

BOARD OF COUNTY COMMISSIONERS

DECEMBER 10, 2024

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 (departed at 2:58 pm), 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 Pastor Daniel Dagan, Hope Apostolic Church, followed by the Pledge of Allegiance.

Changes to the Agenda

Addition #1: R-4, Gulf Consortium Executive Committee. Approve a letter of recommendation for Commissioner Christopher G. Constance to seek a position on the executive committee for the Gulf Consortium.

Requested by: Commission Office

Addition #2: R-5, Hurricanes Helene and Milton Private Property Debris Removal. a) Approve Resolution for Hurricanes Helene and Milton Private Property Debris Removal (PPDR) and Commercial Property Debris Removal (CPDR); and b) Authorize the Chairman to sign Resolution.

Requested by: Public Works

Change #1: F-11, Updated Wording – a) Approve award of Bid #25-021 to the lowest responsive, responsible bidder, Vulcan Inc. d/b/a Vulcan Signs of Foley, Alabama at the unit prices listed on the bid tab for a contract period from January 1, 2025 through, and including, December 31, 2025, with the option to renew for two (2) additional one-year terms, at the same prices, terms, and conditions, by mutual consent; and b) **Authorize the County Administrator, or designee, to approve the renewal options for up to two (2) additional one-year terms, at the same prices, terms and conditions, by mutual consent.**

Requested by: Public Works

Change #2: D-1, Added attachment – Revised Board Workshop and Public Hearing Calendar.

Requested by: Administration

Change #3: R-3, Added attachment – Revised Resolution, 20241209.

Requested by: Community Services

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

MOTION CARRIED 5:0.

Employee Recognition

Years of Service - November 2024

5 Years: Brittney Holston, Community Development; Jeffery Litherland, Public Works; Bradley Geelen, Public Safety; Jennifer Zobelein, Community Services; Julie Ryder, Community Services; Keri Dutton Public Works; Laurie Kimball Human Services; Tiernan Cole County Attorney's Office; **10 Years:** Ben Bailey, Community Development; Jarrod Gavagni, Public Safety; Karly Greene, Public Works; Louis Chieffo, Public Safety; Onelio Baez, Public Safety; **15 Years:** Ernesto Dabney, Public Safety; Michael McNeeley, Public Safety; **20 Years:** Jeffrey Rathburn, Public Safety; William St Onge II, Utilities; Ceres Austria, County Attorney's Office;

Employee of the Month - November 2024

Brian Orlando-Reno
Budget & Administrative Services

Richard Arthur, Fiscal Services Manager highlighted Mr. Orlando-Reno's career, service, commitment, qualifications, and presented the Award.

Award Presentations

Excellence in Business Award

HCA Florida Fawcett Hospital to be awarded Economic Development's Excellence in Business Award.

Kay Tracy, Economic Development Director highlighted HCA Florida Fawcett Hospital's community service, support, efforts, resiliency, and dedication during Hurricane Milton, and presented the Award.

Michael Ehrat, HCA Florida Fawcett Hospital's Chief Executive Officer (CEO) discussed recognition, staff efforts, and community partnership and support.

PUBLIC INPUT - AGENDA ITEMS ONLY

Hank Killion mentioned Appoint by Ballot - Rotonda West Street & Drainage Advisory Board.

Linda Saboe, Buena Vista Property Owners Association commented on Hurricanes Helene and Milton Private Property Debris Removal.

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.

Construction Industry Licensing Board is seeking one volunteer to represent the consumer advocate category. Volunteer must be a resident of Charlotte County for at least two years and have no financial interest, direct or indirect, in the building trades. Length of term is until February 23, 2028. To obtain an application, please call 941-743-1300 or email Diane.Whidden@CharlotteCountyFL.gov.

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 941-833-5634 or email Dawn.Johnston@CharlotteCountyFL.gov

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.

- Alligator Creek Waterway Unit is seeking one person to fill a position with a term through October 31, 2025.
- Boca Grande Street & Drainage Unit is seeking one member to fill a position with a term through October 31, 2026, and one member to a fill position with a term through October 31, 2027.
- Edgewater North Waterway Unit is seeking one member to fill a position with a term through October 31, 2025.
- Gardens of Gulf Cove Street & Drainage Unit is seeking two members to fill position with a term through October 31, 2027.
- Grove City Street & Drainage Unit is seeking one member to fill a position with a term through October 31, 2025, one member to fill a position with a term through October 31, 2027.
- Gulf Cove Street & Drainage Unit is seeking one member to fill a position with a term through October 31, 2025, and seeking one member to fill a position with a term through October 31, 2027.
- Gulf Cove Waterway Unit is seeking one member to fill a position with a term through October 31, 2025, and one member to fill a position with a term through October 31, 2027.
- 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 one member to fill a position with a term through October 31, 2026.
- Manchester Waterway Utility Unit is seeking one member to fill a position with a term through October 31, 2027.
- Northwest Port Charlotte Street & Drainage Unit is seeking one member to fill a position with a term through October 31, 2025, and one member to fill a position with a term through October 31, 2027.
- Northwest Port Charlotte Waterway Unit is seeking one member to fill a position with term through October 31, 2027.
- Pirate Harbor Waterway Unit is seeking one member to fill a position with a term through October 31, 2027.
- Rotonda Heights Street & Drainage Unit is seeking one member to fill a position with a term through October 31, 2027.
- Rotonda Sands Street & Drainage Unit is seeking one member to fill a position with a term through October 31, 2025, and one member to fill a position with a term through October 31, 2027.
- Rotonda West Street & Drainage Unit is one member to fill a position with a term through October 31, 2027.
- South Burnt Store Street & Drainage Unit is seeking one member to fill a position with a term through October 31, 2025.
- Suncoast Waterway Unit is one member to fill a position with a term through October 31, 2025
- West Charlotte Stormwater is seeking one member to fill a position with a term through October 31, 2025, and one member to fill a position with a term through October 31, 2027.

REPORTS RECEIVED AND FILED

1. Clerk of Court's County Quarterly Investment Report

Comptroller Division

Clerk of Court's County Quarterly Investment Report, September 30, 2024.

2. Clerk of Court's County Investment Report, Interest on Investments

Comptroller Division

Clerk of Court's County Investment Report, Interest on Investments for Fiscal Year 2024.

CONSENT AGENDA

COMMISSIONER CONSTANCE MOVED TO APPROVE THE CONSENT AGENDA WITH THE EXCEPTION OF D-1 AND F-1, SECONDED BY COMMISSIONER DOHERTY

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:

November 19, 2024 BCC Utilities Quarterly Update

November 21, 2024 BCC Pre Agenda

Budgeted Action: No action needed.

