basis.

Budgeted Action: No action needed. Parts and expenses will be funded by the Fleet Management Fund, and then will be charged back to the department as budgeted in the FY2025 budget process. Funding for this expenditure comes from user fees.

Real Estate Services

4. Maintained Right-of-Way on Private Property

Recommended Action: a) Approve Resolution regarding the surveys for those properties identified in Charlotte County, Florida that have been continuously and uninterruptedly maintained by the County for more than seven (7) years; and b) Authorize the Chairman to sign the Resolution and the Mylars which are depicted through the surveys attached to the Resolution as exhibits. **RES 2025-094**

Budgeted Action: No action needed. Budgeted in the Transportation Trust Fund - Maintenance and Operations budget as approved in the FY 2025 budget process. Funding for this expenditure comes from Gas Tax.

5. Resolution of Necessity: Harborview Road Widening Project - Segment 1 Parcels

(Change #5) Deleted attachment HVR-108, 701A, 701B.

Recommended Action: Approve Resolutions authorizing the acquisition of real property or easement interests in real property by any legal means that may be required for the construction of roadway and/or roadway improvements for the Harborview Road Widening Project. **RES 2025-095 / RES 2025-096 / RES 2025-097 / RES 2025-098 / RES 2025-099 / RES 2025-100 / RES 2025-101 / RES 2025-102 / RES 2025-103 / RES 2025-104 / RES 2025-105 / RES 2025-106 / RES 2025-107 / RES 2025-108 / RES 2025-109 / RES 2025-110 / RES 2025-111 / RES 2025-112 / RES 2025-113 / RES 2025-114 / RES 2025-115 / RES 2025-116 / RES 2025-117 / RES 2025-118 / RES 2025-119 / RES 2025-120 / RES 2025-121 / RES 2025-122 / RES 2025-123 / RES 2025-124 / RES 2025-125 / RES 2025-126 / RES 2025-127 / RES 2025-128 / RES 2025-129 / RES 2025-130 / RES 2025-131 / RES 2025-132 / RES 2025-133 / RES 2025-134**

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project "Harborview Road Widening - Melbourne to I75" as approved in the FY25 budget process. Grant funding will be provided by the Florida Department of Transportation, with matching funds provided from the 2020 Sales Tax Extension.

6. Agreement for Review Appraisal Services - Harborview Road

Recommended Action: a) Approve the Agreement between Charlotte County and DL Valuation, LLC for Review Appraisal 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 termination of Agreement for Review Appraisal Services with Hettema Saba LLC recorded in instrument #3498991, as authorized by Resolution #2025-042; and c) 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 d) Authorize the Chairman to execute the Agreement; and e) Authorize the Chairman to execute the Resolution. **AGR 2025-070 / RES 2025-135**

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project "Harborview Road Widening - Melbourne to I75" as approved in the FY25 budget process. Grant funding will be provided by the Florida Department of Transportation, with matching funds provided from the 2020 Sales Tax Extension.

Risk Management

Transit

G. Community Development

H. Community Services

I. Economic Development

1. Resolution for Issuance of Revenue Bonds by the Charlotte County Industrial Development Authority for Town & Country Utility, Inc. (Babcock Ranch Phase III)

Recommended Action: a) Approve Resolution approving the issuance by the Charlotte County Industrial Development Authority (CCIDA) of private activity revenue bonds for Town & Country Utility, Inc. (Babcock Ranch Phase III); and b) Authorize the Chairman to sign the Resolution. **RES 2025-136**

Budgeted Action: No action needed. The Revenue Bonds and associated debt service are not a legal obligation or liability of Charlotte County.

J. Facilities Management

K. Human Resources

L. Human Services

M. Public Safety

1. **Ratification Required The American Association of Retired Persons (AARP) Community Challenge Grant**

Recommended Action: Ratify the Grant Administrative Approval, of the grant application, as executed by the Deputy County Administrator on March 4, 2025. The requested grant amount was \$25,000. **GRT 2025-017**

Budgeted Action: No budget action. A budget adjustment will be brought to the board if awarded. No local match required.

N. Public Works

O. Tourism Development

P. Utilities

Q. Other Agencies

REGULAR AGENDA

R. Regular Agenda

1. Willow Phase 3 Cost Share Project

Utilities

Provide direction to Charlotte County Utilities (CCU) regarding proposed allocation of funds to upsize Water Main and Utility Services for Willow Phase 3 Project.

Dave Watson, Utilities Director highlighted Willow Phase 3 Cost Share Project.

COMMISSIONER DOHERTY MOVED TO APPROVE OPTION #2, AT A CHARLOTTE COUNTY UTILITIES COST OF \$69,032.00, TO UPSIZE POTABLE WATER MAIN FROM 8 INCHES TO 12 INCHES, SECONDED BY CHAIR TISEO

MOTION CARRIED 5:0.

2. Sales Tax Update

County Administration

Update on the Sales Tax Projects.

Assistant County Administrator Claire Jubb gave a brief overview of 2014 Sales Tax - Completed, 2014 Sales Tax - active projects, 2020 Sales Tax Projects - Tier 1, 2020 Sales Tax Projects - Tier 2, replied to hurricane related permits, building condition, and South County Annex (2020).

Richard Arthur, Fiscal Services Manager gave a brief overview of Sales Tax Revenue: 2005 – 2026 and Total Projected Revenue.

