

BOARD OF COUNTY COMMISSIONERS

OCTOBER 28, 2025

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

The following members were present: Chair Tiseo, Commissioner Constance, Commissioner Deutsch, Commissioner Doherty, and Commissioner Truex. Also in attendance were: Clerk of the Circuit Court Roger D. Eaton, 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 - None

Proclamations - Commissioner Joe Tiseo

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

MOTION CARRIED 5:0.

Operation Green Light for Veterans 2025

Matthew McGee, Human Services Manager accepted the Proclamation.

Veterans Day

Commissioner Deutsch discussed community's veterans, Veteran's Appreciation Month, November 8, 2025 Veteran's Day Parade, and accepted the Proclamation.

Southwest Florida Honor Flight Month

Debbie Rude, Southwest Florida Honor Flight Board Member mentioned Southwest Florida Honor Flight's purpose, mission, community service, volunteer opportunities, November 19, 2025 Meeting, and accepted the Proclamation.

Children's Grief Awareness Day 2025

Amy Huddleston, Valerie's House Charlotte County Development and Outreach Coordinator accepted the Proclamation.

Florida International Air Show 2025, Blue Angels Welcome Return

Denise Dull, Florida International Air Show President accepted the Proclamation.

Employee Recognition

Employee of the Month - September 2025

Jeremiah Lanford
Public Works

John Elias, Public Works Director highlighted Mr. Lanford's adaptability, commitment, integrity, accountability, resourcefulness, public service, contributions, dedication, and presented the Award.

Award Presentations

Commissioners' Award for Customer Service - Commissioner Tiseo

Third Quarter Commissioners' Award

Karly Greene & Tom Elson
Public Works

Chair Tiseo highlighted Ms. Greene's service, qualifications, dedication, leadership, public relations enhancement and strategic coordination efforts, teamwork, commitment, professionalism, resilience, and presented the Award.

Chair Tiseo highlighted Mr. Elson's service, qualifications, leadership, hands-on experience, public safety initiatives and engagement efforts, and presented the Awards.

Excellence in Business Award - Public Organization

Charlotte County Public Schools to be awarded Economic Development Business Award.

Kay Tracy, Economic Development Director highlighted and presented the Excellence in Business Public Organization Award to Charlotte County Public Schools Superintendent Mark Vianello and Board Members.

Mark Vianello, Charlotte County Public Schools Superintendent commented on Career Planning Guide, academic proficiency and achievements, future workforce, available programming, training opportunities, economic solutions, community partnership and support, and aligned resources.

Digital Innovation Award

Community Development Department accepting recognition of Charlotte County's Outstanding Achievement Award and 5th place ranking in the 2025 Digital Counties Survey by the Center for Digital Government and the National Association of Counties.

Ben Bailey, Community Development Director highlighted and presented the Digital Innovation Award to Charlotte County Clerk of the Circuit Court Roger D. Eaton.

Clerk of the Circuit Court Roger D. Eaton noted the Digital Innovation Award, government agency partnership, efficiency improvements, Chief Information Officer David Lane, Official Records Director Crystal Henderson, Mr. Bailey, and County Administrator Flores.

PUBLIC INPUT - AGENDA ITEMS ONLY

Cheryl Webster spoke to Boca Grande Parking.

Jeff Lustig remarked on Children's Grief Awareness Day 2025.

Robin Wilkins, Gasparilla Beach Access Coalition (GBAC) Member discussed Boca Grande Parking.

Jeff Lendroth, Gasparilla Beach Access Coalition Member mentioned Boca Grande Parking.

Nancy Martin commented on Boca Grande Parking.

Ralph Pavek noted Boca Grande Parking.

Rita Kitenplon spoke to Boca Grande Parking.

Bart DeStefano, South Beach Bar & Grille Owner remarked on Boca Grande Parking.

Marco Meola, South Beach Bar & Grille Owner discussed Boca Grande Parking.

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.

Beaches and Shores Advisory Committee is seeking a volunteer to fill the vacant position of District 4 Representative. The applicant must be a resident of Charlotte County and reside within the boundaries of District 4. The term is effective immediately and expires October 2029. To obtain an application please contact Claudia.mayo@charlottecountyfl.gov. This position will remain open until filled.

