

**MINUTES
AGRICULTURAL & NATURAL RESOURCES ADVISORY COMMITTEE
REGULAR MEETING**

**THURSDAY, MARCH 12, 2026
9:13 a.m. – 10:30 a.m.**

**E. JAY CARLSON COMMUNITY DEVELOPMENT BUILDING
BCS LARGE CONFERENCE ROOM
18400 MURDOCK CIRCLE, PORT CHARLOTTE, FL 33948**

Members Present: Lindsay Harrington, Chair
Scott Schroeder, Vice Chair
Dan Ryals
James Ryals
Stephen R. Kalaf
Luis Garcia
Kasey Deuberry
Keri DeHart
Savannah Kreegel-Corry

County Staff: Shaun Cullinan - Absent
Paul Polk, County Appraiser (Left after presentation at 10:05am)
Evangelina DiPiazza, Business Services Manager
Jennifer Williams, Senior Administrative Assistant

Guests: See attached sign-in sheet

Call to Order / Roll Call:

- The meeting was not called to order in the Recording Secretary's presence. Roll call was not taken.

Changes to the Agenda / Motion to Approve Changes:

- No changes to the agenda. Unanimously approved.

Approval of Minutes:

- The Chairman motioned to approve the minutes from the January 8, 2026, ANRAC meeting as written. The motion was approved unanimously.

Unfinished Business:

- Paul Polk, Property Appraiser presented regarding the assessment of the FPL solar fields. (See attached presentation)

New Business:

- Shaun Cullinan was absent from this meeting, therefore no updates on current or new projects in permitting were able to be given.
- The Chair put forth a motion to hold a special meeting on Thursday, April 9, 2026, (time and location tbd) to allow Mr. Cullinan to give those updates. Motion passed unanimously.
- The Chair gave some materials to all members. (See attachments)

Member Comments:

- None

Staff Comments:

- None

Public Comments:

- Mary Ann Tipton and Joe Lewis spoke about the Pulte project.

Next Regular Meeting / Items for Next Agenda:

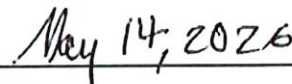
- Next regular meeting is scheduled for Thursday, May 14, 2026, at 9 a.m.

The meeting was adjourned at 10:30 a.m.

Submitted by Jennifer Williams, Recording Secretary
Community Development Department



Chair Signature

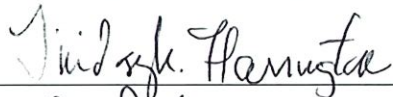

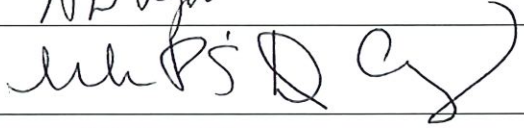





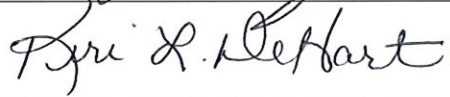



Date

SIGN IN SHEET - ANRAC

3/12/26 20

PLEASE SIGN NEXT TO YOUR NAME BELOW

Lindsay Harrington, -Chairman AG Land Use	
Dan Ryals Commodity Production/Cattle, Row Crop	
Savannah (Kreegel) Corry Commodity Production	
Scott Schroeder, -Vice Chairman Commodity Production/Nursery	
Luis Garcia Commodity Production/Cattle	
Stephen R. Kalaf Agricultural Expert	
James Ryals Commodity Production/Cattle	
Kasey Deuberry Environmental Expertise	
Keri DeHart Commodity Production	
Ken Doherty, Commissioner Commission Liaison	
Joe Tiseo, Commissioner Alternate Commission Liaison	
Vacant, Principal Planner Staff Liaison-Community Dev. Dept.	
Ralph Mitchell Staff Liaison	
Ben Bailey, Director Community Development Department	
Shaun Cullinan, Zoning Official Community Development Department	
Jennifer Williams, Sr. Admin. Asst. Recording Secretary Community Development Department	

SIGN IN SHEET - ANRAC - GUESTS

Name	Affiliation
MARY Ann LIPTON	Rural US 17
PAUL POLK	Property Appraiser
EMILY CRUZ	PPAL
Joe Lewis	
ANNE MACFADYEN	
Patty CASTRO	



The Loss of Florida Agricultural Land

What's at stake?

