

BOARD OF COUNTY COMMISSIONERS

JUNE 10, 2025

A Regular and Land Use Meeting was held at the Murdock Administration Complex in Commission Chambers; Room 119, Port Charlotte, Florida.

The following members were present: Chair Tiseo, Commissioner Constance, Commissioner Deutsch, Commissioner Doherty, and Commissioner Truex. Also in attendance were: County Administrator Flores, County Attorney Knowlton, and Minutes Clerk Welsh. The following members were absent: None.

The Meeting was called to order at 9:00 am

The Invocation was given by Reverend Dr. R. Brian Stolarczyk, Lutheran Church of the Cross, followed by the Pledge of Allegiance.

Changes to the Agenda

Addition #1: R-4, Approve Resolution Lifting the Burn Ban. Approve Resolution to lift the burn ban and rescind Resolution 2025-049.

Requested by: Public Safety

Addition #2: R-5, NACo Board of Directors Position - FAC Representative. Approve a letter of recommendation for Commissioner Christopher Constance to seek the Florida Association of Counties (FAC) representative seat on the Board of Directors for the National Association of Counties (NACo).

Requested by: Commission Office

Change #1: R-1, Added attachment – Agenda.

Requested by: Community Services

Change #2: R-4, Added attachment – Presentation.

Requested by: Public Safety

COMMISSIONER CONSTANCE MOVED TO APPROVE CHANGES TO THE AGENDA, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 5:0.

Proclamations - Commissioner Stephen R. Deutsch

COMMISSIONER DOHERTY MOVED TO APPROVE THE PROCLAMATIONS, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

National Mosquito Control Awareness Week

Scott Schermerhorn, Mosquito and Aquatic Weed Control Manager and Staff accepted the Proclamation.

Flag Day

Commissioner Deutsch discussed Flag Day Ceremony.

Dave Kalin remarked on Flag Day, freedom, liberty, symbolism, and, with Katherine Pellegrino, accepted the Proclamation.

Employee Recognition

Years of Service - May 2025

5 Years: Chad Hobson, Public Works; Ludgeor Cameus, Public Safety; Ashley Guerzo, Community Services; Varonica Beal, Utilities; **10 Years:** Robert Campbell, Public Works; Tammy Garcia, Utilities; Brian Orlando-Reno, Budget & Administrative Services; Janina Stamoulis, Commission Office; Alejandro Valdes, Public Safety; Carol Cooper Colicchio, Budget & Administrative Services; Jason Maddams, Public Safety; John Drown, Community Development; Matthew DeGaeta, Public Safety; Matthew Sausaman, Public Safety; Michael Downs Jr., Public Safety; Michael Keeney, Public Safety; Zachary Maxfield, Public Safety; Kathryn Davis, Budget & Administrative Services; **20 Years:** Tina Powell, Community Services; John McGinnis Sr., Public Works; and Patricia Kuehne, Public Works.

Award Presentations

Wellness Awards

Stephanee Phillips to present Cigna and Mental Health America Well-Being Awards for demonstrating a strong commitment to improving the health and well-being of its employees through a workplace wellness program: Cigna Healthy Workforce Designation - Gold and The Bell Seal for Workplace Mental Health - Platinum.

Stephanee Phillips, Wellness Coordinator highlighted Wellness Awards: Cigna Healthy Workforce Designation - Gold, The Bell Seal for Workplace Mental Health - Platinum, and presented the Awards.

County Administrator Flores mentioned Ms. Phillips efforts and Board support.

Commissioner Truex commented on Ms. Phillips efforts and Men's Mental Health Awareness Month.

PUBLIC INPUT - AGENDA ITEMS ONLY

Jeff Lustig noted South County Regional Park Pool Update.

Linda Powers spoke to Manasota Key Street & Drainage Advisory Board Appointment.

Chair Tiseo remarked on Manasota Key Street & Drainage Advisory Board Appointment.

COMMITTEE VACANCIES

The committee vacancy list below is for informational purposes only. It is not part of the County Commission agenda upon which action is to be taken, and therefore not a topic on which public input is allowed at the beginning of this meeting.

The Agricultural & Natural Resources Advisory Committee is searching for one volunteer who must be a resident or owner of real property in Charlotte County to include representatives of:

- Range, Timber and Wildlife/Sod, Hay, Aquacultural, or Honey Production
- Vegetable Production
- Livestock Production
- Citrus Production
- Agricultural Economics
- Environmental Conservation
- Agricultural Engineering/Water Management
- Agricultural Realty
- Rural Land Use and Environmental Law

Please contact Morgan Cook at Morgan.Cook@charlottecountyfl.gov for more information.