Environmentally Sensitive Lands Oversight Committee (ESLOC) is seeking two (2) Charlotte County residents to serve as 1) a citizen who is a community representative, and 2) a citizen in business/land development. Please submit an application to Morgan.Cook@charlottecountyfl.gov.

Historical Advisory Committee is seeking volunteer representatives to fill two Historical Organization positions. The historical organization must be active in Charlotte County. The terms are effective immediately and will expire October 2028. For an application, please email Claudia.mayo@charlottecountyfl.gov.

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

- **Citizens' Advisory Committee (CAC)** - two Mid County Representatives (residents must reside in Charlotte County). 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 (resident must reside in Charlotte County). The BPAC reviews and makes recommendations on transportation plans and projects for MPO Board consideration.
- **Charlotte County Transportation Disadvantaged Local Coordinating Board (LCB)** - 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: Monday, December 1, 2025. 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@ccpmpo.gov. The MPO Board will elect members at its Monday, December 15, 2025 Meeting.

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 two members to fill positions with terms 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.
- **Gardens of Gulf Cove Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Greater Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Grove City Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Gulf Cove Street & Drainage** 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 one member to fill a position with a term through October 31, 2028.
- **Manasota Key Street & Drainage 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.
- **Pirate Harbor Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Pirate Harbor Waterway 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.
- **South Burnt Store Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **West Charlotte Stormwater Unit** is seeking one member to fill a position with a term through October 31, 2026.

Tourist Development Council is seeking one volunteer to fill an open position and 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 interest in tourist development and have paid the local business tax in Charlotte County. Volunteer will fill an unexpired term which ends on October 9, 2026. For an application, please contact Nina at (941) 743-1300, press 2 or via email Janina.Stamoulis@CharlotteCountyFL.gov.

Tourist Development Council is seeking one volunteer who is involved in the tourism industry (i.e.: restaurant, attraction, etc.) and has demonstrated an interest in tourist development but who is not 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. Volunteer will fill a four year term which ends on December 9, 2029. For an application, please contact Nina at (941) 743-1300, press 2 or via email Janina.stamoulis@charlottecountyfl.gov.

REPORTS RECEIVED AND FILED

Quarterly Housing Division Report - October 2025

Human Services

July, August and September Housing Division Report.

CONSENT AGENDA

COMMISSIONER DOHERTY MOVED TO APPROVE THE CONSENT AGENDA WITH THE EXCEPTION OF F-1 AND F-7, SECONDED BY COMMISSIONER CONSTANCE

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 23, 2025 BCC Regular & Land Use
September 23, 2025 Public Hearing on Proposed County Budget 2025-2026 & 2026-2027
October 09, 2025 BCC Pre-Agenda
October 14, 2025 BCC Regular Meeting

Budgeted Action: No action needed.

Board of County Commissioners

C. Commission Office

1. Appointment - Beaches and Shores Advisory Committee

Recommended Action: Approve the appointment of Gregory Garvey to the unexpired term as the District 1 representative on the Beaches and Shores Advisory Committee. Term is effective immediately and will expire in November 2028.

Budgeted Action: No action needed.

2. Reappointment - Boca Grande Street & Drainage MSBU Advisory Board

Recommended Action: Approve the reappointment of Robin Grace to the Boca Grande Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2028.

Budgeted Action: No action needed.

D. County Administration

E. County Attorney

F. Budget and Administrative Services

Fiscal Services

1. Boater Improvement Fund - Out of Cycle Englewood Area Fire District Control Boat Replacement FY26

Recommended Action: a) Approve out of cycle application from the Englewood Area Fire District Control in the amount of \$150,000.00; and b) Approve use of West Coast Inland Navigation District - County Navigation Improvement Funds for the Englewood Area Fire District Control Boat Replacement; and c) Approve Resolution authorizing the County Administrator, or designee, to execute grant agreements, and other documents relating to FY26 Out of Cycle Englewood Area Fire District Control Boat Replacement; and d) Authorize the Chairman to sign Resolution. **RES 2025-351**

Budgeted Action: No action needed. A Q1 budget adjustment will be brought to the Board for approval if awarded. Grant funding in the amount of \$150,000 will be provided by West Coast Inland Navigation District County Navigation Improvement Fund. There is a 50% match required payable by Englewood Area Fire District Control.

Commissioner Constance mentioned local boat inventory, West Coast Inland Navigation District (WCIND) communication, and funding sources. **Commissioner Doherty** commented on funding sources and Sarasota County.

