

BOARD OF COUNTY COMMISSIONERS

SEPTEMBER 23, 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, Commissioner Doherty, and Commissioner Truex. Also in attendance were: County Administrator Flores, County Attorney Knowlton, and Minutes Clerk Welsh. The following members were absent: None.

**The Meeting was called to order at 9:00 am**

The Invocation was given by Reverend Larry Yerger, Our Savior Lutheran Church, followed by the Pledge of Allegiance.

**Changes to the Agenda**

**Addition #1:** R-7, Authorize the County Attorney to execute the Waiver of Trust Accounting and Receipt of Distribution/Release of Trustee.

Requested by: County Attorney

**Addition #2:** R-8, a) Approve Resolution authorizing the County Administrator, or his/her designee, to execute the amended Public Emergency Medical Transportation (PEMT) Letter of Agreement for FY2024/2025; and b) Authorize participation in the PEMT supplemental program for Medicaid Managed Care Organizations (MCOs) for year 8; and c) Authorize the Chairman to sign the Public Medical Transportation (PEMT) Letter of Agreement for FY2025/2026; and d) Authorize the Chairman to sign the Resolution.

Requested by: Public Safety

**Change #1:** N-1, Added attachment – Revised Resolution.

Requested by: Public Works

**Change #2:** R-1, Added attachment – Agenda.

Requested by: Public Works

**Change #3:** S-4, Added attachments (2) – Resolution & AdventHealth Application Review & Checklist.

Requested by: Public Safety

**Change #4:** F-6, Added attachment – Presentation.

Requested by: Budget & Administrative Services

**Change #5:** F-13, Added attachments (3) – Sunshine Towers Land Lease, Sunshine Towers First Lease Amendment, Sunshine Towers Second Lease Amendment.

Requested by: Budget & Administrative Services

**Change #6:** R-2, Updated Wording: a) Discussion, direction and approval of 2026 State Legislative Agenda; and b) Discussion and direction on letters of support for Charlotte County Schools. Added attachments (2) – Letter of Support – Southwest Florida Welding Workforce Program & Letter of Support – Water Management Career and Technical Education Program.

Requested by: County Administration

**Change #7:** UB1/UB4, Reorder to Land Use Public Hearing Agenda, Item UB1 to UB4.

Requested by: Community Development

**Change #8:** UB4/UB5, Reorder to Land Use Public Hearing Agenda, Item UB4 to UB5.

Requested by: Community Development

**Change #9:** UB4/UB1, Reorder to Land Use Public Hearing Agenda, Item UB4 to UB1.

Requested by: Community Development

**COMMISSIONER CONSTANCE MOVED TO APPROVE CHANGES TO THE AGENDA, SECONDED BY COMMISSIONER TRUEX  
MOTION CARRIED 5:0.**

**Proclamations - Commissioner Bill Truex**

**COMMISSIONER DOHERTY MOVED TO APPROVE THE PROCLAMATIONS, SECONDED BY COMMISSIONER CONSTANCE  
MOTION CARRIED 5:0.**

**Florida Climate Week**

Proclamation to be mailed to the VoLo Foundation.

**Community Planning Month**

Community Development Director Ben Bailey, Planning and Zoning Official Shaun Cullinan, Principal Planner Jie Shao, Senior Planner Elizabeth Nocheck, and Planner Jaden Keech accepted the Proclamation.

**“Fit for Life” Senior Games Month**

Recreation Superintendent Leah Williams and Recreation Supervisor Chad Campbell accepted the Proclamation.

**Florida Native Plant Month**

Kristin Hoffschmidt, Florida Native Plant Society Mangrove Chapter accepted the Proclamation and discussed ecological systems, native plant destruction and protections, and planning decision impacts.

**Fire Prevention Week**

Fire Marshal Scott Morris and Fire Prevention Staff accepted the Proclamation.

## Employee Recognition

### Years of Service – August 2025

**5 Years:** Erica Hayes, Public Works; **10 Years:** Travis Perdue, Facilities Management; Justin Dunn, Facilities Management; Scott Schermerhorn, Public Works; Lori Duncan, Utilities; **15 Years:** Craig Wise, Utilities; **20 Years:** Thomas Dunn, Utilities; Brian Glazier, Public Works; Shane Styza, Public Safety; Michael Cox, Utilities; Clayton Hotchkiss, Public Safety; **25 Years:** Scott Staebler, Public Works; and James Layport Jr., Public Works.

### Employee of the Month - August 2025

Kellie Stewart  
Community Development

Ben Bailey, Community Development Director highlighted Ms. Stewart's qualifications, service, 2025 National Association of Counties (NACo), Government Experience (GovX), and Association of State Floodplain Managers (ASFPM) Awards, Federal Emergency Management Agency (FEMA)'s Certifications, dedication, leadership, and presented Award.

### **Award Presentations**

#### Commissioners' Award for Customer Service - Commissioner Truex

Second Quarter Commissioners' Award  
John Elias  
Public Works

**Commissioner Truex** highlighted Mr. Elias' service, qualifications, natural disaster recovery efforts and operations, Manasota Key, sand sifting operations, and presented Award.

**Commissioner Constance** mentioned Public Works Director John Elias and Staff recovery efforts, collaboration, sand sifting operations, and cost savings.

### **PUBLIC INPUT - AGENDA ITEMS ONLY**

Rob Robbins commented on BCC Rules of Procedures Amendment.

Jeff Lustig spoke in support of Fiscal Year (FY) 2026 Non-Profit Agreements and FY 2026 Non-Profit Agreements – Charlotte Behavioral Health Care, Inc.

### **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 Carole.Thomas@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](mailto:MSBU-TU@CharlotteCountyFL.gov).

- **Alligator Creek Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Boca Grande Street & Drainage 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, 2028.
- **Buena Vista Waterway Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Burnt Store Village Street & Drainage** is seeking two members to fill positions with terms through October 31, 2028.
- **Deep Creek Non-Urban Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Don Pedro/ Knight Islands Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Edgewater North Waterway Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Englewood East Non-Urban Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Gardens of Gulf Cove Street & Drainage Unit** is seeking one member to fill a position for a term through October 31, 2027 and two members to fill positions with terms 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, and two members to fill positions with terms through October 31, 2028.
- **Grove City Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Gulf Cove Street & Drainage** is seeking two members to fill positions with terms through October 31, 2028.
- **Gulf Cove Waterway 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.
- **Harbour Heights Waterway 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 Utility Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Mid-Charlotte Stormwater Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Northwest Port Charlotte Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Northwest Port Charlotte Waterway Unit** is seeking two members to fill positions with terms through October 31, 2028.

- **Pirate Harbor Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Pirate Harbor Waterway Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Placida Area Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Rotonda Heights Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Rotonda Lakes Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Rotonda Sands Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Rotonda West Street & Drainage Unit** is seeking two members to fill positions with terms 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 and one member to fill a position with a term through October 31, 2028.
- **South Charlotte Stormwater 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.
- **South Gulf Cove Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **South Gulf Cove Waterway Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Suncoast Waterway 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, 2028.
- **West Charlotte Stormwater 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, 2028.

**Tourist Development Council** is seeking one volunteer who is involved in the tourism industry (i.e.: restaurant, attraction, etc.) or represents tourism accommodations as an owner or operator of a motel, hotel, recreational vehicle park or other tourist accommodation located in the county and subject to tourist development tax. Volunteer shall be an elector of Charlotte County or reside in a county adjacent to Charlotte County and own a business within Charlotte County, have demonstrated an interest in tourist development and have paid the local business tax in Charlotte County. Length of term: four years. For an application, please contact Nina at (941) 743-1300, press 2 or via email [Janina.stamoulis@charlottecountyfl.gov](mailto:Janina.stamoulis@charlottecountyfl.gov).

#### REPORTS RECEIVED AND FILED

##### 1. Settlements Under \$50,000 Report

##### **County Attorney**

Report of settlements under \$50,000 pursuant to Resolution 2012-001.

#### CONSENT AGENDA

**Chair Tiseo** noted Third Amendment to Tower Lease with Sunshine Towers Inc. **Commissioner Constance** spoke to Third Amendment to Tower Lease with Sunshine Towers Inc.

COMMISSIONER DOHERTY MOVED TO APPROVE THE CONSENT AGENDA WITH THE EXCEPTION OF E-1, F-3, F-4, F-6, AND N-1, SECONDED BY COMMISSIONER TRUEX

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.