Barrier Island Fire Service Municipal Service Benefit Unit (MSBU) Advisory Board is seeking a volunteer to fill a vacant position with term ending October 31, 2025. Applicants must be residents of Charlotte County and reside within the Unit. Submit applications to Public Safety Department, 26571 Airport Road, Punta Gorda, Florida 33982; call 941-833-5602 or email Carole.Thomas@CharlotteCountyFL.gov.

The Beaches and Shores Advisory Committee is seeking a volunteer to fill the unexpired term of the District 4 Representative. The Applicant must be a resident of Charlotte County and reside within the boundaries of District 4. The term is effective immediately and will expire November 2026. To obtain an application, send an email to Claudia.Mayo@charlottecountyfl.gov. This position will remain open until filled.

The following **MSBU/TU Advisory Boards** are seeking volunteers who must be both a property owner within and reside within the Unit. Submit applications to Public Works Department, 7000 Florida Street, Punta Gorda, Florida 33950; call 941-575-3600 or e-mail MSBU-TU@CharlotteCountyFL.gov.

- **Boca Grande Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Buena Vista Waterway Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Edgewater North Waterway Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Englewood East Non-Urban Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Gardens of Gulf Cove Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Greater Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Gulf Cove Waterway Unit** is seeking two members to fill positions with terms through October 31, 2028.

- **Harbour Heights Waterway Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Manasota Key Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2027.
- **Manchester Waterway Utility Unit** is seeking one member to fill a position with a term through October 31, 2027, and one member to fill a position with a term through October 31, 2028.
- **Placida Area Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Rotonda Sands Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Suncoast Waterway Unit** is seeking one member to fill a position with a term through October 31, 2026, and one member to fill a position with a term through October 31, 2028.

REPORTS RECEIVED AND FILED

CONSENT AGENDA

Commissioner Constance discussed Manasota Key Street & Drainage Advisory Board Appointment.

COMMISSIONER DOHERTY MOVED TO APPROVE THE CONSENT AGENDA WITH THE EXCEPTION OF P-1, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 5:0.

Clerk of the Circuit Court

A. Comptroller Division

1. Finance

Recommended Action: Approve the Clerk's Finance Memorandum.

Budgeted Action: No action needed.

B. Minutes Division

1. Minutes

Recommended Action: Approve the following Minutes:

May 20, 2025 MSBU Workshop
May 20, 2025 BCC Local Transportation Update Meeting
May 22, 2025 Utilities Department Quarterly Update
May 22, 2025 BCC Pre-Agenda

May 22, 2025 BCC Focus Area Workshop - Infrastructure

Budgeted Action: No action needed.

Board of County Commissioners

C. Commission Office

1. Appointment - Gulf Cove Waterway Advisory Board

Recommended Action: Approve the appointment of Lawrence (Larry) Morrow to fill the unexpired term of Christine Carlomany as well as an additional new three-year term on the Gulf Cove Waterway Advisory Board. This appointment will be effective immediately and will expire on October 31, 2028.

Budgeted Action: No action needed.

2. Appointment - Manasota Key Street & Drainage Advisory Board

Recommended Action: Approve the appointment of Linda Powers to fill the unexpired term of Kathi Obendorfer on the Manasota Key Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

Budgeted Action: No action needed.

D. County Administration

1. BCC Schedule Change

County Administration

Approve the following BCC Meeting schedule change: Schedule a joint meeting with City of Punta Gorda on July 9, 2025, at 8 a.m. at the Charlotte Harbor Event and Conference Center, Punta Gorda, Florida.

E. County Attorney

1. Bryant Miller Olive, PA Waiver of Conflict

Recommended Action: Authorize the Chair to execute the Waiver of Conflict for our Bond Disclosure Counsel, Bryant Miller Olive, PA, representation of the City of North Port regarding the negotiation of an interlocal agreement for construction of Cranberry and Hillsborough Blvd. intersection improvements. **AGR 2025-127**

Budgeted Action: No action needed.

F. Budget and Administrative Services

Fiscal Services

Information Technology

Purchasing

1. 25-466, Piggyback, New Ladder Truck for Fire Station #17 (Public Safety)

Recommended Action: a) Approve File #25-466, New Ladder Truck for Fire Station 17 to Matheny Fire & Emergency of Ocala, Florida; piggybacking off the Florida Sheriff's Association Contract #FSA25-VEF19.0; for the total amount of \$1,620,428.12; and b) Authorize the addition of one E-One Rear Mounted Aerial Apparatus to the County Fleet; and c) Approve Resolution for budget adjustment BA25-174 in the amount of \$1,620,429; and d) Approve amendment to Capital Improvement Project "Additional and Miscellaneous Equipment (FY24/FY25)" to include the Ladder Truck with equipment for Fire Station 17. **RES 2025-184**

Budgeted Action: Approve budget adjustment BA25-174 in the amount of \$1,620,429 amending the Capital Improvement Project "Additional and Miscellaneous Equipment (FY24/FY25)" for one E-One Read Mounted Aerial Apparatus (\$1,208,426) with equipment and options (\$412,002.12), increasing total project by \$1,620,429 with funding provided from Fire Assessments.

