

**BOARD OF COUNTY COMMISSIONERS**

**JULY 9, 2024**

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

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

The Invocation was given by Reverend Dr. R. Brian Stolarczyk, Lutheran Church of the Cross, followed by the Pledge of Allegiance.

**Changes to the Agenda**

**Addition #1:** R-3, Reappointment – Historical Advisory Committee. Approve the reappointment of Theresa Murtha as the Punta Gorda Historical Center representative to the Historical Advisory Committee. The term is effective immediately and will expire on May 11, 2027.

Requested by: Commission Office

**Addition #2:** R-4, Mosquito Control Update. Update on Mosquito Control.

Requested by: Commission Office

**Change #1:** R-2, Added attachments (2) - #1, Amended Presentation & #4, Updated Fifth Amendment to Agreement for Purchase and Sale. Renamed attachments #20-#23 – Adding “DELETED” to each. Original Presentation & Fifth Amendment moved to attachments #24-25.

Requested by: Commission Office

**Change #2:** P-2, Added attachments (2) – Impairment Map & Data and Calculation of Nitrogen and Phosphorus Loads from Septic Tanks located in Cape Haze in Charlotte County.

Requested by: Utilities

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

**MOTION CARRIED 5:0.**

**Proclamations - Commissioner Joseph Tiseo**

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

**MOTION CARRIED 5:0.**

**Artist of the Month - Joanne Monaco**

Joanne Monaco accepted the Proclamation.

**Employee Recognition**

Years of Service - June 2024

**5 Years:** Savanna Tiedge, Community Development; Victoria Pemberton, Public Safety; Debbie Thibideau, Budget & Administrative Services; **10 Years:** Brian Richardson, Community Development; Brendan Betancourt, Public Safety; Kevin Mangels, Budget & Administrative Services; **20 Years:** Craig Soosh, Public Safety; and **35 Years:** Christina Perin, Community Development.

Ambassador Program Graduates - Spring 2024

Noelle Allen, Budget & Administration; Anthony Altmeyer, Public Works; Kalvin Bernard, Community Services; Jennifer Carpenter, Utilities; Dustin Cuddy, Community Development; Lisa Duda, Public Works; Stephanie Erdman, County Attorney's Office; Joy Estaris, Human Resource; Rebecca Fleury, Public Works; Lisa Garibay, Utilities; Emily Graham, Public Safety; Chandler Hucknall, Community Development; Donevan Knight, Budget & Administration; Sean Maloney, Public Works; Matthew Mazzone, Public Safety; Crystal Moore, Public Works; Stephanie Morris, Community Development; Shana Parks, Budget & Administrative Services; Kimberly Powell, Community Development; Jeffrey Powell, Budget & Administrative Services; Brian Richardson, Community Development; Lori Steele, Budget & Administrative Services; Ezequiel Tirado, Human Services; and Nicole Tirado, Human Services.

**Award Presentations**

Excellence in Business Award

The United Way of Charlotte County to be awarded Economic Development's Non-Profit Excellence in Business Award.

Kay Tracy, Business Recruitment Manager highlighted and presented the Excellence in Business Award.

Chair Truex discussed benefits, challenges, efforts, accountability, and tax payer dollars. Commissioner Tiseo mentioned United Way of Charlotte County, Community Action Agency Advisory Board (CAAAB), nonprofit organizations, efforts, tax payer dollars, program, and partnership.

**PUBLIC INPUT - AGENDA ITEMS ONLY**

Jeff Lustig commented on Excellence in Business Award and Fifth Amendment to Agreement for Purchase and Sale Among Murdock Village Community Redevelopment Agency; Lost Lagoon Development, LLLP; Charlotte County and Kolter Group Acquisitions, LLC for purchase of MVCRA-owned land in the Murdock Village Area.

**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 941-833-5610 or email Todd.Dunn@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, 2027.
- **Buena Vista Waterway Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Edgewater North Waterway Unit** is seeking one member to fill a position with a term through October 31, 2025.
- **Englewood East 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 positions with terms through October 31, 2027.
- **Greater Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Grove City Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2025, and October 31, 2027.
- **Gulf Cove Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2025, and October 31, 2027.
- **Harbour Heights 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.
- **Northwest Port Charlotte Waterway Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Pirate Harbor Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.

- **Rotonda Heights Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Rotonda Sands Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2025, and October 31, 2027.
- **South Gulf Cove Waterway Unit** is seeking one member to fill a position with a term through October 31, 2025.