**B. Minutes Division**

**1. Minutes**

**Recommended Action:** Approve the following Minutes:

September 4, 2025 BCC Pre-Agenda

**Budgeted Action:** No action needed.

**Board of County Commissioners**

**C. Commission Office**

**D. County Administration**

**E. County Attorney**

**1. BCC Rules of Procedures Amendment**

**Recommended Action:** Approve amendment to Section 3.01 of the Administrative Code - Rules of Procedure.

**Budgeted Action:** No action needed.

Chair Tiseo discussed Public Hearing Procedures, time limit language modifications, and July 17, 2025 Municipal Service Benefit Unit (MSBU) Public Hearing attendance and public input cards. **Commissioner Deutsch** mentioned improvements, public input opportunities, time limit change authority. **Commissioner Doherty** commented on flexibility, public hearing input time and opportunities, and BCC Rules of Procedures Amendment. **Commissioner Truex** noted missed public input opportunities, repetitive comments, expert testimony, and Board consensus.

County Attorney Knowlton interjected on time limit and change authorization modified language and citizen input opportunities.

COMMISSIONER DEUTSCH MOVED TO APPROVE AMENDMENT TO SECTION 3.01 OF THE ADMINISTRATIVE CODE – RULES OF PROCEDURE, SECONDED BY COMMISSIONER TRUEX

**MOTION CARRIED 5:0.**

**2. Wideikis, Benedict & Berntsson, LLC Agreement for Code Compliance**

**Recommended Action:** a) Approve the agreement between Charlotte County and Wideikis, Benedict & Berntsson, LLC to provide Code Enforcement Special Magistrate services at an hourly rate of \$175; and b) Authorize the County Attorney to execute Agreement. **AGR 2025-203**

**Budgeted Action:** No action needed. Budgeted in the General Fund - Code Compliance budget as approved in the FY2025 budget process.

**3. GrayRobinson, PA Agreement for Construction Industry Licensing Board (CILB) Professional Services**

**Recommended Action:** a) Approve the agreement between Charlotte County and GrayRobinson, PA to provide legal representation for the Construction Industry Licensing Board (CILB) at an hourly rate of \$175; and b) Authorize the County Attorney to execute Agreement. **AGR 2025-204**

**Budgeted Action:** No action needed. Budgeted in the Community Development - Building Construction Services budget as approved in the FY2025 budget process.

**F. Budget and Administrative Services**

**Fiscal Services**

**1. FY26 Crime Prevention**

**Recommended Action:** Approve the transfer of \$97,300 of Crime Prevention Funds to the Sheriff's Office.

**Budgeted Action:** No action needed. Budgeted in the Crime Prevention Fund budget as proposed in the FY2026 budget process. Funding for the expenditure comes from court related fines and fees.

**2. FY26 Block Public Transportation Grant Agreement (PTGA)**

**Recommended Action:** a) Approve and accept the PTGA between the State of Florida Department of Transportation (FDOT), and Charlotte County in the amount of \$415,518 for the purpose of using Block Public Transportation program funding for the Agency's eligible administration, management, and operational expenses incurred through providing public transportation services within Charlotte County; and b) Approve Resolution authorizing the County Administrator, or designee, to enter into, modify, or terminate the PTGA; and c) Authorize the Chairman to execute the PTGA and Resolution. **GRT 2025-056 / RES 2025-309**

**Budgeted Action:** No action needed. Grant funding in the amount of \$415,518 and the required match in the amount of \$415,518 are included in the FY26 budget pending Boards Approval for Budget & Administrative Services-Transit. Grant funding will be provided by State of Florida Department of Transportation. Matching funds in the amount of \$415,518 will be provided by Local Funds.

**3. FY26 Non-Profit Agreements**

**Recommended Action:** a) Approve the non-Profit funding agreements: Charlotte Harbor Environmental Center, Inc. in the amount of \$37,500; Military Heritage Museum, Inc. in the amount of \$24,000; and United Way of Charlotte County in the amount of \$916,546; and b) Authorize the Chairman to sign the funding agreements; and c) Authorize the County

Administrator to sign documents associated with the approved agreements. **AGR 2025-205 / AGR 2025-206 / AGR 2025-207**

**Budgeted Action:** No action needed. Budgeted in the General Fund - BCC Control - Aids to Private Orgs and Grants and Aid accounts to be approved in the FY2026 budget process.

Chair Tiseo spoke to Military Heritage Museum funding agreement, Tourism and alternative funding sources, education element, Charlotte Harbor Environmental Center (CHEC), and Tourist Development Council (TDC) approval process. **Commissioner Constance** discussed Board decision, TDC recommendation, Tourism and Military Heritage Museum funding uses, and Tourism Development Director Sean Doherty. **Commissioner Deutsch** mentioned Military Heritage Museum, Tourism funding, and budget reductions. **Commissioner Doherty** commented on TDC review, funding uses, and Military Heritage Museum.

County Administrator Flores remarked on Tourist Development Tax, allowable uses, Military Heritage Museum work scope, TDC Meeting, and funding qualifications.

County Attorney Knowlton interjected on TDC approval process.

**COMMISSIONER DEUTSCH MOVED TO APPROVE STRIKING MILITARY HERITAGE MUSEUM, INC. FUNDING IN THE AMOUNT OF \$24,000 AND HAVE FUNDING COME OUT OF TOURISM, SECONDED BY CHAIR TISEO**

**MOTION WITHDRAWN**

**COMMISSIONER TRUJEX MOVED TO APPROVE THE NON-PROFIT FUNDING AGREEMENTS 2025-205, 2025-206, and 2025-207: CHARLOTTE HARBOR ENVIRONMENTAL CENTER, INC. IN THE AMOUNT OF \$37,500; MILITARY HERITAGE MUSEUM, INC. IN THE AMOUNT OF \$24,000; AND UNITED WAY OF CHARLOTTE COUNTY IN THE AMOUNT OF \$916,546; AUTHORIZE THE CHAIRMAN TO SIGN THE FUNDING AGREEMENTS; AUTHORIZE THE COUNTY ADMINISTRATOR TO SIGN DOCUMENTS ASSOCIATED WITH THE APPROVED AGREEMENTS; AND DIRECT ADMINISTRATION TO FIGURE OUT DETAILS OF A FUTURE BUDGET ADJUSTMENT, AND FUND FROM TOURISM AT THAT TIME, SECONDED BY COMMISSIONER DOHERTY**

**MOTION CARRIED 5:0.**

4. FY26 Non-Profit Agreements – Charlotte Behavioral Health Care, Inc.

**Recommended Action:** a) Approve the non-Profit funding agreement for Charlotte Behavioral Health Care, Inc. (CBHC) in the amount of \$2,148,361; and b) Approve the Low-Income Pool (LIP) Letter of Agreement; and c) Authorize the Chairman to sign the grant funding agreements; and d) Authorize the County Administrator to sign documents associated with the approved agreements. **AGR 2025-208 / AGR 2025-209**

**Budgeted Action:** No action needed. Budgeted in the General Fund - BCC Control - Aids to Private Orgs and Grants and Aid accounts to be approved in the FY2026 budget process.

**Commissioner Constance** noted Charlotte Behavioral Health Care (CBHC) funding history.

**COMMISSIONER CONSTANCE MOVED TO APPROVE THE NON-PROFIT FUNDING AGREEMENT 2025-208 FOR CHARLOTTE BEHAVIORAL HEALTH CARE, INC. (CBHC) IN THE AMOUNT OF \$2,148,361; AND APPROVE THE LOW-INCOME POOL (LIP) LETTER OF AGREEMENT 2025-209; AND AUTHORIZE THE CHAIRMAN TO SIGN THE GRANT FUNDING AGREEMENTS; AND AUTHORIZE THE COUNTY ADMINISTRATOR TO SIGN DOCUMENTS ASSOCIATED WITH THE APPROVED AGREEMENTS, SECONDED BY COMMISSIONER DOHERTY**

**MOTION CARRIED 5:0.**

5. FY26 America250 Grant Program Application

**Recommended Action:** a) Ratify the County's electronic submission of the FY26 America250 Grant Program Application as transmitted on/about August 6, 2025; and b) Adopt Resolution authorizing the County Administrator, or designee, to execute other necessary application documents; and c) Authorize the Chairman to sign the Resolution. **RES 2025-310**

**Budgeted Action:** No action needed. A budget amendment will be brought to the Board for approval, if awarded. Grant funding will be provided by Florida Department of State. There is no local match required.

6. Health Department Contract

**(Change #4)** Added attachment – Presentation.

**Recommended Action:** a) Approve the FY26 Charlotte County/State of Florida Department of Health Contract for the operation of the Charlotte County Health Department; and b) Authorize the Chairman to sign the Contract. **AGR 2025-210**

**Budgeted Action:** No action needed. Budgeted in the Health Department Fund - Health Department budget as proposed in the FY2026 budget process. Funding for this expenditure comes from ad valorem.

