

BOARD OF COUNTY COMMISSIONERS

APRIL 28, 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, and Commissioner Doherty. Also in attendance were: Clerk of the Circuit Court Roger D. Eaton (departed at 11:27 am), County Administrator Flores, County Attorney David, 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

Addition #1: S-2, Approve Resolution declaring a drought emergency and imposing restrictions and prohibitions.

Requested by: Public Safety

Addition #2: S-3, Request the Chairman of the Charlotte County Board of County Commissioners approve and sign the Letter of Support for the 2026 Community Planning Technical Assistance Grant.

Requested by: Economic Development

Addition #3: S-4, Discussion and direction around authorizing staff to proceed with completing and submitting the Opportunity Zone Census Tract Recommendation identifying state-eligible census tracts.

Requested by: Economic Development

Addition #4: S-5, Consider adopting a Resolution initiating Florida Statute Chapter 164 Conflict Resolution Procedures relating to parking on Boca Grande.

Requested by: County Attorney's Office

Change #1: E-1, Added attachment - Revised Settlement Agreement and Release.

Requested by: County Attorney's Office

Change #2: T-1, Added attachment - Presentation.

Requested by: Human Services

Chair Tiseo discussed April 27, 2026 Joint Meeting with Lee County and additional public input opportunities. **Commissioner Constance** mentioned April 27, 2026 Joint Meeting with Lee County and public notification and input opportunities.

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

MOTION CARRIED 4:0.

Proclamations - Commissioner Ken Doherty

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

MOTION CARRIED 4:0.

Water Safety Awareness Month

Paul DeMello accepted the Proclamation.

Poppy Proclamation Month

Proclamation to be mailed to the Ladies Auxiliary Unit 103 Poppy Chair Janeice Thomason.

National Small Business Week

Kay Tracy, Economic Development Director and Staff accepted the Proclamation.

Hibiscus Day

Dianne Munson accepted the Proclamation.

National Correctional Officers Week

Charlotte County Sheriff's Office (CCSO) Chief Deputy Michael Casarella, Jail Commander Ryan Barber, and Charlotte Correctional Institution (CCI) Warden David Carson accepted the Proclamation.

National Travel and Tourism Week

Proclamation to be mailed to the Tourism Department.

Employee Recognition

Employee of the Month - March 2026

Brian English, Information Technology

Gordon Burger, Budget and Administrative Services Director highlighted Mr. English's service, expertise, qualifications, and presented Award.

Award Presentations

Business in Excellence Award

Suncoast One Title and Closings

Kay Tracy, Economic Development Director highlighted Suncoast One Title and Closings' growth, community service, economic impacts, professionalism, commitment, leadership, qualifications, and presented the Business in Excellence Award to President Kevin Graham.

Chair Tiseo commented on community impact and service and employment opportunities. Commissioner Doherty noted property closing experience and professionalism.

Commissioners' Award for Customer Service - Commissioner Deutsch

First Quarter Commissioners' Award

Commissioner Deutsch highlighted Television Production Specialist Thomas Lloyd's qualifications, service, and presented Award.

PUBLIC INPUT - AGENDA ITEMS ONLY

Rita Kitenplon spoke to Boca Grande Parking.

Tonya Soholt, Charlotte County Habitat for Humanity discussed Charlotte HOME (Housing Opportunities Made Easier) - Recommendation for Donation of Surplus Land to Habitat for Humanity.

Dr. Mary Ellen Kiss spoke in support of Letter of Support - 2026 Community Planning Technical Assistance Grant - Charlotte County.

Richard VanAcker spoke against 2020 Sales Tax Update and mentioned Burn Ban Resolution.

Robin Wilkins noted Boca Grande Parking.

Jeff Lendroth spoke to Boca Grande Parking.

Tim Ritchie spoke against Interlocal Agreement between Charlotte County, on behalf of the Coastal and Heartland National Estuary Partnership (CHNEP), and the City of North Port and Interlocal Agreement between Charlotte County, on behalf of the Coastal and Heartland National Estuary Partnership, and City of Cape Coral.

Skip Wilkins discussed Boca Grande Parking.

Jennifer Hecker, CHNEP Executive Director mentioned Interlocal Agreement between Charlotte County, on behalf of the Coastal and Heartland National Estuary Partnership (CHNEP), and the City of North Port and Interlocal Agreement between Charlotte County, on behalf of the Coastal and Heartland National Estuary Partnership, and City of Cape Coral.

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.

The Charlotte County-Punta Gorda Metropolitan Planning Organization (MPO) is accepting applications for the following volunteer positions:

Citizens' Advisory Committee (CAC) - one At-Large Representative. The CAC reviews and makes recommendations on transportation plans and projects for MPO Board consideration.

Bicycle/Pedestrian Advisory Committee (BPAC) - one West County Representative (applicant must reside West of the Myakka River and one Mid-County Representative). The BPAC reviews and makes recommendations on transportation plans and projects for MPO Board consideration.

Charlotte County Transportation Disadvantaged Local Coordinating Board (LCB) is seeking one volunteer representing the **Economically Disadvantaged** (rule: "A person who is recognized by the Florida Association for Community Action (President), representing the economically disadvantaged in the county."); and one **experienced representative of the local private for-profit transportation industry**. The LCB identifies local service needs and to provide guidance to the Community Transportation Coordinator on services for the transportation disadvantaged.

Application deadline: Friday, May 8, 2026. Apply online at www.ccpmpo.gov or contact the MPO for an application. Address: Charlotte County-Punta Gorda MPO, 1050 Loveland Blvd. Box C, Port Charlotte, FL 33980; Email: office@ccpgmpo.gov. The MPO Board will elect members at its **Monday, May 18, 2026** Meeting.

