

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

**THURSDAY, JULY 10, 2025  
9:00 a.m. – 11:45 a.m.**

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

**Members Present:** Nigel Morris, Chair  
Scott Schroeder, Vice Chair  
Kasey Deuberry  
Lindsay Harrington  
Stephen R. Kalaf  
David Kemeny

**Members Absent:** Dan Ryals  
James Ryals

**County Staff:** Ben Bailey, Community Development Director  
Shaun Cullinan, Planning and Zoning Official  
Jie Shao, Principal Planner  
Jennifer Williams, Senior Administrative Assistant  
Kellyann Eller, Senior Administrative Assistant

**Guests:** See attached sign-in sheet

**Call to Order / Roll Call:**

- The meeting was called to order by Chairman Morris at 9 a.m. Roll call was conducted, and a quorum was present.

**Changes to the Agenda / Motion to Approve Changes:**

- Chairman Morris clarified that the first presentation under New Business (RSAOD) is the same as the earlier Pulte Homes presentation on US 17. He noted that a second presentation, requested by Geri Waksler, was added to address the conservation subdivision element of the Comprehensive Plan.

**Approval of Minutes:**

- The draft minutes from May 8, 2025, were unanimously approved as written.

**New Business:**

- Mr. Dan Delisi (MeadowVue) presented on the Rural Settlement Area Overlay District. Mr. Shane Johnson (Passarella & Associates) discussed environmental restoration and its benefits. Committee discussion followed.
- Chairman Morris opened the floor to public comment. The following Charlotte County residents provided input:
  - Joe Lewis
  - Steve Perlstein
  - Joe Drodney
  - Dave Enkler
  - Marianne Tipton
  - Andy Dodd
- Discussion followed among the presenters, committee members, and the public.
- Chairman Morris read a letter dated May 9, 2025, regarding Planning and Zoning Board Petition TCP-24-04.
- Mr. Harrington moved to reaffirm the letter submitted by Chairman Morris in May 2025; it was seconded by Ms. Deuberry and passed with two opposed. Discussion followed.

**Old Business:**

- Ms. Geri Waksler presented on conservation subdivisions related to a proposed development on Bermont Road, noting the need to increase housing density from one unit per five acres to one per acre for the ordinance to be practical. Committee discussion followed, and it was agreed they would consider an additional presentation after a formal application to amend the ordinance.

**Correspondence & Communications:**

- None.

**Public Comments:**

- There were no additional public comments.

**Staff Comments:**

- Mr. Cullinan proposed scheduling a special meeting and inviting Mr. Dan Delisi of MeadowVue to return. The proposed date is Thursday, August 28, 2025, at 9:00 a.m.

**Member Comments:**

- Chairman Morris called for a special meeting for Thursday, August 28, 2025, at 9 a.m. It was seconded and unanimously approved.
- Chairman Morris also commented on concerns regarding land acquisitions by Florida Power & Light (FPL).

**Next Meeting / Items for Next Agenda:**

- Continued discussion on the Rural Settlement Area Overlay District (RSAOD)
- The next meeting is Thursday, August 28, 2025, at 9 a.m.

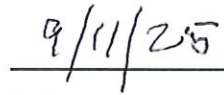
The meeting adjourned at 11:44 a.m.

Submitted by Jennifer Williams

Community Development Department



Chair Signature



Date

Agriculture and Natural Resources Advisory Committee  
Charlotte County, Florida

May 9, 2025

Charlotte County Board of County Commissioners

18400 Murdock Circle

Port Charlotte, FL 33948

RE: Planning and Zoning Board Petition Number TCP-24-04

Honorable Commissioners:

At its regular meeting on May 8, 2025 the Agriculture and Natural Resources Advisory Committee (ANRAC) reviewed and discussed the Large Scale Plan Amendment request that is due to be presented to the Planning and Zoning Board on May 12, 2025 as Petition Number TCP-24-04.

Included in the petition is an increase in Maximum Density from 6,000 units to 8,000 units. The committee members are concerned that such an increase will result in a development that materially detracts from the rural setting of the adjoining lands. In addition, the committee members question the need for the increase considering the already large inventory of undeveloped lots in Charlotte County. Therefore, the members voted on and approved a motion duly made and seconded, that I convey to you the recommendation that the requested increase in Maximum Density not be approved if it comes before you.

Respectfully submitted,



Nigel Morris

ANRAC Chairman