

BOARD OF COUNTY COMMISSIONERS

JANUARY 27, 2026

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 David, Internal Audit Director Dan Revallo (departed at 12:23 pm), 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 Chaplin Jane Carroll, Churches with a Vision, followed by the Pledge of Allegiance.

Changes to the Agenda

Change #1: L-1, Moved to Consent Item, K-1.

Requested by: Administration

Change #2: D-1, Moved to Regular Item, R-7.

Requested by: Administration

Change #3: P-1, Added attachment, Final Agenda.

Requested by: Utilities

Deletion #1: F-3, 25-188, Approve Contract, Inspection and Condition Assessment for Wastewater System Pipelines, Manholes and Force Mains (Utilities).

Requested by: Purchasing

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

MOTION CARRIED 5:0.

Proclamations - Commissioner Joseph M. Tiseo

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

MOTION CARRIED 5:0.

Spring Training Month at Charlotte Sports Park

Raymond, Tampa Bay Rays Mascot accepted the Proclamation.

Michael L. Gravesen Day

Michael L. Gravesen accepted the Proclamation.

Employee Recognition

Leadership Development Class of 2025

Barbie Bales, Facilities Management; Tarak Collins, Public Works; Jessica Delligatti, Community Development; Michele Fitzgerald, People Operations; Rebecca Fleury, Public Works; Mark Gambrell, Utilities; Emily Graham, Public Safety, Animal Control; Weston Holm, Community Services; Matthew Mazzoni, Public Safety, Animal Control; Aaron Olson, BAS, IT; April Santos, Public Works; Sarah Shields, Community Services; William Steele, Public Works; Jodi Sullivan, People Operations; Debbie Thibideau, BAS, Contracts and Grants; Ezequiel Tirado, Human Services; Jeanie Wnoroski, Utilities; and Brittany Wilburn, Public Works.

Employee of the Month - December 2025

Emma Ruperd, Community Services

Tommy Scott, Community Services Director highlighted Ms. Ruperd's service, life-saving efforts, commitment, accountability, resourcefulness, community support, and presented Award.

Award Presentations

Excellence in Business Award

Cheney Brothers, Inc. to be awarded Economic Development Business Award.

Maria Vastola, Marketing Manager highlighted Excellence in Business Award, Cheney Brother's Inc's commitment, community service efforts and partnerships, leadership, workforce development, generosity, and presented Award to President Jason McGuire and Operations Vice President Tom Boxold.

Chair Tiseo discussed Cheney Brothers, Inc Junior Commission Program Event and participation. **Commissioner Truex** mentioned Junior Commissioner Program, Economic Development, Hurricane Ian recovery efforts, and community partnership.

PUBLIC INPUT - AGENDA ITEMS ONLY

Laura Ingrassia spoke in support of 25-204, Approve Change Order, 2025 Municipal Service Benefit Unit (MSBU) Paving Program.

Sam Besase spoke in support of 25-204, Approve Change Order, 2025 MSBU Paving Program.

Hank Killion spoke in support of 25-204, Approve Change Order, 2025 MSBU Paving Program.

Nicholas Kotzalas, Rotonda West Street and Drainage MSBU Advisory Board Member spoke in support of 25-204, Approve Change Order, 2025 MSBU Paving Program.

Sherrie Moody, Charlotte Players Executive Director commented on Cultural Center Update.

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.

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, 2026. 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 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.

- **Boca Grande Street & Drainage 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.
- **Cook & Brown Street Unit** is seeking one member to fill a position with a term through October 31, 2026, and two members to fill positions with terms through October 31, 2027 and two members to fill positions with terms through October 31, 2028.
- **Edgewater North Waterway Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Gardens of Gulf Cove Street & Drainage 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.
- **Greater Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Gulf Cove Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Gulf Cove Waterway Maintenance Benefit Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Harbour Heights Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027, and two members to fill positions with terms through October 31, 2028.
- **Manasota Key Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Manchester Waterway Benefit 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.
- **Mid-Charlotte Stormwater Utility Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Northwest Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Northwest Port Charlotte Waterway Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Pirate Harbor Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Placida Area Street & Drainage Maintenance Unit** is seeking one member to fill a position with a term through October 31, 2028.

- **Rotonda Heights Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Rotonda Lakes Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Rotonda Sands North Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **South Burnt Store Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **South Charlotte Stormwater Utility Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **South Gulf Cove Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Suncoast Waterway Maintenance 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.

The Beaches and Shores Advisory Committee is seeking a volunteer to fill the vacancy of the District 4 Representative. The applicant must be a resident of Charlotte County and reside within the boundaries of District 4. The term will be effective immediately upon approval and expire December 31, 2029. This position will remain open until filled. To obtain an application, send an email to Claudia.Mayo@charlottecountyfl.gov.

The Affordable Housing Advisory Committee is searching for (1) one volunteer in the following categories with priority to members of the Planning and Zoning Board:

- Citizen who is actively engaged in the residential home building industry in connection with affordable housing.
 - Citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
 - Citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
 - Citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
 - Citizen who is actively engaged as a for-profit provider of affordable housing.
 - Citizen who is actively engaged as a not-for-profit provider of affordable housing.
 - Citizen who is actively engaged as a real estate professional in connection with affordable housing.
 - Citizen who actively serves on the local planning agency pursuant to F.S. section 163.3174.
 - Citizen who resides within the county.
 - Citizen who represents employers within the county.
 - Citizen who represents essential services personnel, as defined in the local housing assistance plan.
- Please contact Morgan.Cook@charlottecountyfl.gov for more information.

REPORTS RECEIVED AND FILED

Transit - Disclosure of Performance Measures and Budgeted Administrative Costs

2025 Affordable Housing Advisory Committee (AHAC) Annual Incentive Report

Quarterly Housing Division Report - January 2026

Human Services

October, November and December 2025 Housing Division Report.

CONSENT AGENDA

COMMISSIONER TRUEX MOVED TO APPROVE THE CONSENT AGENDA, 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.

2. Utility Reimbursement Resolution

Recommended Action: Approve the Utility Reimbursement Resolution. RES 2026-011

Budgeted Action: No action needed.

B. Minutes Division

1. Minutes

Recommended Action: Approve the following Minutes:

January 8, 2026 BCC Pre-Agenda

Budgeted Action: No action needed.