2. 25-402, Award, Purchase of two (2) Peterbilt 548 Vacuum Trucks (Utilities)

Recommended Action: a) Approve Piggyback of File #25-402 for the purchase of two (2) Peterbilt 548 Vacuum Trucks, per the Florida Sheriff's Association Cooperative Purchasing Program Contract #FSA23-VEH21.0: Heavy Trucks and Buses, and award to The Peterbilt Store of Fort Myers, Florida for a purchase price of \$305,300 per unit for a total cost of \$610,600; and b) Approve Asset #35145 and 33798 be sold at auction.

Budgeted Action: No action needed. Budgeted in the Heavy Equipment Replacement Plan as approved in the FY25 budget process. Funding is supplied from Utility rate revenues.

3. 25-444, Award, Road Grading - Annual Contract (Public Works)

Recommended Action: a) Award Request for Bid #25-444, Road Grading - Annual Contract to Gator Grading and Paving, LLC of Palmetto, Florida at the unit costs submitted; and b) Authorize the County Administrator, or his designee, to approve renewal option up to two (2) additional one-year terms at the same prices, terms, and conditions, by mutual consent. The contract period will be effective from October 1, 2025, through and including September 30, 2026.

Budgeted Action: No action needed. Budgeted in the Tropical Gulf Acres and Cook and Brown Street and Drainage Units as approved in the FY25 budget process. Funding is supplied from Tropical Gulf Acres and Cook and Brown Street and Drainage MSBU assessments.

4. 25-484, Award, Energreen Alpha Eagle 33FT Boom Mower (Public Works)

Recommended Action: a) Approve award of "Piggyback" File # 25-484, Energreen Alpha Eagle 33FT Boom Mower to Energreen America Inc. of Aiken, South Carolina for a total of \$312,117 in accordance with the Florida Sheriff's Association Cooperative Purchasing Program Contract #FSA20-EQU18.0, Heavy Equipment; and b) Approve Asset #34133 to be sold via auction.

Budgeted Action: No action needed. Budgeted in the Heavy Equipment Replacement Plan as approved in the FY25 budget process. Funding is supplied from the Vehicle Replacement fund and will be charged to Public Works, Maintenance & Operations division.

5. 25-485, Award, F600 Altec Bucket Trucks (Public Works)

Recommended Action: Approve award of “Piggyback” to File #25-485, F600 Altec Bucket Trucks to Global Rental Co of Buford, Georgia, to purchase two (2) F600 Altec Bucket Trucks for a unit price of \$225,687 per Truck in accordance with Sourcewell Contract #040924-ALT.

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project “Additional Rolling Stock Public Works (FY24/FY25) as approved in the FY25 budget process. Funding is supplied from the Greater Charlotte Street Lighting District, ad valorem.

6. 25-385, Award, Sod and Hydroseeding - Annual Contract (Public Works)

Recommended Action: a) Approve award of Request for Bid #25-385, Sod and Hydroseeding - Annual Contract for to Greenscape Innovations, Inc. of Port Charlotte, Florida and Lira and Sons Sod of Inverness, Florida at the unit prices indicated on the bid tabulation; and b) Authorize the County Administrator to approve renewal options of up to two (2) additional one-year terms, at the same prices, terms, and conditions, by mutual consent.

Budgeted Action: No action needed. Items are charged out to the appropriate MSBU/TU or Road & Bridge as used.

7. Property Deletions for the Month of June, 2025 (Purchasing)

Recommended Action: Approve the deletion of additional property inventory items listed on the attached for the month of June 2025.

Budgeted Action: No action needed.

Real Estate Services

Risk Management

Transit

G. Community Development

H. Community Services

I. Economic Development

J. Facilities Management

K. Human Resources

L. Human Services

1. Amendment, Community Development Block Grant (CDBG) Interlocal Agreement with the City of Punta Gorda

Recommended Action: a) Adopt Resolution approving the Amended and Restated Interlocal Agreement; and b) Authorize the Chairman to sign Resolution. **A.AGR 2025-015 / RES 2025-185**

Budgeted Action: No action needed.

2. Database Access, Community Development Block Grant (CDBG) Program Administration

Recommended Action: a) Approve Resolution authorizing the County Administrator, or designee, to register, execute, and/or sign applications to utilize IDIS, HEROS, DRGR, and any other necessary related documents pertaining to CDBG funding; and b) Authorize the Chairman to sign Resolution. **RES 2025-186**

Budgeted Action: No action needed.

M. Public Safety

N. Public Works

O. Tourism Development

P. Utilities

1. Taylor Morrison of Florida, Inc Off-Site Utility Agreement for Starling Phase 1 Project

Recommended Action: a) Approve Off-Site Utility Agreement between the County and the Developer, Taylor Morrison of Florida, Inc.; and b) Authorize the Chairman to sign the Off-Site Utilities Agreement. **AGR 2025-128**

Budgeted Action: No action needed.