Rick Arthur, Fiscal Services Manager responded to boat inventory, WCIND communication, funding sources, and Englewood Fire District.

COMMISSIONER CONSTANCE MOVED TO APPROVE OUT OF CYCLE APPLICATION FROM THE ENGLEWOOD AREA FIRE DISTRICT CONTROL IN THE AMOUNT OF \$150,000.00; AND APPROVE USE OF WEST COAST INLAND NAVIGATION DISTRICT - COUNTY NAVIGATION IMPROVEMENT FUNDS FOR THE ENGLEWOOD AREA FIRE DISTRICT CONTROL BOAT REPLACEMENT; AND APPROVE RESOLUTION 2025-351 AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE GRANT AGREEMENTS, AND OTHER DOCUMENTS RELATING TO FY26 OUT OF CYCLE ENGLEWOOD AREA FIRE DISTRICT CONTROL BOAT REPLACEMENT; AND AUTHORIZE THE CHAIRMAN TO SIGN RESOLUTION, SECONDED BY COMMISSIOENR TRUEX

MOTION CARRIED 5:0.

2. Set a Public Hearing to Consider Rates & Fees Increase for Utilities

Recommended Action: Set a public hearing on December 9, 2025, at 10:00 a.m., or as soon thereafter as may be heard, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida, to consider a rate increase for Utilities Rate payors.

Budgeted Action: No action needed.

Information Technology

Purchasing

3. 25-493, Award, Cleaning Services for Charlotte County Facilities - Annual Contract (Facilities)

Recommended Action: a) Ratification of award of Request for Bid #25-493 Cleaning Services for Charlotte County Facilities - Annual Contract, to Boro Building Property Maintenance of Sarasota, Florida at the unit prices submitted, for the term November 1, 2025, up to and including September 30, 2026, with option to renew for two additional one-year terms at the same prices, terms & conditions as approved by the County Administrator on October 15, 2025; and b) Authorize County Administrator to approve annual renewals. This is for cleaning services for Charlotte County Buildings.

Budgeted Action: No action needed. Services provided and charged out to various departments as services are utilized. Funding for this expenditure comes from various revenue sources.

4. 25-732, Award, VESTA 9-1-1 Additional Equipment for Sheriff's Office (Facilities)

Recommended Action: Approve the Sole Source award of File #25-732, VESTA 9-1-1 Additional Equipment for Sheriff's Office, for the total cost of \$360,338.53 to ConvergeOne, Inc. of Bloomington, Minnesota. This is for the purchase of additional Vesta 9-1-1 equipment required to fully outfit the remaining stations.

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project "Sheriff Support Services (Admin HQ) & Hardened 911" as approved in the FY26 budget process. Funding is supplied from the Public Safety Fund - Sheriff, ad valorem.

5. 25-484, Approve, Change Order 1, Energreen Alpha Eagle 33FT Boom Mower (Public Works)

Recommended Action: Approve Change Order #1 to Piggyback, #25-484, Energreen Alpha Eagle 33FT Boom Mower, for an additional \$32,730.88, which was awarded to Energreen America Inc. of Aiken, South Carolina.

Budgeted Action: No action needed. Budgeted in the Heavy Equipment Replacement Plan as approved in the FY26 budget process. Funding is supplied from the Vehicle Replacement fund and will be charged to Public Works, Maintenance & Operations division.

6. 25-419, Award, Cleaning Services for Park Restrooms - Annual Contract (Community Services)

Recommended Action: a) Approve award of Request for Bid #25-419, Cleaning Services for Park Restrooms - Annual Contract, to the lowest responsive, responsible bidder, The Loft Group of Bradenton, Florida, at the unit prices submitted for a period of date of award through and including December 1, 2025; and b) Authorize County Administrator, or designee, to approval renewal options for up to two (2) additional one-year terms, by mutual agreement, at the same prices, terms and conditions.

Budgeted Action: No action needed. Budgeted in the General Fund - Parks Maintenance budget as approved in the FY2026 budget process. Funding for this expenditure comes from ad valorem.