Board of County Commissioners

C. Commission Office

1. Appointment - South Gulf Cove Street & Drainage Advisory Board

Recommended Action: Approve the appointment of David Cormier to fill the unexpired term of Paul Raymond on the South Gulf Cove Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

Budgeted Action: No action needed.

2. New Appointments - Agriculture and Natural Resources Advisory Committee

Recommended Action: Approve the new appointments for the Agriculture and Natural Resources Advisory Committee: a) Savannah Kreegel Corry; and b) Keri DeHart as representatives of commodity production. The terms are effective and will expire December 31, 2030.

Budgeted Action: No action needed.

3. Removal and New Appointment - Affordable Housing Advisory Committee

Recommended Action: a) Approve the removal of Brittany Perlino to the Affordable Housing Advisory Committee, as the member at large, for lack of attendance; and b) Approve the new appointment of James Cochran to the Affordable Housing Advisory Committee to complete the term of Brittany Perlino. The term is effective immediately and will expire December 31, 2027.

Budgeted Action: No action needed.

D. County Administration

1. Administrative Code

(Change #2) Moved to Regular Item, R-7.

Recommended Action: Approve revised Administrative Code.

Budgeted Action: No action needed.

2. Set a Public Hearing to Amend Code 2-1-36- Public Safety- Emergency Management

Recommended Action: Set a Public Hearing on February 10, 2026, at 10:00 a.m., or as soon as may be heard, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida to consider an Ordinance amending Section 2-1-36 of the Code of Laws and Ordinances of Charlotte County, Florida regarding the Office of Emergency Management.

Budgeted Action: No action needed.

E. County Attorney

F. Budget and Administrative Services

Fiscal Services

1. Subrecipient Agreement between Charlotte County and Charlotte County Sheriff's Office - Opioid Funds

Recommended Action: a) Authorize Sub-Recipient Agreement between Charlotte County & Charlotte County Sheriff's Office; and b) Authorize the Chairman to sign the agreement. **AGR 2026-009**

Budgeted Action: No action needed. A budget amendment will be brought to the Board for approval.

Information Technology

Purchasing

2. 25-389, Amendment 1, Comprehensive Self-Insurance Program - Third Party Administration Services (Risk Management)

Recommended Action: a) Approve Amendment 1 to Contract #25-389, Comprehensive Self - Insurance Program -Third Party Administration Services, with Commercial Risk Management, Inc. of Tampa, Florida; and b) Authorize the Chairman to sign Amendment 1. This is for the addition of Firefighter cancer claims for the County and No Objection Certificates.

Budgeted Action: No action needed. Budgeted in the Risk Management Fund- Self Insurance Fund for the FY26 budget approval process.

(Deletion #1) ~~3. 25-188, Approve Contract, Inspection and Condition Assessment for Wastewater System Pipelines, Manholes and Force Mains (Utilities)~~

~~**Recommended Action:** a) Approve contract for Request for Proposal #25-188, Inspection and Condition Assessment for Wastewater System Pipelines, Manholes and Force Mains, to Mead & Hunt of Fort Myers, Florida for a total not to exceed project fee of \$999,640; and b) Authorize the Chairman to sign.~~

~~**Budgeted Action:** No action needed. Budgeted in the Utilities Operations and Maintenance Fund—Operations budget as approved in the FY2026 budget process. Funding for this expenditure comes from rate revenues.~~

4. 25-431, Approve Cancellation, Water Quality Monitoring Program - Lakeview/Midway and Cape Haze (Utilities)

Recommended Action: Approve the cancellation of Request for Proposal #25-431, Water Quality Monitoring Program - Lakeview/Midway and Cape Haze, with Kimley-Horn and Associates.

Budgeted Action: No action needed.

5. 26-173, Award, 911 System and Call Handling Solutions Renewal (Public Safety/911)

Recommended Action: Approve award of Sole Source File #26-173, 911 System and Call Handling Solutions Renewal, to ConvergeOne Holdings Incorporation of Bloomington, MN, for an annual amount of \$178,188 per year, with the term total amount of \$534,564. The term is from October 1, 2025, through and including September 30, 2028. This renewal is to continue providing maintenance services on the 911 system and call handling solutions. **AGR 2026-010**

Budgeted Action: No action needed. Budgeted in the Enhanced 911 Systems Fund as approved in the FY26 budget process. Funding for this expenditure comes from user assessments.

6. 26-230, Award Piggyback, Purchase of Peterbilt 567 Dump Truck (Utilities)

Recommended Action: a) Approve award of Piggyback File #26-230, for the purchase of one (1) Peterbilt 567 Dump Truck per the Florida Sheriff's Association Cooperative Purchasing Program Contract #FSA25-VEH23.0: Heavy Trucks and Buses, and award to The Peterbilt Store South Florida, LLC of Fort Myers, Florida for a purchase price of \$219,036; and b) Approve Asset #35161 to be sold via auction.

Budgeted Action: No action needed. Budgeted in the Heavy Equipment Replacement Capital Maintenance Plan as approved in the FY26 budget process. Funding is provided from Utility Rate Revenues.

7. 25-698, Award, Purchase and Installation of Generators (Facilities Management)

Recommended Action: a) Approve award of Request for Bid #25-698, Purchase and Installation of Generators, to the lowest responsive responsible bidder, Ready Power LLC, of New Orleans, Louisiana, for a total estimated cost of \$811,125; and b) Approve Resolution for budget adjustment BA26-218 in the amount of \$78,872; and c) Approve amendment to Capital Improvement Project "Emergency Management Generators - FY23 HM Grant Program (4486 COVID)", increasing total project by \$78,872. **RES 2026-012**

Budgeted Action: Approve budget adjustment BA26-218 in the amount of \$78,872 amending the FY26 budget for Capital Improvement Project "Emergency Management Generators - FY23 HM Grant Program (4486 COVID)" from \$1,261,128 to \$1,340,000 for Centennial Park (\$39,435) and Family Services Center (\$39,437). Funding will be provided from Capital Projects Fund, ad valorem. The county will request a budget modification from the State of Florida Division of Emergency Management (FDEM) for the Hazard Mitigation Grant Programs (HMGP) 4486-034-R for Centennial Park in the amount of \$39,435 and 4486-072-R Family Services Center in the amount of \$39,437. If the grant modification is approved, it will be

reimbursed 90% in the amount of \$70,984.80 by FDEM with a 10% local match of \$7,887.20. A budget adjustment will be brought back to the board, if awarded.