Chair Tiseo mentioned net benefit, opportunity, estimate engineer's cost, upsizing, Bids, and reimbursement process. **Commissioner Constance** commented on upsizing, future County need accommodations, Opinion of Probable Cost, contractor spending, South County Regional Park Pool, fixed maximum price, timeline, cost share, piping, and additional capacity. **Commissioner Doherty** noted work scope definition and monitoring.

Dave Watson, Utilities Director responded to estimated and incremental costs, on-site inspection and invoice submittal process, Board approval, developer timeline, and Zemel Road.

County Attorney Knowlton interjected on approved maximum cost.

Deputy County Attorney Thomas David replied to maximum reimbursement, shared costs, and credit procedure.

COMMISSIONER CONSTANCE MOVED TO APPROVE OFF-SITE UTILITY AGREEMENT 2025-128 BETWEEN THE COUNTY AND THE DEVELOPER, TAYLOR MORRISON OF FLORIDA, INC.; AND AUTHORIZE THE CHAIRMAN TO SIGN THE OFF-SITE UTILITIES AGREEMENT, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

2. Continuing Disclosure Certificate Form - Water Authority Bond Issuance

Recommended Action: Approve Resolution authorizing execution of the Continuing Disclosure Certificate documents in connection with Water Authority's bond issuance. **AGR 2025-129 / RES 2025-187**

Budgeted Action: No action needed. No financial impacts.

Q. Other Agencies

1. Interlocal Agreement between Charlotte County, on behalf of the CHNEP, and Sarasota County

Recommended Action: Authorize the chairman to sign Interlocal Agreement on behalf of the Coastal and Heartland National Estuary Partnership (CHNEP) and Sarasota County for services supporting CHNEP's Comprehensive Conservation and Management Plan. **AGR 2025-130**

Budgeted Action: No action needed.

REGULAR AGENDA

R. Regular Agenda

1. West Coast Inland Navigation District June 13, 2025, Agenda

(Change #1) Added attachment - Agenda.

Community Services

Discussion and direction on the West Coast Inland Navigation District (WCIND) agenda for the upcoming meeting on June 13, 2025.

Justin McBride, West Coast Inland Navigation District (WCIND) Executive Director highlighted West Coast Inland Navigation District June 13, 2025 Agenda and Florida Association of Special Districts (FASD) 2025 Annual Conference.

Chair Tiseo spoke to FASD 2025 Annual Conference and Sunseeker Resort. **Commissioner Constance** discussed Phillippi Creek, Sarasota County funds, and input.

2. South County Regional Park Pool Update

Community Services

Update on the South County regional park pool resurfacing and tile repair project.

Tommy Scott, Community Services Director mentioned contract and insurance document legal review, Counsilman-Hunsaker schedule, pool conditions and deficiencies, challenges, dive well and tile work timeline, punch list items, process improvements, repair work, inspection report timeframe, and seasonal pool changes.

Chair Tiseo commented on tile repair and replacement contract, pool drain, onsite field inspection, renovation projects, field condition solution, pool light housing replacement, contract original timeframe and extension requests, forensic engineering inspection process, tax payer dollars, corrective actions, industry standards,

photographic documentation, temporary shuttle service option and need, community inconvenience, swim program transitions, and Charlotte County Transit. **Commissioner Constance** spoke to May 27, 2025 Regular and Land Use Meeting, project timeline and prolonged timeframe, step and pool light housing challenges, original cost estimate and construction, administrative approval, expenditures, communication, lane inconsistencies, forensic engineering inspection cost responsibility, community impacts, contractor issues and meeting attendance, business standards, team effort, and status reports. **Commissioner Deutsch** noted competency, on-site expectations, and reopening timeframe. **Commissioner Doherty** discussed forensic professional engineering inspection, policy and procurement changes, punch list, needed work scope, June 4, 2025 Parks and Recreation Advisory Board Meeting, Centennial Park Pool, and Charlotte County Transit. **Commissioner Truex** mentioned work scope modification notification, cost increases, inspection report timeframe, corrective work, good oversight, and stair rise and run rebuild process.

County Administrator Flores responded to September 16, 2025 Board Workshop and project management.

BJ AuMiller, AuMiller Pools remarked on renovation projects, challenges, step rebuild process and edges, pool light housing material and condition, punch list remedies, dive pool, quality control (QC) check and timeline improvements, tile repair and replacement, site visits, and grating modification.

Kim Corbett, Purchasing Senior Division Manager replied to pool resurfacing and tiling purchase orders and step and pool light housing deficiencies.

Taken Out Of Order

(Addition #1) 4. Approve Resolution Lifting the Burn Ban

(Change #2) Added attachment – Presentation.

