

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

**THURSDAY, APRIL 9, 2026
3:09 p.m. – 4:06 p.m.**

**Centennial Park Recreation Center
Small multi-Purpose Room
1120 Centennial Blvd, Port Charlotte, FL 33953**

Members Present: Lindsay Harrington, Chair
Scott Schroeder, Vice Chair
Dan Ryals
James Ryals
Luis Garcia
Kasey Deuberry - Left meeting at 4:00 p.m.
Keri DeHart
Savannah Kreegel-Corry

Members Absent: Stephen Kalaf

County Staff: Ben Bailey, Community Development Director
Shaun Cullinan, Planning and Zoning Official
Jennifer Williams, Senior Administrative Assistant
Morgan Cook, Board of County Commissioners

Guests: See attached sign-in sheet

Call to Order / Roll Call:

- Chair called the meeting to order at 3:09 p.m.
- Roll call was taken.

Changes to the Agenda / Motion to Approve Changes:

- No changes to the agenda. Unanimously approved.

Unfinished Business:

- Shaun Cullinan advised on projects in permitting:
 - Subdivision on Washington Loop.
 - Another phase of solar farm on St. Rd. 31.
 - Plat vacations – 51330 Bermont Rd creating a mitigation bank.
 - COPART went to hearing 4/1/26, the Magistrate found them in violation.
 - Waterside reclamation project is moving forward, going back to the board in May 2026.

- Scooter's Coffee at 5500 Duncan Road.
- Industrial buildings Piper Rd and US 17.
- Rural Settlement – Continuance granted – Board rescinded water/sewer agreement.
- Amazon purchased acreage near Punta Gorda Airport.
- HB 399 - allowing HUD-approved manufactured homes in areas zoned for single-family homes.
- HWC LLC – 3800 Bermont Road is on hold.

New Business:

- The Chair supplied all members with websites that they can consult for agricultural information (see attachment).
- The Chair and Shaun Cullinan spoke about Charlotte County's Town Hall meetings.
- Keri DeHart and Shaun Cullinan talk about 6105 Winchester development.

Member Comments:

- None

Staff Comments:

- None

Public Comments:

- Maryann Tipton provided emails and letters to the members regarding TCP-24-04 RSAOD Rural Settlement. (see attachments)

Next Regular Meeting / Items for Next Agenda:

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

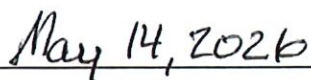
The meeting was adjourned at 4:06 p.m.

Submitted by Jennifer Williams, Recording Secretary

Community Development Department










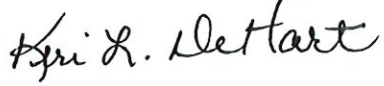


 Chair Signature



 Date

SIGN IN SHEET – ANRAC-SPECIAL MEETING – 4/9/26

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 - GUESTS - ANRAC - SPECIAL MEETING 4/9/26

Name	Affiliation
MARY Ann TIPTON	Public
JAMES ROELL	PUBLIC
ROB ROBBINS	PUBLIC
Morgan Cook	BCC
RICHARD LITTLE	Public
Vanessa Bauzo	FDACS/OAWP
BREN BAIWEY	Com Dev

April 7, 2026

RE: Formal Objection and Notice of Standing Regarding Unauthorized Extension of Adoption Deadline for TCP-24-04 (RSAOD Revisions)

Dear Commissioners,

We are writing to you as "affected persons" as defined in **Section 163.3184(1)(a), Florida Statutes**. Having provided substantial public input and formal comment throughout the proceedings for Application TCP-24-04, we are appealing to this Board to address a serious procedural and legal error regarding the timeline of this amendment.

Records obtained from the County show that on March 19, 2026, planning staff concurred with an applicant's request to delay the final adoption hearing until **February 28, 2027**.¹ On that same evening, County staff sent an after-hours email to the Florida Department of Commerce to transmit this request.² By March 30, 2026, the State responded that it had updated its records to reflect this new 2027 deadline.³ It appears the State processed this change without hesitation, operating under the assumption that the request was supported by official Board authorization and that all statutory requirements—including mandatory public notice—had been satisfied.