The **Construction Industry Licensing Board** is seeking one volunteer to represent the "Consumer Advocate" category. Volunteer must be a resident of Charlotte County for at least two years and have no financial interest, direct or indirect, in the building trades. Length of term is four years. To obtain an application, please call 941-743-1298 or email Diane.Whidden@CharlotteCountyFL.gov.

Barrier Island Fire Service Municipal Service Benefit Unit (MSBU) Advisory Board is seeking a volunteer to fill a vacant position with term ending October 31, 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.
- **Don Pedro Knight Island Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Gardens of Gulf Cove Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Greater Port Charlotte 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.
- **Gulf Cove Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Gulf Cove Waterway Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Harbour Heights Street & Drainage Unit** is seeking 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, 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.
- **Pirate Harbor Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Pirate Harbor Waterway Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **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 Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Rotonda West Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **South Charlotte Stormwater Utility 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 **Affordable Housing Advisory Committee** is searching for (1) one volunteer in the following categories to complete the term of Angela Hogan. The term begins immediately and expires December 31, 2026:

- 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

1. Quarterly Housing Division Report - January 2026

Human Services

January, February and March of 2026 Housing Division Report.

CONSENT AGENDA

COMMISSIONER CONSTANCE MOVED TO APPROVE THE CONSENT AGENDA WITH THE EXCEPTION OF F-6, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 4:0.

Clerk of the Circuit Court

A. Comptroller Division

1. Finance

Recommended Action: Approve the Clerk's Finance Memorandum.

Budgeted Action: No action needed.

B. Minutes Division

1. Minutes

Recommended Action: Approve the following Minutes:

April 9, 2026 BCC Pre-Agenda

April 14, 2026 BCC Regular Meeting

Budgeted Action: No action needed.

Board of County Commissioners

C. Commission Office

1. Appointment - Gulf Cove Street & Drainage Advisory Board

Recommended Action: Approve the appointment of Susan Matthews to fill a vacant position on the Gulf Cove Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2026.

Budgeted Action: No action needed.

2. Appointment - Gulf Cove Waterway Advisory Board

Recommended Action: Approve the appointment of Constance Patti to fill the unexpired term of James Wernicke on the Gulf Cove 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 Meeting Schedule Change

Recommended Action: Approve the following BCC Meeting changes: a) Approve the location change of the MSBU Public Hearing on July 22, 2026 to Tringali Recreation Center at 3460 North Access Road, Englewood, FL 34224; and b) Approve the location change of the MSBU Public Hearing on July 23, 2026 to Murdock Administration Center at 18500 Murdock Circle, Port Charlotte, FL 33948.

Budgeted Action: No action needed.

E. County Attorney

1. Colton Edward Blubaugh v Charlotte County, Florida

(Change #1) Added attachment – Revised Settlement Agreement and Release.

Recommended Action: a) Approve the Settlement Agreement and Release in Colton Edward Blubaugh v Charlotte County, Florida, Case No. 25000688CA in the 20th Judicial Circuit in and for Charlotte County, Florida, relating to a motor vehicle accident; and b) Authorize the Chairman to sign the Settlement Agreement and Release. **AGR 2026-054**

Budgeted Action: No action needed.

F. Budget and Administrative Services

Fiscal Services

1. Revised Reserve Policy

Recommended Action: Approve the revised Reserve Policy.

Budgeted Action: No action needed.

Information Technology

Purchasing

2. 26-234, Approve Proposal #27754, Contract #26-234, Access Control Panel System Contractor- Annual Contract (Facilities)

Recommended Action: a) Approve Proposal #27754 under Contract #26-234, Access Control Panel System Contractor - Annual Contract to Miller Electric Company of Tampa, Florida per the unit cost labor rate bid and material markup for an estimated total amount of \$513,179.32 for the Charlotte County Justice Center located at 350 E. Marion, Punta Gorda, FL. This is to integrate the existing access control and CCTV system at the Charlotte County Justice Center with the current Charlotte County Genetec Security System; and b) Approve Resolution for budget adjustment #26-235 in the amount of \$94,807. **RES 2026-065**

Budgeted Action: Approve Budget/Admin Adjustment #26-235 in the amount of \$94,807 to the Fine and Forfeiture Fund - Court Administration budget. Funding for this expenditure comes from Ad Valorem.

3. 26-279, Approve Ranking, Design - Wetland Habitat Enhancement and Flooding Improvements Charlotte Harbor Flatwoods (CHNEP)

Recommended Action: a) Approve ranking of firms for Request for Proposal #26-279, Design - Wetland Habitat Enhancement and Flooding Improvements Charlotte Harbor Flatwoods: 1st: HDR Engineering, Inc, of Sarasota, Florida, 2nd: RES Florida Consulting, LLC, of Orlando, Florida, 3rd: South Florida Engineering and Consulting, LLC, of Lake Worth Beach, Florida; and b) Approve start of negotiations; and c) Authorize the Chairman to sign the contracts after completion of negotiations, if contract does not exceed the amount of \$750,000.

Budgeted Action: No action needed. Funding is budgeted in CHNEP fund 1026. Grant funding will be provided by the Environmental Protection Agency through IJA. There is no local match required.

