

BOARD OF COUNTY COMMISSIONERS

JANUARY 28, 2025

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

The following members were present: Chair Tiseo, Commissioner Constance, Commissioner Deutsch, and Commissioner Doherty. Also in attendance were: County Administrator Flores, County Attorney Knowlton, and Minutes Clerk Welsh. The following members were absent: Commissioner Truex.

The Meeting was called to order at 9:00 am

The Invocation was given by Pastor Bill Frank, First Baptist Church of Punta Gorda, followed by the Pledge of Allegiance.

Changes to the Agenda

Change #1: F-2, Moved to Regular Agenda, Item R-2.

Requested by: Commission Office

Change #2: F-3, Added attachment – Updated Agreement for Appraisal Services LAP.

Requested by: Budget & Administrative Services

Change #3: A-1, Added attachment – Updated Disbursements Memo.

Requested by: Comptroller Division

Change #4: R-1, Added attachment – Final 2025FEB06 Agenda.

Requested by: Comptroller Division

Deletion #1: UB1, PAL-24-02, TAG Lakeside Large Scale Plan Amendment to Medium Density Residential (Adoption). Approve an Ordinance pursuant to Section 163.3184(3), Florida Statutes, to adopt a Large-scale Plan Amendment to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Low Density Residential (LDR) (138.32± acres) and Commercial (COM) (1.56± acres) to Medium Density Residential (MDR) with an annotation to the 2030 Future Land Use Map 1) limiting the overall maximum density up to 1,188 units; increasing density from 135 units to 1,188 units, 2) requiring central water and sanitary sewer services to serve any residential development above 691 units, and 3) prohibiting an onsite package plant; for property located north of Turbak Drive, south of Peace River Shores Boulevard, east of Cobalt Boulevard and west of Duncan Road (US17), in the Punta Gorda area, containing 139.88± acres; Petition No. PAL-24-02; Applicant: TAG Lakeside, LLC; providing an effective date. Located in Commission District I.

Requested by: Community Development

Deletion #2: UB2, PD-24-02, TAG Lakeside PD Residential Development. Approve an Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) (138.32± acres) and Commercial General (CG) (1.56± acres) to PD, and adopting its associated General PD Concept Plan, in order to allow for a residential multi-family development up to 1,188 units; increasing density from 135 units to 1,188 units; requiring a transfer of 1,053 density units to reach the maximum of 1,188 units; for property located north of Turbak Drive, south of Peace River Shores Boulevard, east of Cobalt Boulevard, and west of Duncan Road (US 17), in the Punta Gorda area, containing 139.88± acres; Petition No. PD-24-02; Applicant: TAG Lakeside, LLC; providing an effective date. Located in Commission District I.

Requested by: Community Development

Deletion #3: UB4, PAS-23-00002, Commercial Development at Pinedale and SR776. 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.

Requested by: Community Development

Deletion #4: UB5, PD-24-10, Commercial Development at Pinedale and SR776. 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.

Requested by: Community Development

Addition #1: R-3, Burnt Store Area Plan. Burnt Store Area Plan discussion and direction.

Requested by: Commission Office

Chair Tiseo mentioned February 25, 2025 Regular and Land Use Meeting. **Commissioner Constance** discussed Burnt Store Corridor Coalition Chairperson John Fleming, Burnt Store Area Plan, funding opportunities, Deletions, and February 25, 2025 Regular and Land Use Meeting.

County Attorney Knowlton interjected on deletions, rescheduling, and February 25, 2025 Regular and Land Use Meeting Agenda.

County Administrator Flores responded to February 25, 2025 Regular and Land Use Meeting.

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

MOTION CARRIED 4:0.

Proclamations - Commissioner Joseph Tiseo

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

MOTION CARRIED 4:0.

Spring Training at the Sports Park Month

Tampa Bay Rays Special Projects and Field Operations Director Dan Moeller, Mascot Raymond, and Community Services Coordinator Joseph Howard accepted the Proclamation.

Employee Recognition

Award Presentations

Florida Association of Public Information Officers (PIO) & Florida Fire Chiefs Association PIO of the Year Awards

Ashley Turner to be awarded the Florida Association of Public Information Officers (PIO) & Florida Fire Chiefs Association PIO of the Year Awards.

