



Environmentally Sensitive Lands Oversight Committee
Conservation Charlotte is a program of Charlotte County Government

May 18, 2026
Community Services/Centennial Park
Large Administration Conference Room
1120 Centennial Boulevard
Port Charlotte, FL 33953

Members Present: Stephen Kalaf – Vice Chair
Shaun O’Rourke – Chair
Dianne M. Quilty
John Osanitsch

County Staff: Tina Powell
Jamie Scudera
Jason Thompson
Kalvin Bernard
Cal Keene

Call to Order / Roll Call:

The meeting was called to order at 3:00 PM by Chair Shaun O’Rourke. A quorum was established.

Approval of Minutes:

The minutes from the March 16, 2026 meeting were reviewed and unanimously approved as submitted.

Old Business:

Conservation Charlotte Renewal 2026 – Mrs. Powell let us know that the Trust For Public Land will be polling the public over the summer for interest in renewing Conservation Charlotte.

New Business:

New Members welcome – The committee welcomed new member John Osanitsch.

Site Nomination Presentations – The committee reviewed presentations of sites that were nominated via Conservation Charlotte and then assessed by the County. The sites presented include file numbers: 2026-42, 2026-38, and 2026-37. Packets were handed out to members and guests that included definition of rankings via the Ordinance, as well as nomination

tracking sheets. Mrs. Powell reminded members that there is approximately 7 million dollars for acquisition.

Potential new meeting time – Discussion regarding changing the ESLOC meeting time to a time that works well with both the County staff and the committee. Given availability of the large conference room at Centennial Park, the next ESLOC meeting will be scheduled at 1pm.

Summer meeting schedule – The next and last ESLOC meeting of the year's schedule is in July. 6 new meetings will need to be scheduled.

Staff Reports:

Land Management – Mr. Thompson stated Land Management is starting to do Scrub Jay surveys and discussed fledgling sightings. Land Management has scored high on the invasive species plant management system service for FWC.

HCP – Ms. Scudera spoke on the Scrub Jay HCP 101 form and acquisition rate at the last meeting.

Coastal – Ms. Scudera reported on the numbers of sea turtles and shore birds and handed out data for committee review. She also reported that there has been a Leatherback sighting, which is rare.

Managers Comments – Mrs. Powell gave a brief overview on the nomination and scoring system for Conservation Charlotte.

Member Comments – Shaun O'Rourke suggests having a list of County-owned lands that are environmentally sensitive. Mrs. Powell states she will need to consult our legal department to understand if that falls within the purview of the committee.

Dianne Quilty requests a map that shows the environmentally sensitive lands as well as Conservation Charlotte lands.

Stephen Kalaf would like to add an item to the next meeting's agenda regarding collaboration with other committees.

John Osanitsch questioned if the County could use a file-sharing program to send copies of the presentations, however, the County does not participate in file-sharing programs. Cal Keene is working on putting the presentations on the website.

Citizen Input – Limited to 3 minutes:

Deborah Crawford – Spoke on the value of the county purchasing 4700 Arlington Road (#2026-42) through Conservation Charlotte. She passed out literature (Exhibit A) to the committee.

William Carlson – Spoke on the value of the county purchasing 4700 Arlington Road (#2026-42) through Conservation Charlotte.

Maryann Walczak spoke on the value of the county purchasing 4700 Arlington Road (#2026-42) through Conservation Charlotte.

Dianne Hart spoke on the value of the county purchasing 4700 Arlington Road (#2026-42) through Conservation Charlotte. She passed out literature (Exhibit B) to the committee.

Justin Smith spoke on the value of the county purchasing 4700 Arlington Road (#2026-42) through Conservation Charlotte.

Maryann Walczak would like to know the next step for nominated parcels. Mrs. Powell explained that the committee will decide if they want to recommend a parcel to the Commissioners for purchase, or if they want to wait on taking action until they've had more nominations to review.

Pamela Carlson asked if there a time limit for nominations. Mrs. Powell explained there is no time limit per the Ordinance.

Deborah Crawford prompted discussion on the process of declassifying properties purchased through Conservation Charlotte. Members and public spoke to this process.

Candice Westenberger asked for some clarification on the funding process. Mrs. Powell explained that a dedicated funding source is used and continues to roll over if not depleted.

Cherie Doughan asked for clarification on our internal nomination spreadsheet. Mrs. Powell provided insight.

Justin Smith volunteered information on easements and zoning language.