4. 22-298, Approve Amendment 2, Sidewalk and Decorative Lighting - North Beach Road (Public Works)

Recommended Action: a) Approve Amendment 2 to Contract #22-298, Sidewalk and Decorative Lighting - North Beach Road, with Johnson Engineering, Inc. of Port Charlotte, Florida for additional survey work in the amount of \$61,530; and b) Authorize the Chairman to sign Amendment #2 to Contract #22-298.

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project "Manasota Key Community Plan" as approved in the FY26 budget process. Funding is provided by Manasota Key Street and Drainage MSTU, ad valorem.

5. 25-505, Approve Change Order 4, Hansen CIS SaaS Software Cloud (Utilities)

Recommended Action: Approve Change Order #4 for File #25-505, Hansen CIS SaaS Software Cloud Agreement, to Hansen Banner, LLC of Bethlehem, Pennsylvania for a two (2) month timeline extension for implementation of the project at no additional cost.

Budgeted Action: No action needed. Budgeted in the Capital Improvements Project "CCU Business Services Customer Billing and Data Base" as approved in the FY26 budget process. Funding will be supplied by the Utility Operations & Maintenance Fund. Funding for this expenditure comes from rate revenues.

6. 26-289, Award, Bayshore Grass Parking Phased Improvements (Facilities)

Recommended Action: a) Approve award of Request for Bid #26-289, Bayshore Grass Parking Phased Improvements, to the lowest, responsible bidder, Don B. Construction, Inc. of Punta Gorda, Florida, in the amount of \$482,431.95. This is to secure the services of a licensed Contractor to perform hardening improvements to the Bayshore Park parking area; and b) Approve Resolution for budget adjustment BA26-238 in the amount of \$427,442; and c) Approve amending Capital Improvement Project "Charlotte Harbor CRA Parking Improvements and Pedestrian Walkway" increasing total project by \$427,442. **RES 2026-066**

Budgeted Action: Approve budget adjustment BA26-238 in the amount of \$427,442 amending Capital Improvement Project "Charlotte Harbor CRA Parking Improvements and Pedestrian Walkway" from \$1,648,140 to \$2,075,582. Funding is supplied from Tax Increment Financing.

COMMISSIONER DOHERTY MOVED TO APPROVE AWARD OF REQUEST FOR BID #26-289, BAYSHORE GRASS PARKING PHASED IMPROVEMENTS, TO THE LOWEST, RESPONSIBLE BIDDER, DON B. CONSTRUCTION, INC. OF PUNTA GORDA, FLORIDA, IN THE AMOUNT OF \$482,431.95. THIS IS TO SECURE THE SERVICES OF A LICENSED CONTRACTOR TO PERFORM HARDENING IMPROVEMENTS TO THE BAYSHORE PARK PARKING AREA; AND APPROVE RESOLUTION 2026-088 FOR BUDGET ADJUSTMENT BA26-238 IN THE AMOUNT OF \$427,442; AND C) APPROVE AMENDING CAPITAL IMPROVEMENT PROJECT "CHARLOTTE HARBOR CRA PARKING IMPROVEMENTS AND PEDESTRIAN WALKWAY" INCREASING TOTAL PROJECT BY \$427,442, SECONDED BY CHAIR TISEO

MOTION CARRIED 3:1., COMMISSIONER CONSTANCE OPPOSED

Real Estate Services

Risk Management

G. Community Development

H. Community Services

1. William R. Gaines Jr. Veteran Memorial Fund License Agreement Extension for Kayak Launch Sign

Recommended Action: a) Approve the License Agreement Extension; and b) Authorize Chairman to sign the Agreement. **A.AGR 2025-186**

Budgeted Action: No action needed. Maintenance is budgeted in the General Fund - Parks Maintenance as planned in the FY26 budget process. Funding for this expenditure comes from ad valorem.

2. Sons of the American Revolution - Memorandum of Understanding

Recommended Action: a) Approve a Memorandum of Understanding (MOU) with the Sons of the American Revolution for installation of a temporary educational display at William R. Gaines Jr. Veterans Memorial Park; and b) Authorize the Chairman to sign the Memorandum of Understanding (MOU). **AGR 2026-055**

Budgeted Action: No action needed. No financial impact.

I. Economic Development

1. CareerSource Southwest Florida Amendment to the Local Workforce Services Plan

Recommended Action: a) Authorize submission of State approval requests and related supporting materials; and b) Authorize further action by the Consortium Chair and appropriate CareerSource Southwest Florida Officers and Representatives as may be reasonably necessary to effectuate the Resolution; and c) Authorize the Chairman to sign the Resolution; and d) Authorize the Chairman to sign the Statement of Intent; and e) Authorize the Chairman to sign the Request to Extend Designation as a Direct Provider of Workforce Services; and f) Authorize the Chairman to sign the Consortium One-Stop Operator Agreement. **AGR 2026-056 / AGR 2026-057 / AGR 2026-058 / RES 2026-067**

Budgeted Action: No action needed.

J. Emergency Management

1. Memorandum of Understanding between Charlotte County and New Day Christian Church at Port Charlotte, Inc.

Recommended Action: a) Approve a Memorandum of Understanding (MOU) between Charlotte County and New Day Christian Church at Port Charlotte, Inc. concerning emergency special needs shelter; and b) Authorize the Chairman to execute the Memorandum of Understanding (MOU). **AGR 2026-059**

Budgeted Action: No action needed. No financial impact at this time.

K. Facilities Management

L. Human Services

1. Charlotte HOME (Housing Opportunities Made Easier) - Recommendation for Donation of Surplus Land to Habitat for Humanity

Recommended Action: a) Approve a Resolution adopting the recommendation of the Affordable Housing Advisory Committee (AHAC) to donate four (4) surplus parcels to Habitat for Humanity for the development of affordable housing; and b) Authorize the Chairman to sign the Resolution. **RES 2026-068**

Budgeted Action: No action needed.