Florida agriculture is a major contributor to our nation's food supply and economy.

Florida farmers and ranchers grow a diverse array of commodities—from citrus and cattle to fruits, vegetables, and ornamental plants. These **300+** commodities generate more than **10 billion dollars** in agricultural products each year and support thousands of jobs.

According to the **2022 Census of Agriculture**, Florida lost **2,887 farms** and **30,331 acres** of farmland from 2017 to 2022. On average, around **1,000** people move to Florida each day, ranking the Sunshine State as the third-largest state in population. This rapid growth puts increased pressure on agricultural lands and rural communities.

If current trends continue, Florida could lose roughly **45,000 acres** of farmland per year—totaling nearly **2 million acres** lost by 2070—to residential and commercial development. This land loss means a decrease in land available for food production, wildlife habitat, groundwater recharge and open spaces.

Florida Farm Bureau Federation actively works to preserve agricultural land and support farm families. Our advocacy efforts focus on public policy, education and programs that help keep land in agricultural production.

These programs demonstrate that strategic conservation works—but it requires participation from all Floridians. Farmers and ranchers cannot protect Florida's agricultural heritage alone. They need public support for policies that maintain local food production, protect natural resources and sustain rural communities. The future of Florida farms and ranches is up to all of us. Join us in a shared commitment to preserve farmland and support conservation programs that ensure that Florida agriculture thrives today and for generations to come.

Video Link: [The Loss of Florida Agricultural Land](#)

Facts:

- In 2023, Florida ranked **#1** in floriculture, Valencia oranges, sugarcane, watermelons and sweet corn.
- **9.7 million** acres is devoted to growing safe and affordable food in Florida.
- The **direct economic contributions** of the agriculture, natural resource, and food systems supported **\$387 billion** in sales revenue & **2.5 million** jobs.
- Florida is projected to lose **120** acres of agricultural land a day – or almost **45,000** acres a year – between now and 2070.
- If population and development trends continue Florida could lose **400,000** acres of agricultural lands by 2040 and **2 million** acres by 2070.
- Fifteen percent or **1.9 million acres** — is “protected” agriculture, meaning this land is off limits to development.

Help us protect our affordable food, wildlife, and green space
before it's just a *memory!*

Join the Fight Today:

Go to: <https://floridafarmbureau.org/membership/>

Additional Resources:

Learn more about the [Agriculture 2040 – 2070 Study](#).

Check the latest [USDA Census of Agriculture](#)

[2025 Florida's Agriculture and Food System Fast Facts](#)

Read more from President of Florida Farm Bureau Federation, Jeb S. Smith: [President's Letter: Protecting Florida's Farmland](#)

Florida Farm Bureau Federation | PO Box 147030 | Gainesville, FL 32614 US



Viewpoint

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OUR VIEW

Want to be heard? Be clearer, not louder

According to Phillip Lanham, president and CEO of Gulf Coast Community Foundation, half of the people surveyed for GCCF's latest regional scan said they don't have a feeling of belonging here, with 40% of them saying it's because local government doesn't listen.

That provides us an opportunity to talk about the interaction between local government and its constituents, and to make some suggestions about how the latter can have more influence over the former.

We hear this complaint most often when a large number of residents appear at a meeting in opposition to a project that gets approved over their objections.

As government attorneys will often remark prior to a hearing, it's not a popularity contest. A roomful of people who don't want a project to be approved

doesn't trump evidence that criteria are met.