Chief Jason Fair, Public Safety Director highlighted and presented the Florida Association of Public Information Officers (PIO) & Florida Fire Chiefs Association PIO of the Year Awards to Ashley Turner, Social Media Manager.

PUBLIC INPUT - AGENDA ITEMS ONLY

Tim Ritchie commented on Water Authority Agenda – February 6, 2025.

Jeff Lustig spoke in support of Urban Qualification for Community Development Block Grant (CDBG) - Updated Timeline.

Stu Orr spoke in support of Acquisition of 22400 Gleneagles Terrace, Port Charlotte.

Dr. Mary Ellen Kiss noted Burnt Store Area Plan.

Tom Slaughter, Land Smart LLC spoke to Burnt Store Area Plan.

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, 2025. Applicants must be residents of Charlotte County and reside within the Unit. Submit applications to Public Safety Department, 26571 Airport Road, Punta Gorda, Florida 33982; call 941-833-5602 or email Carole.Thomas@CharlotteCountyFL.gov.

The **Agricultural & Natural Resources Advisory Committee** is searching for (3) three volunteers who must be residents or owners of real property in Charlotte County to include representatives of:

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

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

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.
- **Greater Port Charlotte Street & Drainage Unit** is seeking one member to fill a 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.
- **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, and is seeking one member to fill a position with a term through October 31, 2027.
- **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.
- **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.

REPORTS RECEIVED AND FILED

Quarterly Housing Division Report - October, November, December 2024

Human Services

October, November and December 2024 Housing Division Report.

CONSENT AGENDA

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

MOTION CARRIED 4:0.

Clerk of the Circuit Court

A. Comptroller Division

1. Finance

(Change #3) Added attachment – Updated Disbursements Memo.

Recommended Action: Approve the Clerk’s Finance Memorandum.

Budgeted Action: No action needed.

B. Minutes Division

1. Minutes

Recommended Action: Approve the following Minutes:

January 7, 2025 Utilities Department Quarterly Update
January 8, 2025 BCC Citizen Budget Input Public Meeting
January 9, 2025 BCC Pre Agenda
January 9, 2025 BCC Citizen Budget Input Public Meeting
January 14, 2025 BCC Regular Meeting

Budgeted Action: No action needed.

Board of County Commissioners

C. Commission Office

1. Appointment - Alligator Creek Waterway Advisory Board

Recommended Action: Approve the appointment of Jennie Phipps to fill the unexpired term of Thomas Gramza on the Alligator Creek Waterway Advisory Board. This appointment will be effective immediately and will expire on October 31, 2025.

Budgeted Action: No action needed.

2. Appointment - Northwest Port Charlotte Waterway Advisory Board

Recommended Action: Approve the appointment of George Borucki to fill an unexpired term on the Northwest Port Charlotte Waterway Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

Budgeted Action: No action needed.

3. Reappointment - Pirate Harbor Waterway Advisory Board

Recommended Action: Approve the reappointment of Chuck Falesch to the Pirate Harbor Waterway Advisory Board. This appointment will be effective immediately and will expire on October 31, 2027.

Budgeted Action: No action needed.

D. County Administration

1. BCC Schedule Change

Recommended Action: Approve the following BCC Meeting schedule changes: a) Change location of the February 20, 2025, 9 a.m. Strategic Focus Retreat from Centennial Recreation Center to Family Services Center, 21500 Gibraltar Drive, Port Charlotte, Florida; and b) Schedule a Monthly Workshop on March 6, 2025, at 2:30 p.m. at 18500 Murdock Circle, Room 119, Port Charlotte, Florida; and c) Schedule a joint meeting with Lee County on April 15, 2025, at 2 p.m. at the Charlotte Harbor Event and Conference Center, Punta Gorda, Florida; and d) Reschedule the April 29, 2025, 2:00 p.m. Utilities Quarterly Update Meeting to May 22, 2025, at 9:00 a.m. at 18500 Murdock

Circle, Room 119, Port Charlotte, Florida; and e) Schedule an Ackerman MSBU Public Hearing on May 6, 2025, at 5:01 p.m. at the Charlotte Harbor Event and Conference Center, Punta Gorda, Florida.

Budgeted Action: No action needed.