Board of County Commissioners

C. Commission Office

1. Appointment - Agricultural & Natural Resources Advisory Committee

Recommended Action: Approve the appointment of Stephen Kalaf to the Agricultural & Natural Resources Advisory Committee. The term begins January 1, 2025, and expires December 31, 2029.

Budgeted Action: No action needed.

2. Appointment - Marine Advisory Committee

Recommended Action: Approve the appointment of Ralph Lombardo as a Member-at-Large representative to the Marine Advisory Committee. Term is effective immediately and will expire December 2027.

Budgeted Action: No action needed.

3. Reappointments - Affordable Housing Advisory Committee

Recommended Action: a) Approve the reappointment of Lance Welsh to the Affordable Housing Advisory Committee. The term begins immediately and expires December 2026; and b) Approve the reappointment of Angela Hogan to the Affordable Housing Advisory Committee. The term begins immediately and expires December 2026.

Budgeted Action: No action needed.

4. Reappointments - Agricultural & Natural Resources Advisory Committee

Recommended Action: a) Approve the reappointment of Dan Ryals to the Agricultural & Natural Resources Advisory Committee. The appointment begins January 1, 2025, and expires December 31, 2029; and b) Approve the reappointment of Lindsay Harrington to the Agricultural & Natural Resources Advisory Committee. The appointment begins January 1, 2025, and expires December 31, 2029; and c) Approve the reappointment of Nigel Morris to the Agricultural & Natural Resources Advisory Committee. The appointment begins January 1, 2025, and expires December 31, 2029; and d) Approve the reappointment of Scott Schroeder to the Agricultural & Natural Resources Advisory Committee. The appointment begins January 1, 2025, and expires December 31, 2029. The appointments are for four years.

Budgeted Action: No action needed.

5. Reappointments - Marine Advisory Committee

Recommended Action: a) Approve the reappointment of Richard Russell as a Member-at-Large representative; and b) Approve the reappointment Mike McIntosh as a Punta Gorda Sailing Club representative to the Marine Advisory Committee. Terms are effective immediately and will expire December 2027.

Budgeted Action: No action needed.

D. County Administration

1. 2025 Meetings, Workshops and Public Hearings

(Change #2) Added attachment – Revised Board Workshop and Public Hearing Calendar.

Recommended Action: Approve 2025 meeting, workshop and public hearing schedule.

Budgeted Action: No action needed.

Chair Tiseo noted summer recess, vacations, July 3, 2025 BCC Pre-Agenda and July 8, 2025 BCC Regular and Land Use Meeting. Commissioner Constance spoke to July 8, 2025 BCC Regular and Land Use Meeting.

County Administrator Flores remarked on March 31, 2025 Regular Metropolitan Planning Organization (MPO) Meeting.

COMMISSIONER CONSTANCE MOVED TO CANCEL THE JULY 3, 2025 BCC PRE-AGENDA AND JULY 8, 2025 REGULAR AND LAND USE MEETING, AND LEAVE THE REST OF THE CALENDAR AS PRESENTED ON THE REVISED MEETING, WORKSHOP AND PUBLIC HEARING SCHEDULE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

E. County Attorney

F. Budget and Administrative Services

Fiscal Services

Information Technology

Purchasing

1. 24-597, Approve Ranking, Burnt Store Water Reclamation Facility Permit Modification and Design

Recommended Action: a) Approve ranking of firms for Request for Proposal #24-597, Burnt Store Water Reclamation Facility Permit Modification and Design: 1st Kimley-Horn and Associates, Inc., of Sarasota, Florida; 2nd Carollo Engineering, Inc., of Sarasota, Florida; 3rd Weston and Sampson Engineers, Inc., of Fort Myers, Florida; and b) Approve start of negotiations; and c) Authorize the Chairman to sign the Contract after completion of negotiations.

Budgeted Action: No action needed. Budgeted in Capital Improvement Project "Burnt Store Water Reclamation Facility Expansion" as approved in the FY25 budget process. Funding will be supplied by the Utility Wastewater Connection Fee Fund.

Commissioner Doherty discussed delivery system, Construction Manager at Risk (CMR) Request for Proposal (RFP), negotiations, scope of services, and timeline.

Kim Corbett, Senior Purchasing Manager responded to solicitation draft, process, publication, and timeline.

COMMISSIONER DOHERTY MOVED TO APPROVE RANKING OF FIRMS FOR REQUEST FOR PROPOSAL #24-597, BURNT STORE WATER RECLAMATION FACILITY PERMIT MODIFICATION AND DESIGN: 1ST KIMLEY-HORN AND ASSOCIATES, INC., OF SARASOTA, FLORIDA; 2ND CAROLLO ENGINEERING, INC., OF SARASOTA, FLORIDA; 3RD WESTON AND SAMPSON ENGINEERS, INC., OF FORT MYERS, FLORIDA; AND APPROVE START OF NEGOTIATIONS, EXCLUDING C WITH THE UNDERSTANDING THAT AFTER NEGOTIATIONS ARE COMPLETED, THE CONTRACT WILL COME BACK TO BOARD FOR REVIEW AND APPROVAL, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

2. 24-622, Award, Insecticides and Herbicides - Annual Contract (Public Works)

Recommended Action: a) Approve Multi-Award by Line Item, Request for Bid #24-622, Insecticides and Herbicides - Annual Contract to the following vendors at the unit prices indicated on the attached bid tabulation: Red River Specialties, LLC of Americus, Georgia; Nutrien Ag Solutions of Parrish, Florida; ADAPCO, LLC of Lake Mary, Florida; Orion Solutions, LLC of Rocky Mount, Virginia; Rentokil North America, Inc. dba Target Specialty Products of Baton Rouge, Louisiana; SiteOne Landscape Supply of Port Charlotte, Florida; Clarke Mosquito Control Products of Kissimmee, Florida; Heritage Landscape Supply Company of Apopka, Florida; and ES OPCO USA, LLC dba Vesperis of Orlando, Florida for the period of January 1, 2025 through and including May 31, 2026; and b) Authorize the County Administrator, or his designee, to approve renewal options up to two (2) one-year terms, at the same prices, terms, and conditions, by mutual consent.

Budgeted Action: No action needed. Budgeted in the General Fund - Mosquito Control budget as approved in the FY2025 budget process. Funding for the expenditure comes from Ad Valorem.

3. 24-541, Award, South Gulf Cove Lock Maintenance and Repairs - Annual Contract (Public Works)

Recommended Action: a) Approve the award of Request for Bid #24-541, South Gulf Cove Lock Maintenance and Repair - Annual Contract to the lowest responsive responsible bidder, Florida Drawbridge Incorporated of Pompano Beach, Florida at the unit prices submitted for a period of Date of Award through and including September 30, 2025; and b) Authorize County Administrator, or his designee, to approve renewal options for up to two (2) additional one (1) year periods at the same prices, terms, and conditions, by mutual consent.