Mr. Scott gave a brief overview of Port Charlotte Beach Complex (2020): Site Plan, Amenities, responded to Park master planning process, funding sources, Federal Emergency Management Agency (FEMA) required evaluation, property entrance location, boat trailers, and operational concerns.

Travis Perdue, Facilities Management Director gave a brief overview of Port Charlotte Beach Complex (2020), Port Charlotte Beach Recreation Center (2020): Project Budget, Floor Plan, Port Charlotte Beach Pool (2020): Project Budget, Site Plan, Family Services Center – Phase II (2020), Sheriff's District 4 and Training (2020), Supervisor of Elections (2014), Sheriff's Administration Center/911 (2020), GC Herring Park (2020), William R. Gaines Jr. Veterans Memorial Park Phase II (2020), Placida Boat Ramp Expansion (2014), Fire Station 3 (2020), Fire Station 6 (2020), Fire Station 17 (2020), District 2 (2020), South County Annex (2020), Radio Management Warehouse (2020): Project Budget, Recommended Property, replied to CCSO Firing Range, sound mitigation options, and feasibility study.

Todd Rebol, Atwell Engineering gave a brief overview of Recreation Center & Pool Area Development Summary, FEMA Zone 11VE Recreation Center Building, FEMA Zone 11 AE Pool Buildings (Proposed Structure Flood-Proofing), responded to Hurricanes Milton, Ian, and Charley, National Oceanic and Atmospheric Administration

(NOAA) Sea, Lake, and Overland Surges from Hurricanes (SLOSH) and Coastal High Hazard Area (CHHA) maps, safety features and mitigation, and Florida Building Code standards.

Mr. Elias gave a brief overview of Edgewater Expansion Design, Completed 2020 Sidewalks, Fruitland Boulevard/Avenue of the Americas Sidewalk, Quesada Boulevard Sidewalk, Rampart Boulevard Sidewalk, Caring Way and Brinson Avenue Sidewalk, Atwater Street Sidewalk, Cleveland Avenue Sidewalk, and Airport Road Sidewalk.

Mr. Stecher gave a brief overview of Water Quality Infrastructure Sales Tax (2020), Sales Tax (2020): Ackerman Septic to Sewer Project, Lake View/Midway Septic to Sewer Project, Cape Haze Septic to Sewer Project, West County Improvements, Water Quality - Vacuum Station - Tier 2, Midway North Septic to Sewer Project, Sales Tax Project Request, and Sales Tax Project Funding - Tier 2.

Chair Tiseo commented on Amenities, pavilions, Florida Building Code Wind standards, public outreach process and input, funding sources, concept plan, flood panels, structural and spatial design, site elevation and expansion, modeling, Placida Boat Ramp Expansion (2014), Army Corps of Engineers appeal process, project cost, permit acquisition, cost benefit analysis, Fire Station 3 (2020), stormwater requirements, Metro Forecasting Update, South County Annex (2020), alternative locations, Fire Station 2, Radio Management Warehouse (2020), Edgewater Expansion Design, Midway North Septic to Sewer Project, CCSO Firing Range, and sound mitigation through vegetation. Commissioner Constance spoke to 2014 Sales Tax - active projects, Sales Tax Revenue: 2005 - 2026, roof and hurricane related permits, Total Projected Revenue, Port Charlotte Beach Recreation Center & Pool, Port Charlotte Beach Complex (2020), property entrance, Recreation Center & Pool Area Development Summary, FEMA Zone 11VE Recreation Center Building, FEMA Zone 11 AE Pool Buildings (Proposed Structural Flood-Proofing), Hurricanes Ian and Milton, Fort Myers Beach, storm surge data, design options and changes, water intrusion, Placida Boat Ramp Expansion (2014), Army Corps of Engineers, mitigation credits, truck and trailer parking slips, Office of Intergovernmental Affairs (IGA), Fire Station 3 (2020), expansion capabilities, South County Annex (2020), Radio Management Warehouse (2020), Loveland Boulevard, Airport Road Sidewalk, Edgewater Expansion Design, Midway North Septic to Sewer Project, Sales Tax Project Request, City of North Port, and Sales Tax Project Funding - Tier 2. Commissioner Deutsch noted Amenities, pavilions, Army Corps of Engineers, average response times, and FEMA. Commissioner Doherty discussed finished floor elevation requirements, FEMA Zone 11AE Pool Buildings (Proposed Structural Flood-Proofing), CHHA, NOAA, Hurricanes Ian and Milton, storm surge projections, site grading concerns and determination, Placida Boat Ramp Expansion (2014), federal agency permit and approval process, Habitat Conservation Plan (HCP), Florida Fish and Wildlife Conservation Commission (FWC), and District 2 (2020).

Steve Padgett, PBK Architects Principal replied to flood panels, FEMA Zone 11AE Pool Buildings (Proposed Structural Flood-Proofing), site elevation, FEMA Zone 11VE Recreation Center Building, challenges, safety features and mitigation, and Floor Plan.

Joanne Vernon, County Engineer responded to Edgewater Expansion Design, Local Agency Program (LAP) Agreement, timing, and May 20, 2025 Quarterly Local Transportation Meeting.

County Attorney Knowlton interjected on Midway North Septic to Sewer Project.

County Administrator Flores replied to Sales Tax Extension Projects.

Deputy County Administrator Emily Lewis responded to 2025 Sewer Master Plan, water quality projects, system wide utilities improvements, and sound mitigation options.