E. County Attorney

F. Budget and Administrative Services

Fiscal Services

Information Technology

Purchasing

1. 25-011, Ranking, Professional Debt Collection Services - Annual (Public Safety)

Recommended Action: a) Approve ranking for firms for Request for Proposal #25-011, Professional Debt Collection Services: 1st - R.T.R. Financial Services, Inc.; 2nd Cedars Business Services, LLC; 3rd Bull City Financial Solutions, Inc.; b) Authorize the Chairman to sign the contracts; and c) Authorize the County Administrator to approve the additional two (2) one-year renewals. This is an annual contract with a private provider to perform debt collection services for Public Safety Division but available to other departments, if necessary.

Budgeted Action: No action needed. Budgeted in the General Fund - Emergency Medical Services budget as approved in the FY2025 budget process. Funding for this expenditure comes from the General Fund.

Real Estate Services

2. Acquisition of 22400 Gleneagles Terrace, Port Charlotte

(Change #1) Moved from Consent Agenda, Item F-2, to Regular Agenda, Item R-2.

Recommended Action: a) Approve the Agreement for Purchase and Sale of Real Property ("Agreement") for the acquisition of a 158-acre property located at 22400 Gleneagles Terrace, Port Charlotte, Florida; and b) Approve Resolution for budget adjustment BA25-153 in the amount of \$3,000,000; and c) Authorize the Chairman to sign the Agreement; and d) Authorize the Chairman to sign the Resolution.

Budgeted Action: Approve budget adjustment BA25-153 in the amount of \$3,000,000. Funding is supplied from the Capital Projects Fund, ad valorem reserves.

3. Agreement for Appraisal Services

(Change #2) Added attachment – Updated Agreement for Appraisal Services LAP.

Recommended Action: a) Approve the Agreement between Charlotte County and The Spivey Group, Inc. for Appraisal Services for Harborview Road Widening Project - Segments 1 & 2 ("Agreement") of fee simple or easement interest in property that may be required for the future implementation of the Harborview Road Widening Project; and b) Approve the Resolution authorizing the Manager of Real Estate Services, or his designee,

with the advice and counsel of the County Attorney's Office, to supervise and authorize payments for services as indicated in the Agreement; and c) Authorize the Chairman to execute the Agreement; and d) Authorize the Chairman to execute the Resolution. **AGR 2025-013 / RES 2025-016**

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project "Harborview Road Widening - Melbourne to 175" as approved in the FY25 budget process. Funding is supplied from the 2020 Sales Tax Extension.

Risk Management

Transit

G. Community Development

H. Community Services

1. Florida Division of Emergency Management Grant for Pre/Post Disaster Volunteers Facility

Recommended Action: a) Accept and approve a grant in the amount of \$1,000,000 from the Division of Emergency Management for Pre/Post Disaster Volunteers; and b) Approve Resolution authorizing the County Administrator or designee to execute documents related to the agreement as necessary. **AGR 2025-014 / RES 2025-017**

Budgeted Action: No action needed. A Q4 budget adjustment will be submitted for Board approval. Disaster related costs are currently being tracked in the Hurricane Fund. The funding comes from County general revenues, with expected reimbursement from the Florida Division of Emergency Management. There is no local match required.

I. Economic Development

J. Facilities Management

K. Human Resources

L. Human Services

1. Urban Qualification for Community Development Block Grant (CDBG) - Updated Timeline

Recommended Action: a) Approve the letter to the U.S. Department Housing and Urban Development (HUD) and authorize the Chairman to sign; and b) Approve the letter to the City of Punta Gorda and authorize the Chairman to sign; and c) Approve the Interlocal Agreement between Charlotte County and the City of Punta Gorda and authorize the Chairman to sign. **AGR 2025-015**

Budgeted Action: No action needed.

Carrie Walsh, Human Services Director highlighted Urban Qualification for Community Development Block Grant (CDBG) – Update Timeline, replied to programming, rebuilding efforts, affordable housing, direct funding allocation, U.S. Department of Housing and Urban Development (HUD), methodology, and entitlement community classification.

