

**BOARD OF COUNTY COMMISSIONERS**

**SEPTEMBER 15, 2015**

A Board Workshop was held at the Murdock Administration Complex in Room B-106, Port Charlotte, Florida

Members Present were: Chair Truex, Commissioner Constance, Commissioner Deutsch, Commissioner Doherty, and Commissioner Duffy. Also in attendance were: County Administrator Sandrock, Assistant to the County Administrator Hector Flores, County Attorney Knowlton, Minutes Supervisor Lansing, Minutes Clerk Russo, Minutes Trainee Thomas, and various staff members. The following Members were absent: None

**The meeting was called to order at 9:00 am**, followed by the Pledge of Allegiance.

**1. Economic Development Director Comments**

Tom Patton, Economic Development Director gave a brief overview of the Southwest Florida Regional Alliance, mentioned meeting individually with the Commissioners, funding, pointed out last marketing meeting discussions, questioned support from Charlotte County, marketing strategies, and noted a North Port flyer provided to the Board.

**Chair Truex** spoke to representation, lack of process for Businesses, and remarked on the need for further information. **Commissioner Constance** commented on participation returns, Visitor Center, Enterprise Charlotte Economic Council (ECEC), and requested further information before decision to spend funds. **Commissioner Deutsch** questioned the emphasis on Lee County. **Commissioner Doherty** spoke to public funding, mentioned regional approach, Manatee County, Desoto County, and past record. **Commissioner Duffy** discussed work with site selectors, relationships with companies, and past discussions with the Regional Planning Council.

County Administrator Sandrock commented on information received from a past Presentation and seating costs.

**2. Methane Gas Collection Project**

Hector Flores, Assistant to the County Administrator gave a brief overview of the transfer of membership, collateralization, and history of the project.

**Chair Truex** mentioned production capacity, maintenance costs, investment returns, and requested clarification of the contract. **Commissioner Constance** spoke to carbon credits, renegotiations, and funds received, megawatt hours, and maintenance. **Commissioner Deutsch** questioned additional debt, piping, landfill production, and contract provisions. **Commissioner Doherty** commented on research, history of the project, past meetings, detailed questions, gross revenue, carbon credits, requested staff clarification for agreements and County responsibilities. **Commissioner Duffy** spoke to past Methane Gas discussions.

Richard Allen, Solid Waste Operations Manager spoke to the Regional Agreement and responded to Board inquiries.

County Attorney Knowlton advised the Board of the contract process and allowances.

Gordon Burger, Budget and Administrative Services Director explained structures in place, benefits, capital costs, and obtained funds.

### 3. Floodplain Ordinance

Clair Jubb, Community Development Director gave a brief overview of Proposed Changes to the Local Floodplain Ordinance, issues that have impacted the County, Agenda, Risk MAP, Florida Building Code, Department of Emergency Management (DEM), RISK Mapping Assessment and Planning, Initial Models, Additional Elevation Data, Existing Higher Standards, Optional Higher Regulatory Standards, detailed points, zones, FEMA regulations, and commented on the Change Definition of Substantial Damage applying only to flood damage.

**Commissioner Truex** remarked on flood damage, AC systems, stem walls, and drainage effects. **Commissioner Constance** spoke to credits, elevation penalties, and code enforcement. **Commissioner Duffy** questioned the difference between stem walls and freeform. **Commissioner Doherty** requested staff clarification for one (1) foot requirements, commented on premiums for homeowners, plats, consultants, historical information, rate structure, calculations, and digital documents. **Commissioner Deutsch** mentioned floodplain areas, basic elevation requirements, water properties, and seawalls.

**RECESS 10:38 am – 10:48 am**

### 4. HCP Fees

Tina Powell, Parks and Natural Resources Manager gave a brief overview of the Habitat Conservation Plan Update, Funding Mechanism, Timeline for HCP Approvals, Tiered Fee Scale based on Lot Size, Changes to the HCP, Fee Schedule of Evaluation, Per Acre Fee Options, Preliminary Calculations, and Conservation Easements.

**Chair Truex** pointed out reserve designs, high maintenance costs, and Harbor Heights accountability. **Commissioner Constance** asked for minimization to be defined, donated Scrub Jay lots, requirements from Fish and Wildlife Conservation (FWC), acreage inclusions, spoke to staff time concerns, density charges, and future land use maps. **Commissioner Deutsch** commented on equity, parcels, and the permit process. **Commissioner Duffy** discussed inflation adjustments, expressed disagreement with the current fee schedule, major modifications, density, and suggested round table discussion. **Commissioner Doherty** spoke to acreage methodology, impact fees, expressed concern for a plan that benefits property owners, and Scrub Jays.

Shaun Cullinan, Planning and Zoning Official spoke to subdivision fee process, FWC negotiations, credits, density based options, residential costs, and detailed the permit process.

County Administrator Sandroock requested feedback on the Acre Model.

**(Consensus: For further research to be done for the HCP process then bring the item back for further consideration)**

**5. Access Points to Parklands**

Ms. Powell gave a brief overview of Access to Parklands, County Parks and Preserves, Concerns Regarding Additional Access Points, and Recommendations.

**Chair Truex** pointed out access point's maintenance, policy, licensing agreements, and development allowances. **Commissioner Constance** spoke to liabilities and fees. **Commissioner Deutsch** mentioned environmental safety issues and countywide access responsibilities. **Commissioner Doherty** spoke to the Florida Communities Trust (FCT) statement, opined property owners need to know the rules, penalties, and mentioned past discussions with Assistant County Attorney Joshua Moye. **Commissioner Duffy** requested staff clarification for Park monitoring, asked for property owners need or wants for horses, and commented on required licensing.

County Attorney Knowlton confirmed increased liabilities, pointed out the need to obtain a license, and cautioned the Board of policy uniformity.

**County Administrator Comments:**

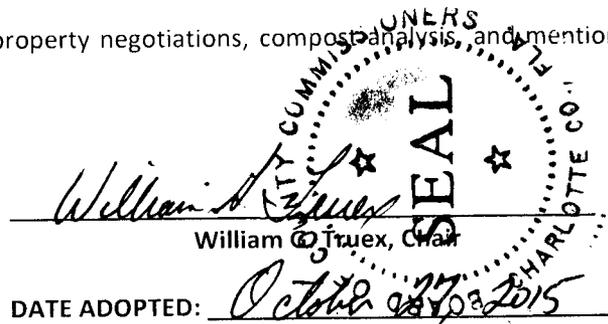
County Administrator Sandrock spoke to Infrastructure Workshops.

**Commissioner Comments:**

**Chair Truex** mentioned formulation for the position, Sunshine Laws, and offered assistance with the Vietnam Wall participants. **Commissioner Constance** commended Lucienne Pears, Business Recruitment Supervisor for doing an excellent job, spoke to the Gibraltar Church auction, compost update, the Vietnam Wall email, and Employee Day. **Commissioner Deutsch** mentioned the Vietnam Wall presentation. **Commissioner Doherty** spoke to Ms. Pear's involvement and discussed the Vietnam Wall request. **Commissioner Duffy** spoke to Ms. Pear's relayed interest for the position and suggested the Board provide assurances.

County Administrator Sandrock remarked on property negotiations, compost analysis, and mentioned Employee Day suggestions.

ADJOURNED: 12:33 pm

  
William C. Truex, Chair

DATE ADOPTED: October 27, 2015

ATTEST:

BARBARA T. SCOTT, CLERK  
OF THE CIRCUIT COURT AND  
EX-OFFICIO TO THE BOARD  
OF COUNTY COMMISSIONERS

By: Michelle DiBerardino  
Deputy Clerk