Budgeted Action: No action needed. Budgeted in the South Gulf Cove Waterway MSBU as approved in the FY25 budget process. Funding is supplied by South Gulf Cove Waterway MSBU assessments.

4. 24-639, Award, Bunker Gear and Accessories - Annual Contract (Public Safety)

Recommended Action: a) Approve award of Request for Bid #24-639, Bunker Gear and Accessories - Annual Contract as follows: Group A - Bunker Gear and Group B - Helmets and Hardware to the lowest responsive, responsible bidder, Bennett Fire Products Company of Woodstock, Georgia; and Group C - Boots to the lowest responsive, responsible bidder, Municipal Emergency Services, Inc. of Sandy Hook, Connecticut, at the unit prices indicated in the bid tabulations for the contract period from January 1, 2025 through and including December 31, 2025; and b) Authorize the County Administrator, or his designee, to approve renewal options up to two (2) additional one-year terms at the same prices, terms, and conditions, by mutual consent.

Budgeted Action: No action needed. Budgeted in the Fire Rescue Fund - Fire budget as approved in the FY2025 budget process. Funding for this expenditure comes from Fire Rescue MSBU assessments.

5. 24-633, Award, Generator Maintenance - Annual Contract (Facilities)

Recommended Action: a) Approve award of Bid# 24-633, Generator Maintenance - Annual Contract, to the overall lowest, responsive, responsible bidder, GenServe, LLC of Coral Springs, Florida at the unit prices indicated on the attached bid tabulation for a period of January 1, 2025, through and including December 31, 2025; and b) Authorize the County Administrator, or his designee, to approve renewal options for up to two (2) additional one-year terms, at the same prices, terms and conditions, by mutual consent.

Budgeted Action: No action needed. Services provided and charged out to various departments. Funding for this expenditure comes from various funding sources.

6. 24-507, Award, Widening of Veterans Boulevard and Cochran Boulevard (Public Works)

Recommended Action: Approve award of Request for Bid #24-507, Widening of Veterans Boulevard and Cochran Boulevard, to the lowest responsive, responsible, bidder, EHC Incorporated of Fort Myers, Florida in the amount of \$3,403,140.07.

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project "Veterans Blvd/Cochran Blvd Intersection Improvements" as approved in the FY25 budget process. Funding is supplied from Gas Taxes reimbursed from Road Impact Fees.

7. 24-642, Award, County Right of Way Landscape Maintenance - Mid County - Annual Contract (Public Works)

Recommended Action: a) Approve award of Request for Bid #24-642, County Right of Way Landscape Maintenance - Mid County - Annual Contract including Additional Services to the lowest responsive, responsible bidder Walkers Service Inc., of Punta Gorda, Florida at the unit prices submitted on the attached bid tabulation for the period from January 1, 2025, through and including December 31, 2025; and b) Authorize the County Administrator, or his designee, to approve renewal options for up to two (2) additional one-year terms, at the same prices, terms and conditions, by mutual consent.

Budgeted Action: No action needed. Budgeted in the Transportation Fund - Public Works Maintenance and Operation and in various street and drainage MSBUs as approved in the FY2025 budget process. Funding is supplied from gas taxes for Road & Bridge and MSBU assessments for the applicable MSBU areas.

8. 24-644, Approve Ranking, Public Relations Services (Tourism)

Recommended Action: Approve ranking for Request for Proposal #24-644, Public Relations Services; 1st Aqua Marketing & Communications, Inc. of St. Petersburg, FL; 2nd Hemsworth Communications LLC of Southwest Ranches, FL; and b) Authorize start of negotiations; and c) Authorize Chairman to sign Contract after successful negotiations; and d) Authorize County Administrator to approve two Additional one-year terms at the same terms and conditions. This is an annual contract with a firm to provide public relations services for the Punta Gorda/Englewood Beach Visitor and Convention Bureau.

Budgeted Action: No action needed. Budgeted in the Tourism Development Tax Trust Fund budget as approved in the FY2025 budget process. Funding for this expenditure comes from Tourist Development Tax.

9. 24-558, Award, Ackerman Water Quality Improvements - Zones 3, 4, and LPS (Utilities)

Recommended Action: a) Approve award of Request for Bid #24-558, Ackerman Water Quality Improvements - Zones 3, 4, and LPS, to the lowest responsive, responsible bidder, Forsberg Construction Incorporated of Punta Gorda, Florida in the amount of \$36,822,222.15. This project is for the construction of the Ackerman Vacuum Sewer Collection Zones 3, 4, and Low-Pressure Sewer (LPS) Area project; and b) Approve Resolution for budget adjustment BA25-149 in the amount of \$8,640,451 increasing funding for construction and stormwater drainage replacement costs; and c) Approve amendment to the Capital Improvement Project "Ackerman Septic to Sewer and Water Expansion". RES 2024-225

Budgeted Action: Approve budget adjustment BA25-149 in the amount of \$8,640,451 adding additional funding for construction in the Capital Improvement Project "Ackerman Septic to Sewer and Water Expansion" from \$59,694,548 to \$68,334,999. Funding will be supplied from the Ackerman MSBU Fund through Ackerman Sewer MSBU Assessments and Base Rates, Utility Operations and Maintenance Fund, Greater Port Charlotte Street and Drainage MSBU. Allowable grant expenses will be reimbursed by US Environmental Protection Agency and the Florida Department of Environmental Protection. Additional funding needed will be determined upon board direction.

10. 25-103, Award, Ackerman Water Quality Improvements - Zones 3, 4, and LPS; Airvac Equipment (Utilities)

Recommended Action: Approve award of Sole Source File #25-103, Ackerman Water Quality Improvements - Zones 3, 4, and LPS; Airvac Equipment to Aqseptence Group of Rochester, Indiana in the amount of 1,855,413 for the purchase and delivery of Airvac equipment and materials for the Ackerman Water Quality Improvements project.

Budgeted Action: No action needed. Budgeted in the "Ackerman Septic to Sewer and Water Expansion" project as part of the Charlotte Harbor Water Quality Initiative as adopted in the FY25 budget process. Funding will be supplied from the Ackerman MSBU Fund through Ackerman Sewer MSBU Assessments.

11. 25-021, Award, Fabricated Road Signs - Annual Contract (Public Works)

(Change #1) Updated Wording – a) Approve award of Bid #25-021 to the lowest responsive, responsible bidder, Vulcan Inc. d/b/a Vulcan Signs of Foley, Alabama at the unit prices listed on the bid tab for a contract period from January 1, 2025 through, and including, December 31, 2025, with the option to renew for two (2) additional one-year terms, at the same prices, terms, and conditions, by mutual consent; and b) **Authorize the County Administrator, or designee, to approve the renewal options for up to two (2) additional one-year terms, at the same prices, terms and conditions, by mutual consent.**

Recommended Action: Approve award of Bid #25-021 to the lowest responsive, responsible bidder, Vulcan Inc. d/b/a Vulcan Signs of Foley, Alabama at the unit prices listed on the bid tab for a contract period from January 1, 2025 through, and including, December 31, 2025, with the option to renew for two (2) additional one-year terms, at the same prices, terms, and conditions, by mutual consent.