7. 24-098, Amendment 1, Construction Manager at Risk GC Herring Park, Guaranteed Maximum Price (Facilities)

Recommended Action: a) Approve Amendment 1 to Contract #24-098, Construction Manager at Risk GC Herring Park with Jon F. Swift Construction for the Guaranteed Maximum Price (GMP) for the management/construction phase of the project in the amount of \$3,572,441; and b) Approve Resolution for budget adjustment BA26-197 in the amount of

\$2,091,093; and c) Approve amendment to Capital Improvement Project "GC Herring Park Ph 1" increasing total project by \$2,091,093.

Budgeted Action: Approve budget adjustment BA26-197 in the amount of \$2,091,093 amending the FY26 budget for Capital Improvement Project "GC Herring Park Ph 1" from \$2,791,000 to \$4,882,093. Funding is supplied from available reserves in the 2020 Sales Tax Extension fund.

Chair Tiseo noted project annual operating budget, work scope and service level adjustments, personnel costs, Port Charlotte Beach Complex, accuracy, park and grant elements, construction cost inflation, Sales Tax Revenue, and funding options. **Commissioner Constance** spoke to citizen approved Sales Tax Project, project budget, cost increases and estimates, grant funding, timing, prioritization, and park element cost breakdown and options. **Commissioner Deutsch** discussed timing, process, project estimated costs and completion, and alternative options. **Commissioner Doherty** mentioned October 23, 2025 Pre-Agenda, cost estimate and operating budget increases, Sales Tax Projects, work scope, Grant funding, time sensitivity, postponement, Finance Committee, and credit line option. **Commissioner Truex** commented on project prioritization and timeline, inflated construction costs, park elements, time sensitivity, voter-approved project, and phased approach.

Travis Perdue, Facilities Management Director replied to cost increases and estimating tool, original budgeted project costs, timeline, grant playground equipment element funding deadline, 2020 and 2026 Sales Tax Projects, approval process, November 12, 2025 Regular Meeting, and Guaranteed Maximum Price (GMP) options.

County Administrator Flores remarked on Sales Tax Program, alternative funding sources, operating cost impacts, and timing.

COMMISSIONER DOHERTY MOVED TO POSTPONE THE ITEM UNTIL THE NOVEMBER 12, 2025 REGULAR MEETING, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

8. 26-012, Award Piggyback, Verizon Mobile Communication Services (Information Technology)

Recommended Action: a) Approve award of Piggyback File #26-012, Verizon Mobile Communication Services, at the unit prices associated with State Contract: DMS-19/20-006C, which was awarded to Celco Partnership d/b/a Verizon Wireless of Tallahassee, Florida for the initial term through and including August 24, 2026; and b) Authorize the County Administrator, or his designee, to approve renewal options for up to five (5) additional one (1) year periods at the same terms and conditions.

Budgeted Action: No action needed. Funds are in the General Fund IT Maintenance budget as adopted during the FY26 budget process. Funding for this expenditure comes from ad valorem.

Real Estate Services

Risk Management

9. Mediation Settlement Agreement

Recommended Action: Approve mediated settlement agreement with Juanita Farias for all of her Workers Compensation claims.

Budgeted Action: No action needed. Budgeted in the Risk Management Fund - Self Insurance Budget for the FY26 budget approval process. Funding for this expenditure comes from the Self Insurance Assessments.

Transit

G. Community Development

H. Community Services

1. US Department of Agriculture Beach Predator Control FY26

Recommended Action: a) Approve the Cooperative Service Agreement with United States Department of Agriculture (USDA) to reduce damage caused by nest predators for sea turtles and shorebirds starting October 1, 2025; and b) Authorize the Chairman to sign the Agreement. **AGR 2025-235**

Budgeted Action: No action needed. Budgeted in the General Fund - Parks Maintenance and Natural Resources budget as approved in the FY2026 budget process. Funding for this expenditure comes from ad valorem.

2. US Department of Agriculture Feral Swine Removal FY26

Recommended Action: a) Approve the Cooperative Service Agreement with United States Department of Agriculture (USDA) for the control of feral swine on County conservation lands starting October 1, 2025; and b) Authorize the Chairman to sign the Agreement. **AGR 2025-236**

Budgeted Action: No action needed. Budgeted in the General Fund - Parks Maintenance and Natural Resources budget as approved in the FY2026 budget process. Funding for this expenditure comes from ad valorem.