Florida is a very developer-friendly state, and developers and their attorneys are very savvy. They know that, for the most part, if their requests tick all the right boxes, they're going to get approved no matter how many people are opposed.

Do they sometimes try to get approval for things not expressly allowed? Yes, by invoking rules that let them ask. A board usually has more discretion to say no then, but it still has to make a decision based on evidence, not sentiment, and articulate a reason for denial that will withstand a challenge in court.

Too often, people who want to derail a project wait until it's too far along in the pipeline and argue points that are irrelevant to the decision being made. For example, the potential future use of a piece of land has nothing to do with whether it should be annexed.

Now, we're not saying that early, focused opposition will necessarily result in victory. Again, Florida favors developers.

But, to use a food analogy, you're more likely to have a meal turn out to your liking if you're involved in menu planning than if you offer input as the dish is about to come out of the oven.

To increase the chances of being heard in a way that could have an impact:

- Get involved early, usually at the Planning Commission level. Calendars and agendas, with backup materials, appear in advance on government websites. Persuading the Planning Commission to recommend an application be rejected doesn't mean it will, but it's one strike against it, and could push the applicant to refine the proposal in a way you like.

- Plan your remarks. You'll get five minutes at most unless you qualify as an affected party. The time goes by pretty quickly, especially if you spend the first minute or two expressing thanks for the chance to speak or organizing your thoughts.

- Learn what counts. There are criteria that proposals need to satisfy. Attack the evidence the applicant presents, not the

applicant or the board.

- Argue facts, not emotions, and offer a broad perspective, not just a personal one.

- When the opportunity arises, fight to tighten the land-use code and comp plan. In 2022, the Venice Planning Commission recommended the new code being considered allow a height exception for buildings taller than 35 feet downtown, but the Council, facing public pressure, went with a strict 35-foot limit. It can be changed, of course, but the process would be longer and more expensive — and more public — than just seeking a height exception.

- Get involved in the election process, including considering a run for office. Incumbents have a leg up, but can be beaten, and sometimes there is no incumbent.

Again, there's no guaranteed way to head off a development proposal. But as we've seen many times, there are a lot of ways to fail at it.

LETTERS TO THE EDITOR

FLORIDA LAND MARKET SHIFTS TO STRATEGIC PRICING IN 2025

Florida's land market shifted toward strategic pricing, selectivity, and long-term value in 2025, according to Saunders Real Estate's annual "Lay of the Land" Market Report.

- **Conservation** remained a major focus, with nearly **160,000 acres protected statewide** totaling about \$670 million, including **more than 100,000 acres in easements**.
- Farmland continued to be a stable asset class, with more than **32,700 acres trading across 74 transactions at an average of \$8,780 per acre**.
- Large tracts of more than 500 acres became scarcer, dropping from **22 transactions to 14 year over year, while average pricing climbed above \$9,500 per acre**.
- **Transitional land led in overall volume**, with more than 25,000 acres selling across 107 transactions and generating more than \$1 billion in sales, largely **in high-growth Central and South Florida markets**.

Transitional land is property, often on the urban fringe (the "donut"), that is shifting from its current use - typically agricultural, rural, or recreational—to a higher-value, more intensive use like residential (developers), commercial, or industrial development. It represents a high-risk, high-reward investment that relies on rezoning, infrastructure growth, and timing to achieve maximum value.

A video by Neil Hauger, a land specialist of Whitetail Properties, explains the concept of transitional land and its high-value potential:

Link: https://youtu.be/s18KkgTISiU?si=JEyMw_XIk8CMXUGD

Key Characteristics and Considerations:

- **Highest and Best Use:** Unlike traditional real estate, the value is determined by its potential future use, not current, which can sometimes lead to lower immediate returns if the transition fails.
- **Key Drivers:** Growth is often driven by nearby infrastructure, such as new highways, utilities, or residential subdivisions.
- **Risks:** High, including volatile markets, long development timelines, zoning restrictions, and the prohibitive cost of conversion.
- **Due Diligence:** Crucial factors include evaluating soil, environmental constraints, utility access, and zoning laws.
- **Investment Strategy:** Often involves long-term, patient capital to see the land through to its new, more developed state.