8. 26-131, Award, Purchase of Float Switches - Annual Contract (Utilities)

Recommended Action: a) Approve the split award of Request for Bid #26-131, Purchase of Float Switches - Annual Contract, to the lowest responsive, responsible bidders by line item as indicated on the attached bid tabulation to Core & Main LP of Fort Myers, Florida, and Alpha General Services, LLC of Sebring, Florida at the unit prices submitted for the term of January 1, 2026, through and including December 31, 2026; and b) Authorize the County Administrator to approve renewal options for up to two additional one-year terms at the same prices, terms and conditions, by mutual consent.

Budgeted Action: No action needed. Budgeted in the Utilities Operations and Maintenance Fund - Operations budget as approved in the FY2026 budget process. Funding for this expenditure comes from rate revenues.

9. 26-223, Award Piggyback, School Zone Beacon Time Switch 10yr C&S Data Plan (Public Works)

Recommended Action: Approve award of Piggyback to File #26-223, School Zone Beacon Time Switch 10yr C&S Data Plan to Temple, Inc. of Decatur, Alabama; piggybacking off the FDOT APL Traffic Equipment Contract #DOT-ITB-24-9098-SJ; for the total amount of \$254,640.

Budgeted Action: No action needed. Budgeted in the Lighting District Fund-Lighting MSTU budget as approved in the FY2026 budget process. Funding for the expenditure comes from Lighting MSTU assessments.

Real Estate Services

Risk Management

G. Community Development

H. Community Services

I. Economic Development

J. Facilities Management

K. Human Services

1. Resolution Delegating Certifying Officer Authority for Environmental Reviews

(Change #1) Moved to Consent Item, K-1.

Recommended Action: a) Adopt Resolution delegating authority to the County Administrator to serve as the Certifying Officer for environmental reviews conducted under certain federal and state funded grant programs and the National Environmental Policy Act (NEPA); and b) Authorize the Chairman to sign the Resolution. **RES 2026-013**

Budgeted Action: No action needed.

Transit

L. People Operations

1. Resolution Delegating Certifying Officer Authority for Environmental Reviews

(Change #1) Moved to Consent Item, K-1.

Recommended Action: a) Adopt Resolution delegating authority to the County Administrator to serve as the Certifying Officer for environmental reviews conducted under certain federal and state funded grant programs and the National Environmental Policy Act (NEPA); and b) Authorize the Chairman to sign the Resolution.

Budgeted Action: No action needed.

M. Public Safety

N. Public Works

1. Development Agreement for Roundabout at Zemel Road and Bright Life Trail

Recommended Action: a) Approve the Development Agreement between Charlotte County and Chardev North LLC, for the design, permitting and construction of a single lane roundabout at the intersection of Zemel Road and Bright Life Trail; and b) Authorize the Chairman to sign the Development Agreement between Charlotte County and Chardev North LLC. **AGR 2026-011**

Budgeted Action: No action needed. Operating and maintenance of the roundabout will be funded by Gas Tax and operating and maintenance of the stormwater pond will be funded by South Charlotte Stormwater Street and Drainage assessments.

O. Tourism Development

P. Utilities

1. Water Authority Agenda February 4, 2026

(Change #3) Added attachment, Final Agenda.

Recommended Action: Approve the agenda for the Peace River Manasota Regional Water Supply Authority Board Meeting scheduled for February 4, 2026.

Budgeted Action: No action needed.

Q. Other Agencies

1. Acceptance of US Environmental Protection Agency FY25 Grant Award on behalf of the Coastal & Heartland National Estuary Partnership

Recommended Action: a) Approve a Resolution accepting the FY26 EPA 320 grant award on behalf of CHNEP; and b) Authorize the Chairman to sign the Resolution. **A.GRT 2025-028 / RES 2026-014**

Budgeted Action: No action needed. \$850,000 budgeted in the 1026-Coastal & Heartland National Estuary Partnership Fund - Coastal & Heartland National Estuary Partnership budget and \$850,000 budgeted in the 1026-Coastal & Heartland National Estuary Partnership Fund budget as approved in the FY2026 budget process. Funding for the expenditure comes from US Environmental Protection Agency.

2. Set a Public Hearing to Consider Approving an Ordinance Regulating Operation of Electric Powered Devices

Recommended Action: Set a public hearing on February 10, 2026, at 10:00 a.m., or as soon as may be heard, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida to consider approving an Ordinance to regulate the operation of electric bicycles, electric motorcycles, and other electric powered devices in Charlotte County.

Budgeted Action: No action needed.

REGULAR AGENDA

R. Regular Agenda

1. 25-204, Approve Change Order, 2025 MSBU Paving Program (Public Works)

Recommended Action: a) Approve Change Order #3 for File #25-204, 2025 MSBU Paving Program, awarded to Ajax Paving Industries of Florida LLC of North Venice, Florida to increase amount \$555,931.81. This change order is to add Reclaimed Base to one area and subtract Reclaimed Base from another, also to add milling on Rotonda Circle; and b) Approve additional 120 days of contract time; and c) Approve Resolution for budget adjustment BA26-221 in the amount of \$555,932 increasing the MSBU Capital Maintenance Paving Program.

Budgeted Action: Approve budget adjustment BA26-221 in the amount of \$555,932 to amend the MSBU Capital Maintenance Paving Program for Rotonda West. Funding is provided from Rotonda West Street and Drainage MSBU assessments.

John Elias, Public Works Director gave a brief overview of Background, Milling versus (vs) Resurfacing, MSBU Request, Additional Information, replied to September 4, 2025 First and September 23, 2025 Final Budget Public Hearing input, spending reduction, assessments, limited property owner benefit, work program funding, Rotonda Circle Asphalt Analysis, and project costs.