Chair Tiseo mentioned direct funding allocation, spending process and categories, methodology, qualification, and Legislative Agenda. Commissioner Constance discussed funding allocations, Sarasota and Lee Counties, population, flooding events and damages, Florida Department of Commerce, strategy, CDBG and transportation impacts, methodology, US Census, qualification, Federal Emergency Management Agency (FEMA) reimbursements, and Florida Department of Health (FDOH). Commissioner Deutsch commented on population, entitlement community classification, US Census, funding, and HUD. Commissioner Doherty noted gas tax distribution methodology, formulas, and HUD.

COMMISSIONER DOHERTY MOVED TO APPROVE THE LETTER TO THE U.S. DEPARTMENT HOUSING AND URBAN DEVELOPMENT (HUD) AND AUTHORIZE THE CHAIRMAN TO SIGN; AND APPROVE THE LETTER TO THE CITY OF PUNTA GORDA AND AUTHORIZE THE CHAIRMAN TO SIGN; AND APPROVE THE INTERLOCAL AGREEMENT 2025-015 BETWEEN CHARLOTTE COUNTY AND THE CITY OF PUNTA GORDA AND AUTHORIZE THE CHAIRMAN TO SIGN, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 4:0.

M. Public Safety

N. Public Works

1. Third Amendment to Mosquito Control Interlocal Agreement between Charlotte County and the Charlotte County Sheriff's Office

Recommended Action: a) Approve Third Amendment to the Mosquito Control Interlocal Agreement between Charlotte County and Charlotte County Sheriff's Office (CCSO); and b) Authorize the Chairman to sign the Third Amendment. **A.AGR 2020-016**

Budgeted Action: No action needed. Additional FY25 expenditures will be covered from savings in various account lines approved in the FY25 Public Works Mosquito Control budget. Funding for this expenditure comes from Ad Valorem.

O. Tourism Development

P. Utilities

Q. Other Agencies

REGULAR AGENDA

R. Regular Agenda

1. Water Authority Agenda - February 6, 2025

(Change #4) Added attachment – Final 2025FEB06 Agenda.

Utilities

Discussion and direction on the Peace River Manasota Regional Water Supply Authority Board agenda for the upcoming February 6, 2025 meeting.

Kenneth Stecher, Utilities Operation Manager highlighted Water Authority Agenda – February 6, 2025.

Chair Tiseo remarked on water quantity and storage, Reservoir 3, City of Cape Coral, Peace River Manasota Regional Water Supply Authority (PRMRWSA), future planning, projections, allocations, development, concurrency review, application process, and growth. **Commissioner Constance** spoke to water storage, quality, and capacity, City of Cape Coral, infrastructure, needs, sewer expansion, January 27, 2025 Metropolitan Planning Organization (MPO) Joint Meeting, Sarasota County, Phase 2B Pipeline, Hillsborough Boulevard, City of North Port Commissioner Barbara Langdon, partnership, developers, and permits. **Commissioner Doherty** mentioned PRMRWSA, water allocation and usage data, storage, needs, distribution, Lee County, and future planning.

2. Acquisition of 22400 Gleneagles Terrace, Port Charlotte

(Change #1) Moved Consent Item F-2 to Regular Agenda, Item R-2.

Budget & Admin Services

a) Approve the Agreement for Purchase and Sale of Real Property (“Agreement”) for the acquisition of a 158-acre property located at 22400 Gleneagles Terrace, Port Charlotte, Florida; and b) Approve Resolution for budget adjustment BA25-153 in the amount of \$3,000,000; and c) Authorize the Chairman to sign the Agreement; and d) Authorize the Chairman to sign the Resolution. **AGR 2025-016 / RES 2025-018**

Stephen Kipa, Real Estate Services Manager highlighted Acquisition of 22400 Gleneagles Terrace, Port Charlotte, responded to property donation, environmental reports, and demolition cost.

Chair Tiseo discussed budget adjustment, funding source, expectations, property acquisition, conditions, and taxes, hurricane damage, code violations, Operation and Maintenance (O&M) and demolition costs, standards, transparency, Tax Increment Financing (TIF), loan, Citizen Master Plan, Parkside Community Redevelopment Agency (CRA), discussion, Tourism, and opportunities. **Commissioner Constance** commented on Parcel 402214404001, due diligence, property ownership and uses, golf courses, green space initiative, tax payer dollars, O&M, expectations, challenges, funding source, Parkside CRA, expansion, TIF, loan repayment, AdventHealth, and public discussion. **Commissioner Deutsch** noted property acquisition, golf course, and O&M costs. **Commissioner Doherty** spoke to General Development Utilities Water Treatment Plant, water supply, PRMRWSA, property acquisition and covenant, responsibility, Parkside CRA, loan, community plan update, and benefit.