Public Safety

Approve Resolution to lift the burn ban and rescind Resolution 2025-049. **RES 2025-188**

Chief Jason Fair, Public Safety Director highlighted Statewide Keetch-Byram Drought Index (KDBI): Average, Detailed, (NOAA) Climate Prediction Center Long Range Forecast, and County Enacted Bans.

Commissioner Constance commented on County Enacted Bans, Statewide Keetch-Byram Drought Index (KDBI): Average, and Detailed.

COMMISSIONER DOHERTY MOVED TO APPROVE RESOLUTION 2025-188 DECLARING AN END TO THE BURN BAN AND REPEALING RESOLUTION 2025-049, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

(Addition #2) 5. NACo Board of Directors Position - FAC Representative

Commission Office

Approve a letter of recommendation for Commissioner Christopher G. Constance to seek the Florida Association of Counties (FAC) representative seat on the Board of Directors for the National Association of Counties (NACo).

COMMISSIONER TRUEX MOVED TO APPROVE A LETTER OF RECOMMENDATION FOR COMMISSIONER CHRISTOPHER G. CONSTANCE TO SEEK THE FLORIDA ASSOCIATION OF COUNTIES (FAC) REPRESENTATIVE SEAT ON THE BOARD OF DIRECTORS FOR THE NATIONAL ASSOCIATION OF COUNTIES (NACO), SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 5:0.

3. Sunseeker Update

Commission Office

Update on Sunseeker.

County Attorney Knowlton spoke to Sunseeker attorneys, boardwalk status, Americans with Disabilities Act (ADA) lift installation, signage installation, responded to easement agreement requirement, Riverwalk public access, maintenance rights, and Agenda item.

Chair Tiseo noted easement agreement, language, grass parking lot access and hardening process, ADA ramp and alternate allowance, River Walk, Sunseeker guests, accommodations, elevators, fence placement, design challenges, and contractor responsibility. **Commissioner Constance** spoke to flooding events, Bayshore Park and boardwalk accessibility, ADA lift and allowances, building height, public easement and rights, standardized policy, amenities, structural issues, grass parking lot design and engineering cost, contract remediation, and Agenda item. **Commissioner Doherty** discussed Sunseeker, easement agreement language and benefits, enhanced partnership, and communication improvements. **Commissioner Truex** mentioned ADA access point, elevators, parking challenges, community investment, public access rights, certainty, ownership transition, Englewood Beach parking lot repairs and access, process, sand recipient and sifting site, and Agenda item.

Ben Bailey, Community Development Director commented on window replacement permits, equipment, and public safety.

Mr. Scott replied to parking lot hardening design and engineering process, recovery projects, service levels, permeable surface upgrades, and grant obligation compliance.

COMMISSIONER TRUEX MOVED TO ADD ENGLEWOOD BEACH PARKING LOT AS AN AGENDA ITEM, SECONDED BY CHAIR TISEO

MOTION CARRIED 5:0.

6. Englewood Beach Parking Lot

Chair Tiseo commented on contractor, curb and gutter locations, parking lot access and conditions, public safety, Risk Management, phased approach, sand recipient site, business impacts, shuttle service, Sarasota and Lee Counties, Federal Emergency Management Agency (FEMA) reimbursements and obligations, staff efforts, misinformation, June 17, 2025 Board Workshop, beach cleanup, weather event impacts, hurricane season preparedness and recovery, improvements, Sunshine Law, Board discussion and direction, risk tolerance, and mitigation strategy. **Commissioner Constance** noted discussion, Sunseeker, South County Regional Park Pool, Sunshine Law, Board discussion, phased approach, hurricane updates, FEMA reimbursements, Reserves, Cultural Center, and Mid-County Regional Library. **Commissioner Deutsch** spoke to misinformation, hurricane damages,

playground equipment, Port Charlotte Beach Complex and Pool, Reserves, FEMA, prioritization, process, Sunshine Law, communication challenges, liability, and volunteers. **Commissioner Doherty** discussed course correction, staff efforts, Board direction, FEMA reimbursements and process, Reserves, Hurricane Ian, debris removal and traffic control device costs, additional funding sources, phased reopening, and risk tolerance. **Commissioner Truex** mentioned staff and contractor efforts, Board direction, FEMA reimbursements, tax payer dollar spending, insurance companies, improvement opportunities, timeline, commitment, public perception, and progress.

Mr. Scott responded to curbing, sidewalks, community service and impacts, reopening phased approach, contractor process, Risk Management evaluation, gates, safety hazards, public perception, Board support, timelines, Keep Charlotte Beautiful Executive Director Rhonda Harvey, and beach cleanup.

County Administrator Flores replied to staff efforts, Englewood Beach, FEMA process and compliance, resources, and communication and time improvements.