RECESS: 12:36 pm – 1:00 pm

Taken Out of Order

1 P.M. PUBLIC INPUT - ANY SUBJECT

Bruce Schmall mentioned CCSO Firing Range, noise levels, violations, structural design, liability, Cecil M. Webb Shooting Range, and solutions.

Connie Wendt commented on CCSO Firing Range schedule, operating hours, and Post-Traumatic Stress Disorder (PTSD).

Shirley Stewart, Waterford Estates remarked on law enforcement support, Planned Development (PD), CCSO Firing Range, and cost-effective solutions.

Jeff Lustig noted Harborview Road Widening Project funding source and cost, Buc-ees, CCSO, City of Punta Gorda, consolidated 911 dispatch, job security, and public servants.

Tim Ritchie spoke to Peace and Myakka Rivers, sediment testing funding request, Charlotte Harbor, Bulls Bay, seagrass, Mosaic Bartow and Green Bay Facilities, National Pollutant Discharge Elimination System (NPDES) permits, acidic wastewater discharge, Senator Ben Albritton, Representatives Danny Nix and Vanessa Oliver, and Tourism impacts.

PUBLIC HEARING AGENDA

S. 10:00 A.M. Public Hearing

1. Ordinance Amending Chapter 3-8 to Conform to State Wastewater Collection and Treatment Requirements

(Change #4) Added attachments – WW Ordinance Presentation, WW Ordinance-Original-Existing, Wastewater Ordinance clean.

Utilities

Conduct a public hearing to consider repealing and amending certain provisions in Chapter 3-8 of the Charlotte County Code of Laws and Ordinances repealing sections that are obsolete and amending the Code to conform to state wastewater collection and treatment requirements. **ORD 2025-011**

Mr. Stecher highlighted Ordinance Amending Chapter 3-8 to Conform to State Wastewater Collection and Treatment Requirements.

Public Input

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

MOTION CARRIED 4:0.

COMMISSIONER CONSTANCE MOVED TO APPROVE ORDINANCE 2025-011 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA REPEALING CHAPTER 3-8, "WATER AND SEWERS", ARTICLE V, "WASTEWATER COLLECTION AND TREATMENT SYSTEM" CHARLOTTE COUNTY CODE; CREATING CHAPTER 3-8, "WATER AND SEWERS", ARTICLE V, "WASTEWATER COLLECTION AND TREATMENT SYSTEM" RELATING TO THE COUNTY'S WASTEWATER COLLECTION AND TREATMENT SYSTEM; PROVIDING PURPOSE, DEFINITIONS, GENERAL USE REQUIREMENTS, PRETREATMENT PROGRAM REQUIREMENTS; PROCEDURES FOR PERMITTING, REPORTING, COMPLIANCE, AND ENFORCEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 4:0.

PRESENTATION AGENDA

T. 10:00 A.M. Presentations

1. Metro Forecasting Update

(Change #6) Added attachments – Updated Presentation, Update IGM Report.

Metro Forecasting presentation of the updated projections.

Shaun Cullinan, Planning and Zoning Official highlighted Metro Forecasting Update and introduced David Farmer, Metro Forecasting Project Manager.

Mr. Farmer gave a brief overview of Introduction/Contact Information, Interactive Growth Model (IGM) and Charlotte County History, Charlotte County IGM, Where Do We Start, Charlotte County Planning Cluster Map, 2025 Findings and Trends, Population Growth, Housing Forecast, 2025 - Housing Construction Trends, 2024 New Housing Construction, Comparisons, 2023-2025 New Housing Construction, 2025 Population Forecast, Housing/Population Observations, Why are Shopping Centers Important, New Shopping Centers Demand, Future Shopping Centers Locations, Commercial Supply Comparison, Industrial, Charlotte County Employment, Industrial Jobs are Multipliers, Fiscal Impact of Industrial Land Uses, Industrial Supply Comparison, What is Charlotte's Industrial Goal, Economics of Industrial Land Uses, and Recommendations.

Chair Tiseo discussed site selection specialists, metrics, West Port, commercial development and locations, shareholder value, Industrial Supply Comparison, Industrial and agricultural lands, spot zoning prohibition, and Impact Fees. Commissioner Constance mentioned 2025 Findings and Trends, growth, City of Cape Coral, shopping methods, Burnt Store, commercial sector expansion and development, Comparisons, New Shopping Centers Demand, Port Charlotte Town Center, Economics of Industrial Land Uses, traffic, staff impacts, employment challenges, and Housing Forecast. Commissioner Deutsch commented on 2025 – Housing Construction Trends and City of North Port. Commissioner Doherty noted Housing Forecast and traffic.

R. Regular Agenda (Continued)

Taken Out of Order

7. Letter of Support – NOAA Tide Gauge Federal Appropriations Request

County Administration

Approve and sign a letter of support for a community project funding request to install a NOAA tide gauge in the vicinity of Charlotte Harbor, submitted to the office of Congressman Byron Donalds by the Coastal and Heartland National Estuary Partnership.

COMMISSIONER DOHERTY MOVED TO APPROVE AND SIGN A LETTER OF SUPPORT FOR A COMMUNITY PROJECT FUNDING REQUEST TO INSTALL A NOAA TIDE GAUGE IN THE VICINITY OF CHARLOTTE HARBOR, SUBMITTED TO THE OFFICE OF CONGRESSMAN BYRON DONALDS BY THE COASTAL AND HEARTLAND NATIONAL ESTUARY PARTNERSHIP, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

3. Eastport Charlotte County Utilities Administration Building

Facilities Management

Discussion and direction for the CCU Administration building.