Travis Perdue, Facilities Management Director replied to sprinkler system, water tank, and hurricane damage.

Deputy County Attorney Thomas David interjected on property covenant and responsibility.

Deputy County Administrator Emily Lewis responded to funding source, recovery process, expectations, due diligence, stormwater conditions and challenges, community impacts, master and budget planning process, sports fields and engagement opportunities, property acquisition, strategy, and Parkside CRA Community Plan.

COMMISSIONER CONSTANCE MOVED TO APPROVE AGREEMENT 2025-016 FOR PURCHASE AND SALE OF REAL PROPERTY (“AGREEMENT”) FOR THE ACQUISITION OF A 158-ACRE PROPERTY LOCATED AT 22400 GLENEAGLES TERRACE, PORT CHARLOTTE, FLORIDA; APPROVE RESOLUTION 2025-018 FOR BUDGET ADJUSTMENT BA25-153

IN THE AMOUNT OF \$3,000,000; AUTHORIZE THE CHAIRMAN TO SIGN THE AGREEMENT; AND AUTHORIZE THE CHAIRMAN TO SIGN THE RESOLUTION, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 4:0.

(Addition #1) 3. Burnt Store Area Plan

Commission Office

Burnt Store Area Plan discussion and direction.

Chair Tiseo mentioned Burnt Store Area Plan, funding sources, corridor study, grant qualification and process, MPO Director D'Juan Harris, Burnt Store Corridor Coalition, and January 28, 2025 Burnt Store Road Project Development and Environmental Study (PD&E) Public Hearing. **Commissioner Constance** discussed priority list, Burnt Store Corridor Coalition Chairman John Fleming, public input, Burnt Store Area Plan, Charlotte County Sheriff's Office, City of Punta Gorda, Florida Department of Commerce, grant funding, Burnt Store Marina, Representative Vanessa Oliver, Legislative Agenda, Lee County, and progress. **Commissioner Deutsch** commented on priority list, Burnt Store Road, and citizen participation. **Commissioner Doherty** noted grant application, process, funding sources, and updates.

County Administrator Flores replied to Land Smart LLC, partnership, Economic Development, Florida Department of Commerce, grant application process, priority list, staff efforts, and Burnt Store Corridor Coalition website.

PUBLIC HEARING AGENDA

S. 10:00 A.M. Public Hearing

PRESENTATION AGENDA

T. 10:00 A.M. Presentations

Recess: 10:12 am – 1:00 pm

1 P.M. PUBLIC INPUT - ANY SUBJECT

Richard Patrick spoke to Diversity, Equity, and Inclusion (DEI), quotas, racial discrimination, hiring, United States Constitution Thirteenth, Fourteenth, and Fifteenth Amendments, Civil Rights Act of 1964, Voting Rights Act of 1965, Executive Order 11246, non-discriminatory practices requirement, job qualification, policies, and accomplishments.

Jeff Lustig remarked on lighting challenges, Kings Highway, Florida Power and Light (FPL) and Public Works service requests, ambulance service calls, FDOH Administrator Joseph Pepe, Charlotte County Transit, transportation, veterans, social services, mentally disabled, and Family Services Center.

Chauncey Solinger mentioned 3646 Tamiami Trail, property acquisition, parking regulations, and benefits,

Tim Ritchie, March Against Mosaic Founder and President discussed Water Quality Manager Brandon Moody, communication, partnership, fluoride ban, drinking water, Robert F. Kennedy Jr, building permit moratorium, options, Southwest Florida Water Management District (SWFWMD), and Manatee and DeSoto Counties.

Taken Out of Order

AA. County Administrator Comments

County Administrator Flores commented on National Association of Counties (NACo) Counties for Housing Solutions (C4HS), Bachmann Tract, Cultural Center, Legislative Manager Eve Sweeting, Thorn Run Partners Greg Burns, federal programs, and FEMA Public Assistance Program.