**Commissioner Constance** spoke to Agenda placement and backup information, Protecting Charlotte County: 2024 By the Numbers, Board of County Commissioners (BOCC) Expenditures: Fiscal Year End (FYE) 2024-2025, FY 2025-2026, and Contract Attachments.

Joseph Pepe, Florida Department of Health (FDOH) Administrator gave a brief overview of Protecting Charlotte County: 2024 By the Numbers, Environmental Public Health, Disease Control and Prevention, Community Preparedness, Spending Plan - FY 2025-2026, BOCC Expenditures: FYE 2024-2025, FY 2025-2026, Year to Year Revenue Per Source FY 2021-2022 to FY 2025-2026, Expenditure Distribution Per FY - FY 2021-2022 to FY 2025-2026, Revenue versus (vs) Expenditures by County Comparison, Total Full Time Equivalent (FTE) Comparison by County FY 2025-2026, and The Future.

**COMMISSIONER CONSTANCE MOVED TO APPROVE THE FY26 CHARLOTTE COUNTY/STATE OF FLORIDA DEPARTMENT OF HEALTH CONTRACT 2025-210 FOR THE OPERATION OF THE CHARLOTTE COUNTY HEALTH DEPARTMENT; AND B) AUTHORIZE THE CHAIRMAN TO SIGN THE CONTRACT, SECONDED BY COMMISSIONER DOHERTY**

**MOTION CARRIED 5:0.**

7. 2025-2026 Hospital Assessment Program

**Recommended Action:** a) Approve Letter of Agreement (LOA) with the State of Florida through the Agency for Health Care Administration (AHCA) relating to intergovernmental transfers to the State; and b) Authorize the County Administrator, or designee, to execute documents associated with the approved agreements. **AGR 2025-211**

**Budgeted Action:** No action needed.

Information Technology

Purchasing

8. 25-246, Approve, Change Order #1, Generator Installation at Walenda Booster Station, (Utilities)

**Recommended Action:** Approve Change Order #1 to Request for Bid, #25-246, Generator Installation at Walenda Booster Station, for an additional \$11,200, which was awarded to Solo Contracting Incorporated of Port Charlotte, Florida. This is for the installation of a County owned generator.

**Budgeted Action:** No action needed. Budgeted in the Capital Improvement Project “CCU Walenda Water Booster Station Generator” as approved in the FY25 budget process. Funding is supplied from the Water Connection Fee Fund.

9. 25-383, Approve Contract, Design - Bridge Scour Study and Countermeasures (Public Works)

**Recommended Action:** a) Approve contract for Request for Proposal #25-383, Design - Bridge Scour Study and Countermeasures, to DRMP, of Tampa, Florida, for a total lump sum project fee of \$388,108.65; and b) Authorize the Chairman to sign.

**Budgeted Action:** No action needed. Budgeted in the Public Works Bridge Capital Maintenance Plan as approved in the FY25 budget process. Funding is supplied from Capital Projects, ad valorem.

10. 21-369, Approve Quotes, Public Safety P25 Radio System Maintenance for Relocation of 911 Call Center to New Facility (Facilities)

**Recommended Action:** Approve Quotes for File #21-369, Public Safety P25 Radio System Maintenance, which is an agreement between Charlotte County and Communications International aka CI, of Vero Beach, Florida, for a total cost of \$1,542,832.31. This is to relocate the 911 Call Center, the addition of radio dispatch and RTIC client consoles.

**Budgeted Action:** No action needed. Budgeted in the Capital Improvement Project “Sheriff Support Services (Admin HQ) & Hardened 911” as approved in the FY25 budget process. Funding is supplied from the Public Safety Fund - Sheriff, ad valorem.

11. 25-546, Award, Miscellaneous Traffic Signal and Roadway Lighting – Annual Contract (Public Works)

**Recommended Action:** a) Approve award of Request for Bid #25-546, Miscellaneous Traffic Signal and Roadway Lighting - Annual Contract to Horsepower Electric, Inc. of Hialeah, Florida at the unit prices bid. Term of the contract is to be from October 1, 2025, through and including September 30, 2026; and b) Authorize the County Administrator, or designee, to approve the 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 Lighting District Fund-Lighting MSTU budget as approved in the FY2026 budget process. Funding for the expenditure comes from Lighting MSTU assessments.

12. 25-605, Award, Water and Wastewater Chemicals – Annual Contract (Utilities)

**Recommended Action:** a) Approve award of Request for Bid #25-605, Water and Wastewater Chemicals to various vendors, on the attached tabulation, for first term of October 1, 2025, through and including, September 30, 2026; and b) Authorize County Administrator to approve two additional one-year terms, at the same prices, terms and conditions, by mutual consent. This is an annual contract for the procurement of water and wastewater treatment chemicals on an “as required” basis to be used by Charlotte County Utilities.

**Budgeted Action:** No action needed. Budgeted in the Utilities Operations and Maintenance Fund - Operations budget as approved in the FY2025 budget process. Funding for this expenditure comes from rate revenues.

Real Estate Services

13. Third Amendment to Tower Lease with Sunshine Towers Inc.

**(Change #5)** Added attachments (3) – Sunshine Towers Land Lease, Sunshine Towers First Lease Amendment, Sunshine Towers Second Lease Amendment.

**Recommended Action:** a) Approve the Third Amendment to Ground Lease; and b) Authorize the Chairman to sign the Third Amendment to Ground Lease. **A.AGR 2016-025**

**Budgeted Action:** No action needed. Budgeted in the Radio Communications Fund - Radio budget as approved in the FY2025 budget process. Funding for this revenue will go to the Radio Communications Fund.

**Risk Management**

**Transit**

**G. Community Development**

**H. Community Services**

**I. Economic Development**

**J. Facilities Management**

**K. Human Resources**

**L. Human Services**

**M. Public Safety**

**N. Public Works**

1. Florida Department of Environmental Protection (FDEP) Manasota Key Beach Restoration Project, FDEP-26CH1

**(Change #1)** Added attachment – Revised Resolution.

**Recommended Action:** a) Ratify the County Administration's approval of grant application to the Florida Department of Environmental Protection (FDEP) Fiscal Year 2026-2027 Local Funding Request Grant; and b) Approve Resolution delegating authority to the County Administrator to approve the submittal of application, supporting documents, and other required documents; and c) Authorize the Chairman to sign Resolution. **RES 2025-311**

**Budgeted Action:** No action needed. A budget amendment will be brought to the Board for approval, if awarded. There is an anticipated local cost share of \$14,071,917. Qualifying expenditures will be reimbursed by the Florida Department of Environmental Protection, and Federal Agency of Emergency Management. The required match is met using funding from Tourist Development Council, Boater Revolving Fund-local, Growth Increment Fund, Don Pedro Knight Island Beach Renourishment MSBU assessments, North Manasota Key Beach Renourishment MSBU assessments and Stump Pass Dredging MSTU, ad valorem.

**Chair Tiseo** discussed work scopes, joint project management, Florida Department of Environmental Protection (FDEP), and funding responsibility. **Commissioner Constance** mentioned Milton Pass, closing estimated costs and process, and funding responsibility. **Commissioner Doherty** commented on funding responsibility. **Commissioner Truex** noted on Milton and Stump Passes, closing funding responsibility and match program, and mobilization fee savings.

John Elias, Public Works Director responded to Manasota Key, maintenance agreement, and Milton Pass funding responsibility.

Deputy County Administrator Emily Lewis replied to 2026 State Legislative Agenda, FDEP funding sources and partnership, and Hurricanes Helene and Milton.

**COMMISSIONER CONSTANCE MOVED TO APPROVE RATIFYING THE COUNTY ADMINISTRATION'S APPROVAL OF GRANT APPLICATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) FISCAL YEAR 2026-2027 LOCAL FUNDING REQUEST GRANT; AND APPROVE RESOLUTION 2025-311 DELEGATING AUTHORITY TO THE COUNTY ADMINISTRATOR TO APPROVE THE SUBMITTAL OF APPLICATION, SUPPORTING DOCUMENTS, AND OTHER REQUIRED DOCUMENTS; AND AUTHORIZE THE CHAIRMAN TO SIGN RESOLUTION, SECONDED BY COMMISSIONER DOHERTY**

**MOTION CARRIED 5:0.**

#### **O. Tourism Development**

#### **P. Utilities**

##### 1. Florida Division of Emergency Management (FDEM) Hazard Mitigation Grant Program (HMGP) Grant Agreement (H1240) 4734-044-R for East Port Shelter Lift Station Generator

**Recommended Action:** a) Approve Grant Agreement (H1240) 4734-044-R between FDEM and Charlotte County in the amount of \$138,395.15 for the East Port Shelter Water Reclamation Facility (WRF) Lift Station Generator project; and b) Approve Resolution for budget adjustment BA26-193 effective October 1, 2025 in the amount of \$181,510; and c) Approve a new Capital Improvement Project "Lift Station Permanent Generators (HMGP - 4734)" with a FY26 budget of \$181,510 effective October 1, 2025; and d) Authorize the Chairman to sign the Resolution, grant agreement; and grant related documents. **GRT 2025-057 / RES 2025-312**

**Budgeted Action:** Approve budget adjustment BA26-193 effective October 1, 2025, in the amount of \$181,510 adding a new Capital Improvement Project "Lift Station Permanent Generators (HMGP - 4734)". Funding for this expenditure will come from Operations & Maintenance Fund reserves and reimbursed in the amount of \$138,395.15 from FDEM. The local share of \$43,113.75 will come from Operations & Maintenance Fund.