2. Charlotte HOME (Housing Opportunities Made Easier) Recommendation - Guardian Angels Ministries

Recommended Action: Adopt the recommendation of the Affordable Housing Advisory Committee (AHAC) to deny the request for donation of five (5) surplus parcels to Guardian Angels Ministries.

Budgeted Action: No action needed.

M. People Operations

N. Public Safety

O. Public Works

1. Southwest Florida Water Management District Permit Application and Certification of Financial Capability for Perpetual Operation and Maintenance Entities for the Peace River 6 Roadway and Stormwater Project

Recommended Action: a) Authorize the Chairman to sign Part 4: Sections A, B, and C of the Southwest Florida Water Management District permit application; and b) Approve the Certification of Financial Capability for Perpetual Operations and Maintenance Entities for the Peace River 6 Roadway and Stormwater Project; and c) Authorize the Chairman to sign the Certification of Financial Capability for Perpetual Operations and Maintenance Entities. **AGR 2026-060 / AGR 2026-061**

Budgeted Action: No action needed. Upon Board approval, the annual estimated amount of \$4,000 for the perpetual operating and maintenance commitment would be the responsibility of the applicable MSBU.

P. Tourism Development

Q. Utilities

1. Amendment 2 to Interlocal Agreement for Authority's Regional Integrated Loop System Phase 2B Interconnect

Recommended Action: a) Approve Second Amended Interlocal Agreement between Peace River Manasota Regional Water Supply Authority (Authority) and Charlotte County for the Regional Integrated Loop System Phase 2B Interconnect; and b) Authorize the Chairman to sign the Second Amended Interlocal Agreement. **A.AGR 2022-023**

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project "Water Main along Hillsborough for Water Authority 2B project" as approved in the FY26 budget process. Funding is supplied from the Utility Water Connection Fee Fund.

R. Other Agencies

1. Interlocal Agreement between Charlotte County, on behalf of the Coastal and Heartland National Estuary Partnership (CHNEP), and the City of North Port

Recommended Action: a) Approve the Interlocal Agreement on behalf of the Coastal and Heartland National Estuary Partnership (CHNEP), and the City of North Port for Services Supporting CHNEP's Comprehensive Conservation and Management Plan; and b) Authorize the chairman to sign the Interlocal Agreement. **AGR 2026-062**

Budgeted Action: No action needed.

2. Interlocal Agreement between Charlotte County, on behalf of the Coastal and Heartland National Estuary Partnership, and City of Cape Coral

Recommended Action: a) Approve the Interlocal Agreement on behalf of the Coastal and Heartland National Estuary Partnership (CHNEP) and the City of Cape Coral for services supporting CHNEP's Comprehensive Conservation and Management Plan; and b) Authorize the Chairman to execute the Interlocal Agreement. **AGR 2026-063**

Budgeted Action: No action needed.

REGULAR AGENDA

S. Regular Agenda

1. 2020 Sales Tax Update

County Administration

Update on Sales Tax Project.

Deputy County Administrator Emily Lewis gave a brief overview of 2014 Sales Tax - Completed, 2014 Sales Tax - active projects, 2020 Sales Tax Projects - Tier 1, 2020 Sales Tax Projects - Tier 2, responded to staff efforts, project design and permitting process, and sales tax millage rate impacts.

Richard Arthur, Fiscal Services Manager gave a brief overview of Sales Tax Revenue, 2020 Sales Tax Revenue, 2020 Sales Tax Projects, and 2014 Sales Tax Update.

Travis Perdue, Facilities Construction and Maintenance Director gave a brief overview of Family Services Center - Phase II (2020), Sheriff's District 4 and Training (2020), Supervisor of Elections Warehouse (2014), Sheriff's Administration Center/911 (2020), Port Charlotte Beach Recreation Center (2020), Port Charlotte Beach Pool (2020), Radio Management Warehouse (2020), District 2 (2020), South County Annex (2020), Fire Station 17 (2020), Fire Station 6 (2020), Fire Station 3 (2020), William R. Gaines Jr. Veterans Memorial Park Phase II (2020), GC Herring Park (2020), Cost Control, and Cost Control - Sales Tax Project (2020).

John Elias, Public Works Director gave a brief overview of Edgewater Expansion Design, Completed 2020 Sidewalks, Rampart Boulevard Sidewalk, Caring Way and Brinson Avenue Sidewalk, Atwater Street Sidewalk, Cleveland Avenue Sidewalk, Airport Road Sidewalk, and replied to design and permitting challenges.

Kenneth Stecher, Utilities Operations Manager gave a brief overview of Cochran Boulevard Wastewater Force Main, Map: Cochran Boulevard Wastewater Force Main, State Road 776 Wastewater Force Main, and Burnt Store Water Reclamation Facility Expansion.

Chair Tiseo commented on 2020 Sales Tax Projects - Tier 1, 2020 Sales Tax Projects - Tier 2, Sales Tax Projects phased approach and methodology, regulatory agencies, pier replacements, resilient improvements, 2020 Sales Tax Projects, Flamingo/Edgewater Widening, and cost reimbursement. **Commissioner Constance** spoke to 2014 Sales Tax Update and Flamingo/Edgewater Widening. **Commissioner Deutsch** noted Placida Boat Ramp Expansion, Department of Veterans Affairs, Federal Emergency Management Agency (FEMA), Army Corps of Engineers permit application review, Sales Tax projects and Program benefits, and sales tax millage rate impacts. **Commissioner Doherty** discussed Flamingo/Edgewater Widening, Rampart Boulevard Sidewalk, Florida Department of Transportation (FDOT) design review, and Metropolitan Planning Organization (MPO) Meeting.