Budgeted Action: No action needed. Budgeted in Public Works Engineering as approved in the FY25 budget process. Funding for this expenditure comes from General Fund

12. 23-440, Amendment 4, Interactive Growth Model (Community Services)

Recommended Action: a) Approve Amendment #4 to Contract #23-440, Interactive Growth Model with Metro Forecasting Models, LLC of Bonita Springs, Florida in the amount of \$3,000; and b) Authorize the Chairman to sign Amendment #4 to the Contract for the amended services.

Budgeted Action: No action needed. Budgeted in the General Fund - Libraries budget as approved in the FY2025 budget process. Funding for this expenditure comes from ad valorem.

13. Property Deletions for the Month of December, 2024 (Purchasing)

Recommended Action: Approve the deletion of additional property inventory items listed on the attached for the month of December 2024.

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

M. Public Safety

1. Federal Emergency Management Agency Staffing for Adequate Fire and Emergency Response (SAFER) & Assistance to Firefighters (AFG) Grants

Recommended Action: a) Approve Resolution authorizing the County Administrator, or designee, to prepare and execute FEMA (Federal Emergency Management Agency) grant applications, agreements, and related grant agreement documents, for FEMA SAFER (Staffing for Adequate Fire and Emergency Response) and AFG (Assistance to Firefighters Grant), and any subsequent amendments thereto and providing an effective date; and b) Authorize the Chairman to sign the Resolution. RES 2024-226

Budgeted Action: No action needed.

N. Public Works

O. Tourism Development

1. Florida Sports Foundation Snowbird Baseball Grant Approval

Recommended Action: Approve grant application for Florida Sports Foundation grant in the amount of \$30,000 for the Snowbird Baseball Classic. GRT 2024-060

Budgeted Action: No action needed. Grant funding in the amount of \$30,000 is included in the FY25 general fund budget for tourism development. Grant funding will be provided by Florida Sports Foundation. Matching funding in the amount of \$30,000 will be paid by the Tourism Development Tax Fund.

P. Utilities

Q. Other Agencies

REGULAR AGENDA

R. Regular Agenda

1. 2025 Commission Committee Assignments

Commission Office

Selection of Commission Committee Assignments for 2025.

Affordable Housing Advisory Committee (AHAC)

Chair Tiseo

Commissioner Deutsch – Alternate

Charlotte Harbor Environmental Center (CHEC)

Commissioner Constance

Commissioner Doherty - Alternate

Peace River Manasota Regional Water Supply Authority (PRMRWSA)

Chair Tiseo

Commissioner Constance – Alternate

Commissioner Deutsch – Alternate

Commissioner Doherty – Alternate

Commissioner Truex – Alternate

SWFL Workforce Development Board, Inc.

Chair Tiseo

Commissioner Constance – Alternate

Commissioner Deutsch – Alternate

Commissioner Doherty – Alternate

Commissioner Truex – Alternate

Tourist Development Council (TDC)

Commissioner Constance

Commissioner Deutsch – Alternate

Commissioner Truex - Alternate

West Coast Inland Navigation District (WCIND)

Commissioner Constance

Chair Tiseo - Alternate

Commissioner Deutsch – Alternate

Commissioner Doherty – Alternate

Commissioner Truex – Alternate

16 County Coalition (Ecosystem Summit)

Commissioner Doherty

Chair Tiseo - Alternate

Commissioner Constance – Alternate

Commissioner Deutsch – Alternate

Commissioner Truex – Alternate

Circuit 20 Florida Department of Juvenile Justice Advisory Board

Commissioner Truex

Commissioner Constance – Alternate

Commissioner Tiseo – Alternate

Coastal & Heartland National Estuary Partnership (CHNEP)

Commissioner Doherty

Commissioner Constance – Alternate

Commissioner Truex - Alternate

Community Action Agency Advisory Board (CAAAB)

Chair Tiseo

Environmentally Sensitive Lands Oversight (ESLOC)

Chair Tiseo

Commissioner Doherty - Alternate

Metropolitan Planning Organization (MPO)

Chair Tiseo

Commissioner Constance

Commissioner Deutsch

Commissioner Truex – Alternate

Commissioner Doherty – Alternate

Public Safety Coordinating Council

Commissioner Constance
Chair Tiseo – Alternate
Commissioner Deutsch – Alternate
Commissioner Doherty - Alternate
Commissioner Truex – Alternate

Southwest Florida Regional Planning Council (SWFRPC)

Chair Tiseo
Commissioner Doherty
Commissioner Constance – Alternate
Commissioner Deutsch – Alternate
Commissioner Truex – Alternate

Finance Committee

Commissioner Doherty
Commissioner Truex
Chair Tiseo – Alternate
Commissioner Constance – Alternate
Commissioner Deutsch – Alternate

RESTORE/Gulf Consortium

Commissioner Constance
Chair Tiseo – Alternate
Commissioner Deutsch – Alternate
Commissioner Doherty – Alternate
Commissioner Truex – Alternate

Value Adjustment Board (VAB)

Chair Tiseo
Commissioner Doherty
Commissioner Constance – Alternate
Commissioner Deutsch - Alternate
Commissioner Truex – Alternate

Airport Authority

Commissioner Deutsch

Beaches & Shores Advisory Committee

Commissioner Deutsch

Building Industry Oversight Committee (BIOC)

Chair Truex

Charlotte County Veterans Council

Commissioner Deutsch

Marine Advisory Committee (MAC)

Commissioner Deutsch

Parks & Recreation Advisory Committee

Commissioner Doherty

Chair Tiseo mentioned AHAC, CHEC, teleconference, PRMRWSA, SWFL Workforce Development Board, CAAAB, ESLOC, MPO, alternates, Finance Committee, ANRAC, requirements, meeting and participation attendance, Parks and Recreation Advisory Committee, Junior Commission Program, frequency, rotation, Sunshine Law, and Charlotte County School Board. **Commissioner Constance** commented on CHEC, PRMRWSA, TDC, WCIND, alternates, MPO, Public Safety Coordinating Council, AD HOC Liaison Appointments, assignments, 16 County Coalition, participation, meeting attendance and participation, primary member, meeting designations, consistency, Junior Commission Program, Workshop Agenda, and program structure. **Commissioner Deutsch** noted MPO, alternates, Airport Authority, IDA, funds, property, 16 County Coalition, and Sunshine Law. **Commissioner Doherty** spoke to CHNEP, MPO, SWFRPC, Finance Committee, VAB, 16 County Coalition, water quality issue, Ad Hoc Liaison Appointments, primary member, responsibility, information sharing, meeting attendance, Sunshine Law, assignments, ANRAC, alternates, benefits, IDA, ANRAC, Junior Commission Program, Charlotte County School Board, process, and requirement. **Commissioner Truex** remarked on TDC, meeting attendance, WCIND, alternates, Circuit 20 Florida Department of Juvenile Justice Advisory Board, MPO, Finance Committee, support letter, BIOC, recommendations, IDA, Junior Commission Program, Knox County, attendance requirements, accommodations, scheduling conflicts, program modification and rotation, Hurricanes Helene and Milton, Sunshine Law, and Charlotte County School Board.