**REPORTS RECEIVED AND FILED**

**CONSENT AGENDA**

**COMMISSIONER DOHERTY MOVED TO APPROVE THE CONSENT AGENDA WITH THE EXCEPTION OF F-9 AND P-2, SECONDED BY COMMISSIONER DEUTSCH**

**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:

June 11, 2024 BCC Regular and Land Use

June 18, 2024 BCC Board Workshop

June 20, 2024 BCC Pre-Agenda

**Budgeted Action:** No action needed.

**Board of County Commissioners**

**C. Commission Office**

**1. Appointment - Harbour Heights Street & Drainage Advisory Board**

**Recommended Action:** Approve the appointment of Brian Fiegel to fill the unexpired term of Maggie Scott as well as an additional new three-year term on the Harbour Heights Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

**Budgeted Action:** No action needed.

2. Appointment - Northwest Port Charlotte Waterway Advisory Board

**Recommended Action:** Approve the appointment of Cheryl Johnson to fill the unexpired term of Ken Ardanowski as well as an additional new three-year term on the Northwest Port Charlotte Waterway Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

**Budgeted Action:** No action needed.

**D. County Administration**

1. BCC Meeting Schedule Change

**Recommended Action:** Approve the following BCC Meeting changes:

a) Cancel the July 17, 2024 MSBU Public Hearing; and b) Cancel the July 18, 2024 MSBU Public Hearing; and c) Change the November 19, 2024, 9 a.m. BCC Monthly Workshop to November 19, 2024, 8:30 a.m.

**Budgeted Action:** No action needed.

**E. County Attorney**

**F. Budget and Administrative Services**

Fiscal Services

Information Technology

Purchasing

1. 24-332, Award Resurface Pool, Diving Well, and Surge Tank at South County Regional Park (Community Services)

**Recommended Action:** Approve award of Request for Bid #24-332 Resurface Pool, Diving Well, and Surge Tank at South County Regional Park, to the lowest responsive, responsible, bidder, AuMiller Pools, LLC, Winter Park, Florida in the amount of \$256,800.

**Budgeted Action:** No action needed. Budgeted in the Community Services Capital Maintenance Plan approved in the FY24 budget process. Funding is supplied from Capital Projects ad valorem.

2. 24-373, Award, South County Regional Park Pool Tile Replacement (Community Services)

**Recommended Action:** Approve waiver of bid procedures and award Request for Quote #24-373, South County Regional Park Pool Tile Replacement, to AuMiller Pools, LLC of Winter Park, Florida, for the total amount of \$185,850.

**Budgeted Action:** No action needed. Budgeted in the Community Services Capital Maintenance Plan approved in the FY24 budget process. Funding is supplied from Capital Projects ad valorem.

3. 24-468, Piggyback, Cedar Point Environmental Park Replacement Playground

**Recommended Action:** Approve Piggyback of File #24-468, Cedar Point Environmental Park Replacement Playground, per the Omnia Partners Contract #2017001135 Playground and Outdoor Fitness Equipment, Site Accessories, Surfacing, and Related Products and Services contract, which was awarded to Kompan, Inc. of Tacoma, Washington for a total cost of \$587,483.74.

**Budgeted Action:** No action needed. Budgeted in the Community Services Capital Maintenance Plan approved in the FY24 budget process. Funding is supplied from Capital Projects ad valorem.

4. 19-279, Approve Amendment 2, Design Components - Intersection Improvements

**Recommended Action:** Approve Amendment #2 to Contract #19-279, Design Components - Intersection Improvements, with Florida Transportation Engineering (FTE), on Punta Gorda, Florida, for the total amount of \$92,700. This amendment is for additional intersection improvements.

**Budgeted Action:** No action needed. Budgeted in Capital Improvements Project "Various Intersection Improvements" approved in the FY24 budget process. Funding is supplied from capital gas taxes, reimbursed from road impact fees.

5. 24-420, Award, Englewood East MSBU Bridge Rehabilitations (Public Works)

**Recommended Action:** Approve award of Request for Bid #24-420, Englewood East MSBU Bridge Rehabilitations, to Villa-Fuerte Construction LLC of Arcadia, Florida for the total project amount of \$1,047,835.95. This is for the bridge repairs on Gulfstream Boulevard over Memorial Waterway (Bridge #014083); Gulfstream Boulevard over Sea Mist Waterway (Bridge #014091); Marathon Boulevard over Sioux Waterway (Bridge #014084); Wilmington Boulevard over Gondolier Waterway (Bridge #014096); and Ocean Spray Boulevard over March Waterway (Bridge #014097).