Chair Tiseo commented on MSBU Request and Advisory Board spending input and work program funding, Additional Information, milling costs and support, limited property owner benefit, paving methods, July 17, 2025 MSBU Public Hearing public input, spending cuts, and cross section and elevation challenges. **Commissioner Constance** spoke to bridge repair cost estimate and increases, public input, paving method determination process, and General Development Corporation. **Commissioner Deutsch** noted community benefit, MSBU assessments, and Rotonda Circle utilization. **Commissioner Doherty** discussed MSBU service and revenue source, community benefits, road usage, paving assumption and method determination process, and Change Order details. **Commissioner Truex** mentioned Rotonda Circle, construction traffic and material cost increases, limited property owner benefit, paving methods, materials, and history, drainage project, and property tax reform impacts.

COMMISSIONER DEUTSCH MOVED TO APPROVE CHANGE ORDER #3 FOR FILE #25-204, 2025 MSBU PAVING PROGRAM, AWARDED TO AJAX PAVING INDUSTRIES OF FLORIDA LLC OF NORTH VENICE, FLORIDA TO INCREASE AMOUNT \$555,931.81. THIS CHANGE ORDER IS TO ADD RECLAIMED BASE TO ONE AREA AND SUBTRACT RECLAIMED BASE FROM ANOTHER, ALSO TO ADD MILLING ON ROTONDA CIRCLE; AND APPROVE ADDITIONAL 120 DAYS OF CONTRACT TIME; AND APPROVE RESOLUTION FOR BUDGET ADJUSTMENT BA26-221 IN THE AMOUNT OF \$555,932 INCREASING THE MSBU CAPITAL MAINTENANCE PAVING PROGRAM

MOTION FAILED DUE TO LACK OF SECOND

COMMISSIONER DOHERTY MOVED TO DENY CHANGE ORDER #3 FOR FILE #25-204, 2025 MSBU PAVING PROGRAM, IN THE AMOUNT OF \$555,931.81, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

2. William R. Gaines Jr. Veterans Memorial Park Phase 2 Project

Facilities Management

Discussion and direction on Phase 2 Project.

Travis Perdue, Facilities Construction and Maintenance Director gave a brief overview of William R. Gaines Jr. Veterans Memorial Park Phase II (2020), William R. Gaines Project Priorities, and responded to appropriated funding allowed usage.

Chair Tiseo commented on project original budget and William R. Gaines Project Priorities. **Commissioner Constance** spoke to William R. Gaines Project Priorities. **Commissioner Deutsch** noted pavilion utilization and William R. Gaines Project Priorities. **Commissioner Doherty** discussed William R. Gaines Project Priorities. **Commissioner Truex** mentioned Bid process, federal documentation requirements, mobilization and future costs, and William R. Gaines Project Priorities.

COMMISSIONER TRUEX MOVED TO GO WITH STAFF'S RECOMMENDATION TO APPROVE PRIORITIES 1 AND 2, SECONDED BY CHAIR TISEO

MOTION CARRIED 5:0.

3. Cultural Center Update

Facilities Management

Discussion and direction on demolition, design options, phasing, and public/private partnership opportunities.

Mr. Perdue gave a brief overview of Progress, Public Input Focus, Demolition Site, Demolition Options - Currently budgeted at \$2.12M, Site Feasibility, Design Approach, Option 1 - Full Buildout, Option 1B - Library Only, Option 2 - Full Buildout, Option 2B - Library Only, Option 3 - Public/Private Partnership, Option 3, Discussion and Direction, replied to insurance reimbursement process and totals, total loss qualification, Federal Emergency Management Agency (FEMA), facility rebuild estimated costs, Capital Needs Assessment (CNA) requirement, theater component parking requirements and design impacts, and Capital Improvement Projects (CIP).

Chair Tiseo commented on Progress, self-insurance and building valuation limits, insurance reimbursements, site planning, library and theater components, Mid-County Regional Library, Demolition Options - Currently budgeted at \$2.12M, General Development Corporation, facility management, Charlotte County Public School theaters, Cultural Center 2.0 footprint and programming, core functions, Langdon Playhouse, flex and staffing space, Affordable Housing Advisory Committee (AHAC), affordable housing concept, Parkside Citizens' Master Plan and Community Redevelopment Area (CRA), and stormwater requirement and design constraints. **Commissioner Constance** spoke to Progress, insurance reimbursements, Demolition Options - Currently budgeted at \$2.12M, Port Charlotte Beach Complex, Workshop, site programming and planning, construction costs, library and theater components, Mid-County Regional Library, flex space, funding sources, temporary library accessibility options, facility management, storm impacts, Cultural Center 2.0, West Port, Charlotte County Public School theaters, Langdon Playhouse, Charlotte Players, affordable housing, design constraints, Punta Gorda Symphony, Parkside Citizens' Master Plan, mental health profile, and 2026 Sales Tax Focus Group projects. **Commissioner Deutsch** noted insurance and FEMA hurricane damage reimbursement eligibility, Progress, facility rebuild and management, Demolition Options - Currently budgeted at \$2.12M, library rehabilitation options, cost savings, Port Charlotte University, General Development, site programming and components, multi-purpose rooms, affordable housing, and community benefit. **Commissioner Doherty** discussed library component and space, Option 3 - Public/Private Partnership, core services, site utilization and planning, structured parking cost and design, assembly facility, Port Charlotte University, and affordable housing and theater components. **Commissioner Truex** mentioned

insurance policy coverage and Mid-County Regional Library renovation costs, library and theater design, site planning and components, Option 3 - Public/Private Partnership, affordable housing, core values and functions, community benefit, multi-purpose rooms, and property tax reform impacts.

Gordon Burger, Budget and Administrative Services Director responded to facility rebuild parameters and demolition, FEMA deductible reimbursement process, and insurance total loss payout.

Sherrie Moody, Charlotte Players Executive Director remarked on Charlotte Players scheduling and Charlotte County Public School theater reservation processes, Cultural Center theater maximum occupancy and Resale Shop usage, Punta Gorda Symphony, community events, parking challenges and garage concept, mental health impact, Economic Development Department, and non-profit funding responsibilities.

4. Oak Forrest Sidewalk

Public Works

a) Presentation; and b) Discussion and direction if the County should obtain an easement for the sidewalk along Forrest Nelson Boulevard.