Maryann Walczak asked about the vacancy on the committee. Cal Keene confirmed the vacancy is for environmental expertise.

Robert Crawford asked about public access for nominated parcels. Shaun O'Rourke explained public access is part of the scoring criteria.

Diane Hart had questions regarding environmental assessments.

Suggested topics for new business:

-Summer meeting schedule

-Collaboration with other committees and/or a joint advisory board meeting

Meeting adjourned:

The meeting adjourned at 4:35 p.m.

Submitted by: Cal Keene
Community Services Department

1. Conservation Easement - Preserving in perpetuity the wetlands.
2. Requirement for pollution runoff into West Branch of Coral Creek and Amberjack Cove.

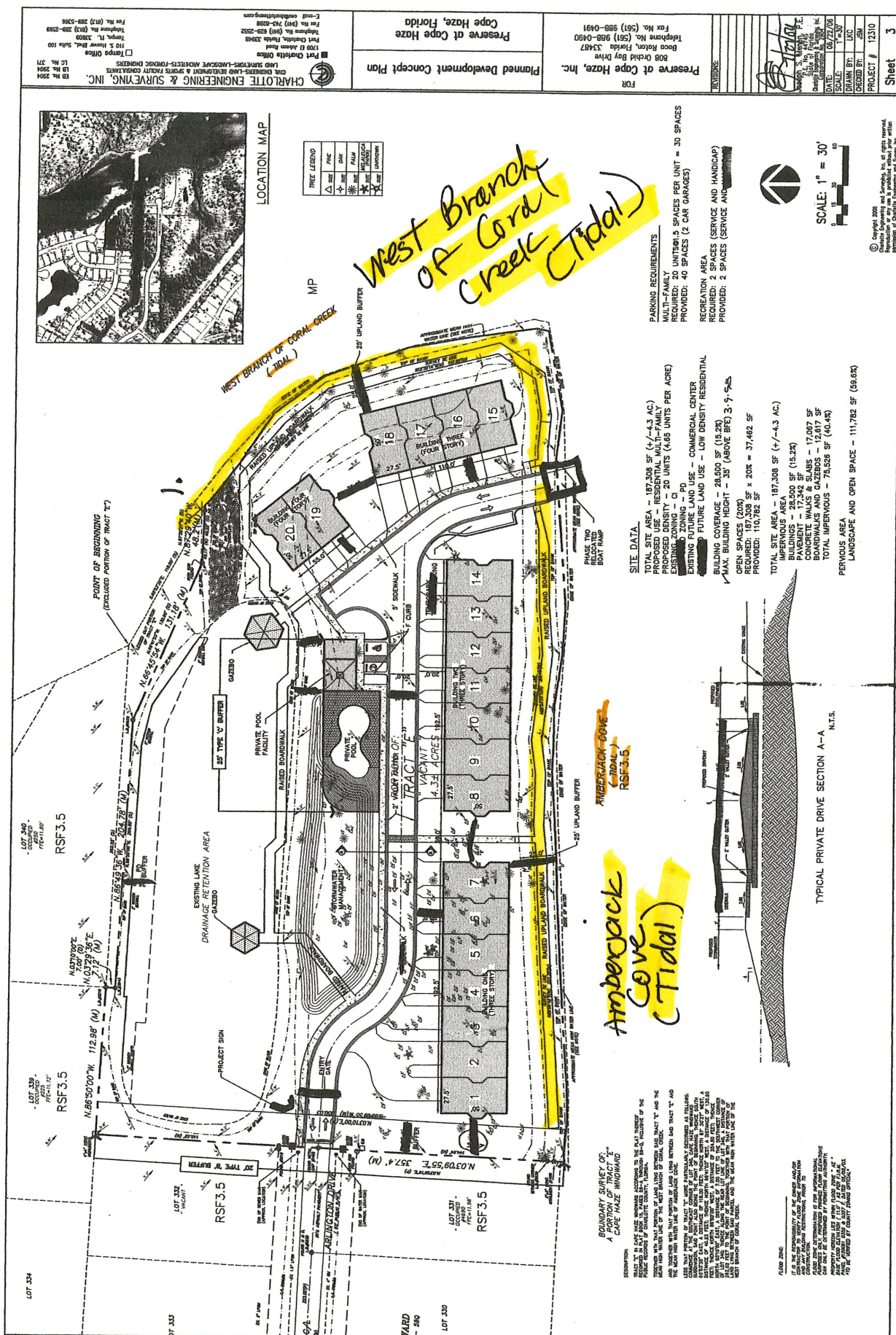


Exhibit B

From: Buddy Wood Charles.Wood@swfwmd.state.fl.us
Subject: RE: Public Meeting for Pending Permit Applications
Date: August 28, 2019 at 3:35 PM
To: dianehart941@comcast.net
Cc: Justin Eddy Justin.Eddy@swfwmd.state.fl.us, Michelle Hopkins Michelle.Hopkins@swfwmd.state.fl.us, Carol Lynch Carol.Lynch@swfwmd.state.fl.us