Mr. Perdue gave a brief overview of Eastport Charlotte County Utilities (CCU) Administration: Historical Data, Hurricane Damage Data, Eastport CCU Administration Building: Post Hurricane Deficiencies, Cost Estimate (Hurricane Repairs), Replacement Strategies, and Recommendation.

Chair Tiseo remarked on West Port, Replacement Strategies, existing structure, and options. **Commissioner Constance** spoke to Post Hurricane Deficiencies, water intrusion, Cost Estimate (Hurricane Repairs), Replacement Strategies, cost effective and efficient design, building utilization, Loveland Boulevard, Workshop, facility conditions, and West Port. **Commissioner Doherty** discussed Replacement Strategies, Loveland Boulevard, and I-75 Interchange.

4. Charlotte HOME Recommendation and SHIP/HHR Loans - Solis Investments, LLC for 200 Aquí Esta Drive

(Change #1) Added attachment – Revised Presentation.

Human Services

a) Approve the application, award incentives, and fee subsidies as recommended; or b) Approve the application, award incentives, and fee subsidies with modifications to the recommendation; or c) Deny the application; and d) If approved, authorize the County Administrator, or his designee, to approve and execute the Land Use Restriction Agreement (LURA) outlining the Charlotte Housing Opportunities Made Easier (HOME) Program covenants and terms of affordability and compliance; and e) Authorize the State Housing Initiatives Partnership (SHIP) loan with Solis Investments, LLC; and f) Authorize the Hurricane Housing Recovery (HHR) loan with Solis Investments, LLC.

Colleen Turner, Human Services Manager gave a brief overview of Paradise Rentals: Solis Investments, LLC, 2025 Income Limits and Rent Limits, Affordable Housing Trust Fund (AHTF), and For Board Consideration.

Chair Tiseo mentioned Affordable Housing Trust Fund (AHTF), City of Punta Gorda, Impact Fee waiver mechanism, and funding. **Commissioner Doherty** commented on City of Punta Gorda Impact Fees and AHTF balance.

Constantin Dumitrescu, Solis Investment LLC replied to City of Punta Gorda Zoning Official Rachel Barry and Impact Fee waiver application.

COMMISSIONER DOHERTY MOVED TO APPROVE THE APPLICATION, AWARD INCENTIVES, AND FEE SUBSIDIES WITH THE UNDERSTANDING THAT THE FEE SUBSIDIES WOULD BE REDUCED BY THE AMOUNT OF THE CITY OF PUNTA GORDA'S IMPACT FEES, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 4:0.

COMMISSIONER DOHERTY MOVED TO APPROVE AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO APPROVE AND EXECUTE THE LAND USE RESTRICTION AGREEMENT (LURA) OUTLINING THE CHARLOTTE HOUSING OPPORTUNITIES MADE EASIER (HOME) PROGRAM COVENANTS AND TERMS OF AFFORDABILITY AND COMPLIANCE; AND AUTHORIZE THE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) LOAN WITH SOLIS INVESTMENTS, LLC; AND AUTHORIZE THE HURRICANE HOUSING RECOVERY (HHR) LOAN WITH SOLIS INVESTMENTS, LLC, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 4:0.

5. Acquisition of 22400 Gleneagles Terrace and 2328 Conway Boulevard, Port Charlotte

(Change #2) Added attachment -- Presentation.

Budget & Admin Services

a) Approve Amendment #1 to Agreement for Purchase and Sale of Real Property between Charlotte County and The Golf Links of Charlotte Harbor, LLC, to include the property commonly known as 2328 Conway Boulevard, Port Charlotte, Florida 33952; and b) Approve Resolution authorizing execution of closing documents for the acquisition of a 158-acre property located at 22400 Gleneagles Terrace and 2328 Conway Boulevard, Port Charlotte, Florida 33952; and c) Authorize the Chairman to sign the Amendment #1 to Agreement for Purchase and Sale of Real Property; and d) Authorize the Chairman to sign the Resolution.

Stephen Kipa, Real Estate Services Manager gave a brief overview of Acquisition process - April 22 agenda item, responded to April 15, 2025 Board Workshop, extension request, purchase price, Phase 1 and Phase 2 Draft Reports, Florida Department of Environmental Protection (FDEP), consultant procurement, and cost determination.

Chair Tiseo noted entitlements, exclusive contract, termination, property acquisition, Right of First Refusal, and estimated remediation and environmental mitigation costs. **Commissioner Constance** spoke to extension timeframe, consultant procurement, flexibility, property acquisition, and negotiations. **Commissioner Deutsch** remarked on mitigation credits, costs, acquisition extension, Right of First Refusal, and permitting process. **Commissioner Doherty** discussed FDEP, approval, Request for Proposal (RFP), consultant contract and procurement process, extension timeframe, permitting, property uses and acquisition, mitigation, termination, and flexibility.

John Herman, American Management Resources Corporation (AMRC) Senior Engineer replied to timeframe, FDEP assessment and mitigation plan submittal, remediation process, residential and recreational standards, and estimated costs.

Deputy County Attorney Thomas David interjected on Resolution, Contract Amendment and termination, and negotiation.