3. US Department of Agriculture Iguana Removal FY26

Recommended Action: a) Approve the Cooperative Service Agreement with United States Department of Agriculture (USDA) for the control of iguanas on the Charlotte County's portion of Gasparilla Island starting October 1, 2025; and b) Authorize the Chairman to sign the Agreement. **AGR 2025-237**

Budgeted Action: No action needed. Budgeted in the Boca Grande Street and Drainage Unit as approved in the FY26 budget process, effective October 1, 2025. Funding is provided by Boca Grande Street and Drainage MSBU assessments.

4. US Department of Agriculture Iguana Removal (Don Pedro Knight Island) FY26

Recommended Action: a) Approve the Cooperative Service Agreement with United States Department of Agriculture (USDA) for the control of iguanas on Don Pedro Knight Island starting October 1, 2025; and b) Authorize the Chairman to sign the Agreement. **AGR 2025-238**

Budgeted Action: No action needed. Budgeted in the Don Pedro Knight Island Street and Drainage MSTU as approved in the FY26 budget process, effective October 1, 2025. Funding is provided by Don Pedro Knight Island Street and Drainage MSTU ad valorem.

I. Economic Development

J. Facilities Management

1. Off-Duty Law Enforcement/Security Related Services

Recommended Action: a) Approve Charlotte County Sheriff's Office Off-Duty Law Enforcement/Security Related Services Agreement; and b) Approve Resolution authorizing the County Administrator, or designee, to execute amendments,

extensions, terminations, renewals, and/or changes, and any other documents required to finalize the Services Agreement as necessary, on behalf of the County. **AGR 2025-239 / RES 2025-352**

Budgeted Action: No action needed. Budgeted in the General Fund.

K. Human Resources

L. Human Services

1. Community Development Block Grant Disaster Recovery (CDBG - DR) & Mitigation (CDBG-MIT) Supplemental Policy Manual

Recommended Action: a) Adopt Resolution approving and adopting the Community Development Block Grant - Disaster Recovery (CDBG-DR) and Community Development Block Grant - Mitigation (CDBG-MIT) Supplemental Policy Manual, which will apply specifically to CDBG-funded projects; and b) Authorize the Chairman to sign Resolution. **RES 2025-353**

Budgeted Action: No action needed.

M. Public Safety

N. Public Works

1. National Fish & Wildlife Foundation Hurricane Response Marine Debris Removal

Recommended Action: a) Approve agreement between the National Fish and Wildlife Foundation (NFWF) and Charlotte County in the amount of \$1,000,000.00 for hurricane response marine debris removal; and b) Approve Resolution authorizing budget adjustment #BA26-203 in the amount of \$1,000,000; and c) Authorize the Chair, or designee, to sign any grant related documents. **GRT 2025-077 / RES 2025-354**

Budgeted Action: Approve budget adjustment BA26-203 in the amount of \$1,000,000. The grant is 100% funded and there is no local match required by the County.

O. Tourism Development

1. Florida Sports Foundation Snowbird Baseball Grant

Recommended Action: Approve grant application for Florida Sports Foundation in the amount of \$25,000 for the Snowbird Baseball Classic. **GRT 2025-078**

Budgeted Action: No action needed. Grant funding in the amount of \$25,000 is included in the FY26 general fund budget for tourism development. Grant funding will be provided by Florida Sports Foundation. Matching funds in the amount of \$25,000 will be paid by the Tourism Development Tax Fund.

P. Utilities

Q. Other Agencies

1. Southwest Florida Water Management District Cooperative Agreement Award with Charlotte County on behalf of the Coastal & Heartland National Estuary Partnership (CHNEP) FY26

Recommended Action: a) Approve Cooperative Agreement No. 26CN0004971 between Southwest Florida Water Management District and Charlotte County on behalf of the Coastal & Heartland National Estuary Partnership (CHNEP) in the amount of \$56,000 annually for the next five years; and b) Authorize the Chairman to sign the grant agreement; and c) Authorize the County Administrator, or designee, to sign any additional documents necessary to this grant. **AGR 2025-240**

Budgeted Action: No action required. Grant funding in the amount of \$56,000 is included in the FY26 budget for CHNEP Fund 1026. Grant funding is provided by Southwest Florida Water Management District.

REGULAR AGENDA

R. Regular Agenda

1. Appoint by Ballot - Historical Advisory Committee

Commission Office

Appoint one Member-At-Large representative by ballot for the Historical Advisory Committee. Term is effective immediately and will expire October 2029.