**Budgeted Action:** No action needed. Budgeted in the Public Works MSBU/TU Bridges Capital Maintenance Plan as approved in the FY24 budget process. Funding is supplied from Englewood East Street and Drainage MSBU assessments.

6. 24-401, Approve Ranking, Design - Gasparilla Road Intersections Signalization

**Recommended Action:** a) Approve ranking of firms for Request for Proposal #24-401, Design - Gasparilla Road Intersections Signalization: 1st Kimley-Horn, of Orlando, Florida; 2nd CPH Consulting, LLC, of Sanford, Florida; 3rd Caltran Engineering Group, Inc., of Tampa, Florida; and b) Approve start of negotiations; and c) Authorize the Chairman to sign the Contract after completion of negotiations.

**Budgeted Action:** No action needed. Budgeted in Capital Improvements Project "Various Intersection Improvements" approved in the FY24 budget process. Funding is supplied from capital gas taxes, reimbursed from road impact fees.

7. 24-394, Approve Ranking, Burnt Store Area Drainage Study

**Recommended Action:** a) Approve ranking of firms for Request for Proposal #24-394, Burnt Store Area Drainage Study: 1st Kimley-Horn, of Fort Myers, Florida; 2nd McKim & Creed, of Tampa, Florida; 3rd RESPEC, of Sarasota,

Florida; and b) Approve start of negotiations; and c) Authorize the Chairman to sign contract after completion of negotiations.

**Budgeted Action:** No action needed. A budget adjustment will be brought to the board amending the South Charlotte Stormwater MSBU budget. Funding is available using reserves within the South Charlotte Stormwater MSBU fund.

8. Property Deletions for the Month of July, 2024 (Purchasing)

**Recommended Action:** Approve the deletion of additional property inventory items listed on the attached for the month of July 2024.

**Budgeted Action:** No action needed.

Real Estate Services

9. Direct Sale - Parcel ID# 412304104004

**Recommended Action:** Approve Resolution declaring parcel surplus to County needs and authorizing a direct sale of property in accordance with the provisions of Florida Statute 125.35(2). **RES 2024-099**

**Budgeted Action:** No action needed.

Chair Truex noted deed restriction and mitigation credits. **Commissioner Constance** spoke to deed restriction, wetlands, and mitigation credits. **Commissioner Tiseo** remarked on deed restriction.

Stephen Kipa, Real Estate Services Manager responded to deed restrictions, property, and regulatory and permitting agencies.

**COMMISSIONER CONSTANCE MOVED TO APPROVE RESOLUTION 2024-099 DECLARING PARCEL SURPLUS TO COUNTY NEEDS AND AUTHORIZING A DIRECT SALE OF PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF FLORIDA STATUTE 125.35(2), WITH A DEED RESTRICTION THAT THE OWNER CANNOT USE WETLANDS FOR MITIGATION CREDITS, SECONDED BY COMMISSIONER DEUTSCH**

**MOTION CARRIED 5:0.**

Risk Management

Transit

**G. Community Development**

**H. Community Services**

**I. Economic Development**

**J. Facilities Construction and Maintenance**

**K. Human Resources**

**L. Human Services**

**1. Community Services Block Grant - Disaster Recovery Supplemental Funding (CSBG-DRSF) - Disaster Needs Assessment**

**Recommended Action:** a) Approve the Community Services Block Grant - Disaster Recovery Supplemental Funding (CSBG-DRSF) Disaster Needs Assessment; and b) Authorize the Chairman to sign CSBG-DRSF Disaster Needs Assessment. GRT 2024-034

**Budgeted Action:** No action needed.

**M. Public Safety**

**N. Public Works**

**O. Tourism Development**

**P. Utilities**

**1. Ackerman Zones 3, 4 & LPS EPA Community Grant Ratification**

**Recommended Action:** a) Approve ratification of changes in cost share of the EPA Community Grant for the Ackerman Zones 3,4 & LPS Project with Environmental Protection Agency (EPA) increasing the local match contribution to \$800,000; and b) Approve ratification of the Ackerman Septic to Sewer Zones 3, 4, & LPS Grant agreement with the US Environments Protection Agency in the amount of \$4,000,000.