BB. County Attorney Comments

County Attorney Knowlton noted City of Punta Gorda City Council Meeting and Mayor Debi Lux, Pre-Agenda Meetings and process, transparency, Sunshine Law, Board Meetings, Florida Statute Section 286.0114, Florida Commission on Ethics, communication, public attendance and input opportunities, and Florida's Government in the Sunshine Manual.

Chair Tiseo remarked on City of Punta Gorda City Council and Pre-Agenda Meetings, City Attorney David Levin, citizen input opportunities, informational purposes, agenda review, Florida Statutes, and Sunshine Laws. **Commissioner Constance** spoke to Florida Statutes, public input opportunities and requirements, compliance, Sunshine Law, Pre-Agenda Meeting Minutes and process, meeting agenda availability and review, and Special Counsel for Open Government Office of the State of Florida Attorney General Patricia Gleason.

CC. Economic Development Director Comments - None

DD. County Commissioner Comments

Chair Tiseo noted Veterans Boulevard, corridor and traffic studies, scheduled improvements, recommendations, phased approach, intersection signalization, methodology, Legislative Agenda, City of Punta Gorda, Building Code Effectiveness Grading Schedule (BCEGS), insurance rates, President Trump, FEMA, funding distribution, support letter, bridge replacement, appeal process, Full Time Equivalent (FTE) cost, Harborview Road, trucks, connector roads, Kings Highway, speed limits, Live Local Act, parking requirements, Resolution, property rights and uses, Code Enforcement, Workshop, businesses, and Senate Bill 250. **Commissioner Constance** mentioned Veterans Boulevard, traffic analysis, impacts, and patterns, Kings Highway, opportunity, partnership, Harborview Road, City of North Port Commissioner Barbara Langdon, growth pattern, trip generation, Yorkshire/Raintree Interchange Planning, connector roads, Charlotte County Annual Report 2024, January 27, 2025 Joint MPO Meeting, River Road, West Coast Inland Navigation District (WCIND), roadway expansion, conditions, and improvements, US 41, State Road (SR) 776, Sarasota County, Winchester Road, construction value, Burnt Store Road, public safety, evacuation routes, Phase 2B Pipeline, Florida Department of Transportation (FDOT) Southwest Area Office Director Wayne Gaither, truck traffic prohibition, prescription drugs expenditures, January 21, 2025 Board Workshop, spending, Florida Association of Counties (FAC), fluoride impacts, drinking water, property acquisition and ownership, Community Development, Board of Zoning Appeals (BZA), funding sources, Harborview Road, paved parking, and allowable uses. **Commissioner Deutsch** discussed City of North Port, US Department of Veterans Affairs (VA) expansion, transportation options, funding allocation and appropriation, facility locations, traffic, property rights, ownership, and development, water supply, planning, Burnt Store Road, support letter, and industrial areas. **Commissioner Doherty** commented on FAC, City of Punta Gorda, process, meeting topics,

January 27, 2025 MPO Joint Meeting, Yorkshire/Raintree Interchange Planning, FDOT Southwest Area Office Director Wayne Gaither and District Secretary LK Nandam, trip generation threshold, I-75 Exit 170 Kings Highway, City of North Port, growth, February 14, 2025 Lee County MPO Joint Meeting, NACo Transportation Policy Steering Committee, Legislative Agenda, Federal Highway Administration (FHWA), General Development Corporation, Villages of DeSoto, connector roads, Coastal and Heartland National Estuary Program (CHNEP), FEMA reimbursements, Hurricane Ian, debris removal, traffic control devices, Harborview Road, secondary road, SR 776, structural design and evaluation, affordability, improvements; commercial properties, and pod parking areas.

County Administrator Flores responded to funding sources.

Deputy County Administrator Lewis replied to funding sources and March 6, 2025 Board Workshop.

County Attorney Knowlton interjected on Resolution, general parking, business establishments, Senate Bill 250, moratorium, and hurricane impacted areas.

(CONSENSUS: A Joint Meeting with the City of Punta Gorda should only have legislative items. All the topics that are administrative in nature should be handled by Administration)

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 DEUTSCH

MOTION CARRIED 4:0.