COMMISSIONER DOHERTY MOVED TO APPROVE TERMINATION OF THE AGREEMENT PRIOR TO THE 90-DAY CLAUSE OF TERMINATION OF ALLOWANCE, SECONDED BY CHAIR TISEO

COMMISSIONER CONSTANCE MOVED TO AMEND THE MOTION TO APPROVE TERMINATION OF THE AGREEMENT PRIOR TO THE 90-DAY CLAUSE OF TERMINATION OF ALLOWANCE AND HAVE STAFF COME BACK WITH RECOMMENDATIONS AT THE MAY 13, 2025 BCC REGULAR MEETING, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 4:0.

6. Parks Hurricane Recovery Update

(Change #3) Added attachment – Presentation.

Community Services

Update on parks hurricane recovery.

Mr. Scott gave a brief overview of FEMA Process: FEMA Public Assistance National Workflow, Event occurs and is declared, Phase 3 - scoping, Phase 6 - obligations & recovery transition, Examples of high risk item, Examples of low risk item, Port Charlotte Beach: Work that needs to be done - Remove boardwalk, Work that needs to be done - Small west-end pavilion clean-out/reset and remove grills, Port Charlotte Beach Reopen Phase 1, Waterway Dredge/Beach Restoration Project, responded to pavilion reservations, Buena Vista Property Owners Association (POA), funding sources, risk exposure, fencing, public safety, beach access and users, trespassing, timing, communication plan, and challenges.

Chair Tiseo mentioned Port Charlotte Beach: Work that needs to be done - Remove boardwalk, Charlotte Harbor Community Sailing Center, reservations, limitation disclosure, Home Owners Association (HOA) & POA meeting location, available amenities, risk exposure, Work that needs to be done – Small west-end pavilion clean-out/reset and remove grills, Waterway Dredge/Beach Restoration Project, property access, construction zone, public safety, Project Status Update website, timeframe, wooden pavilion, demolition costs, and Florida Building Code Wind standards. Commissioner Constance commented on Waterway Dredge/Beach Restoration Project, funding source, beach access, public safety, fencing, trespassers, sand fill restrictions, parking, Port Charlotte Beach: Work that needs to be done – Remove boardwalk, Port Charlotte Beach Reopen Phase 1, project timeline and plan, Port Charlotte Beach Project Portal, information access, contract review, FEMA requirements, Damage Description and Dimensions (DDD), reimbursements, wooden pavilion value and demolition cost, and Florida Building Code standards. Commissioner Deutsch noted timeframe, fence relocation, beach and pavilion access, Port Charlotte Beach Reopen Phase 1, Waterway Dredge/Beach Restoration Project, Port Charlotte Beach Pool, public safety, and compromise. Commissioner Doherty spoke to hurricane recovery, reservation limitation, disclosure language, amenities access, construction site, timeline, public safety, staff support, and beach access.

County Administrator Flores replied to funding sources.

Matthew Logan, Projects Manager responded to Waterway Dredge/Beach Restoration Project, channel dredging permits, long-term management, sediment sinks, shoaling rate and mitigation, sand migration flow, and staged dredging process.

County Attorney Knowlton interjected on risk exposure concerns, boater usage optics, responsibility, and trespassing.

Deputy County Administrator Lewis replied to wooden pavilion demolition and replacement, timeline, and FEMA process.

2 P.M. LAND USE AGENDA

Minutes Clerk Welsh administered oath for testimony.

PUBLIC INPUT - LAND USE CONSENT AGENDA ITEMS ONLY

Rob Robbins, Friends of Cape Haze President and Lemon Bay Conservancy Board Member spoke against CSZ-25-10, Rotonda Sands Alligator Farms LLC Section A, CSZ-25-11, Rotonda Sands, Alligator Farms LLC, Section B, and CSZ-25-12, Rotonda Sands Alligator Farms LLC Section C.

Tracy Morancy, Applicant Representative spoke in support of CSZ-25-10, Rotonda Sands Alligator Farms LLC Section A, CSZ-25-11, Rotonda Sands, Alligator Farms LLC, Section B, and CSZ-25-12, Rotonda Sands Alligator Farms LLC Section C.

Mike Jones, Alligator Farms spoke in support of CSZ-25-10, Rotonda Sands Alligator Farms LLC Section A, CSZ-25-11, Rotonda Sands, Alligator Farms LLC, Section B, and CSZ-25-12, Rotonda Sands Alligator Farms LLC Section C.

Consent Agenda

Chair Tiseo discussed public input, presentation, Quasi-Judicial Hearing, and discussion. **Commissioner Constance** mentioned CSZ-25-10 Rotonda Sands Alligator Farms LLC Section A, CSZ-25-11 Rotonda Sands, Alligator Farms LLC Section B, CSZ-25-12 Rotonda Sands Alligator Farms LLC Section C, density, property rights, location, conservation status, and state vacated lands. **Commissioner Doherty** commented on Quasi-Judicial Hearing, Consent Agenda Item, and discussion.

Mr. Cullinan responded to CSZ-25-10 Rotonda Sands Alligator Farms LLC Section A, CSZ-25-11 Rotonda Sands, Alligator Farms LLC Section B, and CSZ-25-12 Rotonda Sands Alligator Farms LLC Section C, wetlands, property location, permit costs, development rights, environmentally sensitive lands, severed density process, and Transfer of Density Units (TDU) Program.