(Addition #1) 2. Burn Ban Resolution

Public Safety

Approve Resolution declaring a drought emergency and imposing restrictions and prohibitions. **RES 2026-069**

Deputy Chief Bryan Carr gave a brief overview of Statewide Keetch-Byram Drought Index (KBDI) April 21, 2026 - Charlotte County 415, May Outlook Issued April 16, 2026, Seasonal Outlook Issued April 16, 2026, County Enacted Bans as of April 21, 2026, Forecast/Outlook Impacts,

Chair Tiseo remarked on bucket lifting capacity. **Commissioner Constance** mentioned March 25, 2026 Regular and Land Use Meeting, Resolution 2026-072, Charlotte Ranchettes brush fire, collaborative response efforts, CCSO Blackhawk bucket lifting capacity and Chief Pilot Shane Engelauf, and water accessibility. **Commissioner Deutsch** commented on burn ban rescission and extension and homeowners and public safety.

COMMISSIONER DEUTSCH MOVED TO APPROVE RESOLUTION 2026-091 DECLARING A DROUGHT EMERGENCY AND IMPOSING RESTRICTIONS AND PROHIBITIONS, SECONDED BY CHAIR TISEO

MOTION CARRIED 4:0.

(Addition #2) 3. Letter of Support - 2026 Community Planning Technical Assistance Grant - Charlotte County

Economic Development

Request the Chairman of the Charlotte County Board of County Commissioners approve and sign the Letter of Support for the 2026 Community Planning Technical Assistance Grant. **AGR 2026-064**

Ms. Tracy highlighted Letter of Support - 2026 Community Planning Technical Assistance Grant - Charlotte County.

Chair Tiseo noted Southwest Florida Regional Planning Council fees and Grant participation. **Commissioner Constance** spoke to initiative, Lee County partnership, Burnt Store Corridor Coalition support, and Southwest Florida Regional Planning Council engagement.

COMMISSIONER CONSTANCE MOVED TO APPROVE THE CHAIRMAN OF THE CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS TO APPROVE AND SIGN THE LETTER OF SUPPORT FOR THE 2026 COMMUNITY PLANNING TECHNICAL ASSISTANCE GRANT, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 4:0.

(Addition #3) 4. Opportunity Zone 2.0 Census Tract Recommendation

Economic Development

Discussion and direction around authorizing staff to proceed with completing and submitting the Opportunity Zone Census Tract Recommendation identifying state-eligible census tracts.

Ms. Tracy highlighted Opportunity Zone 2.0 Census Tract Recommendation, responded to Opportunity Zone 1.0 and 2.0 Programs, One Big Beautiful Bill Act, program enhancements and eligibility, and census tract proximity.

Commissioner Constance discussed Opportunity Zone Map, Opportunity Zone 1.0 expiration, eligibility, and population shift impacts.

Jordan Ray, Economic Development Specialist replied to Opportunity Zone 1.0, Census and American Community Survey (ACS) data, Opportunity Zone 2.0 poverty rate and area median income (AMI) qualification requirements, Housing and Urban Development (HUD), and Opportunity Zone Map.

COMMISSIONER CONSTANCE MOVED TO AUTHORIZE STAFF TO PROCEED WITH COMPLETING AND SUBMITTING THE OPPORTUNITY ZONE CENSUS TRACT RECOMMENDATION IDENTIFYING STATE-ELIGIBLE CENSUS TRACTS, SECONDED BY CHAIR TISEO

MOTION CARRIED 4:0.

(Addition #4) 5. Boca Grande Parking

Commission Office

Consider adopting a Resolution initiating Florida Statute Chapter 164 Conflict Resolution Procedures relating to parking on Boca Grande. **RES 2026-087**

Chair Tiseo mentioned Florida Statute 164 Conflict Resolution process, April 27, 2026 Joint Meeting with Lee County, Lee County Commissioner Kevin Ruane and Ordinance 25-16 rationale, Boca Grande development, Charlotte County growth impacts, parking analysis and spaces, 1980 Act, and beach renourishment impacts. **Commissioner Constance** commented on Resolution language and timeframe amendment, Lee County May 5, 2026 Board of County Commissioners Meeting, Agenda publication date, and meeting schedule, Florida Statute 164 process, May 12, 2026 Regular Meeting, leadership, secondary parking area, disabled veterans and parking impacts, and April 27, 2026 Joint Meeting with Lee County. **Commissioner Deutsch** noted impacted residents, Lee County partnership and adjustments, growth, and development. **Commissioner Doherty** spoke to Resolution timeframe, Open Shores of Southwest Florida, Inc. communication and data, critical details, parking analysis, Americans with Disabilities Act (ADA) compliance, Boca Grande Parking Committee, and April 27, 2026 Joint Meeting with Lee County, intent, and negotiations.

County Attorney David interjected on Resolution and Conflict Resolution timeframes, April 27, 2026 Joint Meeting with Lee County, and Florida Statute 164 process and requirements.

County Administrator Flores responded to Lee County Agenda publication date, meeting schedule, and Manager Dave Harner and Resolution distribution.

COMMISSIONER DEUTSCH MOVED TO APPROVE RESOLUTION 2026-092 INITIATING FLORIDA STATUTE CHAPTER 164 CONFLICT RESOLUTION PROCEDURES RELATING TO PARKING ON BOCA GRANDE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 4:0.