Ms. Hart,

Could you please give me a call to discuss your concerns, when you get a chance? Thanks.

Charles "Buddy" Wood, P.E.
ERP Evaluation Supervisor
Environmental Resource Bureau (ERP)
ERP Evaluation Section
Southwest Florida Water Management District
Tampa Service Office
7601 US Highway 301 North
Tampa, FL 33637-6759
Phone: (800) 836-0797 (Florida Only) Ext. 2030
-or- (813) 985-7481
E-mail: Charles.Wood@watermatters.org

Introducing ERP eCompliance Online Permit Condition Reporting at

watermatters.org ePermitting

From: Diane Hart <dianehart941@comcast.net>
Sent: Wednesday, August 28, 2019 2:41 PM
To: info <info@swfwmd.state.fl.us>
Subject: Public Meeting for Pending Permit Applications

Regulation Director or SWFWMD Executive Director

As a full-time 21-year resident of Windward at Cape Haze, I am writing to share my concerns regarding a Planned Development (PD) currently proposed at 4700 Arlington Drive.

The proposed PD is not site sensitive nor is it compatible with this community. We are a community of 470+ single family homes. Of these homes there are less than 10 that have a second story. The subject PD is proposing to construct three buildings, one at 65-feet and two at 53-feet to house a total of 20 residential condominium units. The proposed development will occupy 4.3 acres, located at the end of a residential street on a point that borders Coral Creek (a natural estuary) and a canal, Amberjack Cove. Currently, a one-acre pond exists in the proposed PD site. It is connected to an outlying system for stormwater runoff and a grassy filter to minimize contaminants from entering Coral Creek and Amberjack Cove. The PD proposes to change the location of the pond thus disturbing its functionality. I've given you an overview of the area, now come more reasons for stating the PD is not site sensitive nor is it compatible with this community:

1. The Coral Creek Ecosystem Restoration Project 2, through Charlotte County is currently an active endeavor in this area. The Southwest Florida Water Management District (District), Surface Water Improvement and Management (SWIM) Program and Florida Department of Environmental Protection (FDEP) are proposing to implement an ecosystem restoration project within the 2,600 acre Coral Creek Property. This plan has two goals: 1. Target palustrine wetland and upland restoration activities and 2. Target primarily estuarine wetland enhancement with a secondary objective of facilitating ongoing fishery research of juvenile tarpon habitat requirements. So the waterway that surrounds this point is very sensitive and important to our area and the state of Florida. Again, the PD proposes to change the location of the pond currently on the proposed site thus disturbing its functionality.

2. The location of the proposed PD will require construction contractors, equipment and all future residents to use Arlington Drive, a residential street where 50 individual homes exist as the only route of access into and out of this community. As a homeowner who resides the fourth lot from the entrance of this development, I do not see the PD as compatible, complementary or an enhancement to my community. We currently have one condominium development in our community. It sets apart from the individual residential homes, has its own road for entering and exiting, and is in accordance with current county height restrictions. The proposed PD is seeking a variance to county height restrictions.

3. As a property owner so near the PD, I have concerns that I will experience structural damage to my home once construction of the three condominium structures begins. Such tall buildings constructed on this point will require pile driven foundation supports. Who will pay for the cracks in my pool, walls and ceilings? Who will repair my damaged road once construction is completed?

In conclusion, this development is not congruent with this community. It's construction will not benefit or enhance the location. In fact, several risk-factors to our waterfront environment are evident. Disturbing an interconnected stormwater runoff system and contaminant filter does not make good sense to me. My neighbors share my concerns and we have brought them to the attention of our Property Owners Association. **I am appealing to you not to approve the Planned Development proposed for 4700 Arlington Drive, Placida, FL.**

Sincerely,
Diane L. Hart
4684 Arlington Drive
Placida, FL 33946
Charlotte County