Deputy County Attorney David interjected on Quasi-Judicial Hearing and Consent Agenda Item.

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

MOTION CARRIED 4:0.

UA1. DRC-24-156, Starling Amenity Center

Community Development

Approve a Resolution granting Atwell, LLC Planned Development Final Detail Site Plan approval for Starling Amenity Center. The project consists of an 11,280 sq. ft. clubhouse, Bahama bar, pool, tennis courts, pickle ball courts, bocce ball courts, mail kiosk, community garden, and large dog park. The amenity development will construct the required roadway, utility, drainage, and surface water management infrastructure as well as landscape and lighting. This project site is 6.80± acres and is located at 14100 Burnt Store Road, Punta Gorda, Florida. Located in Commission District II. **RES 2025-137**

Quasi-Judicial

UA2. DRC-24-173, Turnleaf Amenity Center

Community Development

Approve a Resolution granting Barraco and Associates Inc. a PD Modification for Turnleaf Amenity Center. The project consists of a 4,000 sq ft. recreational building, pool area, pickleball courts, fitness areas, a parking lot, and supporting infrastructure, including utilities, drainage, and roadways within the Turnleaf Phase 1. This project site is 2.52± acres and is located at 13330 Turnleaf Boulevard Punta Gorda, Florida. Located in Commission District II. **RES 2025-138**

Quasi-Judicial

UA3. DRC-24-188, Turnleaf Phase 1

Community Development

Approve a Resolution granting Barraco and Associates Inc. PD Final Detail Site Plan approval for the Turnleaf Phase 1 Amendment. The amendment consists of the reconfiguration of lots within the existing Phase 1 boundary and acreage with a total of 444 lots. The reconfiguration includes the removal of previously approved platted Lot 135 and the addition of 24 lots within the future development portion along Turnleaf Boulevard with supporting utility, roadway, and stormwater infrastructure. This brings the total unit count to 444, consisting of 412 single-family and 32 multi-family units. This project site is 123.14± acres and is located at 13250 Burnt Store Road, Punta Gorda, Florida. Located in Commission District II. **RES 2025-139**

Quasi-Judicial

UA4. CSZ-25-01, Khudairi Section A

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 229 platted lots in Blocks 56, 57, 58, 59, 60, 81, 82, 83, 84, & 85, within the Dixie Estates Section C subdivision, generally located north of Bermont Road and east of SR 31, in the East County area, containing 14.08± acres; for calculation and severance of 229 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-01; Applicant: Sajida Y. Khudairi; providing an effective date. Located in Commission District I. **RES 2025-140**

Quasi-Judicial

UA5. CSZ-25-02, Khudairi Section B

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 319 platted lots in Blocks 86, 87, 88, 89, 90, 111, 112, 113, 114, & 115, within the Dixie Estates Section C subdivision, generally located north of Bermont Road and east of SR 31, in the East County area, containing 19.60± acres; for calculation and severance of 319 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-02; Applicant: Sajida Y. Khudairi; providing an effective date. Located in Commission District I. **RES 2025-141**

Quasi-Judicial

UA6. CSZ-25-03, Khudairi Section C

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 155 platted lots in Blocks 116, 117, 118, 119, & 120 and within the Dixie Estates Section C subdivision, generally located north of Bermont Road and east of SR 31, in the East County area, containing 9.58± acres; for calculation and severance of 155 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-03 Applicant: Sajida Y. Khudairi; providing an effective date. Located in Commission District I. **RES 2025-142**

Quasi-Judicial

UA7. CSZ-25-10, Rotonda Sands Alligator Farms LLC Section A

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 18 platted lots in both the Rotonda Sands subdivision and the Rotonda Sands, South Replat Unit 2 Subdivision, generally located northeast of Placida Road (CR 775), east of Cape Haze Drive, and northwest of Gasparilla Road (CR 771), in the West County area, containing 7.71± acres; for calculation and severance of 18 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-10; Applicant: Alligator Farms, LLC, Michael S. Jones, Manager; providing an effective date. Located in Commission District III. **RES 2025-143**

Quasi-Judicial

UA8. CSZ-25-11, Rotonda Sands, Alligator Farms LLC, Section B

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 11 platted lots in both the Rotonda Sands, North Replat Unit 1 subdivision and the Rotonda Sands, South Replat Unit 2 subdivision, generally located southeast of Boundary Boulevard and northwest of Gasparilla Road, in the West County area, containing 2.81± acres; for calculation and severance of 11 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-11; Applicant: Alligator Farms, LLC, Michael S. Jones, Manager; providing an effective date. Located in Commission District III. **RES 2025-144**

Quasi-Judicial

UA9. CSZ-25-12, Rotonda Sands Alligator Farms LLC Section C

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 10 platted lots in both the Rotonda Sands subdivision and the Rotonda Sands, South Replat Unit 2 subdivision, generally located northeast of Placida Road (CR 775) and northwest of Gasparilla Road (CR 771), in the West County area, containing 3.54± acres; for calculation and severance of 10 density units in accordance with Section 3-9-150(d)(1)(b) and (d) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-12; Applicant: Alligator Farms, LLC, Michael S. Jones, Manager; providing an effective date. Located in Commission District III. **RES 2025-145**