COMMISSIONER CONSTANCE MOVED TO AMEND THE RESOLUTION LANGUAGE TO STATE "WITHIN 10 DAYS OF THE EFFECTIVE DATE", SECONDED BY COMMISSIONER DOHERTY

MOTION WITHDRAWN

PUBLIC HEARING AGENDA

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

1. Multi-Family Housing Revenue Bonds (Gulf Breeze) by the Housing Finance Authority of Lee County, Florida

Human Services

(Change #2) Added attachment – Presentation.

Conduct a Public Hearing to consider a Resolution approving the issuance of Housing Finance Authority of Lee County, Florida, Multifamily Housing Revenue Bonds, Series 2026 in aggregate principal amount not to exceed \$32,000,000, for the Gulf Breeze Apartments Project, pursuant to Chapter 259, Part IV, Florida Statutes, as amended, and the Interlocal Agreement previously entered into between the County and the Housing Finance Authority of Lee County, Florida. **AGR 2026-065 / RES 2026-088**

Deputy County Attorney Glinda Pruitt highlighted Multi-Family Housing Revenue Bonds (Gulf Breeze) by the Housing Finance Authority of Lee County, Florida and replied to Resolution date modification request.

Brian Evjen, Newstar Gulf Breeze Manager gave a brief overview of Gulf Breeze Charlotte County Conditions for Bond Issuance, Affordability and Relocation, Energy Efficiency Upgrades, Digital Access Initiative, Pedestrian Crosswalk, responded to ADA compliance, crosswalk modification engineers cost estimate and additional requirements, and permitting process.

Kurt Pentelecuc, Punta Gorda Housing Authority Executive Director remarked on Affordability and Relocation and moving fee reimbursements.

Chair Tiseo discussed Pedestrian Crosswalk, Affordable Housing Advisory Committee (AHAC), funding allocation, cost savings, alternative crosswalk solution and enhancement cost responsibility commitment, and Agreement language and Resolution date modifications. **Commissioner Constance** mentioned blinking indicator and estimated project costs, ADA compliance modifications, Pedestrian Crosswalk, and location. **Commissioner Doherty** commented on Agreement language, affordable housing project, Pedestrian Crosswalk, Cooper Street, ADA compliance, and Myrtle Street.

County Attorney David interjected on staff efforts.

Public Input

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

MOTION CARRIED 4:0.

COMMISSIONER DOHERTY MOVED TO APPROVE RESOLUTION 2026-088 APPROVING THE ISSUANCE OF HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA MULTIFAMILY HOUSING REVENUE BONDS SERIES 2026 IN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$32,000,000 FOR THE GULF BREEZE APARTMENTS PROJECT, PURSUANT TO CHAPTER 159, PART IV, FLORIDA STATUTES, AS AMENDED AND THE INTERLOCAL AGREEMENT PREVIOUSLY ENTERED INTO BETWEEN THE COUNTY AND THE HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA; PROVIDING AN EFFECTIVE DATE, MODIFYING THE DATE TO APRIL 28, 2026, AND A MULTI-FAMILY NEW CONSTRUCTION REHABILITATION COMMUNITY-BENEFIT ACKNOWLEDGEMENT AGREEMENT 2026-065, MODIFYING SECTION 23.e.2 FROM A NEW PEDESTRIAN CROSSING TO AN ENHANCED EXISTING CROSSWALK, AND MODIFYING SECTION 23.e.1 TO INCREASE THE MAXIMUM COST FROM \$100,000 TO \$125,000 FOR THE ENHANCED CROSSWALK, SECONDED BY CHAIR TISEO

MOTION CARRIED 4:0.

PRESENTATION AGENDA

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

Recess: 11:27 am - 1:00 pm

1 P.M. PUBLIC INPUT - ANY SUBJECT

Nicole Killian noted Florida Fish and Wildlife Conservation Commission (FWC) Boating and Waterways Division Manatee Protection Zones change, enforcement date, and notification distribution, and public safety concerns.

Richard Little spoke to Charlotte County employees and constitutional officers, Administrative Code 3.04 violation, Policy 3.45, Health Insurance Portability and Accountability Act of 1996 (HIPAA) violation concerns and investigation, Department of Health and Human Services, allegations, DSK Law investigative report compliance and determination, tax payer resources, County-owned equipment unauthorized access, Florida Commission on Ethics, accountability, elected officials, public mistrust, and Pulte Group.

United States Air Force Retired Colonel Mary Ann Tipton remarked on TCP-24-04, PAL-26-02, Z-26-1, Pulte Group, Comprehensive Plan amendment and rezoning requests, development impacts and compatibility concerns, FDOT traffic study review, rescinded agreements, Bermont Road, environmentally sensitive lands, Senate Bill 290, and rural land preservation.

Dave Kalin discussed April 14, 2026 Regular Meeting, county-issued equipment history, Administrative Code and Employee Handbook violations, non-employee equipment access, misconduct, medical documentation, public records request, Code of Conduct, and DSK Law investigative report and investigation participation requests.

Carla Smith mentioned DSK Law investigative reports and participation, county-issued equipment access, protocol breaches, criminal level charges, medical documentation, April 14, 2026 Regular Meeting, and investigation process.

Rebecca Knight commented on property damage claim, low pressure sewer (LPS) system collapse, swale drainage issues, soil saturation, Engineers Code of Ethics, engineers report, work scope, Claims and Liability Coordinator George Guffey, records request, and Florida Statute 119.