UA1. DRC-24-142, Old Landfill

Community Development

Approve a Resolution for an amendment to a Final Detail Site Plan originally approved via Resolution Number 2024-025, to increase the maximum height for the rear wall from 14 feet to 24 feet for the covered storage; subject property located at 25505 Old Landfill Road, in the Port Charlotte area, containing 20.97± acres; Petition No. DRC-24-142; Applicant: Sitti Engineering Group; Amjad Sitti, P.E.; providing an effective date. Located in Commission District I. **RES 2025-019**

Quasi-Judicial

UA2. PFP-21-05-03, Babcock Ranch Community Town Center Southeast

Community Development

Approve a Bond Release for the Final Plat of a residential subdivision named, Babcock Ranch Community Town Center Southeast. The site contains 91.06± acres and is generally located south of Woodland Court, north of the County line with Lee County, east of Babcock Trail and west of Curry Preserve Drive, within the boundary of the

Babcock Ranch Community Development of Regional Impact (DRI) Increment 1, in the East County area. Located in Commission District I.

Quasi-Judicial

UA3. FP-21-10-19, Waterview Landing

Community Development

Approve a Bond Reduction request and First Amendment to Developer's Agreement to reduce the amount of the approved surety provided under Bond No. 9392726 in the amount of \$3,262,786.86 to \$231,154.66 for the completion of the remaining infrastructure for Waterview Landing. The site contains 34.33± acres and is generally located south of Greenway Boulevard, north of the Lake Babcock Drive, west of Bluebird Trail and east of SR 31. The site is located within the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 1. Located in Commission District I. **A.AGR 2022-106**

Quasi-Judicial

UA4. FP-22-02-05, Tuckers Pointe Phase 1

Community Development

Approve a Bond Reduction request and First Amendment to Developer's Agreement to reduce the amount of the approved surety provided under Bond No. SPA150231_001 in the amount of \$15,134,493.31 to \$385,227.26 for the completion of the remaining infrastructure for Tuckers Pointe Phase 1. This site contains 505.61± acres and is generally located north of Tuckers Grade, east of Tamiami Trail, west and south of I-75, within the South County area. Located in Commission District II. **A.AGR 2023-160**

Quasi-Judicial

UA5. FP-22-06-02, Regency at Babcock Ranch

Community Development

Approve a Bond Reduction request and First Amendment to Developer's Agreement to reduce the amount of the approved surety provided under Bond No. 800148083 in the amount of \$10,495,381.56 to \$462,169.61 for the completion of the remaining infrastructure for Regency at Babcock Ranch. The site contains 150.96± acres and is generally located south of Bermont Road, north of the County line with Lee County, west of the County line with Glades County and east of Bluebird Trail, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area. Located in Commission District I. **A.AGR 2023-103**

Quasi-Judicial

Public Hearing

Deputy County Attorney David remarked on Deletions and February 25, 2025 Regular and Land Use Meeting.

~~(Deletion #1) UB1. PAL 24-02, TAG Lakeside Large Scale Plan Amendment to Medium Density Residential (Adoption)~~

Community Development

~~Approve an Ordinance pursuant to Section 163.3184(3), Florida Statutes, to adopt a Large scale Plan Amendment to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Low Density Residential (LDR) (138.32± acres) and Commercial (COM) (1.56± acres) to Medium Density Residential (MDR) with an annotation to the 2030 Future Land Use Map 1) limiting the overall maximum density up to 1,188 units; increasing density from 135 units to 1,188 units; 2) requiring central water and sanitary sewer services to serve any residential development above 691 units; and 3) prohibiting an onsite package plant; for property located north of Turbak Drive, south of Peace River Shores Boulevard, east of Cobalt Boulevard and west of Duncan Road (US17), in the Punta Gorda area, containing 139.88± acres; Petition No. PAL-24-02; Applicant: TAG Lakeside, LLC; providing an effective date. Located in Commission District I.~~

~~Legislative~~

~~(Deletion #2) UB2. PD-24-02, TAG Lakeside PD Residential Development~~

~~Community Development~~

~~Approve an Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) (138.32± acres) and Commercial General (CG) (1.56± acres) to PD, and adopting its associated General PD Concept Plan, in order to allow for a residential multi-family development up to 1,188 units; increasing density from 135 units to 1,188 units; requiring a transfer of 1,053 density units to reach the maximum of 1,188 units; for property located north of Turbak Drive, south of Peace River Shores Boulevard, east of Cobalt Boulevard, and west of Duncan Road (US 17), in the Punta Gorda area, containing 139.88± acres; Petition No. PD-24-02; Applicant: TAG Lakeside, LLC; providing an effective date. Located in Commission District I.~~