Quasi-Judicial

UA10. FP-24-01, Tuckers Cove - Phase 2

Community Development

Approve a Final Plat for a subdivision to be named, Tuckers Cove - Phase 2, consisting of 505 residential lots and 7 tracts. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. This site contains 116.15± acres and is generally located south of Bermont Road, north of Mesquite Lane, 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. Located in Commission District I. **AGR 2025-071**

Quasi-Judicial

Public Hearing

Taken Out of Order

UB3. PAL-24-05, Farabee Mine Large-scale Plan Amendment to MRE

Community Development

Approve an Ordinance pursuant to Section 163.3184(3), Florida Statutes, to adopt a Large-scale Plan to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agriculture (AG) to Mineral Resource Extraction (MRE) for property located at 45030 and 45450 Farabee Road, in the Punta Gorda area and within the East County area; containing 140.70± acres; Petition No. PAL-24-05; Applicant: Farabee Mine and Shell, LLC; providing an effective date. Located in Commission District I. **ORD 2025-012**

Legislative

Jie Shao, Principal Planner provided credentials, gave a brief overview of Proposed Changes, PAL-24-05 and Z-24-15: 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, 1/2 Mile Distance Map, Farabee Mine Concept Plan, and Flood Zones (Subject Property - X Zone).

Commissioner Constance spoke to Flood Zones (Subject Property - X Zone), platted lots, and property mining. Commissioner Doherty noted subdivision regulations and standards, General Development, and Plat Book 5.

Public Input for Petition Number PAL-24-05, Farabee Mine Large- Scale Plan Amendment to MRE and Petition Number Z-24-15, Farabee Mine EM Rezoning

Jim Weeks, Farabee Mine & Shell Owner discussed beach restoration, Port Charlotte Beach, and mining byproducts.

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

MOTION CARRIED 4:0.

COMMISSIONER CONSTANCE MOVED TO APPROVE ORDINANCE 2025-012 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3184, FLORIDA STATUTES, AMENDING THE COUNTY'S COMPREHENSIVE PLAN BY AMENDING CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE, FROM AGRICULTURE (AG) TO MINERAL RESOURCE EXTRACTION (MRE) FOR PROPERTY LOCATED AT 45030 AND 45450 FARABEE ROAD, IN THE PUNTA GORDA AREA AND WITHIN THE EAST COUNTY AREA; CONTAINING 140.70± ACRES; CHARLOTTE COUNTY, FLORIDA, COMMISSION DISTRICT I; PETITION PAL-24-05; APPLICANT, FARABEE MINE & SHELL LLC; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR TRANSMITTAL OF ADOPTED ORDINANCE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 4:0.

UB4. Z-24-15, Farabee Mine EM Rezoning

Community Development

Approve an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Excavation and Mining (EM) for property located at 45030 and 45450 Farabee Road, in the Punta Gorda area and within the East County area; containing 140.70± acres; Commission District I; Petition No. Z-24-15; Applicant: Farabee Mine and Shell, LLC; providing an effective date. Located in Commission District I. ORD 2025-013

Quasi-Judicial

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

Ms. Shao provided credentials, gave a brief overview of Proposed Changes, PAL-24-05 and Z-24-15: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Framework, FLUM Designations, Proposed FLUM Designations, Existing Zoning Designations, Proposed Zoning Designations, Future Land Use Map Series: Map #24 MRE Prohibited Locations, Map #4 Watershed Overlay District, Map #6 Prime Aquifer Recharge Areas, Map #22 Critical Wildlife Corridors, 1/2 Mile Distance Map, Farabee Mine Concept Plan, and Flood Zones (Subject Property - X Zone).

Commissioner Constance discussed Flood Zones (Subject Property - X Zone), platted lots, and property mining. Commissioner Doherty mentioned subdivision regulations and standards, General Development, and Plat Book 5.

Public Input for Petition Number PAL-24-05, Farabee Mine Large- Scale Plan Amendment to MRE and Petition Number Z-24-15, Farabee Mine EM Rezoning

Jim Weeks, Farabee Mine & Shell Owner commented on beach restoration, Port Charlotte Beach, and mining byproducts.

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

MOTION CARRIED 4:0.

COMMISSIONER DOHERTY MOVED TO APPROVE ORDINANCE 2025-013 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM AGRICULTURE (AG) TO EXCAVATION AND MINING (EM) FOR PROPERTY LOCATED AT 45030 AND 45450 FARABEE ROAD, IN THE PUNTA GORDA AREA AND WITHIN THE EAST COUNTY AREA, CONTAINING 140.70± ACRES, COMMISSION DISTRICT I, CHARLOTTE COUNTY, FLORIDA; PETITION Z-24-15; APPLICANT: FARABEE MINE & SHELL LLC; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 4:0.

UB1. SV-25-01, Vacation of a Portion of the San Carlos Basin

Community Development

Approve a Resolution of Street Vacation to vacate a portion of the undeveloped San Carlos canal basin behind the applicant's property located at lots 60 through 64, Block 191, of Harbour Heights Section Eleven Part Two. The total area to be vacated contains 26,142.97± square feet and is generally located southwest of Neptide Drive and northeast of San Carlos Drive, within the Mid-County area. Located in Commission District I. **RES 2025-146**
Legislative

Jenny Shao, Planner gave a brief overview of SV-25-01: Location Map, 2024 Aerial Location Map (Full Range), 2024 Aerial Location Map (Mid-Range), Aerial Location Map, 2024 Eagle View Image, FLUM Designations, Zoning Designations, 1,000' Mailed Notice Area Map, Flood Zones (Subject Property - 10AE and X Zone), Coastal High Hazard Area, Proposed Changes, Proposed Changes (Aerial), Proposed Easements, and SV-25-01 & SV-25-02 Proposed Easements.