Mr. Elias gave a brief overview of Background, Research and Data Collection, Concerns, Options, and replied to sidewalk repairs.

Chair Tiseo commented on sidewalk easement and future work program. **Commissioner Constance** spoke to easement cost, property owners, and sidewalk removal costs. **Commissioner Deutsch** noted sidewalk maintenance and easement, liability, and driveways. **Commissioner Doherty** discussed existing conditions. **Commissioner Truex** mentioned sidewalk easement and maintenance landscaping agreement.

5. Sales Tax Update

County Administration

Update on the 2026 Sales Tax Process.

Deputy County Administrator Emily Lewis gave a brief overview of History, 2026 Sales Tax Focus Group: Industry Representatives, Commission Appointees, Focus Group Update, Infrastructure - Roadway Projects, Infrastructure - Facilities Projects, Public Safety, Quality of Life, Schools, Construction Program, Discussion and Direction, Next Steps, responded to parking garage operation budget impacts, CIP, CNA, recommendations, Sarasota County, Sales Tax Program length and extension options, Office of Program Policy Analysis and Government Accountability (OPPAGA) Study, and 2026 Sales Tax Focus Group recommendation approval process.

Chair Tiseo commented on Infrastructure - Roadway Projects, Public Safety, Quality of Life, City of Punta Gorda joint project, Schools, project prioritization, program length extension options and language, and 2026 Sales Tax Focus Group recommendations. **Commissioner Constance** spoke to Infrastructure - Roadway Projects, Florida Department of Transportation (FDOT), public safety concerns, Quality of Life, parking garage levels, Sales Tax Focus Group and program length extension, Sarasota County, cost increases, geographic project list, Special Action Meeting, and property tax reform. **Commissioner Deutsch** noted program length extension, facility hardening, and Infrastructure - Roadway Projects. **Commissioner Doherty** discussed project prioritization, Quality of Life, Centennial Park, program length extension, property tax reform impacts, and 2026 Sales Tax Focus Group recommendations. **Commissioner Truex** mentioned Public Safety, fire stations, Centennial Park, Quality of Life, Infrastructure - Roadway Projects, project prioritization, program length extension, and 2026 Sales Tax Focus Group recommendations.

Mr. Perdue replied to Charlotte Harbor Event & Conference Center Parking Garage design, Public Safety, and fire feasibility study.

6. Community Development Department Name Update

Commission Office

Discussion and direction on department name change.

Chair Tiseo commented on name change funding source, People Operations, and department and division name change. **Commissioner Constance** spoke to growth, Growth Management, and Department name changes cost and confusion. **Commissioner Deutsch** noted Department name change. **Commissioner Doherty** discussed Department and Planning & Zoning name change. **Commissioner Truex** mentioned Community Development Department, E. Jay Carlson, Accela, and department name change costs.

Assistant County Administrator Claire Jubb responded to Department name change funding sources.

7. Administrative Code

(Change #2) Moved Consent Item D-1 to Regular Item R-7.

Recommended Action: Approved revised Administrative Code.

Budgeted Action: No action needed.

COMMISSIONER DOHERTY MOVED TO APPROVE REVISED ADMINISTRATIVE CODE, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

PUBLIC HEARING AGENDA

S. 10:00 A.M. Public Hearing or soon thereafter, as the agenda allows.

PRESENTATION AGENDA

T. 10:00 A.M. Presentation or soon thereafter, as the agenda allows.

Recess: 12:23 pm - 1:00 pm

1 P.M. PUBLIC INPUT - ANY SUBJECT

United States Air Force Retired Colonel Mary Anne Tifton commented on TCP-24-04, Rural Settlement Area Overlay District (RSAOD) inclusion and compatibility, 2010 Comprehensive Plan, Florida Department of Community Affairs (DCA), external negotiations, review comments, US 17, December 9, 2025 Regular and Land Use Meeting, Attorney Derek Rooney, Dan DeLisi, Principal Planner Jie Shao, Pulte Group, and record requests.

Jeff Lustig noted new construction infrastructure property tax funding and cost responsibility, City of Punta Gorda, affordable housing, Cultural Center, Loveland Boulevard, Springs at Port Charlotte, lighting, Harold Avenue Recreation Center, and Kings Highway.

Taken Out of Order

AA. County Administrator Comments

County Administrator Flores remarked on Joint Meeting with Lee County suggested dates and proposed location.

Chair Tiseo discussed Joint Meeting with Lee County dates and location and RSAOD.com. **Commissioner Constance** spoke to RSAOD.com website firewall blockage, internet security, and Joint Meeting with Lee County location. **Commissioner Truex** mentioned Joint Meeting with Lee County public attendance and location.

BB. County Attorney Comments

County Attorney David commented on Sales Tax Program extension options.