#### **Q. Other Agencies**

### **REGULAR AGENDA**

#### **R. Regular Agenda**

##### 1. Water Authority Agenda - October 1, 2025

**(Change #2)** Added attachment – Agenda.

#### **Utilities**

Discussion and direction on the Peace River Manasota Regional Water Supply Authority Board agenda for the upcoming October 1, 2025 Meeting.

Dave Watson, Utilities Director highlighted Water Authority Agenda - October 1, 2025.

Commissioner Constance spoke to Water Authority Agenda - October 1, 2025 and Peace River Manasota Regional Water Supply Authority (PRMRWSA) website. Commissioner Truex discussed Consent Agenda item and discussion opportunities.

## 2. 2026 State Legislative Agenda

**(Change #6)** Updated Wording: a) Discussion, direction and approval of 2026 State Legislative Agenda; and b) Discussion and direction on letters of support for Charlotte County Schools. Added attachments (2) – Letter of Support – Southwest Florida Welding Workforce Program & Letter of Support – Water Management Career and Technical Education Program.

### **County Administration**

a) Discussion, direction and approval of 2026 State Legislative Agenda.; and b) Discussion and direction on letters of support for Charlotte County Schools.

Eve Sweeting, Legislative Manager gave a brief overview of Guiding Principles, Burnt Store Water Reclamation Facility, West Port Water Reclamation Facility, Lakeview Midway Septic-to-Sewer, Fire Training Tower, Emergency Operations Center, Sheriff's Warehouse, Stormwater System Performance and Flood Resilience, Intersection Hardening / Resiliency, Public Records, Senate Bill (SB) 180 Clarification, Sunshine Law, Home-based Business Operations, Annexation, Charlotte County School Board, Peace River Manasota Regional Water Supply Authority, responded to FDEP, hurricane recovery and Beach Management Funding Assistance Program funding, and Select Committee on Property Taxes.

Chair Tiseo mentioned SB 180 Clarification, Bermont Road, Florida Department of Transportation (FDOT) responsibility, Metropolitan Planning Organization (MPO), Boca Grande parking and public access, Resolution 2025-303, Parking Committee Member selection and criteria, and Charlotte County representation. Commissioner Constance commented on Intersection Hardening / Resiliency, backup documentation, public access, uninterruptible power supply (UPS) battery backup lifespan and replacement costs, Bermont Road, FDOT responsibility, Glades County Commissioners, Florida Association of Counties (FAC), Legislative Session Policy, Boca Grande Parking Committee Members selection and recommendation approval process, Lee County Commissioner Brian Hamman, injunction, and Charlotte County representation. Commissioner Doherty spoke to Milton Pass funding responsibility, Bermont Road, Glades County Manager Paul Carlisle, FDOT, Lee County Commissioner Brian Hamman, Ordinance 25-16 modifications, and County Manager Dave Harner, Boca Grande Parking Committee, recommendations, and injunction. Commissioner Truex noted Pasco County, Bermont Road, Glades County Manager Paul Carlisle, Boca Grande Parking Committee Members, and community impacts.

Mr. Elias replied to UPS battery backup lifespan and charging options, Charlotte County Sheriff's Office (CCSO) partnership, and Intersection Hardening / Resiliency.

County Attorney Knowlton interjected on SB 180 Clarification, pending litigation, and Pasco and Manatee Counties.

**COMMISSIONER CONSTANCE MOVED TO APPROVE THE 2026 STATE LEGISLATIVE AGENDA WITH THE MODIFICATIONS AS STATED, POLICY ISSUES, SUPPORT ISSUES, AND FUNDING ISSUES WITH PUBLIC SAFETY, RESILIENCE, AND ENVIRONMENTAL, AND APPROVE THE TWO LETTERS OF SUPPORT, SECONDED BY COMMISSIONER TRUEX**

**MOTION CARRIED 5:0.**

**RECESS: 10:45 am - 10:52 am**

### **COMMUNITY REDEVELOPMENT AGENCY MEETING**

At 10 a.m., or soon thereafter the Board will recess for the Murdock Village Community Redevelopment meeting. The Regular Meeting will reconvene upon the conclusion of the Murdock Village Community Redevelopment meeting.

**R. Regular Agenda (continued)**

**3. Seventh Amendment to Agreement for Purchase and Sale and Amended and Restated Master Developer's Agreement Among Murdock Village Community Redevelopment Agency; KL WP Village LLC; and Charlotte County for purchase of MVCRA-owned land in the Murdock Village Area**

**Commission Office**

a) Approve the Seventh Amendment to Agreement for Purchase and Sale among Murdock Village Community Redevelopment Agency; KL WP Village LLC; and Charlotte County; and b) Approve the Amended and Restated Master Developer's Agreement among KL WP Village LLC and Charlotte County; and c) Authorize the Chairman to sign the Seventh Amendment to Agreement for Purchase and Sale; and d) Authorize the Chairman to sign the Amended and Restated Master Developer's Agreement. **A.AGR 2017-098 / AGR 2025-212**

**COMMISSIONER DOHERTY MOVED TO APPROVE SEVENTH AMENDMENT TO AGREEMENT 2017-098 FOR PURCHASE AND SALE AMONG MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY; KL WP VILLAGE LLC; AND CHARLOTTE COUNTY; AND APPROVE THE AMENDED AND RESTATED MASTER DEVELOPER'S AGREEMENT 2025-212 AMONG KL WP VILLAGE LLC AND CHARLOTTE COUNTY; AND AUTHORIZE THE CHAIRMAN TO SIGN THE SEVENTH AMENDMENT TO AGREEMENT FOR PURCHASE AND SALE; AND D) AUTHORIZE THE CHAIRMAN TO SIGN THE AMENDED AND RESTATED MASTER DEVELOPER'S AGREEMENT, SECONDED BY COMMISSIONER TRUEX**

**MOTION CARRIED 4:1., COMMISSIONER CONSTANCE OPPOSED**

**Taken Out of Order**

**PUBLIC HEARING AGENDA**

**S. 10:00 A.M. Public Hearing**

**4. Certificate of Public Convenience and Necessity Public Hearing**

**(Change #3) Added attachments (2) – Resolution & AdventHealth Application Review & Checklist.**

**Public Safety**

Conduct a public hearing to consider a Resolution approving the Certificate of Public Convenience and Necessity (COPCN) application of Pasco-Pinellas Hillsborough Community Systems, Inc. dba AdventHealth Wesley Chapel EMS ("AdventHealth"), to provide emergency advanced life support and basic life support services throughout areas of Charlotte County on September 23, 2025, at 10 a.m., or as soon thereafter, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida. **RES 2025-314**

Chief Jason Fair, Public Safety Director gave a brief overview of Certificate of Public Convenience and Necessity Public Hearing.

**Public Input**

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

**MOTION CARRIED 5:0.**

Commissioner Constance discussed Certificate of Public Convenience and Necessity (COPCN) and medical transport system standards.

**COMMISSIONER CONSTANCE MOVED TO APPROVE A RESOLUTION 2025-314 APPROVING THE CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY (COPCN) APPLICATION OF PASCO-PINELLAS HILLSBOROUGH COMMUNITY SYSTEMS, INC. DBA ADVENTHEALTH WESLEY CHAPEL EMS ("ADVENTHEALTH"), TO PROVIDE EMERGENCY ADVANCED LIFE SUPPORT AND BASIC LIFE SUPPORT SERVICES THROUGHOUT AREAS OF CHARLOTTE COUNTY, SECONDED BY COMMISSIONER DEUTSCH**

**MOTION CARRIED 5:0.**

**R. Regular Agenda (continued)**

**4. Performance Evaluation - County Administrator, Hector Flores**

**County Administration**

Discussion of County Administrator, Hector Flores' annual performance evaluation.