County Attorney Knowlton interjected on VAB Chair, Sunshine Law, meeting attendance, notification, ANRAC, IDA, and appointment list.

COMMISSIONER DOHERTY MOVED TO ELECT CHAIR TISEO AS VALUE ADJUSTMENT BOARD CHAIR, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO KEEP THE CURRENT AD HOC LIAISON COMMISSIONER APPOINTMENTS, ELIMINATING INDUSTRIAL DEVELOPMENT AUTHORITY AND AGRICULTURE AND NATURAL RESOURCES ADVISORY COMMITTEE OFF THE LIST, ELIMINATING ALTERNATES ON THE BALANCE, DE FACTO THAT ANY OF THE COMMISSIONERS MAY ATTEND, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

COMMISSIONER CONSTANCE MOVED TO AMEND THE MOTION TO RELOCATE THE 16 COUNTY COALITION TO THE QUARTERLY MEETING CATEGORY AS A REQUIRED MEETING, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

COMMISSIONER DEUTSCH MOVED TO AMEND THE MOTION TO KEEP THE INDUSTRIAL DEVELOPMENT AUTHORITY ON THE AD HOC LIAISON APPOINTMENTS

MOTION FAILED DUE TO LACK OF SECOND

COMMISSIONER DEUTSCH MOVED TO AMEND THE MOTION TO KEEP THE INDUSTRIAL DEVELOPMENT AUTHORITY ON THE AD HOC LIAISON APPOINTMENTS

MOTION FAILED DUE TO LACK OF SECOND

2. Appoint by Ballot - Rotonda West Street & Drainage Advisory Board

Commission Office

Choose by ballot a member for the Rotonda West Street & Drainage Advisory Board. This will be a three-year term replacing Denise Burns who has chosen not to seek reappointment. This appointment will be effective immediately and will expire on October 31, 2027.

County Administrator Flores announced ballot majority for Leo VanOrden.

Chair Tiseo discussed participation, Edward Ostrander, and vacancies.

COMMISSIONER CONSTANCE MOVED TO APPOINT BY BALLOT LEO VANORDEN TO THE ROTONDA WEST STREET AND DRAINAGE ADVISORY BOARD, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

Taken Out of Order

(Addition #1) 4. Gulf Consortium Executive Committee

Commission Office

Approve a letter of recommendation for Commissioner Christopher G. Constance to seek a position on the executive committee for the Gulf Consortium.

Commissioner Constance mentioned hurricane season and update.

COMMISSIONER TRUOX MOVED APPROVAL OF A LETTER OF RECOMMENDATION FOR COMMISSIONER CHRISTOPHER G. CONSTANCE TO SEEK A POSITION ON THE EXECUTIVE COMMITTEE FOR THE GULF CONSORTIUM, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

3. 2024 Parks and Recreation Master Plan Update

(Change #3) Added attachment – Revised Resolution, 20241209.

Community Services

a) Review the 2024 Parks and Recreation Master Plan Update; and b) Approve Resolution adopting the 2024 Parks and Recreation Master Plan Update and recommendations. **RES 2024-227**

Tommy Scott, Community Services Director gave a brief overview of Guiding Principles, System Building Blocks, Forecasted Community and Regional Parks, Plan Implementation, Recommendations, replied to Port Charlotte Golf Course, property acquisitions, cost, opportunities, developments, and challenges.

Chair Tiseo commented on opportunities, parks, amenities, displaced activities, Port Charlotte Golf Course, Parkside Community Redevelopment Agency (CRA), property acquisition, Sunseeker, greenspace, funding sources, and Tax Increment Financing (TIF) revenue. Commissioner Constance spoke to Parks and Recreation Master Plan, update schedule, amendments, land acquisition, tax dollars, public services, facilities, Tourism Department, partnership, 2024 US Sports Congress Conference, and Sunseeker. Commissioner Deutsch noted Port Charlotte Golf Course, Tourism dollars, and community. Commissioner Doherty discussed System Building Blocks, land acquisition, population, Metro Forecasting, Port Charlotte Golf Course, need, and opportunity. Commissioner Truox mentioned park amenities and proximity.

COMMISSIONER DOHERTY MOVED TO APPROVE THE REVISED RESOLUTION 2024-227 ADOPTING THE 2024 PARKS AND RECREATION MASTER PLAN UPDATE AND RECOMMENDATIONS, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

(Addition #2) 5. Hurricanes Helene and Milton Private Property Debris Removal

Public Works

a) Approve Resolution for Hurricanes Helene and Milton Private Property Debris Removal (PPDR) and Commercial Property Debris Removal (CPDR); and b) Authorize the Chairman to sign Resolution. RES 2024-228

John Elias, Public Works Director highlighted Hurricanes Helene and Milton Private Property Debris Removal.

Commissioner Truex commented on Little Gasparilla Island and Palm Island.

COMMISSIONER DOHERTY MOVED TO APPROVE RESOLUTION 2024-228 FOR HURRICANES HELENE AND MILTON PRIVATE PROPERTY DEBRIS REMOVAL (PPDR) AND COMMERCIAL PROPERTY DEBRIS REMOVAL (CPDR); AND AUTHORIZE THE CHAIRMAN TO SIGN RESOLUTION, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

PUBLIC HEARING AGENDA

S. 10:00 A.M. Public Hearing

1. Consider Resolution Electing to Use the Uniform Method of Collecting Non-Ad Valorem Special Assessments

Public Works

a) Conduct a public hearing to consider Resolution Electing to Use the Uniform Method of Collecting Non-Ad Valorem Special Assessments; and b) Approve the retainer agreement with Nabors Giblin & Nickerson P.A. to provide professional services. AGR 2024-238 / RES 2024-229

Mr. Elias highlighted Consider Resolution Electing to Use the Uniform Method of Collecting Non-Ad Valorem Special Assessments.