**Budgeted Action:** No action needed. Grant funding in the amount of \$3,200,000 and the required match in the amount of \$800,000 are included in the FY24 CIP project "Ackerman Septic to Sewer and Water Expansion." Allowable grant expenses will be reimbursed by US Environmental Protection Agency. Matching funds are included in the budget for the project and will be provided from State Revolving Fund loan proceeds anticipated to be repaid by MSBU assessments.

**2. Water Quality Improvement Grant Cape Haze Septic to Sewer Construction Project**

**(Change #2)** Added attachments (2) – Impairment Map & Data and Calculation of Nitrogen and Phosphorus Loads from Septic Tanks located in Cape Haze in Charlotte County.

**Recommended Action:** a) Approve the electronic submittal of the Water Quality Improvement Grant application to the Florida Dept. of Environmental Protection (FDEP) in the amount of \$2,500,000.00 to assist with funding the Cape Haze Septic to Sewer Construction Project through the Protecting Florida Together portal; and b) Approve Resolution authorizing the County Administrator, or designee, to prepare and execute a grant agreement and any amendments thereto to FDEP for the Water Quality Improvement Grant Cape Haze Septic to Sewer Construction Project; and c) Authorize the Chairman to execute the Resolution. GRT 2024-035 / RES 2024-100

**Budgeted Action:** No action needed. A budget and project amendment to Capital Improvement Project "Cape Haze S2S Water Quality Improvement" will be brought to the Board for approval, if awarded. Grant funding in the



amount of \$2,500,000 will be provided by the Florida Department of Environmental Protection. Matching funds in the amount of \$3,000,000 will come from the Utility Repair and Replacement Fund, and future MSBU assessments upon establishment by the Board. The grant application can be withdrawn if the project does not obtain all necessary approvals for the establishment of the MSBU.

Chair Truex discussed Grant, data, deadline, and reevaluation process. Commissioner Tiseo mentioned priorities, construction costs, environmental scoring, expansion plan, reprioritization process, subsidies, affordability, data, need, density, and time restraints.

COMMISSIONER TISEO MOVED TO APPROVE THE ELECTRONIC SUBMITTAL OF THE WATER QUALITY IMPROVEMENT GRANT 2024-035 APPLICATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IN THE AMOUNT OF \$2,500,000.00 TO ASSIST WITH FUNDING THE CAPE HAZE SEPTIC TO SEWER CONSTRUCTION PROJECT THROUGH THE PROTECTING FLORIDA TOGETHER PORTAL, WITH THE CAVEAT THAT ONCE THE ENVIRONMENTAL SCORING IS REVIEWED AS WELL AS TEST WELLS ARE PERFORMED AS A PART OF THE REPRIORITIZATION PROCESS, REVIEW ALL THE DATA TO SEE IF THERE ARE OTHER AREAS THAT HAVE A GREATER NEED OR HIGHER DENSITY, AND REEVALUATE BEFORE ACCEPTING THE GRANT; APPROVE RESOLUTION 2024-100 AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PREPARE AND EXECUTE A GRANT AGREEMENT AND ANY AMENDMENTS THERETO TO FDEP FOR THE WATER QUALITY IMPROVEMENT GRANT CAPE HAZE SEPTIC TO SEWER CONSTRUCTION PROJECT; AND AUTHORIZE THE CHAIRMAN TO EXECUTE THE RESOLUTION, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 5:0.

#### Q. Other Agencies

### REGULAR AGENDA

#### R. Regular Agenda

##### 1. Hurricane Recovery Facility Update

##### Facilities

Update on hurricane recovery related to damaged facilities.

Travis Perdue, Facilities Construction and Maintenance Director gave a brief overview of Mid-County Library, Design Process, Floor Plan Adjustments, Cultural Center, Justice Center, Event Center, Utilities Building A, and Overview.

Chair Truex commented on heat, ventilation, and air conditioning (HVAC) systems, atrium, design options, water intrusion, corrective action, Utilities Building A, and anchoring. Commissioner Constance spoke to Floor Plan Adjustments, inventory, atrium, water intrusion, air conditioning, cost, insurance ratings, Cultural Center, purpose, programming, art show space, Mid-County Library, Request for Proposals (RFP), and historical archives. Commissioner Deutsch noted Mid-County Library, Design Progress, Cultural Center, original footprint, and options. Commissioner Doherty discussed Cultural Center, programming, detailed timeline, master planning, process, and RFP. Commissioner Tiseo mentioned Floor Plan Adjustments, historical artifacts and element, storage, spatial requirements, functionality, xeriscape, atrium, cost, funding, improvements, Cultural Center, planning and programming survey, art, RFP, and Overview.