PUBLIC HEARING AGENDA

S. 10:00 A.M. Public Hearing

PRESENTATION AGENDA

T. 10:00 A.M. Presentations

RECESS: 11:21 am - 1:00 pm

1 P.M. PUBLIC INPUT - ANY SUBJECT

Jeff Lustig commented on Construction Industry Licensing Board (CILB), Assistant County Attorney David Moscoso, contractor expired licenses and permits, Charlotte Technical College graduates, licensed practical nurses (LPN) certification, Port Charlotte High School, Florida SouthWestern Collegiate High School Charlotte Campus, Registered Nurse (RN) Program, South County Regional Park Pool, Sunseeker ADA access point, Live Oak Park, and Flag Day.

Taken Out Of Order

AA. County Administrator Comments - None

BB. County Attorney Comments - None

CC. Economic Development Director Comments

Kay Tracy, Economic Development Director spoke to small business resources and opportunities, Florida Small Business Development Center (SBDC) partnership, June 17, 2025 Smarter Business with Artificial Intelligence (AI): Tools for Marketing, Content, and Operations, June 26, 2025 Hurricane Preparedness Webinar for Businesses, July 15, 2025 Grow with Google, July 16, 2025 New Business Card Exchange, event attendance, Marketing Manager Maria Vastola, Florida Chamber of Commerce Spotlight Challenge: Coolest Thing Made in Florida, Underwater Fish Light, Vestas Aircoil, and Pro Glider Boats.

DD. County Commissioner Comments

Chair Tiseo noted Purchasing, project classification impacts and cost, AuMiller Pools, bond requirement, Project Manager positions, hurricane recovery, Family Services Center, recreation centers, liaison and advisory committee positions, meeting attendance and discussion participation, April 10 and May 8, 2025 Marine Advisory Committee (MAC) Meeting Minutes, Citizen Input, and attendance influence. **Commissioner Constance** spoke to South County Regional Park Pool, project management, contract management certification or in-house training, deficiencies, corrections, Cultural Center, construction completion date, virtual resources, programmatic functionality, information availability, Family Services Center, Community Services, operational responsibility, Rivers Coalition Inc, environmental groups, online presence, Lee County, Myakka and Peace Rivers, Southwest Florida Water Management District (SWFWMD), Water Quality Manager Brandon Moody, ecosystem impacts, Lee and Sarasota Counties, meeting attendance and participation, February 25, 2025 Regular and Land Use Meeting Board action, and committee and liaison assignment removal. **Commissioner Deutsch** discussed programming model, Cultural Center, operational responsibility, accountability, availability, MAC Meeting attendance and minutes, requested input, and liaison position removal. **Commissioner Doherty** mentioned project management team credentials, Purchasing, Request for Proposals (RFP), maintenance versus construction project classification, policy changes, safeguards, June 6, 2025 County Coalition for Responsible Management of Lake Okeechobee, St Lucie and Caloosahatchee Estuaries, and Indian River Lagoon Meeting and bylaws, water levels, quality, and supply, Army Corps of Engineers, drought impacts, submerged aquatic vegetation, nutrient treatment, grass restoration, legacy sediment removal, lake discharges, Myakka and Peace Rivers, Charlotte Harbor, Caloosahatchee River (C-43) West Basin Storage Reservoir ribbon cutting, Martin County, SWFWMD, 16 County Coalition, Coastal and Heartland National Estuary Partnership (CHNEP), April 10 and May 8, 2025 MAC Meeting Minutes, accuracy, meeting participation, safeguards, Parks and Recreation Advisory Board, South Gulf Cove, Board Action and Policy, accountability, Committee Assignments, Building Oversight Committee, and liaison positions. **Commissioner Truex** commented on staff efforts, Englewood Beach Parking, approach modifications, June 17, 2025 Board Workshop, Reserves, job description and key performance indicators (KPI) revisions, accountability, major renovation project, South County Regional Park Pool, project classification, bond requirement, improvements, accountability, February 25, 2025 Regular and Land Use Meeting, Board action, February 11, 2025 Regular Meeting, retaliation, disrespect, integrity, investigations, and committee memberships and liaison appointments.

County Administrator Flores remarked on September 16, 2025 Board Workshop, Community Services Program Guide, virtual resources, and Cultural Center programming.

Assistant County Administrator Claire Jubb responded to Project Manager positions, Hurricane Recovery Division, onboarding process, and Cultural Center programmatic functionality and operational model.

County Attorney Knowlton interjected MAC Chairman Jim Darden, Beaches and Shores Advisory Committee (BSAC) Chairman Stas Matias, committee liaison positions, meeting attendance influence and participation, and solicited input.

RECESS: 1:52 pm - 2:00 pm

2 P.M. LAND USE AGENDA

Minutes Clerk Welsh administered the oath for testimony.