Public Input

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

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO APPROVE REVISED RESOLUTION 2024-229 ELECTING TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED WITHIN THE UNINCORPORATED AREAS OF THE COUNTY; STATING A NEED FOR SUCH LEVY; PROVIDING FOR THE MAILING OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE; AND APPROVE THE RETAINER AGREEMENT 2024-238 WITH NABORS GIBLIN & NICKERSON P.A. TO PROVIDE PROFESSIONAL SERVICES, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

PRESENTATION AGENDA

T. 10:00 A.M. Presentations

PUBLIC INPUT - ANY SUBJECT

Linda Saboe, Buena Vista Property Owners Association noted Port Charlotte Beach Park, water quality, derelict vessels, public safety, boat ramps, and Sunseeker.

Tim Ritchie spoke to phosphate mining ban, City of Punta Gorda, environmental advocacy groups, and City of North Port.

Scott Prosuch remarked on Port Charlotte Beach Complex, Florida Department of Emergency Management (FDEM), crushing derelict vessels (DV), Lester Street, commercial properties, alternatives, environmental hazards, evaluations, misinformation, transparency, and Federal Emergency Management Agency (FEMA) reimbursements.

Richard Russell discussed Port Charlotte Beach Park, derelict vessels, Tuckers Grade, debris, alternatives, and residential neighborhood.

Debbie Nemesy mentioned Port Charlotte Beach Park, communication, City of Punta Gorda, transparency, catastrophic damage, and non-motorized entrance.

AA. County Administrator Comments - None

BB. County Attorney Comments - None

CC. Economic Development Director Comments - None

DD. County Commissioner Comments

Chair Tiseo commented on Port Charlotte Beach Complex, hurricane damages, Manasota Key, derelict vessel removal, FDEM, sequencing, scopes of work, debris drop off and pick up point, demolition work, timeframe, playground equipment, basketball and tennis courts, pavilion, waterline amenities, public access and safety, alternate sites, pedestrian entryway, and boat ramp. **Commissioner Constance** spoke to 2024 US Sports Congress Conference, Tourism Department, Sunseeker, community assets, crushing derelict vessels, Port Charlotte Beach Complex, cease and desist order, contract, property destruction, public safety, pedestrian walkway, schedule, monitoring, and boat ramps. **Commissioner Deutsch** noted Port Charlotte Beach Complex, Buena Vista Property Owners Association, proposed contract, crushing derelict vessels, authorization, cease and desist order, negotiations, Lister Street, walking path, temporary barrier, public safety, debris, timeline, damage totals, William R. Gaines Jr. Freedom Run 5K, kayak launch, and Beirut Peacekeeper's Memorial Tower. **Commissioner Doherty** discussed December 19, 2024 Board Workshop, liability, tax payer dollars, Risk Management, Port Charlotte Beach Complex, public safety, pedestrian secured and vehicle access, and publication. **Commissioner Truex** mentioned public safety, Port Charlotte Beach Complex, liability, property access points, Risk Management, December 19, 2024 Board Workshop, Facilities and Public Works Departments, projects, and Occupational Safety and Health Administration (OSHA) requirements.

County Administrator Flores responded to cease and desist order, license use agreement terms and conditions, Port Charlotte Beach Complex, alternate site options, mobilization, FDEM, debris contractor, property demolition, boat owner notification process, Hurricanes Helene and Milton, timeframe, boat ramps, cost,

County Attorney Knowlton interjected on proposed agreement, timetable, boat owner notification process, derelict vessel, Florida Fish and Wildlife Conservation Commission (FWC) requirement, December 19, 2024 Board Workshop, and publication.

Mr. Elias replied to property destruction, alternate sites, compressed timeline, FWC, requirement, and process.

RECESS: 11:04 am – 2:00 pm

2 P.M. LAND USE AGENDA

PUBLIC INPUT - LAND USE CONSENT AGENDA ITEMS ONLY - None

Consent Agenda

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

MOTION CARRIED 5:0.

UA1. CSZ-24-07, Valve Express, LLC

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of a Sending Zone for two parcels located at 13165 and 13201 Eleanor Avenue, in the Mid-County Area, containing 6.88± acres; for calculation and severance of 18 density units, pursuant to Section 3-9-150(d)(1)(l) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-24-07; Applicant: Valve Express, LLC; providing an effective date. Located in Commission District IV. RES 2024-230

Quasi-Judicial

UA2. CSZ-24-08, Charlotte's Web Ventures LLC

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of a Sending Zone for four parcels located at 12477, 12497, 12507, and 12525 Eisenhower Drive, in the Mid-County Area, containing 31.26± acres; for calculation and severance of 101 density units, pursuant to Section 3-9-150(d)(1)(l) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-24-08; Applicant: Charlotte's Web Ventures LLC; providing an effective date. Located in Commission District IV. RES 2024-231

Quasi-Judicial

UA3. Construction and Maintenance Agreement Template

Community Development

Approve a Resolution to establish a template for the Construction and Maintenance Agreement; Applicant: Charlotte County Board of County Commissioners. This applies countywide. RES 2024-232

Legislative

Public Hearing

Minutes Clerk Welsh administered oath for testimony.

UB1. PP-24-05, Willow Townhomes

Community Development

Approve a Preliminary Plat for a subdivision to be named, Willow Townhomes, consisting of 360 residential lots and 20 tracts. This site contains 31.41± acres and is generally located north of Tuckers Grade, east of Tamiami Trail, south of Cloverly Lane, and west of Willowleaf Boulevard, within the South County area. Located in Commission District II.

Quasi-Judicial

Chair Tiseo polled the Board for Ex Parte Disclosures. **Chair Tiseo, Commissioner Deutsch, and Commissioner Doherty** advised they submitted the required forms to the Clerk's Office.

Shaun Cullinan, Planning and Zoning Official gave a brief overview of PP-24-05: Location Map, 2024 Aerial Location Map (Full Range), 2024 Aerial Location Map (Mid-Range), Aerial Location Map, 2024 Eagle View Image, Future Land Use Map (FLUM) Designations, Zoning Designations, 1,000' Mailed Notice Area Map, Proposed Changes, Proposed Changes (Aerial), and Proposed Changes (Aerial).

Commissioner Constance commented on FEMA flood zone maps.

Public Input

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

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED APPROVAL OF A PRELIMINARY PLAT FOR A SUBDIVISION TO BE NAMED, WILLOW TOWNHOMES, CONSISTING OF 360 RESIDENTIAL LOTS AND 20 TRACTS. THIS SITE CONTAINS 31.41± ACRES AND IS GENERALLY LOCATED NORTH OF TUCKERS GRADE, EAST OF TAMIAMI TRAIL, SOUTH OF CLOVERLY LANE, AND WEST OF WILLOWLEAF BOULEVARD, WITHIN THE SOUTH COUNTY AREA. LOCATED IN COMMISSION DISTRICT II, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 5:0.