Examples of Transitions:

- **Agricultural to Residential:** A farm on the edge of a city being sold for a housing subdivision.
- **Agricultural to Industrial:** Farmland near a major highway junction is being converted into warehouses or distribution centers.
- **Recreational to Commercial:** A campground or wooded area being redeveloped into a commercial complex.

Examples of Successful Transitions:

- **Disney World:** Famously started as swamp/rural land before transitioning into a massive commercial/recreational development.

Public Town Hall Discussion

History & Planning for Charlotte County's Future

Join Community Development Staff

March 24, 2026 • 6:00 PM

Tringali Community Center

3460 N Access Road, Englewood, FL 34224



Space is limited to 150 attendees.

Charlotte County Community Development | 18400 Murdock Circle | Port Charlotte, FL 33948 US

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From: Charlotte County Community Development <communitydevelopment@charlottecountyfl.gov>
Sent: Monday, March 9, 2026 2:42 PM
To: lmdlharr@comcast.net
Subject: Town Hall Meeting

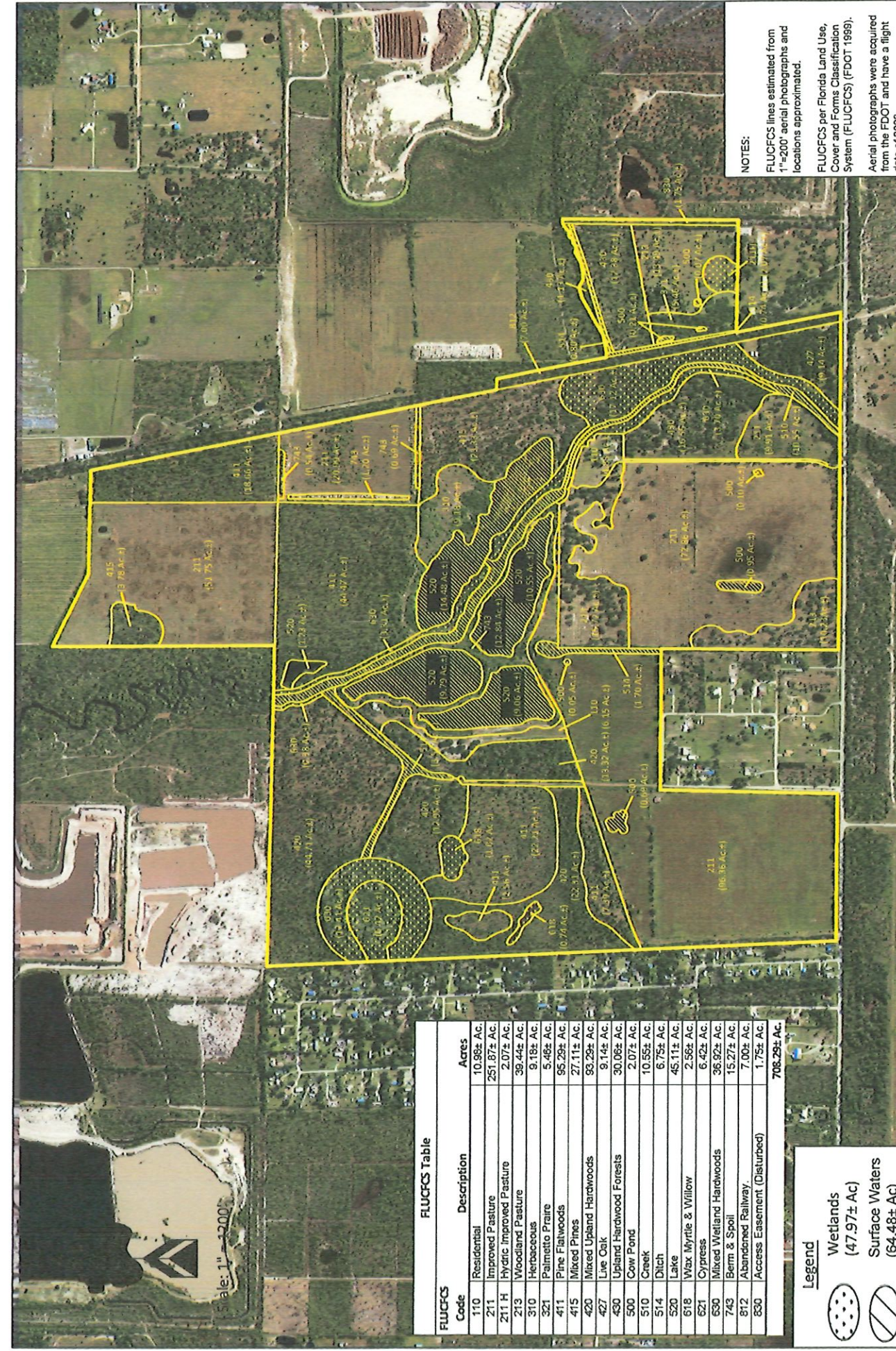
Charlotte County Community Development invites residents to join us for the first in a series of Town Hall discussions with County staff focused on the history of Charlotte County and how we plan for the future.