Tommy Scott, Community Services Director replied to libraries, digital and physical inventory, transitions, options, historical programs, atrium, xeriscaping, limitations, and water intrusion.

**Taken Out of Order**

**(Addition #1) 3. Reappointment - Historical Advisory Committee**

**Commission Office**

Approve the reappointment of Theresa Murtha as the Punta Gorda Historical Center representative to the Historical Advisory Committee. The term is effective immediately and will expire on May 11, 2027.

**COMMISSIONER CONSTANCE MOVED TO APPROVE THE REAPPOINTMENT OF THERESA MURTHA AS THE PUNTA GORDA HISTORICAL CENTER REPRESENTATIVE TO THE HISTORICAL ADVISORY COMMITTEE. THE TERM IS EFFECTIVE IMMEDIATELY AND WILL EXPIRE ON MAY 11, 2027, SECONDED BY COMMISSIONER DOHERTY**

**MOTION CARRIED 5:0.**

**(Addition #2) 4. Mosquito Control Update**

**Public Works**

Update on Mosquito Control.

John Elias, Public Works Director gave a brief overview of larvicide program, applications, rain events, service requests, surveillance, adulticide aerial missions, treatments, outsourced contractor, and formulations.

**2. Fifth Amendment to Agreement for Purchase and Sale Among Murdock Village Community Redevelopment Agency; Lost Lagoon Development, LLLP; Charlotte County and Kolter Group Acquisitions, LLC for purchase of MVCRA-owned land in the Murdock Village Area**

**Commission Office**

**(Change #1) Added attachments (2) - #1, Amended Presentation & #4, Updated Fifth Amendment to Agreement for Purchase and Sale. Renamed attachments #20-#23 – Adding “DELETED” to each. Original Presentation & Fifth Amendment moved to attachments #24-25.**

a) Approve the Fifth Amendment to Agreement for Purchase and Sale among Murdock Village Community Redevelopment Agency; Lost Lagoon Development, LLLP; Charlotte County; and Kolter Group Acquisitions LLC; and b) Authorize the Chairman to sign the Fifth Amendment to Agreement for Purchase and Sale. **A.AGR 2017-098**

Deputy County Administrator Claire Jubb gave a brief overview of Murdock Village Boundary, Murdock Village - Eastern Section, Timeline of events, Initial Agreement Structure, Public Infrastructure Improvements, Kolter Proposal, Kolter Proposal continued, Pad-ready sites, Process and timeline, Proposed Concept, Conceptual Affordable Housing, Conceptual Government Uses (15 Acres), replied to modifications to amendment, certainty, risk, permit, Toledo Blade Boulevard, estimated improvement costs, closing conditions, and Master Developer's Agreement (MDA).

Dave Gammon, Economic Development Director gave a brief overview of Kolter Proposal Fact Sheet and Net Benefits – Two Scenarios.

Troy Simpson, Kolter Mixed-Use President gave a brief overview of Murdock Village Community Development Agency (CRA), Phase 1 – West Port, Phase 2 – West Port East, Phase 3 – West Port Village, Overall West Port Development, West Port PROGRESS, West Port Phase 1 Aerial, West Port Village – Phase 3, West Port Village, 15 Acre Government Parcel, Kolter Obligations under Lost Lagoon Agreement, Kolter Offer, Benefits of Kolter Offer, responded to monetary consideration and benefit, expenses, cost, flexibility, pre-cast concrete fence, and trees.

Chair Truex commented on water and sewer expansion cost, tree buffer, Planned Development (PD), design requirements, monetary benefit, residential and affordable housing, future revenues, and negotiations. Commissioner Constance spoke to Kolter Proposal Fact Sheet, Process and timeline, PD condition and modification, challenges, certainty, MDA, nonperformance clause, pre-cast concrete fence, negotiations, Purchase for Sale Agreement (PSA), privacy, language, Toledo Blade Boulevard and State Road (SR) 776 intersection, Florida Department of Transportation (FDOT) standards and District Secretary LK Nandam, Exhibit C, and closing conditions. Commissioner Deutsch noted tree buffer and options. Commissioner Doherty discussed transparency, additional financial consideration, deed transfer, negotiations, Process and timeline, design requirements, MDA, PSA, and language. Commissioner Tiseo mentioned deed transfer, inflation, negotiations, apartment buildings, pre-cast concrete fence, cost, PD process, certainty, water park, value, performance history, benefits, Kolter Offer, West Port Progress, commercial element, postponement, and vision.