UB2. PD-24-12, Major Modification to Existing PD on Old Landfill

Community Development

Approve an Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD. This is a major modification to the existing PD, Ordinance Number 2021-049, by amending the adopted PD conditions "e", "k.i". and "k.iii" to increase the maximum height for the rear wall of the covered storage from 14 feet to 24 feet in order to allow for proper clearance for stored vehicles; for the subject property located at 25505 Old Landfill Road, in the Port Charlotte area, containing 20.97± acres; Petition No. PD-24-12; Applicant: Sitti Engineering Group; Amjad Sitti, P.E.; providing an effective date. Located in Commission District I. **ORD 2024-039**

Quasi-Judicial

Chair Tiseo polled the Board for Ex Parte Disclosures. **Chair Tiseo, Commissioner Deutsch, and Commissioner Doherty** advised they submitted the required forms to the Clerk's Office.

Jie Shao, Principal Planner provided qualifications, gave a brief overview of Proposed Changes, PD-24-12: 1,000' Mailed Notice Map, Location Map, Framework, FLUM Designations, and Zoning Designations.

Chair Tiseo noted Staff Report, wall height, and purpose. **Commissioner Constance** spoke to Location Map, satellite view, existing conditions, and outdoor storage area.

Amjad Sitti, P.E., Sitti Engineering Group remarked on recreation vehicles, height, and purpose.

Public Input

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

MOTION CARRIED 5:0.

COMMISSIONER TRUEX MOVED TO APPROVE ORDINANCE 2024-039 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) TO PD; A MAJOR MODIFICATION OF THE EXISTING PD (ORDINANCE NUMBER 2021-049) BY AMENDING THE ADOPTED PD CONDITIONS "E", "K.I", AND "K.III" TO INCREASE THE MAXIMUM HEIGHT FOR THE REAR WALL OF THE COVERED STORAGE FROM 14 FEET TO 24 FEET IN ORDER TO ALLOW THE PROPER CLEARANCE FOR STORED VEHICLES; FOR THE SUBJECT PROPERTY LOCATED AT 25505 OLD LANDFILL ROAD, IN THE PORT CHARLOTTE AREA; CONTAINING 20.97± ACRES; CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT I; PETITION NO. PD-24-12; APPLICANT: SITTI ENGINEERING GROUP; AMJAD SITTI, P.E.; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

UB3. Z-24-14, McBrosPG, LLC CG Rezoning

Community Development

Approve an Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Commercial General (CG) in order to correct an inconsistency between the Future Land Use Map designation and the zoning district, for property generally located north of Jones Loop Road, southwest of I-75 and east of Mac Drive, in the Punta Gorda area, containing 4.81± acres; Petition No. Z-24-14; Applicant: McBrosPG, LLC; providing an effective date. Located in Commission District II. **ORD 2024-040**

Quasi-Judicial

Chair Tiseo polled the Board for Ex Parte Disclosures. **Chair Tiseo, Commissioner Deutsch, and Commissioner Doherty** advised they submitted the required forms to the Clerk's Office.

Ms. Shao provided qualifications, gave a brief overview of Proposed Change, Z-24-14: 1,000' Mailed Notice Map, Location Map, Area Image, Framework, FLUM Designations (1988), FLUM Designations (1997-2010), FLUM Designations, Existing Zoning Designations, and Proposed Zoning Designations.

Attorney Rob Berntsson, Applicant Representative accepted Ms. Shao as an expert, discussed zoning designations, and requested approval.

Commissioner Constance mentioned commercial zoning, residential properties, and density.

Mr. Cullinan responded to Florida Statutes, Comprehensive Plan, commercial designation, and residential rights.

Public Input

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

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO APPROVE ORDINANCE 2024-040 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM RESIDENTIAL ESTATE 1 (RE-1) TO COMMERCIAL GENERAL (CG) IN ORDER TO CORRECT AN INCONSISTENCY BETWEEN THE FUTURE LAND USE MAP DESIGNATION AND ZONING DISTRICT, FOR PROPERTY GENERALLY LOCATED NORTH OF JONES LOOP ROAD, SOUTHWEST OF I-75, AND EAST OF MAC DRIVE, IN THE PUNTA GORDA AREA, CONTAINING 4.81± ACRES, COMMISSION DISTRICT II, CHARLOTTE COUNTY, FLORIDA; PETITION Z-24-14; APPLICANT: MCBROSPG LLC; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

UB4. PAS-23-00002, Commercial Development at Pinedale and SR776

Community Development

Approve an Ordinance, pursuant to Section 163.3187, Florida Statutes, to adopt a Small-scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to Commercial (COM), for property, containing 15 platted lots, located at 13343, 13377, 13385, 13393, 13401, and 13405 S. Access Road, 6937 Pinedale Drive, 13420, 13410, 13402, 13394, 13386, 13378, 13370, and 13362 Hopkinton Avenue, in the West County area, containing 3.52± acres; Petition No. PAS-23-00002; Applicant: Casto JBCC Hwy 70 LLC; providing an effective date. Located in Commission District IV.

Legislative

Ms. Shao provided qualifications, gave a brief overview of Proposed Change, PAS-23-00002 and PD-24-12: 1,000' Mailed Notice Map, Location Map, Area Image, Framework, Existing FLUM Designations, Proposed FLUM Designations, Existing Zoning Designations, Proposed Zoning Designations, Conceptual Design, replied to noise pollution, buffers, and State Road (SR) 776.

Chair Tiseo commented on buffers, residential homes, noise pollution, service center, Conceptual Design, property uses, operating hours, preexisting conditions, and compatibility. **Commissioner Constance** spoke to strip commercial, Future Land Use (FLU) Appendix III, Conceptual Design, noise pollution, residential homes, Staff Report, density units, certification, commercial property uses, and postponement. **Commissioner Doherty** noted Comprehensive Plan, Proposed Zoning Designations, property acquisition, conflict, continuance, and January 28, 2025 Regular and Land Use Meeting. **Commissioner Truex** discussed location, existing uses, model home, setbacks, parking spots, site plan modifications, and noise buffers.

Mr. Cullinan responded to ratio, commercial designation, Conceptual Design, and flexibility.

Attorney Rob Berntsson, Applicant Representative accepted Ms. Shao as an expert, mentioned communication, property acquisition and location, traffic, flooding, Comprehensive Plan, proposed uses, parking spaces, postponement, and requested approval.

County Attorney Knowlton interjected on January 28, 2025 Regular and Land Use Meeting.

Public Input for Petitions PAS-23-00002, Commercial Development at Pinedale and SR776 and PD-24-10, Commercial Development at Pinedale and SR776

William Heilig spoke against PAS-23-00002, Commercial Development at Pinedale and SR776 and PD-24-10, Commercial Development at Pinedale and SR776, commented on impacts, property value and uses, traffic, noise pollution, ponds, and buffer.