Chair Tiseo mentioned comparative compensation package analysis, tax payer dollars, annual performance evaluations and salary adjustments, and Punta Gorda City Manager salary. **Commissioner Constance** commented on compensation package level, service, budget cuts, subjective evaluations, tax payer dollars, and annual performance evaluation. **Commissioner Deutsch** noted surrounding counties, Administrator compensation packages, and contractual obligations. **Commissioner Doherty** spoke to standard salary increase, recommendation, and surrounding counties comparison. **Commissioner Truex** discussed evaluations.

County Attorney Knowlton interjected on County Administrator Flores contract provisions, compensation package, and increase, Florida Association of County Administrators (FACA), performance evaluation level, and annual increase.

**COMMISSIONER TRUEX MOVED TO APPROVE COUNTY ADMINISTRATOR HECTOR FLORES' ANNUAL PERFORMANCE EVALUATION AS PRESENTED WITH A FOUR PERCENT SALARY INCREASE, SECONDED BY COMMISSIONER DOHERTY**

**MOTION CARRIED 5:0.**

**5. Performance Evaluation - County Attorney, Janette Knowlton**

**County Attorney**

Discussion of County Attorney, Janette Knowlton's annual performance evaluation.

**COMMISSIONER TRUEX MOVED TO APPROVE COUNTY ATTORNEY JANETTE KNOWLTON'S ANNUAL PERFORMANCE EVALUATION AS PRESENTED WITH A FOUR PERCENT SALARY INCREASE, SECONDED BY COMMISSIONER DOHERTY**

**MOTIN CARRIED 5:0.**

**6. Performance Evaluation - Economic Development Director, Kay Tracy**

**Economic Development**

Discussion of Economic Development Director, Kay Tracy's annual performance evaluation.

Commissioner Constance mentioned evaluation score.

COMMISSIONER DOHERTY MOVED TO APPROVE ECONOMIC DEVELOPMENT DIRECTOR KAY TRACY'S ANNUAL PERFORMANCE EVALUATION AS PRESENTED WITH A FOUR PERCENT SALARY INCREASE, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

(Addition #1) 7. Waiver of Trust and Receipt of Distribution - Thomas W. Beck Trust Agreement

County Attorney

Authorize the County Attorney to execute the Waiver of Trust Accounting and Receipt of Distribution/Release of Trustee. AGR 2025-216 / AGR 2025-217

County Attorney Knowlton highlighted Waiver of Trust and Receipt of Distribution - Thomas W. Beck Trust Agreement.

COMMISSIONER TRUEX MOVED TO APPROVE AUTHORIZING THE COUNTY ATTORNEY TO EXECUTE THE WAIVER OF TRUST ACCOUNTING AGR 2025-216 AND RECEIPT OF DISTRIBUTION/RELEASE OF TRUSTEE AGR 2025-217, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

(Addition #2) 8. Public Emergency Medical Transportation Program Letter of Agreement Extension, Letter of Agreement Renewal, and Intergovernmental Transfers

Public Safety

a) Approve Resolution authorizing the County Administrator, or his/her designee, to execute the amended Public Emergency Medical Transportation (PEMT) Letter of Agreement for FY2024/2025; and b) Authorize participation in the PEMT supplemental program for Medicaid Managed Care Organizations (MCOs) for year 8; and c) Authorize the Chairman to sign the Public Emergency Medical Transportation (PEMT) Letter of Agreement for FY2025/2026; and d) Authorize the Chairman to sign the Resolution. AGR 2025-213 / RES 2025-313

Chief Fair highlighted Public Emergency Medical Transportation Program Letter of Agreement Extension, Letter of Agreement Renewal, and Intergovernmental Transfers.

Commissioner Constance commented on timing.

COMMISSIONER DOHERTY MOVED TO APPROVE RESOLUTION 2025-313 AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS/HER DESIGNEE, TO EXECUTE THE AMENDED PUBLIC EMERGENCY MEDICAL TRANSPORTATION (PEMT) LETTER OF AGREEMENT 2024-175 FOR FY2024/2025; AND AUTHORIZE PARTICIPATION IN THE PEMT SUPPLEMENTAL PROGRAM FOR MEDICAID MANAGED CARE ORGANIZATIONS (MCOs) FOR YEAR 8; AND AUTHORIZE THE CHAIRMAN TO SIGN THE PUBLIC EMERGENCY MEDICAL TRANSPORTATION (PEMT) LETTER OF AGREEMENT 2025-213 FOR FY2025/2026; AND AUTHORIZE THE CHAIRMAN TO SIGN THE RESOLUTION, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

## PUBLIC HEARING AGENDA

S. 10:00 A.M. Public Hearing

1. Adopt FY2026 Capital Improvement Program Schedule

**Budget & Admin Services**

Conduct a public hearing to consider adopting an Ordinance updating and modifying the Capital Improvement Program Schedule FY25/26 through FY30/31 on September 23, 2025, at 10 a.m., or as soon thereafter, in Room 19 at 18500 Murdock Circle, Port Charlotte, Florida. **ORD 2025-036**

Richard Arthur, Fiscal Services Manager highlighted Adopt FY 2026 Capital Improvement Program Schedule.

**Public Input**

**COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER TRUEX**

**MOTION CARRIED 5:0.**

**COMMISSIONER CONSTANCE MOVED TO APPROVE ORDINANCE 2025-036 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA; AUTHORIZING AND APPROVING MODIFICATIONS TO THE CAPITAL IMPROVEMENT SCHEDULE OF THE CHARLOTTE COUNTY COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DOHERTY**

**MOTION CARRIED 5:0.**

2. Ordinance to Create the Cook & Brown Street MSBU Advisory Board

**Public Works**

Conduct a public hearing to consider approving an Ordinance to create the Cook & Brown Street Unit MSBU Advisory Board on September 23, 2025, at 10 a.m., or as soon thereafter, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida. **ORD 2025-037**

Mr. Elias highlighted Ordinance to Create the Cook & Brown Street Municipal Service Benefit Unit (MSBU) Advisory Board.

**Public Input**

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

**MOTION CARRIED 5:0.**

**COMMISSIONER DOHERTY MOVED TO APPROVE ORDINANCE 2025-037 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA; AMENDING CHAPTER 4-6, ARTICLE X, ESTABLISHING DIVISION II – ADVISORY BOARD; ADDING SECTION 4-6-195 OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA, ESTABLISHING THE COOK AND BROWN STREET UNIT ADVISORY BOARD; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER CONSTANCE**

**MOTION CARRIED 5:0.**

3. Ordinance Regulating Operation of Electric Bicycles and Motorcycles in the Babcock Ranch Community

**Government Agency**

Conduct a public hearing to consider approving an Ordinance to regulate the operation of electric bicycles and motorcycles in the Babcock Ranch Community on September 23, 2025, at 10 a.m., or as soon thereafter, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida.

Deputy County Attorney Thomas David highlighted Ordinance Regulating Operation of Electric Bicycles and Motorcycles in the Babcock Ranch Community, responded to Florida Statute 316.003 State Uniform Traffic Control - Definitions, speeds, and bicycle reprogramming and classifications.

**Chair Tiseo** noted electric bicycle definitions and classifications, Florida Statutes, affordable transportation method, automobile insurance costs, Ordinance prohibition language, Babcock Ranch Property Owners Association (POA) advertised meetings and discussions, Tour de France, access and financial concerns, designated riding areas, Board action options, and Workshop. **Commissioner Constance** spoke to electric bicycle classifications and previous purchases, speed limit enforcement and designated riding areas signage, golf carts, electric scooters, technology, safety concerns, motorcycles, Ordinance language and restrictions, Workshop, and Babcock Ranch citizens. **Commissioner Deutsch** discussed public safety concerns, sidewalk usage and prohibition, bicycle classification and definitions, Babcock Ranch and County-wide regulations, speed limits, challenges, community meetings and issues, and transportation. **Commissioner Doherty** mentioned Class 3 Electric Bicycle prohibition, speed limit enforcement and signage, Metropolitan Planning Organization (MPO), classification, Florida Statutes, technology, Workshop, Ordinance revision, CCSO, Babcock Sheriff District 5 Headquarters, Charlotte County Sheriff Bill Prummell, challenges, and County-wide regulations, and Babcock Ranch residents. **Commissioner Truex** commented on electric bicycle classification and CCSO reference card, regulations, modifications, speed limits, enforcement options, designated and restricted riding areas, Lee County, safety concerns, Babcock Ranch, and transportation methods.

Terry Cochran, Charlotte County Sheriff's Office remarked on electric bike and motorcycle classification, Florida Statutes, technology, incidents, designated bicycle pathways, and speed regulator removal.