Brent Rocklein, Morris Engineering Project Manager replied to water and sewer expansion cost.

Assistant County Attorney Thomas David remarked on PD condition, West Port Village, tree buffer, options, amendments, language, FDOT, traffic studies, design requirements, Exhibit C, and closing conditions.

County Attorney Knowlton interjected on design requirements and language.

**COMMISSIONER DOHERTY MOVED TO APPROVE THE AMENDED FIFTH AMENDMENT TO AGREEMENT 2017-098, FOR PURCHASE AND SALE AMONG MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY; LOST LAGOON DEVELOPMENT, LLLP; CHARLOTTE COUNTY; AND KOLTER GROUP ACQUISITIONS LLC, SECONDED BY COMMISSIONER TISEO**

**MOTION CARRIED 5:0.**

#### **COMMUNITY REDEVELOPMENT AGENCY MEETING**

At 10 a.m., or soon thereafter the Board will recess for the Murdock Village Community Redevelopment meeting. The Regular Meeting will reconvene upon the conclusion of the Murdock Village Community Redevelopment meeting.

**RECESS: 10:35 am – 11:38 am**

#### **PUBLIC HEARING AGENDA**

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

#### **PRESENTATION AGENDA**

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

**PUBLIC INPUT - ANY SUBJECT**

Jeff Lustig commented on Lost Lagoon, Harold Avenue and Centennial Park Recreation Centers, asset, amenities, activities, benefits, and negotiations.

**AA. County Administrator Comments**

County Administrator Flores noted July 16, 2024 Utilities Quarterly Update Meeting, Cape Haze Septic to Sewer Construction Project, prioritization, July 17, 2024 Tentative Budget Presentation, and attendance.

**BB. County Attorney Comments - None**

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

**DD. County Commissioner Comments**

Chair Truex spoke to process, data, Sunseeker, conferences, attendance, and Florida Association of Counties (FAC). Commissioner Constance discussed Burnt Store Corridor, RFP, public input, discussion, Vincent Avenue, Burnt Store Corridor Coalition Chairman John Fleming, Burnt Store Marina, Lee County Board of County Commissioners and County Manager Dave Harner, road acceptance and maintenance, funding mechanism, Tourist Development Tax (TDT), Sunseeker, benefits, revenues, and conference venue. Commissioner Tiseo mentioned process, Workshops, and Burnt Store Corridor Coalition Chairman John Fleming.

County Administrator Flores responded to Vincent Avenue, intersection options, and funding mechanism.

**RECESS: 11:50 am – 2:00 pm**

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

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

**Consent Agenda**

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

**MOTION CARRIED 5:0.**

**UA1. DRC-24-022, STOR NOW**

**Community Development**

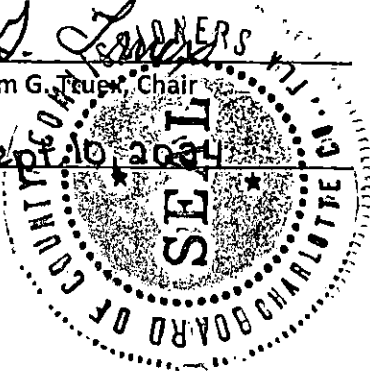
a) Approve a Resolution relating to applicant RESPEC Company, LLC's request for a Final Site Plan approval for STOR NOW Florida LLC. This project consists of a 141,000 SF self-storage facility. This project site is 2.36± acres and is located at 12921 Gulfstream Boulevard, Port Charlotte, Florida, in Section 05, Township 41, Range 21. Located in Commission District IV; and b) Authorize the Chairman to sign the Resolution. **RES 2024-101**

Quasi-Judicial

ADJOURNED: 2:38 pm

William G. Truett  
William G. Truett, Chair

DATE ADOPTED: Sept. 10, 2024



ATTEST:

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

By: Kimberly Walsh  
Deputy Clerk