Melanie Abal, Parrot Outreach Society Vice President noted non-profit rescue, parrot rehabilitation and housing, sustainability, veterinary care and operating expenses, community support, Animal Welfare League, FWC and United States Department of Agriculture (USDA) permits, disease control and prevented exposure, and assistance request.

Karina Schmitt spoke to Policy 3.45 purpose and compliance, DSK Investigative Report conclusion and cooperation, medical documentation, county-issued equipment, Florida Statutes 112 and 838, ethics code, public trust, public office misuse, and local policy and State-level ethics violations.

Cathy Bateman remarked on resignation request, May 16, 2026 Grassroots Rising, and candidates.

Tim Ritchie discussed John Lloyd, investigative report previous discussions and finding, tax payer dollars, medical documentation, resignation request, Mosaic Fertilizer, and Peace River.

Taken Out of Order

AA. County Administrator Comments

County Administrator Flores mentioned Tourism Department efforts and National Travel and Tourism Week Proclamation.

BB. County Attorney Comments - None

CC. Economic Development Director Comments - None

DD. County Commissioner Comments

Chair Tiseo commented on April 14, 2026 Regular Meeting, DSK Law investigative report finding and conclusion analysis, due diligence, Wink News third-party legal investigative report review, Policy 3.45 violations and previous investigation, interview scheduling challenges, Administrative Code and Policy review and potential revisions, inconsistencies, Murdock Village, land acquisition process, West Port Village closing challenges, staff efforts, Land Use extension request process, public notification sign sizes and direct mailers, deed restrictions, TAG Lakeside, and application fees. **Commissioner Constance** spoke to FWC, navigable waterways, speed zones and regulations, approved planned developments, requested extension requests data and process, policy, deed restrictions, and County Code. **Commissioner Deutsch** noted waterway speed limit change process and notification distribution, public safety concerns and information, Parrot Outreach Society, DSK Law investigative report and cooperation requirement, Administrative Code violations, accountability, and Murdock Village challenges. **Commissioner Doherty** discussed citizen handout review, Land Use granted extension requests, hurricane events, public notification sign sizes, deed restricted communities, and workshops.

County Administrator Flores replied to FWC speed zone change review.

County Attorney David interjected on Comprehensive Plan amendment, Pulte Group, time extension request, planned developments, Community Development, Land Use extension request process review, and public notification signage size.

2 P.M. LAND USE AGENDA

PUBLIC INPUT - LAND USE CONSENT AGENDA ITEMS ONLY

Tim Ritchie spoke against DRC-25-192, Coral Lakes Phase II.

Consent Agenda

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

MOTION CARRIED 4:0.

VA1. DRC-25-192, Coral Lakes Phase II

Community Development

Atwell, LLC., is requesting PD Final Detail Site Plan approval for Coral Lakes - Phase II. The project consists of 348 single-family units and associated infrastructure. The project site is 141.64± acres of an overall 306.51± acre site and is located at 13000 Burnt Store Rd., Punta Gorda, FL. Located in Commission District II. **RES 2026-089**

Quasi-Judicial

VA2. DRC-26-011 Firelight North, Phase I & 2C

Community Development

Atwell, LLC., is requesting a PD Modification for Firelight North - Phase 1 Entry Mod and Phase 2C (DRC-25-067). The project consists of the Phase 1 entry road on Zemel Road and Phase 2C, the addition of 43 proposed single-family lots. The project site is 349.0± acres and is located at 26000 Zemel Rd, Punta Gorda, FL. Located in Commission District II. **RES 2026-090**

Quasi-Judicial

VA3. CSZ-26-01, Rotonda Sands Alligator Farms LLC (Rotonda Shores Subdivision)

Community Development

Approve a resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including five platted lots in the Rotonda Shores subdivision, generally located northeast of Placida Road (CR 775), and west of Cape Haze Drive, in the West County area, containing 1.37± acres; for calculation and severance of five 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-26-01; Applicant: Alligator Farms, LLC, Michael S. Jones, Manager; providing an effective date. Located in Commission District III. **RES 2026-091**

Quasi-Judicial

Public Hearing

VB1. SV-25-04, Vacation of a portion of the Venice Canal inlet the 1st add to Rio Villa

Community Development

Approve a Resolution to vacate a portion of the undeveloped Venice Canal, platted in the 1st addition to Rio Villa adjacent to 535 Boardman Drive, which is owned by the applicant. The total area to be vacated contains 1,940± square feet and generally located north of Canal Way, east of Pelican Pointe Drive, south of Boardman Drive, and west of Palm Drive within the Punta Gorda area. Located in Commission District II. **RES 2026-092**

Legislative

Shaun Cullinan, Planning and Zoning Official gave a brief overview of SV-25-04: Location Map, 2024 Aerial Location Map (Full Range), 2024 Aerial Location Map (Mid-Range), Aerial Location Map, 2024 Eagle View Image, Future Land Use Map (FLUM) Designations, Zoning Designations, 1,000' Mailed Notice Area Map, Flood Zones (Subject Property - 9AE Zone), Coastal High Hazard Area, Proposed Changes, Proposed Changes (Aerial), Proposed Easements, and responded to dredged canal rip rap allowance and modification requirements.

David Binder, Applicant requested approval.

Chair Tiseo mentioned Proposed Easements. **Commissioner Constance** commented on drainage and maintenance easement, boundary modification, transparency, and Proposed Easements.

Public Input

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

MOTION CARRIED 4:0.