Taken Out of Order

DD. County Commissioner Comments

Chair Tiseo noted Lee County Metropolitan Planning Organization (MPO) Joint Meeting Agenda items, pipe hit cost recovery and punitive damages, worksite traffic management requirements, Maintenance of Traffic (MOT), spending prioritization, parks, Sales Tax Projects, property tax reform, General Fund, Senate President Ben Albritton, City of Punta Gorda Councilmember Greg Julian, Utilities Director Tom Spencer, and improvement project budget, water supply restrictions and capacity, Peace River Manasota Regional Water Supply Authority (PRMRWSA) Executive Director Richard Anderson and water purchase restrictions, Punta Gorda Utility District Boundary Codification and Utility Transfer Act, infrastructure buildout costs, master planning updates, existing rate payers, plant expansions, West Coast Inland Navigation District (WCIND) license agreement, denied additional barge landing request, Palm Island Transit service agreement and parking land lease conditions, ferry rate schedule and transportation cost, inspection fees, and Charlotte County Sheriff's Office (CCSO) spatial requirements and Master Plan. **Commissioner Constance** spoke to Senator Ben Albritton, January 26, 2026 Sarasota/Manatee MPO Board Meeting, Bradenton Mayor Gene Brown, I-75 Interchange at Yorkshire/Raintree timeframe, City of North Port, Sarasota County, River Road expansion, Heartland Regional Transportation Authority, US-17, Kings Highway, Bermont Road, Lee County MPO Members, fiber conduit installation damaged pipe cost recovery, historical data, fines, and escrow account requirement, parking enforcement, Peachland Boulevard and Tennyson Avenue, traffic management, Cultural Center theater component, Tourism, Economic Development, February 17, 2026 Board Workshop, property tax reform, House Bills (HB) 203 and 209, City of Punta Gorda Manager Melissa Reichert and Utilities Director Tom Spencer, opposite the editorial page (op-ed) collaborative article, pipeline extension, PRMRWSA water purchase limitations, and parking land lease maintenance condition. **Commissioner Deutsch** discussed traffic management and complaints, fiber conduit installation contractors, Republican Executive Committee, City of Punta Gorda cooperative efforts and Mayor Debi Lux, and property tax reform service impacts and revenue alternatives. **Commissioner Doherty** mentioned January 21, 2026 Florida Association of Counties (FAC) Legislative Day, Legislative Manager Eve Sweeting, Senate President Ben Albritton, Small County Coalition Chairman Chris Dougherty, property taxes, core and essential service funding, HB 203, HB 4077 withdrawal request letter and Board position, Representatives Vanessa Oliver and Danny Nix, December 17, 2025 Legislative Delegation Local Bill Meeting, Leadership in Governance Committee, Florida Department of Environmental Protection (FDEP) Office of Resilience and Coastal Protection, Florida Department of Emergency Management (FDEM) project review, Hazard Mitigation Grant Program (HMGP), FEMA reimbursements and approval process, Department of Homeland Security (DHS) Secretary Kristi Noem, National Association of Counties (NACo), Senators Ashley Moody and Rick Scott, Congressman Greg Steube, utility contractors, pipe hit cost recovery and penalties, Workshop, Florida Power & Light (FPL), Quigley Eye Specialists Port Charlotte landscaping, Enterprise Charlotte Airport Park (ECAP) water supply, City of Punta Gorda Manager Melissa Reichert and cooperative effort documentation, CIP, and Piper Road pipe extension cost. **Commissioner Truex** commented on pipe hit cost recovery and punitive damages, fiber installation contractors and subcontractors, utility infrastructure locations, bonding requirements, Wellen Park River Road expansion responsibility, Congressman Vern

Buchanan retirement, City of Punta Gorda Utilities Director Tom Spencer and Commissioner Greg Julian, PRMRWSA water purchase permit and alternatives, ECAP development and future needs, bond rating impacts, Senator Ben Albritton, core values, provided service impacts, parks, building inspection project cost, Little Gasparilla Island, MSBU assessments, parking landscaping maintenance and land lease conditions, and Palm Island Resort.

County Administrator Flores replied to City of Punta Gorda Administration scheduled meeting.

Ben Bailey, Community Development Director responded to transportation methods and costs.

County Attorney David interjected on barge landing property lease and sublease maintenance condition, Palm Island land and parking ownership, and WCIND Tax Increment Financing (TIF) rights.

Assistant County Administrator Jubb replied Master Space Plan updates.

CC. Economic Development Director Comments

Kay Tracy, Economic Development Director noted January 20, 2026 Board Workshop and Public Safety Academy.

Commissioner Constance spoke to workforce development opportunity, nursing program, Florida SouthWestern State College (FSW), ECAP, grant funding and program options, FAC Annual Conference, Chris Doolin, and Small County Coalition. **Commissioner Doherty** discussed Public Safety Academy support. **Commissioner Truex** mentioned regional workforce development, Public Safety Academy, nursing program, state funding request, Small County Coalition, and FAC.

2 P.M. LAND USE AGENDA

Minutes Clerk Welsh administered oath for testimony.

PUBLIC INPUT - LAND USE CONSENT AGENDA ITEMS ONLY - None

Consent Agenda

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

MOTION CARRIED 5:0.

UA1. FP-22-03-07, Palm Lake at Coco Bay Bond Reduction and First Amendment to Developer's Agreement

Community Development

Approve a Bond Reduction request and First Amendment to Developer's Agreement to reduce the amount of the approved surety provided under Letter of Credit No. FGAC-23183 issued by Fidelity Guaranty and Acceptance Corp., in the amount of \$5,015,398.41 to \$350,692.49 for the completion of the remaining infrastructure for Palm Lake at Coco Bay, a residential subdivision consisting of 171 single-family lots and 8 tracts. This site contains 176.34± acres and is generally located southeast of Casa de Meadows Drive, south of the Avenue of Americas, north of Cypress Road and west of Winchester Boulevard, in the West County area. Located in Commission District III. **A.AGR 2023-104**

Quasi-Judicial

UA2. FP-21-07-14, Babcock Ranch Community-Preserve

Community Development

Approve a Bond Release for the Final Plat of a residential subdivision named, Babcock Ranch Community-Preserve. The site contains 39.07± acres and is located south and east of Bluebird Trail, north of Cypress Parkway, west of the border with Glades County, in the East County area. Located in Commission District I.

Quasi-Judicial

UA3. FP-24-05, Willow Townhomes

Community Development

Approve the Developer's Agreement to acknowledge the corresponding proposed replat. This request is associated with the applicant's Final Plat application for a residential subdivision to be named, Willow Townhomes, consisting of 360 residential lots and 20 tracts, to reconfigure and add lots within the existing Tuckers Pointe Phase 1 boundary, as recorded in Plat Book 27, Pages 3A through 3Z-29 of the Public Records of Charlotte County, Florida. 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, and the Punta Gorda area. Located in Commission District II. **AGR 2026-012**

Quasi-Judicial

UA4. CSZ-25-24, Sandra W. Welles Ranch LLC, Del Verde Section O subdivision (1)

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 233 substandard platted lots in Blocks 1 through 8 and within the Del Verde, Section O, subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 29.97± acres; for calculation and severance of 233 density units in accordance with Section 3-9-150(d)(1)(b)&(c) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-24, Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I. **RES 2026-015**

Quasi-Judicial

UA5. CSZ-25-25, Sandra W. Welles Ranch LLC, Del Verde Section O subdivision (2)

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 226 substandard platted lots in Blocks 9 through 16 and within the Del Verde, Section O, subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 28.03± acres; for calculation and severance of 226 density units in accordance with Section 3-9-150(d)(1)(b)&(c) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-25, Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I. **RES 2026-016**