County Administrator Flores replied to November 18 and December 16, 2025 Board Workshops and CCSO attendance.

County Attorney Knowlton interjected on Board action options.

Deputy County Administrator Lewis responded to Babcock Ranch community meeting expectations, Charlotte County Sheriff Prummell attendance, and November 18 and December 16, 2025 Board Workshops.

### **Public Input**

Daniel Calvez discussed electric bicycles and motorcycles, Tour de France, collective punishment, speed limit enforcement and regulations, transportation method, pedestrian traffic, and liability.

Mike Robinette mentioned Babcock Ranch, electric bicycle classifications, maximum speeds, programming change, enforcement challenges, golf carts, age limitations, and usage restrictions.

Asher Sevy commented on Class 3 Electric Bicycles, speed limit signage, safety, responsibility, and age limitations.

Kylie Sevy noted traffic control, speed enforcement, Class 3 Electric Bicycles, Ordinance language, mini motorcycles, dirt bikes, Florida Legislation, transportation method, reasonable regulations, Babcock Ranch, and bicycle safety classes.

Jeff Lustig spoke to carbon footprint, electric bicycles, affordability, automobile insurance, and motorcycles.

John Dicaprio remarked collective punishment, electric bicycle prohibitions and regulations, usage limitations, and scooters.

Nicholas Blair discussed Babcock Ranch, golf cart community, electric bicycle classifications and regulations, sidewalk prohibition, and enforcement.

William VanderMay, Babcock Ranch Community Independent Special District Chairman mentioned research, law enforcement feedback, safety concerns, non-compliant motorcycle and electric bicycle prohibition, and Florida Statutes.

Ken Patula commented on Class 3 Electric Bicycle programming and modifications.

Joseph Garcia noted safety and Class 3 Electric Bicycles prohibition and costs.

Diana Patula spoke to Babcock Ranch, growth, and Lee County.

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

**MOTION CARRIED 5:0.**

**COMMISSIONER DEUTSCH MOVED TO SCHEDULE A WORKSHOP TO DISCUSS REGULATIONS FURTHER AND TO POSTPONE THE ITEM TO A DATE NOT CERTAIN**

**MOTION FAILS DUE TO LACK OF SECOND**

**COMMISSIONER TRUEX MOVED TO DENY AN ORDINANCE REGULATING OPERATION OF ELECTRIC BICYCLES AND MOTORCYCLES IN THE BABCOCK RANCH COMMUNITY, SECONDED BY CHAIR TISEO**

**MOTION CARRIED 5:0.**

#### **PRESENTATION AGENDA**

**T. 10:00 A.M. Presentations**

**RECESS: 12:08 pm - 1:00 pm**

#### **1 P.M. PUBLIC INPUT - ANY SUBJECT**

Jack Vanderhayden remarked on 2026 Sales Tax Focus Group Committee Member applications and Meeting Schedule, Sales Tax Projects, CCSO District 4 and Training and Administration Center, Supervisor of Elections Warehouse, budgeted costs, Port Charlotte Beach Park and Complex, and Sunseeker.

Robin Wilkins discussed Lee County Ordinance 25-16, Boca Grande Parking, injunction status, business and residential impacts, home values, and financial hardships.

Jeff Lustig mentioned South County Regional Park Pool, Punta Gorda Former City Manager Greg Murray salary, property values, living and insurance costs, County employees, United Way of Charlotte County, Charlotte Behavioral Health, mental health needs, and anti-psychotic medication costs.

David Kalin commented on Charlotte Ranchettes MSBU, road maintenance and cost responsibility, Bermont Road accidents, CCSO alternative traffic route impacts, tractor trailers, Public Works materials assistance request, and partnerships.

Joseph Alleman noted Code Enforcement property access and abandoned, derelict vehicles.

**Taken Out of Order**

**AA. County Administrator Comments - None**

**BB. County Attorney Comments**

County Attorney Knowlton noted Charlotte Ranchettes, dirt donation, State of Florida Constitution Article X Section 7, Attorney General Opinion 82-18 Definition and Disposal of Dirt, and Tangible Personal Property Classification.

**CC. Economic Development Director Comments**

Kay Tracy, Economic Development Director spoke to Junior Commission Program and future workforce.

**DD. County Commissioner Comments**

**Chair Tiseo** discussed private roads with public use easement, temporary view obstruction, provided services, tractor trailer overnight parking, public safety, derelict automobiles, Code requirements, personal property parking prohibition, CCSO deputies, prior road condition and damage assessments, authority, Boca Grande parking and reduced public access, Sunshine Law, 2026 State Legislative Agenda, Resolution 2025-303, Lee County Commissioner Brian Hamman and Ordinance 25-16 modifications, Charlotte and Sarasota County resident impacts, allowed right of way occupation, Manasota Key Overlay District, injunction, and beach renourishment funding impacts. **Commissioner Constance** mentioned FAC Innovation & Policy Conference, Charlotte Ranchettes, traffic control, public access easement and safety, Code Enforcement complaint and due process requirement, tractor trailer and landscaper vehicle parking violation, CCSO, accountability, injunction, bridge toll rate variation, and Lee County Commissioner Hamman and Boca Grande Parking Task Force. **Commissioner Deutsch** commented on Code Enforcement complaints and changes, hurricane impacts, alternative living accommodations, 2026 State Legislative Agenda, Home Rule, unfunded mandates, Charlotte Ranchettes MSBU reestablishment, Bermont Road accident, alternate routes, allowed public use, roadway deterioration responsibility, CCSO, dirt donation, November 8, 2025 Veterans Day Parade, landfill usage, economic impacts, Gasparilla Island Bridge Authority (GIBA), injunction, and Lee County Ordinance 25-16 and partnership. **Commissioner Doherty** noted Charlotte Ranchettes, CCSO traffic control options and alternate routes, dirt donation restrictions, FAC Innovation & Policy and Legislative Conferences, Code Enforcement restrictions and modifications, technology improvements, Lee County Manager Dave Harner and Commissioner Hamman, public comments, Delegation Meetings, Boca Grande Parking Task Force Ordinance 25-16 modifications and recommendations, and injunction. **Commissioner Truex** spoke to Code Enforcement, tractor trailer parking, Ordinance modification opportunities, view obstruction, public safety, photographic documentation, Junior Commission Program participants, Lee County Commissioners Brian Hamman and Mike Greenwell, Ordinance 25-16 modifications, Fox 4 News interview, injunction, business parking limitations, and right of way occupation.

County Attorney Knowlton interjected on hurricanes, temporary trailer allowances, home businesses, Florida Statutes, responsibility, State of Florida Constitution Article X Section 7, private road with public use easement, Attorney General Opinion 82-18 Definition and Disposal of Dirt, Florida Statute 934.50, and Code Enforcement drone surveillance prohibition.

**RECESS: 1:55 pm - 2:00 pm**

**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 THE LAND USE CONSENT AGENDA, SECONDED BY COMMISSIONER TRUEX**

**MOTION CARRIED 5:0.**

UA1. TDU-25-04, Zemel Land Partners LLC

**Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for a transfer of 22 density units to a Receiving Zone, including four parcels, three parcels located at 15162 and 15170 Burnt Store Road, 26000 Zemel Road, and one unaddressed parcel generally located north of Zemel Road, south of Shotgun Road, and east of Burnt Store Road, in the boundary of the Burnt Store Area Plan area and in the Punta Gorda area, containing 349.1± acres; in compliance with Part III Land Development and Growth Management, Chapter 3-9 Zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-150 Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. TDU-25-04; Applicant: Zemel Land Partners LLC; providing an effective date. Located in Commission District II. **RES 2025-315**

**Quasi-Judicial**

**Public Hearing**

UB1. SV-25-03, Northerly Half of the Easterly Half of a Portion of Missouri Avenue

**(Change #9)** Reorder to Land Use Public Hearing Agenda, Item UB5 to UB1.

**Community Development**

Approve a Resolution of Street Vacation to vacate a 30' portion of Missouri Avenue containing 0.1± acres. The site is generally located north of Nebraska Avenue, east of Cindy Lane, south of Maryland Avenue, and west of Smith Street. Located in Commission District III. **RES 2025-316**

**Legislative**

Shaun Cullinan, Planning and Zoning Official gave a brief overview of SV-25-03: 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, Coastal High Hazard Area, Flood Zones (Subject Property - X Zone), 1,000' Mailed Notice Area Map, Property Ownership, Proposed Changes, and Proposed Changes (Aerial).

**Commissioner Constance** discussed property ownership. **Commissioner Truex** mentioned Street Vacation.

Tyler Mann, Applicant commented on Street Vacation and property ownership explanation.