COMMISSIONER DEUTSCH MOVED TO APPROVE RESOLUTION 2026-082 TO VACATE A PORTION OF THE UNDEVELOPED VENICE CANAL, PLATTED IN THE 1ST ADDITION TO RIO VILLA ADJACENT TO 535 BOARDMAN DRIVE, WHICH IS OWNED BY THE APPLICANT. THE TOTAL AREA TO BE VACATED CONTAINS 1,940± SQUARE FEET AND GENERALLY LOCATED NORTH OF CANAL WAY, EAST OF PELICAN POINTE DRIVE, SOUTH OF BOARDMAN DRIVE, AND WEST OF PALM DRIVE WITHIN THE PUNTA GORDA AREA. LOCATED IN COMMISSION DISTRICT II, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 4:0.

Minutes Clerk Welsh administered oath for testimony.

VB2. VST-25-06 15' alley vacation Cardiff St - Broadpoint Dr.

Community Development

Approve a Resolution of Street Vacation to vacate a portion of the undeveloped portion of a 15' alley between Cardiff St and Foley Drive, within Harbour Heights Section 5 subdivision and located North of Foley Drive, South of Del Prado Parkway, West of Broadpoint Drive, and East of Cardiff Street. The site contains 1,612± square feet, lying North of Lots 19, 20, 21, & 22 and lying South of the Lots 15, 16, 17, and 18 as recorded in Plat Book 3, Page 81, of the Public Records of Charlotte County, in Section 22, Township 40, Range 23. Located in Commission District I. **RES 2026-093**

Legislative

Mr. Cullinan gave a brief overview of VST-25-06: Location Map, 2024 Aerial Location Map (Full Range), 2024 Aerial Location Map (Mid-Range), Aerial Location, 2024 Eagle View Image, FLUM Designations, Zoning Designations, Coastal High Hazard Area, Flood Zone (Subject Property - X Zone), 1,000' Mailed Notice Area Map, Property Ownership, Proposed Changes, and Aerial Location.

Anthony Iluzzi, Applicant joined in Staff Report

Public Input

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

MOTION CARRIED 4:0.

COMMISSIONER DOHERTY MOVED TO APPROVE RESOLUTION 2026-093 OF STREET VACATION TO VACATE A PORTION OF THE UNDEVELOPED PORTION OF A 15' ALLEY BETWEEN CARDIFF ST AND FOLEY DRIVE, WITHIN HARBOUR HEIGHTS SECTION 5 SUBDIVISION AND LOCATED NORTH OF FOLEY DRIVE, SOUTH OF DEL PRADO PARKWAY, WEST OF BROADPOINT DRIVE, AND EAST OF CARDIFF STREET. THE SITE CONTAINS 1,612± SQUARE FEET, LYING NORTH OF LOTS 19, 20, 21, & 22 AND LYING SOUTH OF THE LOTS 15, 16, 17, AND 18 AS RECORDED IN PLAT BOOK 3, PAGE 81, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, IN SECTION 22, TOWNSHIP 40, RANGE 23. LOCATED IN COMMISSION DISTRICT I, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 4:0.

VB3. BRR-26-06 Palmetto Landing

Community Development

Approve a Bond Reduction request and First Amendment to Development Agreement to reduce the amount of the approved surety provided under Bond No. 800158598 in the amount of \$11,743,177.93 to \$271,524.33 for the completion of the remaining infrastructure for Babcock Ranch Community Palmetto Landing. The site contains 127.78± acres and is generally located north of the Lee County boundary, south of Bermont Road, east of Bluebird Trail, and west of the Glades County boundary. Located in Commission District I. **A.AGR 2023-142**

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.

Mr. Cullinan gave a brief overview of BRR-26-06 and FP-22-05-13: Aerial Location Map.

Commissioner Constance spoke to FP-22-05-13: Aerial Location Map.

Public Input

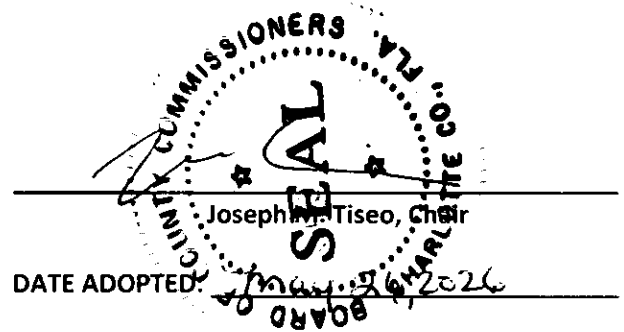
COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 4:0.

COMMISSIONER CONSTANCE MOVED TO APPROVE A BOND REDUCTION REQUEST AND FIRST AMENDMENT TO DEVELOPMENT AGREEMENT 2023-142 TO REDUCE THE AMOUNT OF THE APPROVED SURETY PROVIDED UNDER BOND NO. 800158598 IN THE AMOUNT OF \$11,743,177.93 TO \$271,524.33 FOR THE COMPLETION OF THE REMAINING INFRASTRUCTURE FOR BABCOCK RANCH COMMUNITY PALMETTO LANDING. THE SITE CONTAINS 127.78± ACRES AND IS GENERALLY LOCATED NORTH OF THE LEE COUNTY BOUNDARY, SOUTH OF BERMONT ROAD, EAST OF BLUEBIRD TRAIL, AND WEST OF THE GLADES COUNTY BOUNDARY. LOCATED IN COMMISSION DISTRICT I, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 4:0.

ADJOURNED: 2:18 pm



ATTEST:

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

By: Kimberly Weisen
Deputy Clerk