Quasi-Judicial

UA6. CSZ-25-26, Sandra W. Welles Ranch LLC, Del Verde Section O subdivision (3)

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 240 substandard platted lots in Blocks 17 through 24 and within the Del Verde, Section O, subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 29.96± acres; for calculation and severance of 240 density units in accordance with Section 3-9-150(d)(1)(b)&(c) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-26, Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I. **RES 2026-017**

Quasi-Judicial

UA7. CSZ-25-27, Sandra W. Welles Ranch LLC, Del Verde Section O subdivision (4)

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 235 substandard platted lots in Blocks 25 through 32 and within the Del Verde, Section O, subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 28.08± acres; for calculation and severance of 235 density units in accordance with Section 3-9-150(d)(1)(b)&(c) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-27, Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I. **RES 2026-018**

Quasi-Judicial

Public Hearing

UB1. PD-25-11, Major Modification to West Port PD

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 Ordinance Number 2023-015, by updating the approved development rights via the adopted Murdock Village Equivalency Matrix, amending adopted PD condition "b" in order to allow for general commercial uses for Tract "U", and updating the approved General PD Concept Plan to reflect the change; for property 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), containing 630.82± acres; Petition No. PD-25-11; Applicant: KL Westport Expansion LLC; providing an effective date. Located in Commission District IV. **ORD 2026-001**

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 credentials, gave a brief overview of Proposed Changes, PD-25-11: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Framework, Future Land Use Map (FLUM) Designations, Zoning Designations, Development Rights for the West Port Project, Approved Development Rights via Ordinance No. 2023-015, Development Rights Updated in July 2023, Updating Development Rights, Planned Development Concept Plan,

Linda Stewart, Morris Engineering accepted Ms. Shao as an expert and joined in Staff report.

Chair Tiseo commented on equivalency matrix and traffic concurrency. **Commissioner Constance** spoke to additional residential units and medical office concept requirement. **Commissioner Truex** noted free market and physician locations.

Public Input

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

MOTION CARRIED 5:0.

COMMISSIONER TRUEX MOVED TO APPROVE ORDINANCE 2026-001 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 TO ORDINANCE NUMBER 2023-015, BY UPDATING THE APPROVED DEVELOPMENT RIGHTS VIA THE ADOPTED MURDOCK VILLAGE EQUIVALENCY MATRIX, AMENDING ADOPTED PD CONDITION "B" IN ORDER TO ALLOW FOR GENERAL COMMERCIAL USES FOR TRACT "U", AND UPDATING THE APPROVED GENERAL PD CONCEPT PLAN TO REFLECT THE CHANGE; FOR PROPERTY 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), CONTAINING 630.82± ACRES; COMMISSION DISTRICT IV, CHARLOTTE COUNTY, FLORIDA; PETITION NUMBER PD-25-11; APPLICANT: KL WESTPORT EXPANSION LLC; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 4:1., COMMISSIONER CONSTANCE OPPOSED

UB2. LAD-25-07, Revisions to Sandhill DRI DO

Community Development

Approve a Resolution pursuant to Section J(1)(k) of the Sandhill Development of Regional (DRI) Development Order (DO), Resolution Number 2025-317, Section 380.06(7), Florida Statutes (F.S.), and Section 3-9-10.1, Development of Regional Impact Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, Code of Laws and Ordinances, Charlotte County, Florida, amending the Sandhill DRI DO by 1) using the approved equivalency matrix to exchange 122,053 square feet of Mini-Warehouse for 8,553.7 square feet of commercial uses on Parcels C-13 and C-23 of Tract 2 of the Sandhill DRI, and assigning 17,424.3 square feet of unallocated commercial rights on this parcel; and 2) revising Exhibit B, Map H Notes #1 and Map H, Exhibit #2 Notes; for 2.9± acres of the property located at 1147 or 1185 Kings Highway, in the Port Charlotte area; Petition No. LAD-25-07; Applicant: Kings Highway Family Limited Partnership; providing for an effective date. The Sandhill DRI is located south of the DeSoto County Line, north of Rampart Boulevard, east of Loveland Boulevard and west of the Deep Creek area; Section 7, Township 40 South, and Range 23 East, in the Port Charlotte area, currently containing a total of 713.12± acres. Located in Commission District I. **RES 2026-019**

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 credentials, gave a brief overview of Proposed Changes, LAD-25-07: 1,000' Mailed Notice Map, Location Map, Area Image, Area Image and Sandhill Development of Regional Impact (DRI), Area Image, Framework, FLUM Designations, Zoning Designations, Sandhill Development of Regional Impact Exhibit B Map H Notes #1 - Vested Rights as of 12/9/2025, and Sandhill DRI Map H Exhibit #2 Notes.

Chair Tiseo discussed exchange request and warehouses. **Commissioner Constance** mentioned commercial uses.

Public Input

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

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO APPROVE RESOLUTION 2026-019 PURSUANT TO SECTION J(1)(K) OF THE SANDHILL DEVELOPMENT OF REGIONAL (DRI) DEVELOPMENT ORDER (DO), RESOLUTION NUMBER 2025-317, SECTION 380.06(7), FLORIDA STATUTES (F.S.), AND SECTION 3-9-10.1, DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER (DO) AMENDMENT PROCESS AND PROCEDURE UNDER CHAPTER 3-9, ZONING, CODE OF LAWS AND ORDINANCES, CHARLOTTE COUNTY, FLORIDA, AMENDING THE SANDHILL DRI DO BY 1) USING THE APPROVED EQUIVALENCY MATRIX TO EXCHANGE 122,053 SQUARE FEET OF MINI-WAREHOUSE FOR 8,553.7 SQUARE FEET OF