We object to this extension for the following reasons:

- **Lack of a Valid Agreement and Board Authority:** Under **Section 163.3184(3)(c)1, F.S.**, the 180-day adoption window is mandatory "**unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment.**"⁴ While the staff's after-hours email provided "**notice**" to the State, there is no evidence of an "**agreement.**" In the context of a Comprehensive Plan amendment—a legislative act—such an agreement necessitates formal action by the Board. Furthermore, **Charlotte County Code Sec. 3-9-10(a)(1)** explicitly limits applicant-requested postponements

¹ See March 19, 2026 DeLisi, Inc. letter attached.

² See March 19, 2026 staff e-mail attached.

³ See March 30, 2026 Florida Department of Commerce e-mail attached.

⁴ **§ 163.3184(3)(c)1., Fla. Stat.** The local government shall hold its second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments pursuant to subsection (11). If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, the amendments shall be deemed withdrawn **unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment.**

to one of the **next four (4) scheduled public meeting dates**. This staff-level decision to grant an extension to nearly one-year after transmittal bypasses the Board's jurisdiction and violates the plain language of the County Code and Florida Statute 163.3184(3)(c)1.

- **Failure of Statutory Notice:** The statute explicitly requires that any extension agreement include notice to "**any affected person that provided comments on the amendment**." As affected persons who have commented throughout this process, including during the window following the **December 9, 2025** transmittal hearing, we are entitled to this notice. No such notice was provided, rendering the purported extension procedurally and legally void.
- **A Persistent Failure to Demonstrate Utility Concurrence:** On **May 12, 2025**, the Planning and Zoning Board recommended **denial** of this petition, largely because the applicant failed to demonstrate utility concurrence. Despite being aware of this deficiency for over a year, and despite the Board's conditional transmittal on **December 9, 2025**, the situation worsened on **February 10, 2026**. On that date, the Board **rescinded** the Bulk Sewer Treatment Agreement (AGR 2025-261) and the Utility Developer's Agreement (AGR 2025-262) involving Pulte Home Company, LLC and CSWR-Florida.

Despite this **collapse of the reasonable assurances of utility infrastructure concurrency**, the applicant admitted on March 19, 2026, that they still have not finalized service plans. If the decision is postponed to February 28, 2027, the applicant will have been granted more than **21 months and two weeks (1.8 years)** to address utility concurrence that should have been secured when the application was initially filed. In fact, since the original application for amendment was submitted on **September 17, 2024**, the applicant will have had a total of **2.42 years** to work out a requirement that is a fundamental prerequisite for such an amendment.

- **Election Year Implications and Public Perception:** It has not escaped public notice that we are in an election year. Postponing this decision until February 2027—well past the November elections—raises a significant concern that this extension is a strategic move to wait for a potential change in Board composition. Specifically, it appears aimed at bypassing the seats of the two members who voted for denial at the transmittal hearing.⁵ Allowing an unauthorized staff decision, satisfying the request made by a developer, to delay a controversial vote until after

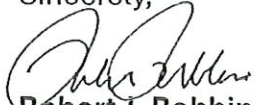
⁵ District 2 and District 4.

an election creates an unfortunate appearance of political maneuvering to achieve a more favorable outcome for the developer applicant.

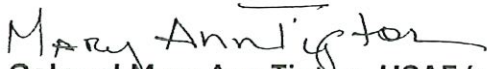
Requested Action: We respectfully request that the Board bring this matter to a public meeting for immediate discussion. Because the 180-day statutory clock is running and the "agreement" to extend it was made without Board approval or the required notice to affected persons, this application should be held to a timely adoption hearing or be **deemed withdrawn** by operation of law.

The Board—not staff—must decide if an applicant who has failed to provide utility concurrence since September 2024 (2.42 years) deserves yet another year (11 months) of special treatment, particularly when that delay shifts the final vote to a future Board.

Sincerely,



Robert J. Robbins, PhD



Colonel Mary Ann Tipton, USAF (ret.)



