

## BOARD OF COUNTY COMMISSIONERS

SEPTEMBER 19, 2023

A Board Workshop was held at the Murdock Administration Complex in Commission Chambers; Room 119, Port Charlotte, Florida.

The following members were present: Chair Truex (via teleconference), Vice Chair Constance, Commissioner Deutsch, Commissioner Doherty, and Commissioner Tiseo. 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**, followed by the Pledge of Allegiance.

### 1. Burnt Store Area Plan & Transportation Study Update

Shaun Cullinan, Planning and Zoning Official gave a brief overview of Public Private Partnership (PPP), Burnt Store Area Plan, What the Plan Doesn't Address, Planned Developments (PDs) Within the Burnt Store Area Plan, Future Land Use, Zoning, Urban Service Area, Prince Ranch, Home Dynamics, Heritage Station, Simple Life, Coral Creek, Eagle Creek, Burnt Store Preserve, Turnleaf, Starling, Next Steps, and Update to Study.

Robert Fakhri, Transportation Engineer introduced Wally Blain, Benesch Senior Project Manager, gave a brief overview of Burnt Store Road Corridor Study, Preliminary Engineering, Alternative Alignments: Legend, Typical Section: 4-Lane Divided Urban, 4-Lane Divided Suburban, Alternative Alignments: Notre Dame Boulevard (Blvd), Scham Road, Tribune Blvd, East-West Connector, and Implementation.

Mr. Blain gave a brief overview of Traffic Modeling, Study Limits, Purpose and Objectives, Growth Assumptions, Figure 1: District One Regional Planning Model Traffic Analysis Zones, Two Transportation Alternatives Tested, Analysis, Alternative 1: Year 2035 calibrated model volume results, Year 2045 calibrated model volume results, Alternative 2, and Traffic Modeling Conclusions & Recommendations.

**Chair Truex** discussed Future Land Use, commercial properties, drainage, transportation, Alternative 2, moratorium, and Burnt Store Road Corridor Study. **Vice Chair Constance** read into record Burnt Store Corridor Coalition's statement, mentioned Future Land Use, commercial zoning, wildlife corridor, Burnt Store Area Plan, PDs Within The Burnt Store Area Plan, requirements, stormwater, mobile home park (MHP), services, land acquisition and ownership, rezoning request, community needs, Florida Department of Transportation (FDOT), County Road (CR) 765, Two Transportation Alternatives Tested, preliminary design, Traffic Modeling Conclusions & Recommendations, moratorium, Zemel Road, property rights, Scham Road, impact fees, roundabout, Implementation, and landfill. **Commissioner Deutsch** commented on traffic flow, commercial projects, Burnt Store Area Plan, projections, needs, and Implementation. **Commissioner Doherty** noted Burnt Store Corridor Coalition statement, infrastructure, needs, Peace River Manasota Regional Water Supply Authority (PRMRWSA), transportation, Next Steps, existing subdivisions,

commercial properties, Future Land Use, designations, PDs Within The Burnt Store Area Plan, state secondary and connector roads, FDOT, Traffic Modeling Conclusions & Recommendations, land acquisition, Zemel Road, operational improvements, Alternative 2, roadway design, Veterans Blvd, stormwater, and Kings Highway. **Commissioner Tiseo** spoke to September 19, 2023 Workshop Agenda, public input, Burnt Store Corridor Coalition statement, Burnt Store Area Plan, commercial entitlements, Zoning, PDs Within The Burnt Store Area Plan, Future Land Use, property rights, standards, Growth Assumptions, Traffic Modeling Conclusions & Recommendations, public safety, planning element, Alternative 2, moratoriums, 4-Lane Divided Suburban, Veterans Blvd, corridor study, land acquisitions, roadway design, stormwater, Kings Highway, Scham Road, methodology, cost sharing, impact fees, cost, Capital Needs Assessment (CNA), technical report, landfill, stacking, and Implementation.

County Attorney Knowlton interjected on moratorium, Real Estate Services, and Resolution.

Ben Bailey, Community Development Director responded to moratoriums and Senate Bill (SB) 250.

John Elias, Public Works Director replied to scale house, stacking, and Zemel Road.

## 2. Mid-County Library

Tommy Scott, Community Services Director gave a brief overview of Agenda, Library Usage, Circulation by branch: Beginning of COVID, Recovery from COVID, Hurricane Ian, Post Hurricane Ian changes, After initial spike of late 2019 - 'Digital' use has been fairly level since then, Foot Traffic, Foot Traffic - Beginning of COVID, Foot Traffic - Recovery from COVID, Foot Traffic - Hurricane Ian, Foot Traffic - Increase use other branches, Mid-County Regional Library (MCRL): Information on MCRL, Capacity lost with no MCRL, Library Master Plan: 2002 Library Master Plan, 2016 Library Capacity Plan (not formally adopted), Current Library Master Plan effort, Temporary solutions: 18700 Veterans - Former Bed Bath & Beyond, 3280 Tamiami Trail (Tr) - Tuesday Morning/Promenades, 21175 Olean Blvd - Former Bank of America, Estimated costs for temporary library solutions, and Options for Discussion.