This meeting will provide an opportunity to learn how the County approaches planning, growth, land use, property rights, and redevelopment decisions, as well as Community Development's role in shaping our community.

We encourage residents to attend with an open mind and a spirit of curiosity. Staff will provide an overview of planning in Charlotte County and will be available to answer questions and discuss the planning process.

This event is an informational discussion with staff, and County Commissioners will not be present. The purpose of this meeting is to educate participants and improve their understanding of the planning process. Please note that we will not address specific individual projects or neighborhood issues during this meeting.

Space is limited to 150 attendees. If interest exceeds capacity, an additional session may be scheduled.



NOTES:
 FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.
 FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1989).
 Aerial photographs were acquired from the FDOT and have a flight date of 2023.

BEARDPAVIS ENVIRONMENTAL CONSULTING
 1509 Cowington Circle East, Fort Myers, FL 33919
 239-340-0073, beardpavis.com, consulting@gmail.com

Category: FLUCFCS
 Scale: 1" = 1200'
 County: Charlotte

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 Exhibit: -

Tarpon Lakes

Aerial FLUCFCS Map

FLUCFCS Code	Description	Ares
110	Residential	10.98± Ac.
211	Improved Pasture	251.87± Ac.
211 H	Hydric Improved Pasture	2.07± Ac.
213	Woodland Pasture	39.44± Ac.
310	Herbaceous	9.18± Ac.
321	Palmetto Prairie	5.48± Ac.
411	Pine Flatwoods	95.29± Ac.
415	Mixed Pines	27.11± Ac.
420	Mixed Upland Hardwoods	95.29± Ac.
427	Live Oak	9.14± Ac.
430	Upland Hardwood Forests	30.06± Ac.
500	Cow Pond	2.07± Ac.
510	Creek	10.56± Ac.
514	Ditch	6.75± Ac.
520	Lake	45.11± Ac.
618	Wax Myrtle & Willow	2.56± Ac.
621	Cypress	6.42± Ac.
630	Mixed Wetland Hardwoods	36.92± Ac.
743	Berm & Spoil	15.27± Ac.
812	Abandoned Railway	7.00± Ac.
830	Access Easement (Disturbed)	1.75± Ac.
		708.29± Ac.

Legend

- Wetlands (47.97± Ac)
- Surface Waters (64.48± Ac)

Revisions	Date:	Drawn By:	Date:
		BWS	9/8/25
		Job Number	
		S/T/R	
		31,32/40S/24E	