March 19, 2026

Ms. Jie Shao
Principal Planner
Charlotte County Community Development
18500 Murdock Circle
Port Charlotte, FL 33948

Re: Amendment No. 25-06ESR

Ms. Shao,

As you are aware, the applicant for the above referenced amendment has been diligently working with the local utility provider on solidifying the plans for service in the Rural Settlement Overlay District. This is both in accordance with the US 17 Overlay and Board Direction at the February 10, 2026, public hearing. Because of this, on behalf of the applicant, this letter requests an extension of the adoption hearing, in accordance with Chapter 163.3184(3)(C)1., F.S., to ensure proper planning for utility service is in place prior to final consideration of the amendment. The applicant would like to present this amendment to the Board at a hearing date no later than February 28, 2027.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

DeLisi, Inc.

A handwritten signature in blue ink that reads "Daniel DeLisi".

Daniel DeLisi, AICP

cc. Derek Rooney, Gray Robinson

From: [Harris, Donna](#)
To: [Shao, Jie](#)
Cc: [Bailev, Ben](#); [Cullinan, Shaun](#); [Walker, Kimlyn](#); [Daniel DeLisi](#); [Derek P. Rooney <derek.rooney@gray-robinson.com>](#); [David, Thomas](#)
Subject: RE: [EXTERNAL] - Extension of Adoption Date for Charlotte County 25-06ESR, TCP-24-04, Revisions to RSAOD
Date: Monday, March 30, 2026 10:38:32 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image001.png](#)

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Good morning, Jie,

I have updated FloridaCommerce's records to reflect the new 180-day deadline is February 28, 2027.

Donna Harris
Senior Plan Processor
Bureau of Community Planning & Growth
107 East Madison Street, MSC 160
Tallahassee, Florida 32399
850.717.8491

FLORIDACOMMERCE

www.FloridaJobs.org



From: Shao, Jie <Jie.Shao@charlottecountyfl.gov>
Sent: Thursday, March 19, 2026 8:43 PM
To: Harris, Donna <Donna.Harris@commerce.fl.gov>
Cc: Bailey, Ben <Ben.Bailey@charlottecountyfl.gov>; Cullinan, Shaun <Shaun.Cullinan@charlottecountyfl.gov>; Walker, Kimlyn <Kimlyn.Walker@charlottecountyfl.gov>; Daniel DeLisi <dan@delisi-inc.com>; Derek P. Rooney <derek.rooney@gray-robinson.com> <derek.rooney@gray-robinson.com>; David, Thomas <Thomas.David@charlottecountyfl.gov>
Subject: [EXTERNAL] - Extension of Adoption Date for Charlotte County 25-06ESR, TCP-24-04, Revisions to RSAOD

From: [Shao, Jie](#)
To: [Harris, Donna](#)
Cc: [Bailey, Ben](#); [Cullinan, Shaun](#); [Walker, Kimlyn](#); [Daniel DeLisi](#); [Derek P. Rooney <derek.rooney@gray-robinson.com>](#); [David, Thomas](#)
Subject: Extension of Adoption Date for Charlotte County 25-06ESR, TCP-24-04, Revisions to RSAOD
Date: Thursday, March 19, 2026 8:42:00 PM
Attachments: [image001.png](#)
[Extension letter - RSAOD 3-19-26.pdf](#)

Good evening, Donna,

The applicant is requesting additional time to work with the local utility provider to finalize service plans for the proposed project. Accordingly, the applicant intends to present this amendment (Application No. TCP-24-04) to the Board of County Commissioners for adoption no later than February 28, 2027.

Staff concurs with the applicant's request, which is attached to this email.

Please let me know if you have any questions or concerns.

Thank you,
Jie



Jie Shao, AICP, MCP
Planner, Principal
Charlotte County Community Development Department
941-743-1272 (Office)
941-370-2833 (Cell)
18400 Murdock Circle
Port Charlotte, FL 33948
CharlotteCountyFL.gov
Delivering Exceptional Service

Sites to Consult

- [Agriculture 2040-2070 - 1000 Friends of Florida](#)
- [Florida Ag Food and Resources - Food and Resource Economics Department - University of Florida, Institute of Food and Agricultural Sciences - UF/IFAS](#)
- [List of Reports and Publications | 2022 Census of Agriculture | USDA/NASS](#)