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

MOTION CARRIED 5:0.

COMMISSIONER TRUEX MOVED TO APPROVE AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3187, FLORIDA STATUTES, ADOPTING A SMALL SCALE PLAN AMENDMENT TO CHANGE THE CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LANE USE, FROM LOW DENSITY RESIDENTIAL (LDR) TO COMMERCIAL (COM), FOR PROPERTY, CONTAINING 15 PLATTED LOTS, LOCATED AT 13343, 13377, 13385, 13393, 13401, AND 13405 SOUTH ACCESS ROAD, 6937 PINEDALE DRIVE, 13420, 13410, 13402, 13394, 13386, 13378, 13370, AND 13362 HOPKINTON AVENUE, IN THE WEST COUNTY AREA, CONTAINING 3.52 ACRES MORE OR LESS; CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT IV; PETITION PAS-23-00002; APPLICANT, CASTO JBCC HWY 70 LLC; PROVIDING AN EFFECTIVE DATE

MOTION FAILED DUE TO A LACK OF SECOND

COMMISSIONER DOHERTY MOVED TO CONTINUE PAS-23-00002, COMMERCIAL DEVELOPMENT AT PINEDALE AND SR776 UNTIL JANUARY 28, 2025'S REGULAR AND LAND USE MEETING AT 2 P.M. OR SOON THEREAFTER, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 4:0.

UB5. PD-24-10, Commercial Development at Pinedale and SR776

Community Development

Approve an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-family 3.5 (RSF-3.5) to Planned Development (PD), and adopting its associated General PD Concept Plan, in order to allow for commercial development; for property, containing 15 platted lots, located at 13343, 13377, 13385, 13393, 13401, and 13405 S. Access Road, 6937 Pinedale Drive, 13420, 13410, 13402, 13394, 13386, 13378, 13370, and 13362 Hopkinton Avenue, in the West County area, containing 3.52± acres; Application No. PD-24-10; Applicant: Casto JBCC Hwy 70 LLC; providing an effective date. Located in Commission District IV.

Quasi-Judicial

Chair Tiseo polled the Board for Ex Parte Disclosures. Chair Tiseo, Commissioner Deutsch, and Commissioner Doherty advised they submitted the required forms to the Clerk's Office.

Ms. Shao provided qualifications, gave a brief overview of Proposed Change, PAS-23-00002 and PD-24-12: 1,000' Mailed Notice Map, Location Map, Area Image, Framework, Existing FLUM Designations, Proposed FLUM Designations, Existing Zoning Designations, Proposed Zoning Designations, Conceptual Design, replied to noise pollution, buffers, and State Road (SR) 776.

Chair Tiseo noted buffers, residential homes, noise pollution, service center, Conceptual Design, property uses, operating hours, preexisting conditions, and compatibility. Commissioner Constance spoke to strip commercial, Future Land Use (FLU) Appendix III, Conceptual Design, noise pollution, residential homes, Staff Report, density units, certification, commercial property uses, and postponement. Commissioner Doherty discussed Comprehensive Plan, Proposed Zoning Designations, property acquisition, conflict, continuance, and January 28, 2025 Regular and Land Use Meeting. Commissioner Truex mentioned location, existing uses, model home, setbacks, parking spots, site plan modifications, and noise buffers.

Mr. Cullinan responded to ratio, commercial designation, Conceptual Design, and flexibility.

Attorney Rob Berntsson, Applicant Representative accepted Ms. Shao as an expert, commented on communication, property acquisition and location, traffic, flooding, Comprehensive Plan, proposed uses, parking spaces, postponement, and requested approval.

County Attorney Knowlton interjected on January 28, 2025 Regular and Land Use Meeting.

Public Input for Petitions PAS-23-0002, Commercial Development at Pinedale and SR776 and PD-24-10, Commercial Development at Pinedale and SR776

William Heilig spoke against PAS-23-00002, Commercial Development at Pinedale and SR776 and PD-24-10, Commercial Development at Pinedale and SR776, remarked on impacts, property value and uses, traffic, noise pollution, ponds, and buffer.

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

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO CONTINUE PD-24-10, COMMERCIAL DEVELOPMENT AT PINEDALE AND SR776 UNTIL JANUARY 28, 2025'S REGULAR AND LAND USE MEETING AT 2 P.M. OR SOON THEREAFTER, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 4:0.

UB6. CDD-24-02, Establishment of the West Port East Community Development District (CDD)

Community Development

Approve an Ordinance of the Board of County Commissioners of Charlotte County, Florida, pursuant to Chapter 190, Florida Statutes, amending Part IV, Municipal Service Benefit and Taxing Units, Chapter 4-3.5 Municipal Service Districts, by creating new Article XXI: West Port East Community Development District (CDD); providing for new Section 4-3.5-260, Authority; providing for new Section 4-3.5-261, District Name; providing for new Section 4-3.5-262, District External Boundaries; providing for new Section 4-3.5-263, District Powers and Functions; providing for new Section 4-3.5-264, Board of Supervisors; providing for additional requirements; and providing for severability; Petition No. CDD-24-02; Applicant: KL Westport Expansion LLC; providing for an effective date. The proposed CDD is generally located south of Franklin Avenue, north of El Jobean Road (SR 776), east of the Crestview Waterway, and west of Toledo Blade Boulevard, in the Port Charlotte area, within the Murdock Village Community Redevelopment Area (CRA), and in Commission District IV. The site contains 175.877± acres. Located in Commission District IV. **ORD 2024-041**

Legislative

Ms. Shao gave a brief overview of Request, CDD-24-02: Location Map, Area Image, Framework, FLUM Designations, Zoning Designations, History of the Property, and Table 1: West Port East Community Development District (CDD) Proposed Facilities and Services.

Public Input

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


MOTION CARRIED 4:0.


COMMISSIONER DOHERTY MOVED TO APPROVE ORDINANCE 2024-041 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AMENDING PART IV, MUNICIPAL

SERVICE BENEFIT AND TAXING UNITS, CHAPTER 4-3.5 MUNICIPAL SERVICE DISTRICTS, BY CREATING NEW ARTICLE XXI: WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT (CDD); PROVIDING FOR NEW SECTION 4-3.5-260, AUTHORITY; PROVIDING FOR NEW SECTION 4-3.5-261, DISTRICT NAME; PROVIDING FOR NEW SECTION 4-3.5-262, DISTRICT POWERS AND FUNCTIONS; PROVIDING FOR NEW SECTION 4-3.5-264, BOARD OF SUPERVISORS; PROVIDING FOR ADDITIONAL REQUIREMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 4:0.

ADJOURNED: 3:07 pm



Joseph M. Tiseo, Chair
DATE ADOPTED: January 09, 2025


ATTEST:

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

By: 

Deputy Clerk