COMMERCIAL USES ON PARCELS C-13 AND C-23 OF TRACT 2 OF THE SANDHILL DRI, AND ASSIGNING 17,424.3 SQUARE FEET OF UNALLOCATED COMMERCIAL RIGHTS ON THIS PARCEL; AND 2) REVISING EXHIBIT B, MAP H NOTES #1 AND MAP H, EXHIBIT #2 NOTES; FOR 2.9± ACRES OF THE PROPERTY LOCATED AT 1147 OR 1185 KINGS HIGHWAY, IN THE PORT CHARLOTTE AREA; COMMISSION DISTRICT I; PETITION NO. LAD-25-07; APPLICANT: KINGS HIGHWAY FAMILY LIMITED PARTNERSHIP; PROVIDING FOR AN EFFECTIVE DATE. THE SANDHILL DRI IS LOCATED SOUTH OF THE DESOTO COUNTY LINE, NORTH OF RAMPART BOULEVARD, EAST OF LOVELAND BOULEVARD AND WEST OF THE DEEP CREEK AREA; SECTION 7, TOWNSHIP 40 SOUTH, AND RANGE 23 EAST, IN THE PORT CHARLOTTE AREA, CURRENTLY CONTAINING A TOTAL OF 713.12± ACRES, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

UB3. TLDR-25-03, Revisions to Section 3-9-2: Rules of Construction; Definition & Section 3-9-50, Manasota and Sandpiper Key Zoning District Overlay

Community Development

Approve an Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9: Zoning, by revising Article I: In General, Section 3-9-2: Rules of Construction; Definitions to revise the definition of "Building, height of" and to add the new definition of "Design Flood Elevation" and "Freeboard" to promote resilience in Charlotte County; and amend the definition of "Freeboard" as established in Section 3-9-50: Manasota and Sandpiper Key Zoning District Overlay; Application number: TLDR-25-03; Applicant: Charlotte County Board of County Commissioners; providing for inclusion in the Charlotte County Code; providing for conflict with other ordinances; providing for severability; and providing for an effective date. This petition is county-wide. **ORD 2026-002**

Legislative

Ms. Shao gave a brief overview of History and Purpose, Proposed Changes, Proposed Detailed Changes: Building, height of, A and X Zones, VE and Coastal A Zones, 5 and 7 foot of Resilient Freeboard, and Revision to Sec. 3-9-50: Manasota and Sandpiper Key Zoning District Overlay.

Commissioner Truex commented on freeboard height calculation and structure resiliency.

Shaun Cullinan, Planning and Zoning Official replied to freeboard height.

Mr. Bailey responded to voluntary freeboard height elevation.

Public Input

Attorney Rob Berntsson, Big W Law Firm spoke in support of TLDR-25-03, Revisions to Section 3-9-2: Rules of Construction; Definition & Section 3-9-50, Manasota and Sandpiper Key Zoning District Overlay.

Jeff Lustig noted height restrictions and City of Punta Gorda impacts.

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

MOTION CARRIED 5:0.

COMMISSIONER TRUEX MOVED TO APPROVE ORDINANCE 2026-002 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA, SPECIFICALLY, CHAPTER 3-9: ZONING, BY REVISING ARTICLE I: IN GENERAL, SECTION 3-9-2: RULES OF CONSTRUCTION; DEFINITIONS TO REVISE THE DEFINITION OF "BUILDING, HEIGHT OF" AND TO ADD THE NEW DEFINITION OF "DESIGN FLOOD ELEVATION" AND "FREEBOARD" TO PROMOTE RESILIENCE IN CHARLOTTE COUNTY; AND AMEND DEFINITION

OF "FREEBOARD" AS ESTABLISHED IN SECTION 3-9-50: MANASOTA AND SANDPIPER KEY ZONING DISTRICT OVERLAY; PETITION TLDR-25-03; APPLICANT: BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA; PROVIDING FOR CONFLICT WITH OTHER ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

UB4. TLDR-25-05, Revisions to Section 3-9-91. Accessory Use - Farmers' Market

Community Development

Approve an Ordinance to amend Chapter 3-9: Zoning, Article III. Special Regulations, by revising Section 3-9-91. Accessory Use - Farmers' Market to allow such accessory use within any zoning districts; providing for conflict with other Ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners. This petition is county-wide. **ORD 2026-003**

Legislative

Jaden Keech, Planner gave a brief overview of Purpose and Proposed Detailed Changes.

Chair Tiseo discussed City of Punta Gorda, property use permit fee, action regulations, public lands, farmers market locations, and limited free speech. **Commissioner Constance** spoke to annual permit requirement, houses of worship, staff efforts, and Annual Greek Festival Days Proclamation and date. **Commissioner Deutsch** mentioned Proposed Detailed Changes and arts and crafts definition and limitations. **Commissioner Doherty** commented on Annual Greek Festival Days date. **Commissioner Truex** noted permit requirement, farmers market application fee and review, public lands, private properties, allowed and restricted uses, and vendor intimidation.

Mr. Cullinan replied to annual permit requirement, Proposed Detailed Changes, zoning district expansion, and flea markets.

County Attorney David interjected on property owner, City of Punta Gorda, farmers market location determination and constitutional requirements, public protests, and district expansion.

Public Input

Jeff Lustig spoke to Punta Gorda Farmers Market allowed uses, regulations, public forum, protestors, Proposed Detailed Changes.

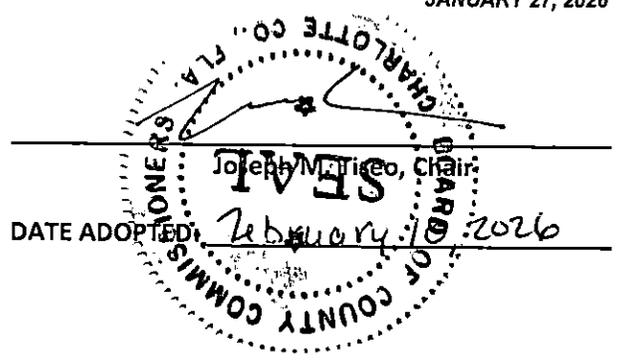
COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

COMMISSIONER CONSTANCE MOVED TO APPROVE ORDINANCE 2026-003 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING CHAPTER 3-9, ZONING, ARTICLE III. SPECIAL REGULATIONS, OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA, BY REVISING SECTION 3-9-91. ACCESSORY USE - FARMERS' MARKET TO ALLOW SUCH ACCESSORY USE WITHIN ANY ZONING DISTRICTS; PETITION TLDR-25-05; APPLICANT, BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA; PROVIDING FOR CONFLICT WITH OTHER ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

ADJOURNED: 3:07 pm



ATTEST:

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

By: Kimberly Webb
Deputy Clerk