~~Quasi-Judicial~~

UB3. PAL-24-05, Farabee Mine Large Scale Plan Amendment to MRE

Community Development

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large-scale Plan Amendment to the Florida Department of Commerce and other State agencies for review and comment to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agriculture (AG) to Mineral Resource Extraction (MRE) for property located at 45030 and 45450 Farabee Road, in the Punta Gorda area and within the East County area; containing 140.70± acres; Petition No. PAL-24-05; Applicant: Farabee Mine and Shell, LLC; providing an effective date. Located in Commission District I.

Legislative

Jie Shao, Principal Planner gave a brief overview of Proposed Changes, PAL-24-05 and Z-24-15: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Framework, Existing Future Land Use Map (FLUM) Designations, Proposed FLUM Designations, Existing Zoning Designations, Proposed Zoning Designations, Map #24: Mineral Resource Extraction (MRE) Prohibited Locations, Map #4: Watershed Overlay District, Map #6: Prime Aquifer Recharge Areas, Map #22: Critical Wildlife Corridors, 1/2 Mile Distance Map, Farabee Mine Concept Plan, Flood Zones (Subject Property - X Zone), and responded to March 25, 2025 Regular and Land Use Meeting.

Chair Tiseo spoke to Location Map, Staff Report, and washed shell. Commissioner Constance mentioned Location Map, Area Image (Mid-Range), non-conforming and conforming use, agricultural classification, FLUM change, operation, permit, and transmittal.

Dan DeLisi, Applicant Representative discussed mine expansion, plan amendment, Future Land Use (FLU) category, non-conforming use, FLUM, and requested approval.

Shaun Cullinan, Planning and Zoning Official responded to legally non-conforming and expansion.

Public Hearing

Tim Ritchie commented on mine, agricultural (AG) and mineral extraction (ME) classification, National Pollutant Discharge Elimination System (NPDES) permit, toxic water discharges, Prairie Creek, land and water conservation, zoning changes, development, property rights, and wetland mitigation credits.

James Weeks, Applicant noted wetlands, washed landscape shell, Murdock Stones, Butwell Stone and Soil, byproducts, Farabee Mine Concept Plan, offsite discharge, Department of Environmental Protection (DEP) permit, residual land, aquifer, aquifer recharge, and water retention.

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

MOTION CARRIED 4:0.

COMMISSIONER DOHERTY MOVED TO APPROVE TRANSMITTAL OF A LARGE-SCALE PLAN AMENDMENT TO THE FLORIDA DEPARTMENT OF COMMERCE AND OTHER STATE AGENCIES FOR REVIEW AND COMMENT TO AMEND CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE FROM AGRICULTURE (AG) TO MINERAL RESOURCE EXTRACTION (MRE) FOR PROPERTY LOCATED AT 45030 AND 45450 FARABEE ROAD, IN THE PUNTA GORDA AREA AND WITHIN THE EAST COUNTY AREA; CONTAINING 140.70± ACRES; PETITION NO. PAL-24-05; APPLICANT: FARABEE MINE AND SHELL, LLC; PROVIDING AN EFFECTIVE DATE. LOCATED IN COMMISSION DISTRICT I, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 4:0.

(Deletion #3) 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~~

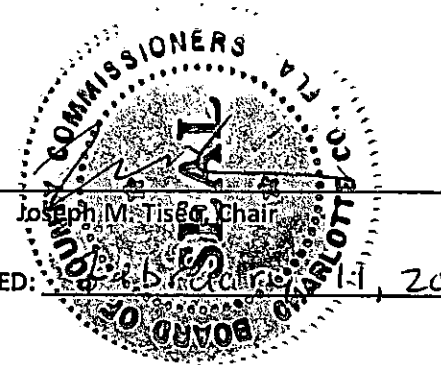
(Deletion #4) UB5. PD 24-10, Commercial Development at Pinedale and SR776

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

ADJOURNED: 2:38 pm



Joseph M. Tiseo, Chair
DATE ADOPTED: 1/28/2025

ATTEST:

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

By: *[Signature]*
Deputy Clerk