Rob Berntsson, Applicant Representative agreed with Staff Report, remarked on Proposed Easements, and waterway.

Commissioner Constance spoke to navigable waterway, vegetation, and consistency.

Mr. Cullinan responded to County-owned waterway, dredging permits, and navigability.

Public Input

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

MOTION CARRIED 4:0.

COMMISSIONER DOHERTY MOVED TO APPROVE RESOLUTION 2025-146 OF STREET VACATION TO VACATE A PORTION OF THE UNDEVELOPED SAN CARLOS CANAL BASIN BEHIND THE APPLICANT'S PROPERTY LOCATED AT LOTS 60 THROUGH 64, BLOCK 191, OF HARBOUR HEIGHTS SECTION ELEVEN PART TWO. THE TOTAL AREA TO BE VACATED CONTAINS 26,142.97± SQUARE FEET AND IS GENERALLY LOCATED SOUTHWEST OF NEAPTIDE DRIVE AND NORTHEAST OF SAN CARLOS DRIVE, WITHIN THE MID-COUNTY AREA. LOCATED IN COMMISSION DISTRICT I, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 4:0.

UB2. SV-25-02, Vacation of a Portion of the San Carlos Basin Behind 27048 San Carlos Drive

Community Development

Approve a Resolution of Street Vacation to vacate a portion of the undeveloped San Carlos canal basin behind the applicant's property located at 27048 San Carlos Drive. The total area to be vacated contains 24,382.06± square feet and is generally located southwest of Neaptide Drive and northeast of San Carlos Drive, within the Mid-County area. Located in Commission District I. RES 2025-147

Legislative

Jenny Shao, Planner gave a brief overview of SV-25-02: Location Map, 2024 Aerial Location Map (Full Range), 2024 Aerial Location Map (Mid-Range), Aerial Location Map, 2024 Eagle View Image, FLUM Designations, Zoning Designations, 1,000' Mailed Notice Area Map, Flood Zones (Subject Property - 10AE and X Zone), Coastal High Hazard Area, Proposed Changes, Proposed Changes (Aerial), Proposed Easements, and SV-25-01 & SV-25-02 Proposed Easements.

Scott Ford, Property Owner agreed with Staff Report and noted the Habitat Conservation Plan (HCP) mitigation fees.

Public Input

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

MOTION CARRIED 4:0.

COMMISSIONER DOHERTY MOVED TO APPROVE RESOLUTION 2025-147 OF STREET VACATION TO VACATE A PORTION OF THE UNDEVELOPED SAN CARLOS CANAL BASIN BEHIND THE APPLICANT'S PROPERTY LOCATED AT 27048 SAN CARLOS DRIVE. THE TOTAL AREA TO BE VACATED CONTAINS 24,382.06± SQUARE FEET AND IS GENERALLY LOCATED SOUTHWEST OF NEAPTIDE DRIVE AND NORTHEAST OF SAN CARLOS DRIVE, WITHIN THE MID-COUNTY AREA. LOCATED IN COMMISSION DISTRICT I, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 4:0.

AA. County Administrator Comments

County Administrator Flores discussed House Bills (HB) 7033 and 1221 opposition, Florida Association of Counties (FAC), Tourist Development Tax, Ad Valorem Assessments, Tourist Development Council (TDC) and County Tourist Promotion Agency abolishment, and Resolution option.

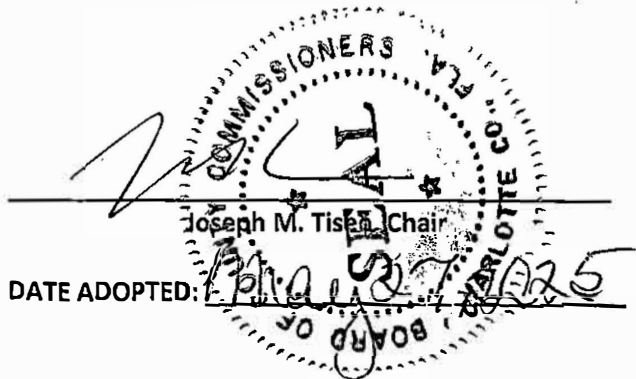
BB. County Attorney Comments - None

CC. Economic Development Director Comments - None

DD. County Commissioner Comments

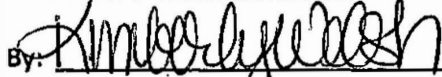
Chair Tiseo mentioned Joint Metropolitan Planning Organization (MPO) Meetings, Lee County, Vincent Avenue, remedies, policy language and decision, precedent, and road conditions. Commissioner Constance commented on April 18, 2025 Tourist Development Council Meeting, revenues, property rentals, Sunseeker, Tourism Reserves, marketing pamphlet, Vincent Avenue, paving and funding responsibility, April 15, 2025 Joint Meeting with Lee County, Burnt Store Marina, and Continuous Green T (CGT) intersection. Commissioner Doherty noted private road, Lee County, Dedicated to Public Unaccepted Right-Of-Way, Burnt Store, future development, Vincent Avenue, and responsibility.

ADJOURNED: 5:34 pm



ATTEST:

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

By: 
Deputy Clerk