

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

**THURSDAY, SEPTEMBER 11, 2025
9:01 a.m. – 11:29 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
Stephen R. Kalaf
Dan Ryals
James Ryals

Members Absent: Lindsay Harrington
David Kemeny

County Staff: Ben Bailey, Community Development Director
Shaun Cullinan, Planning and Zoning Official
Jennifer Williams, Senior Administrative Assistant
Kellie Stewart, Public Relations Manager

Guests: See attached sign-in sheet

Call to Order / Roll Call:

- The meeting was called to order by Chairman Morris at 9:01 a.m. Roll call was conducted, and a quorum was present.

Moment of Silence for 9/11:

- Called by Shaun Cullinan

Changes to the Agenda / Motion to Approve Changes:

- No changes to the agenda

Approval of Minutes:

- The draft minutes from July 10, 2025, were unanimously approved as written.

Old Business:

- Discussion continued regarding the Pulte Homes project. Presentations were given by the following representatives: Michael Hueniken (Pulte Homes), Derek Rooney (Pulte Homes), Dan Delisi (MeadowVue), Shane Johnson (Passarella & Associates, Inc.), and Carl Carraco, Jr. (Barraco & Associates, Inc.).
- Updates included proposed revisions to the application timeline, buffer adjustments, potential school sites, and consideration of workforce housing.
- Committee members discussed unit counts, fencing, agricultural land concerns, flood planning, soil health, community longevity, agricultural easements, vegetation, long-range planning, and water quality management.
- The Chair opened the floor for public comment. Several residents addressed the Committee with questions and concerns:
 - Joe Lewis
 - Mary Ann Tipton
 - Christopher Scott Zeitler
 - Kim Amontree
 - Courtney Mason
 - Jay Chastain
 - James Role
 - Dave Enkler
- General discussion followed among the presenters, committee members, and the public.

New Business:

Discussion of ANRAC Functions:

- Joe Lewis (Charlotte County resident) addressed concerns regarding COPART and the perception that the County is “rubber stamping” projects.
- Mr. Lewis requested that the COPART letter authored by Chairman Morris expressing ANRAC’s concerns regarding the Pulte Homes project be read at the next Board of County Commissioners meeting.
- Chairman Morris made a motion to appoint two committee members to attend the October 28, 2025, BCC meeting, with one committee member to read the letter. It was seconded by Ms. Deuberry and passed unanimously.
- Volunteers to read letter at future BCC meeting: Scott Schroeder and James Ryals.
- Discussion ensued on improving public access to information about new projects. It was agreed that project PDFs should be sent to the committee liaison (Jennifer Williams) prior to each meeting for distribution to members.

New Membership Applications:

- The Committee determined that three applicants (not present) do not meet the ordinance requirement for commodity representation.

- Two members of the public in attendance expressed interest in applying for committee membership.

Public Comments:

- See Old Business.

Staff Comments:

Shaun Cullinan provided updates on the following:

- Water lines become County property once operational.
- Two proposed water mitigation banks: one in West County, one in East County (agricultural area).
- Development activity along U.S. 17 and Piper Road.
- Possible indoor storage project at Lakeside RV (commercial portion).
- Updates on COPART and Rural Settlement Area
- Potential new mine submittal near S.R. 31 and Washington Loop Road.
- Florida Power & Light solar field activity.
- Possible development south of the landfill near Burnt Store Road; LSI may sell agricultural land.
- Reservoir planned near railroad tracks on the east side of I-75.

Member Comments:

- Steve Kalaf raised a question regarding attendance by members of one committee at another committee's meeting. Kellie Stewart clarified under Sunshine Law, no more than two members of the same committee may attend without public notice, and only as members of the public. Mr. Cullinan advised he will consult with the County Attorney for confirmation.

Next Meeting / Items for Next Agenda:

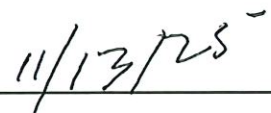
- Mr. Cullinan to provide a map of FPL solar holdings.
- Next meeting scheduled for Thursday, November 13, 2025, at 9 a.m.

The meeting adjourned at 11:29 a.m.

Submitted by Jennifer Williams









Community Development Department


Chair Signature


Date

SIGN IN SHEET – ANRAC 9/11/2025

PLEASE SIGN NEXT TO YOUR NAME BELOW

Nigel Morris, -Chairman Wildlife Management	
Dan Ryals Commodity Production/Cattle, Row Crop	
Lindsay Harrington AG Land Use	Absent
Scott Schroeder, -Vice Chairman Commodity Productions	
David Kemeny Commodity Production/Citrus	Absent
Stephen R. Kalaf Agricultural Expert	
James Ryals Commodity Production/Cattle	
Kasey Deuberry Environmental Expertise	
Vacant	
Ken Doherty, Commissioner Commission Liaison:	
Joe Tiseo, Commissioner Alternate Commission Liaison	
Vacant, Principal Planner Staff Liaison (Comm. Dev.)	
Ralph Mitchell Staff Liaison	
Ben Bailey, Director, Community Development Department	Present
Shaun Cullinan, Zoning Official, Community Development Department	
Jennifer Williams, Sr. Admin Asst Recording Secretary Community Development Department	

ANRAC - Guest	
Name	Affiliation
Don Delisi	Delisi, Inc.
Mary Ann Tipton	Prairie Creek resident
Christopher Scott Zeitler	Peace River Shores resident
Michael Hueniker	Pulte Home Company
Kyle Amontree	School Board
Derek Rooney	Pulte
Carl Barraeo, Jr.	Barraeo & Assoc. Inc.
Shane Johnson	Passarella & Assoc. Inc.
DAVES AND VINKLER	Prairie Creek West Resident
Jay Chastain	Chastain Farms
BEN BAUEY	Com Dev
Patty Castro	Washington Loop Resident
Jodi Buoprestor	Prairie Creek Park Res.
Courtney Mason	Peace River Shores
Joe Lewis	

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Luis Garcia
JAMES ROECL