Travis Perdue, Facilities Constructions and Maintenance Director gave a brief overview of Facility Description, Pre Storm-Condition Assessment, Pre Mitigation, Post Mitigation, National Flood Hazard Layer FIRMette, Assessment Summary (CSA Consultant Report), Post Storm Repair, replied to Options for Discussion, Cultural Center, building condition, Hurricane Ian, comprehensive report, Public Information Office (PIO), community outreach, safety, and feasibility studies.

Ray Carter, Risk Manager gave a brief overview of Insurance, Insurance Continued, and Post Storm Repair.

**Chair Truex** discussed Options for Discussion. **Vice Chair Constance** mentioned Cultural Center, Library Master Plan, Port Charlotte Public Library, services, 18700 Veterans - Former Bed Bath & Beyond, Options for Discussion, community outreach, timeline, updates, and Charlotte Community Foundation. **Commissioner Deutsch** commented on Temporary solutions, Options for Discussion, and 18700 Veterans - Former Bed Bath & Beyond. **Commissioner Doherty** noted Options for Discussion and updates.

**Commissioner Tiseo** spoke to 21175 Olean Blvd - Former Bank of America, permit and design, time frame, Options for Discussion, Charlotte Sports Park, taxpayer dollars, Cultural Center, community outreach, programming, and updates.

County Administrator Flores remarked on community outreach, methods, and updates.

**(CONSENSUS: Direct staff to move forward with Repair and Rebuild)**

### 3. Strategic Asset Management Plan

County Administrator Flores highlighted Strategic Asset Management Plan, responded to return on investments (ROI) benefit, maintenance, replacement, management, and cost.

Tara Brady, County Assets Manager gave a brief overview of Topic Overview, Asset Management System (AMS), Benefits of Asset Management: Asset Management System, Pavement Condition Rating, Asset Management Process, Benefits of Strategic Asset Management Plan, Asset Management Software: State of the Art, Assets Management Needs, Apply Best Management Practices (BMP)'s, Charlotte County AMS, Current Efforts, Plan of Action & Milestones, and Conclusion.

**Chair Truex** discussed benefits, Accela, cost, investment, software, and asset management. **Vice Chair Constance** mentioned Current Efforts, Plan of Action & Milestones, cost, data, life cycle, and benefits. **Commissioner Deutsch** commented on asset management, benefit, and cost. **Commissioner Doherty** noted Plan of Action & Milestones, transformational project, Conclusion, assets, process, benefits, and cost. **Commissioner Tiseo** spoke to funding requests, maintenance, timeframe, Plan of Action & Milestones, process, work scope, language, real time inventory, management, commitment, cost, technology, benefits, and infrastructure.

#### **AA. County Administrator Comments**

County Administrator Flores remarked on asset management, structure, staff, and provided a Beach Concession request for proposal (RFP) update.

#### **BB. County Attorney Comments**

County Attorney Knowlton discussed Junior Commissioner Program, planning guide, National Association of Counties (NACo), and timing.

#### **CC. Commissioner Comments**

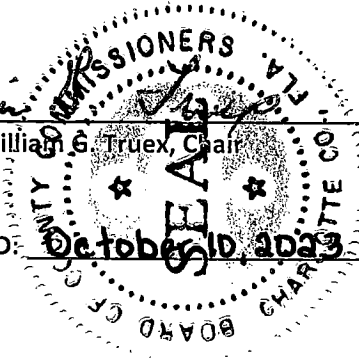
**Chair Truex** mentioned Ms. Brady's efforts, Junior Commissioner Program, community outreach, and participation. **Vice Chair Constance** commented on Junior Commissioner Program, outreach, benefit, and September 19, 2023 Final Budget Public Hearing. **Commissioner Deutsch** noted Junior Commissioner

Program, Boys and Girls State Program, American Legion Auxiliary, and YMCA Youth and Government Program. **Commissioner Doherty** spoke to Junior Commissioner Program and assistance. **Commissioner Tiseo** discussed Junior Commissioner Program, public outreach, internship, recruitment, September 19, 2023 Final Budget Public Hearing, and Sunshine Law.

ADJOURNED: 12:18 pm

*William G. Truex*  
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 William G. Truex, Chair

DATE ADOPTED: *October 10, 2023*  
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ATTEST:

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

By: *Roger D. Eaton*  
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 Deputy Clerk