**Public Input**

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

**MOTION CARRIED 5:0.**

**COMMISSIONER DOHERTY MOVED TO APPROVE RESOLUTION 2025-316 OF STREET VACATION TO VACATE A 30' PORTION OF MISSOURI AVENUE CONTAINING 0.1± ACRES. THE SITE IS GENERALLY LOCATED NORTH OF NEBRASKA**

AVENUE, EAST OF CINDY LANE, SOUTH OF MARYLAND AVENUE, AND WEST OF SMITH STREET. LOCATED IN COMMISSION DISTRICT III, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

UB2. LAD-25-03, 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 2022-083, 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, Resolution Number 2023-165, by 1) using the approved equivalency matrix to exchange 104 multi-family units for 17,368 square feet of commercial uses on Parcel 5-16 of Tract 5 of the Sandhill DRI, and assigning 14,841 square feet of unallocated commercial rights on this parcel; and 2) revising Map H, Exhibit B, Map H Notes #1 and Map H, Exhibit #2 Notes; for 32.115± acres of the property, including five parcels, three parcels of which are located at 200, 250 and 300 Kings Highway, and two parcels of which are generally located north of Sandhill Boulevard and southeast of Kings Highway, in the Port Charlotte area; Petition No. LAD-25-03; Applicant: Golden Key Properties LLC; 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 2025-317**

### 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.

Minutes Clerk Welsh administered oath for testimony.

Jie Shao, Principal Planner provided credentials, gave a brief overview of Proposed Amendments (LAD-25-03), Proposed Amendments (PD-25-05), LAD-25-03 and PD-25-05: 1,000' Mailed Notice Map, Location Map, Area Image, Framework, FLUM Designations, Zoning Designations, Sandhill Development of Regional Impact - Exhibit B: Map H Notes #1 - Vested Rights As of 09/23/2025, Sandhill Development of Regional Impact (DRI) Map H Exhibit #2, Sandhill DRI Proposed Map "H" 2025, Sandhill DRI Concept Plan, Protected Species Assessment Map Overlay, responded to Sandhill DRI Development Order (DO), traffic compatibility and concurrency, Planned Development (PD) Condition 'M', and traffic signal cost responsibility and agreement.

**Chair Tiseo** commented on traffic impacts and improvements, Sandhill DRI, Kings Highway completion, conditioned approval, property entitlements and access points, PD Conditions, equivalency matrix, and commercial use square footage. **Commissioner Constance** spoke to residential unit rights and allocation, equivalency matrix, Sandhill DRI, traffic congestion and concerns, Veterans Boulevard, Kings Highway, roadway improvements, property access points, developer signalization responsibility, and timetables. **Commissioner Doherty** noted PD Condition 'M' modification, developer signalization responsibility, Kings Highway completion, Protected Species Assessment Map Overlay, property access points, public safety, construction schedule and sequence, traffic concerns, Certificate of Occupancy (CO) issuance, and coordination efforts. **Commissioner Truex** discussed CO issuance, utilities coordination, and community benefit.

Mr. Cullinan responded to signalization location, Newport Condominiums Project, traffic solutions, transportation issues, and Sandhill DRI.

Attorney Rob Berntsson, Applicant Representative mentioned Sandhill DRI, roadway conditions and improvements, permitting process, CO issuance, equivalency matrix, commercial development, cost benefits, construction sequence, and traffic signal agreement.

**Public Input for Petitions LAD-25-03, Revisions to Sandhill DRI DO and PD-25-05, Major Modification to Sandhill DRI PD**

Jerry Robertson, Newport Condominium Association Member commented on residents, PD concerns, Kings Highway traffic and improvements, DeSoto County partnership, noise pollution, trash removal, and property access points.

Minutes Clerk Welsh administered oath for testimony.

Luca Rizza noted construction, traffic impacts, Bucess, future development, and population increases.

Minutes Clerk Welsh administered oath for testimony.

Joseph Garcia spoke against Petitions LAD-25-03, Revisions to Sandhill DRI DO and PD-25-05, Major Modification to Sandhill DRI PD.

**COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER TRUEX**

**MOTION CARRIED 5:0.**

**COMMISSIONER DOHERTY MOVED TO APPROVE RESOLUTION 2025-317 PURSUANT TO SECTION J(1)(K) OF THE SANDHILL DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDER (DO), RESOLUTION NUMBER 2022-083, 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, RESOLUTION NUMBER 2023-165, BY 1) USING THE APPROVED EQUIVALENCY MATRIX TO EXCHANGE 104 MULTI-FAMILY UNITS FOR 17,368 SQUARE FEET OF COMMERCIAL USES ON PARCEL 5-16 OF TRACT 5 OF THE SANDHILL DRI, AND ASSIGNING 14,841 SQUARE FEET OF UNALLOCATED COMMERCIAL RIGHTS ON THIS PARCEL; AND 2) REVISING MAP H, EXHIBIT B, MAP H NOTES #1 AND MAP H, EXHIBIT #2 NOTES; FOR 32.115± ACRES OF THE PROPERTY, INCLUDING FIVE PARCELS, THREE PARCELS OF WHICH ARE LOCATED AT 200, 250 AND 300 KINGS HIGHWAY, AND TWO PARCELS OF WHICH ARE GENERALLY LOCATED NORTH OF SANDHILL BOULEVARD AND SOUTHEAST OF KINGS HIGHWAY, IN THE PORT CHARLOTTE AREA; COMMISSION DISTRICT I; PETITION NO. LAD-25-03; APPLICANT: GOLDEN KEY PROPERTIES LLC; 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. PD-25-05, Major Modification to Sandhill DRI PD

**Community Development**

Approve an Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas. The rezoning is from Planned Development (PD) to PD. This is a major modification of an existing PD for the Sandhill Development of Regional Impact (DRI), Ordinance Number 2021-028, 1) to revise a portion of the General PD Concept Plan specifically for Parcel 5-16 of Tract 5 of the Sandhill DRI to be consistent with development rights as set forth in Petition LAD-25-03; 2) to adopt the revised General PD Concept Plan; and 3) to add specific development standards for commercial development on Parcel 5-16 of Tract 5 of the Sandhill DRI and preservation of 10.5 acres of "Park" identified

on Map H of the Sandhill DRI; for 32.115± acres of the property, including five parcels, three parcels located at 200, 250 and 300 Kings Highway, and two parcels generally located north of Sandhill Boulevard and southeast of Kings Highway, in the Port Charlotte area; Petition No. PD-25-05; Applicant: Golden Key Properties LLC; providing 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. Located in Commission District I. **ORD 2025-038**

**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.

Minutes Clerk Welsh administered oath for testimony.

Ms. Shao provided credentials, gave a brief overview of Proposed Amendments (LAD-25-03), Proposed Amendments (PD-25-05), LAD-25-03 and PD-25-05: 1,000' Mailed Notice Map, Location Map, Area Image, Framework, FLUM Designations, Zoning Designations, Sandhill Development of Regional Impact - Exhibit B: Map H Notes #1 - Vested Rights As of 09/23/2025, Sandhill DRI Map H Exhibit #2, Sandhill DRI Proposed Map "H" 2025, Sandhill DRI Concept Plan, Protected Species Assessment Map Overlay, responded to Sandhill DRI DO, traffic compatibility and concurrency, PD Condition 'M', and traffic signal cost responsibility and agreement.

**Chair Tiseo** spoke to traffic impacts and improvements, Sandhill DRI, Kings Highway completion, conditioned approval, property entitlements and access points, PD Conditions, equivalency matrix, and commercial use square footage. **Commissioner Constance** discussed residential unit rights and allocation, equivalency matrix, Sandhill DRI, traffic congestion and concerns, Veterans Boulevard, Kings Highway, roadway improvements, property access points, developer signalization responsibility, and timetables. **Commissioner Doherty** mentioned PD Condition 'M' modification, developer signalization responsibility, Kings Highway completion, Protected Species Assessment Map Overlay, property access points, public safety, construction schedule and sequence, traffic concerns, CO issuance, and coordination efforts. **Commissioner Truex** noted CO issuance, utilities coordination, and community benefit.

Mr. Cullinan responded to signalization location, Newport Condominiums Project, traffic solutions, transportation issues, and Sandhill DRI.

Attorney Rob Berntsson, Applicant Representative spoke to Sandhill DRI, roadway conditions and improvements, permitting process, CO issuance, equivalency matrix, commercial development, cost benefits, construction sequence, and traffic signal agreement.