PUBLIC INPUT - LAND USE CONSENT AGENDA ITEMS ONLY - None

Consent Agenda

Commissioner Constance noted CSZ-25-04, Khudairi Section D, CSZ-25-05, Khudairi Section E, CSZ-25-06, Khudairi Section F, CSZ-25-13, Del Verde Alligator Farms LLC Section A, CSZ-25-13, Del Verde Alligator Farms LLC Section A, CSZ-25-14, Del Verde Alligator Farms LLC Section B, CSZ-25-15, Del Verde Alligator Farms LLC Section C, and certification of Sending Zones (CSZ).

Shaun Cullinan, Planning and Zoning Official responded to CSZ and transfer of density units (TDU) approval process.

COMMISSIONER DOHERTY MOVED TO APPROVE THE LAND USE CONSENT AGENDA, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

UA1. DRC-24-224 Starling Phase 2

Community Development

Approve a Resolution regarding Atwell Engineering's request for PD Final Detail Site Plan approval for Starling Phase 2. This project consists of 131 single family lots with associated infrastructure. This project site is 21.37± acres of a 47.96± acre parcel and is located at 14100 Burnt Store Road, Punta Gorda, Florida. Located in Commission District II. **RES 2025-189**

Quasi-Judicial

UA2. DRC-24-209 Final Detail Site Plan- Willow Phase 2

Community Development

Approve a Resolution regarding RESPEC Company, LLC's request for a PD Final Site Plan approval for Willow Phase 2. This project consists of 281 residential single-family units with associated infrastructure. This project site is 77.96± acres and is located at 11257 Cloverly Lane (PID: 412335325378), Punta Gorda, Florida. Located in Commission District II. **RES 2025-190**

Quasi-Judicial

UA3. CSZ-25-04, Khudairi Section D

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 318 platted lots in Blocks 51, 52, 53, 54, 55, 61, 62, 63, 64, & 65 and within the Dixie Estates Section C subdivision, generally located north of Bermont Road and east of SR 31, in the East County area, containing 19.32± acres; for calculation and severance of 318 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-04; Applicant: Sajida Y. Khudairi; providing an effective date. Located in Commission District I. **RES 2025-191**

Quasi-Judicial

UA4. CSZ-25-05, Khudairi Section E

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 319 platted lots in Blocks 76, 77, 78, 79, 80, 91, 92, 93, 94 & 95 and within the Dixie Estates Section D subdivision, generally located north of Bermont Road and east of SR 31, in the East County area, containing 19.37± acres; for calculation and severance of 319 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-05; Applicant: Sajida Y. Khudairi; providing an effective date. Located in Commission District I. **RES 2025-192**

Quasi-Judicial

UA5. CSZ-25-06, Khudairi Section F

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 320 platted lots in Blocks 106, 107, 108, 109, 110, 121, 122, 123, 124, & 125 and within the Dixie Estates Section D subdivision, generally located north of Bermont Road and east of SR 31, in the East County area, containing 19.43± acres; for calculation and severance of 320 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-06; Applicant: Sajida Y. Khudairi; providing an effective date. Located in Commission District I. **RES 2025-193**

Quasi-Judicial

UA6. CSZ-25-13, Del Verde Alligator Farms LLC Section A

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 12 platted lots in Blocks 5, 7, & 15 and within the Del Verde Section A subdivision and the Del Verde Section B subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 1.56± acres; for calculation and severance of 12 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-13; Applicant: Alligator Farms, LLC, Michael S Jones, Manager; providing an effective date. Located in Commission District I. **RES 2025-194**

Quasi-Judicial

UA7. CSZ-25-14, Del Verde Alligator Farms LLC Section B

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 12 platted lots in Blocks 7, 15, 21, 28, and "Reserved" Block, within the Del Verde Section M subdivision, the Del Verde Section N subdivision, and the Del Verde Section O subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 1.74± acres; for calculation and severance of 12 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-14; Applicant: Alligator Farms, LLC, Michael S Jones, Manager; providing an effective date. Located in Commission District I. **RES 2025-195**

Quasi-Judicial

UA8. CSZ-25-15, Del Verde Alligator Farms LLC Section C

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 12 platted lots in Blocks 10, 13, 14, & 17, within the Del Verde Section F subdivision, the Del Verde Section G subdivision, the Del Verde Section H subdivision, and the Del Verde Section R subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 1.36± acres; for calculation and severance of 12 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-15; Applicant: Alligator Farms, LLC, Michael S Jones, Manager; providing an effective date. Located in Commission District I. **RES 2025-196**

Quasi-Judicial

Public Hearing

UB1. PAL-24-07, Bluegrass Land & Mine Large-scale Plan Amendment to MRE

Community Development

Pursuant to Section 163.3184(3), Florida Statutes, transmit to the Florida Department of Commerce and other State agencies for review and comment a Large Scale Plan Amendment to Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agriculture (AG) to Mineral Resource Extraction (MRE); for property located at 42811 Neal Road, 3300, 3440, 3450 and 3460 SR 31, in the Punta Gorda area and within the East County area; containing 308.01± acres; Petition No. PAL-24-07; Applicant: Bluegrass Land & Mine; providing an effective date. Located in Commission District I.