**Public Input for Petitions LAD-25-03, Revisions to Sandhill DRI DO and PD-25-05, Major Modification to Sandhill DRI PD**

Jerry Robertson, Newport Condominium Association Member discussed residents, PD concerns, Kings Highway traffic and improvements, DeSoto County partnership, noise pollution, trash removal, and property access points.

Minutes Clerk Welsh administered oath for testimony.

Luca Rizza mentioned construction, traffic impacts, Bucees, future development, and population increases.

Minutes Clerk Welsh administered oath for testimony.

Joseph Garcia spoke against Petitions LAD-25-03, Revisions to Sandhill DRI DO and PD-25-05, Major Modification to Sandhill DRI PD.

**COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER TRUEX**

**MOTION CARRIED 5:0.**

**COMMISSIONER CONSTANCE MOVED TO APPROVE ORDINANCE 2025-038 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 THE EXISTING PD, ORDINANCE NUMBER 2021-028, TO: (1) REVISE A PORTION OF THE GENERAL PD CONCEPT PLAN SPECIFICALLY FOR PARCEL 5-16 OF TRACT 5 OF THE SANDHILL DEVELOPMENT OF REGIONAL IMPACT (DRI) TO BE CONSISTENT WITH DEVELOPMENT RIGHTS AS SET FORTH IN PETITION LAD-25-03; (2) ADOPT THE REVISED GENERAL PD CONCEPT PLAN; AND (3) ADD SPECIFIC DEVELOPMENT STANDARDS FOR COMMERCIAL DEVELOPMENT ON PARCEL 5-16 OF TRACT 5 OF THE SANDHILL DRI AND PRESERVATION OF 10.5± ACRES OF "PARK" IDENTIFIED ON MAP H OF THE SANDHILL DRI; FOR 32.115± ACRES OF THE PROPERTY, INCLUDING FIVE PARCELS, THREE PARCELS LOCATED AT 200, 250 AND 300 KINGS HIGHWAY, AND TWO PARCELS GENERALLY LOCATED NORTH OF SANDHILL BOULEVARD AND SOUTHEAST OF KINGS HIGHWAY, IN THE PORT CHARLOTTE AREA; 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; COMMISSION DISTRICT I; PETITION PD-25-05; APPLICANT: GOLDEN KEY PROPERTIES LLC; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DOHERTY**

**MOTION CARRIED 5:0.**

UB4. CSZ-25-18, Allapatchee Shores Park CSZ

**(Change #7)** Reorder to Land Use Public Hearing Agenda, Item UB1 to UB4.

#### **Community Development**

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zone located at 3100 Hickory Court, in the Punta Gorda area and in the South County area, containing 0.42± acres; for calculation and severance of two density units, in accordance with Section 3-9-150(d)(1)(k) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-18; Applicant: Charlotte County Board of County Commissioners; providing an effective date. Located in Commission District II. **RES 2025-318**

#### **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 Proposed Changes, CSZ-25-18, PAS-24-08 and Z-24-17: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Framework, Coastal High Hazard Area, Flood Zones (Subject Property - AE Zone), Existing FLUM Designations, Proposed FLUM Designations, Existing Zoning Designations, and Proposed Zoning Designations.

Commissioner Constance commented on pocket park maintenance cost.

County Administrator Flores replied to park maintenance costs.

#### **Public Input**

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

**MOTION CARRIED 5:0.**

COMMISSIONER DOHERTY MOVED TO APPROVE RESOLUTION 2025-318 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR CERTIFICATION OF SENDING ZONE LOCATED AT 3100 HICKORY COURT, IN THE PUNTA GORDA AREA AND IN THE SOUTH COUNTY AREA, CONTAINING 0.42± ACRES; FOR CALCULATION AND SEVERANCE OF TWO DENSITY UNITS, IN ACCORDANCE WITH SECTION 3-9-150(D)(1)(K) (TRANSFER OF DENSITY UNITS) OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA; PETITION NO. CSZ-25-18; APPLICANT: CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS; PROVIDING AN EFFECTIVE DATE. LOCATED IN COMMISSION DISTRICT II, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

UB5. PAS-24-08, Allapatchee Shores Park Small Scale Plan Amendment

(Change #8) Reorder to Land Use Public Hearing Agenda, Item UB4 to UB5.

### Community Development

Approve an Ordinance, pursuant to Section 163.3187, Florida Statutes, adopting a Small Scale Plan Amendment amending Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to Parks and Recreation (PKR); for property located at 3100 Hickory Court, in the Punta Gorda area and in the South County area, containing 0.42± acres; Petition No. PAS-24-08; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date. Located in Commission District II. **ORD 2025-039**

### Legislative

Mr. Cullinan gave a brief overview of Proposed Changes, CSZ-25-18, PAS-24-08 and Z-24-17: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Framework, Coastal High Hazard Area, Flood Zones (Subject Property - AE Zone), Existing FLUM Designations, Proposed FLUM Designations, Existing Zoning Designations, and Proposed Zoning Designations.

Commissioner Constance noted pocket park maintenance cost.

County Administrator Flores responded to park maintenance costs.

### Public Input

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

MOTION CARRIED 5:0.

COMMISSIONER CONSTANCE MOVED TO APPROVE ORDINANCE 2025-039 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3187, FLORIDA STATUTES, ADOPTING A SMALL SCALE PLAN AMENDMENT TO CHANGE CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE, FROM LOW DENSITY RESIDENTIAL (LDR) TO PARKS AND RECREATION (PKR); FOR PROPERTY LOCATED AT 3100 HICKORY COURT, IN THE PUNTA GORDA AREA AND WITHIN THE SOUTH COUNTY AREA, CONTAINING 0.42± ACRES; COMMISSION DISTRICT II; PETITION NO PAS-24-08; APPLICANT: BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

UB6. Z-24-17, Allapatchee Shores Park Rezoning

### Community Development

Approve an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-family 5 (RSF-5) to Parks and Recreation (PKR), located at 3100 Hickory Court, in the Punta Gorda area and in the South County area, containing 0.42± acres; Petition No. Z-24-17; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date. Located in Commission District II. **ORD 2025-049**  
**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 Proposed Changes, CSZ-25-18, PAS-24-08 and Z-24-17: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Framework, Coastal High Hazard Area, Flood Zones (Subject Property - AE Zone), Existing FLUM Designations, Proposed FLUM Designations, Existing Zoning Designations, and Proposed Zoning Designations.

**Commissioner Constance** spoke to pocket park maintenance cost.

County Administrator Flores replied to park maintenance costs.

**Public Input**

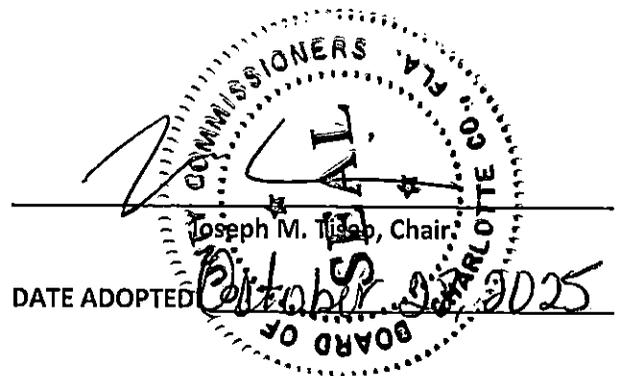
**COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DOHERTY**

**MOTION CARRIED 5:0.**

**COMMISSIONER TRUEX MOVED TO APPROVE ORDINANCE 2025-040 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 125.66, FLORIDA STATUTES, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM RESIDENTIAL SINGLE-FAMILY 5 (RSF-5) TO PARKS AND RECREATION (PKR); FOR PROPERTY LOCATED AT 3100 HICKORY COURT, IN THE PUNTA GORDA AREA AND WITHIN THE SOUTH COUNTY AREA, CONTAINING 0.42± ACRES; COMMISSION DISTRICT II; PETITION NO. Z-24-17; APPLICANT: BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DEUTSCH**

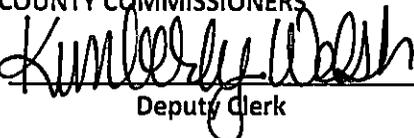
**MOTION CARRIED 5:0.**

**ADJOURNED: 3:05 pm**

A circular seal for the Board of County Commissioners of Charlotte County, Florida. The seal contains the text "COMMISSIONERS" at the top, "FLA. CO. FLA." on the right, "CHARLOTTE" at the bottom, and "BOARD OF" at the left. In the center, there is a stylized logo. A signature is written across the seal, and below it, the text "Joseph M. Tiseo, Chair" is printed. Below the seal, the text "DATE ADOPTED" is followed by the handwritten date "October 23, 2025".

**ATTEST:**

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

By:   
Deputy Clerk