Legislative

Mr. Cullinan gave a brief overview of Proposed Changes, PAL-24-07 and Z-24-18: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Framework, Existing Future Land Use Map (FLUM) Designations, Existing Zoning Designations, Surrounding Existing FLUM Designations, Surrounding Existing Zoning Designations, Proposed FLUM Designations, Proposed Zoning Designations, Future Land Use Map Series: Map #24 - Mineral Resource Extraction (MRE) Prohibited Locations, Map #4 - Watershed Overlay District, Map #6 - Prime Aquifer Recharge Areas, Map #22 - Critical Wildlife Corridors, Rezone for Williams Excavation: 500 Foot Features Exhibit, 1/2 Mile Features Exhibit, Flood Zones (Subject Property - X Zone), Overall Excavation Plan, and Post Reclamation Plan.

Attorney Rob Berntsson, Applicant Representative remarked on Zoning Code changes, Comprehensive Plan requirements, and mine expansion.

Commissioner Constance discussed existing mine location, Post Reclamation Plan, and PAL-23-00005, Lake Lonely, LLC Large Scale Plan Amendment to MRE.

Public Input

COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO APPROVE TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE AND OTHER STATE AGENCIES FOR REVIEW AND COMMENT A LARGE SCALE PLAN AMENDMENT TO CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE FROM AGRICULTURE (AG) TO MINERAL RESOURCE EXTRACTION (MRE); FOR PROPERTY LOCATED AT 42811 NEAL ROAD, 3300, 3440, 3450 AND 3460 SR 31, IN THE PUNTA GORDA AREA AND WITHIN THE EAST COUNTY AREA; CONTAINING 308.01± ACRES; PETITION NO. PAL-24-07; APPLICANT: BLUEGRASS LAND & MINE; PROVIDING AN EFFECTIVE DATE. LOCATED IN COMMISSION DISTRICT I, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

UB2. PAL-23-00005, Lake Lonely, LLC Large Scale Plan Amendment to MRE

Community Development

Pursuant to Section 163.3184(3), Florida Statutes, transmit to the Florida Department of Commerce and other State agencies for review and comment a Large Scale Plan Amendment to Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agriculture (AG) to Mineral Resource Extraction (MRE); for property located at 2650 SR 31, in the Punta Gorda area and within the East County area; containing 223.14± acres; Petition No. PAL-23-00005; Applicant: Lake Lonely, LLC; providing an effective date. Located in Commission District I.

Legislative

Mr. Cullinan gave a brief overview of Proposed Changes, PAL-23-00005 and Z-23-41-19: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Framework, Existing FLUM Designations, Existing Zoning Designations, FLUM Designations, Zoning Designations, Proposed FLUM Designations, Proposed Zoning Designations, Future Land Use Map Series: Map #24 - MRE Prohibited Locations, Map #4 - Watershed Overlay District, Map #6 - Prime Aquifer Recharge Areas, Figure 1 Offsite Features, Flood Zones (Subject Property - X Zone), Proposed Pump Locations, Map #22 - Critical Wildlife Corridors, Map #22 - Critical Wildlife Corridors - Subject Property, and Wildlife Corridor Conservation Easement.

Commissioner Constance mentioned Map #22 - Critical Wildlife Corridors - Subject Property and approval process.

Attorney Derek Rooney, Applicant Representative commented on amendment benefits and wildlife corridor requirements.

Public Input

COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO APPROVAL TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE AND OTHER STATE AGENCIES FOR REVIEW AND COMMENT A LARGE SCALE PLAN AMENDMENT TO CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE FROM AGRICULTURE (AG) TO MINERAL RESOURCE EXTRACTION (MRE); FOR PROPERTY LOCATED AT 2650 SR 31, IN THE PUNTA GORDA AREA AND WITHIN THE EAST COUNTY AREA; CONTAINING 223.14± ACRES; PETITION NO. PAL-23-00005; APPLICANT: LAKE

LONELY, LLC; PROVIDING AN EFFECTIVE DATE. LOCATED IN COMMISSION DISTRICT I, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

ADJOURNED: 2:15 pm

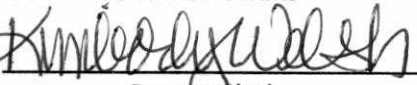


Joseph M. Tiseo, Chair

DATE ADOPTED: 5.14.25

ATTEST:

ROGER D. EATON, CLERK
OF THE CIRCUIT COURT AND
EX-OFFICIO OF THE BOARD
OF COUNTY COMMISSIONERS

By: 

Deputy Clerk