County Administrator Flores announced ballot majority vote for John Valickas.

COMMISSIONER TRUEX MOVED TO APPOINT BY BALLOT JOHN VALICKAS TO THE HISTORICAL ADVISORY COMMITTEE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

2. Appoint by Ballot - Don Pedro & Knight Islands Advisory Board

Commission Office

Choose by ballot to fill the two expiring terms of Linda Cotherman and Lindsay Yates for the Don Pedro Knight Islands Street & Drainage Advisory Board. This will be a new three-year term effective November 1, 2025 and will expire on October 31, 2028.

County Administrator Flores announced ballot majority votes for Linda Cotherman and Lindsay Yates.

COMMISSIONER CONSTANCE MOVED TO APPOINT BY BALLOT LINDA COTHERMAN AND LINDSAY YATES TO THE DON PEDRO & KNIGHT ISLANDS ADVISORY BOARD, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

3. Boca Grande Parking

Commission Office

Discussion and direction on Boca Grande parking.

Chair Tiseo noted dispute resolution process, statutory requirements, legislative support, Lee County Commissioners Brian Hamman and Cecil Pendergrass and Ordinance 25-16 origination, Florida Statutes Chapter 164 Governmental Disputes, Gasparilla Island Conservation District Act of 1980, Boca Grande Beach parking, Attorney Neale Montgomery,

transparency, and parking signage, categories, and availability, and Charlotte County development. **Commissioner Constance** spoke to meeting attendance, Lee County partnership, Boca Grande Parking Task Force concept, legal action, and injunction methods. **Commissioner Deutsch** discussed Lee County partnership and Commissioners, road ownership, Boca Grande, injunction and local business impacts, Resolution 2025-303, community support, and dispute resolution process and requirements. **Commissioner Doherty** mentioned Gasparilla Beach Access Coalition documentation, Representatives Danny Nix and Vanessa Oliver, Senator Ben Albritton, state brokered resolution and injunction negotiation impacts, Gasparilla Island Conservation District Act of 1980, Florida Statute Chapter 164 Governmental Disputes, conflict resolution process requirement and time requirements, and November 12, 2025 Regular Meeting. **Commissioner Truex** commented on Lee County Commissioners Mike Greenwell, Kevin Ruane, and Cecil Pendergrass, modification, Boca Grande Parking Task Force appointments and requirements, Florida Statute Chapter 164 Governmental Disputes, resolution and negotiation processes, and General Development Utilities.

County Attorney Knowlton interjected on conflict resolution process, Florida Statutes Chapter 164, Florida Governmental Conflict Resolution Act, statutory resolution process requirements, conflict assessment meeting facilitator and participants, Lee County, Gasparilla Island Conservation District Act of 1980, and injunction methods and process.

COMMISSIONER CONSTANCE MOVED TO FILE AN INJUNCTION AGAINST LEE COUNTY WITH REGARDS TO THE BOCA GRANDE PARKING ORDINANCE 25-16, SECONDED BY COMMISSIONER DEUTSCH

COMMISSIONER DOHERTY MOVED TO AMEND THE MOTION TO DIRECT COUNTY ATTORNEY'S OFFICE TO PREPARE A RESOLUTION FOR THE BOARD ACTION ON NOVEMBER 12, 2025 AND KEEPING WITH CHAPTER 164, FLORIDA STATUTES, RELATED TO THE BOCA GRANDE PARKING ISSUE, SECONDED BY COMMISSIONER TRUEX

MOTION WITHDRAWN

COMMISSIONER CONSTANCE MOVED TO AMEND THE MOTION TO BEGIN THE INJUNCTION PROCESS, TO START WITH THE FLORIDA GOVERNMENTAL CONFLICT RESOLUTION ACT PROCESS, COMMISSIONER TISEO TO REPRESENT CHARLOTTE COUNTY, ASK LEE COUNTY TO SUSPEND ORDINANCE 25-16 UNTIL THERE IS A DUAL COUNTY STUDY COMPLETED AND REVIEWED PUBLICLY, AND BASED ON THE RESULTS OF THE STUDY, CHARLOTTE AND LEE COUNTIES TO WORK TOGETHER, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 5:0.

PUBLIC HEARING AGENDA

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

PRESENTATION AGENDA

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

Recess: 11:01 am - 1:00 pm

1 P.M. PUBLIC INPUT - ANY SUBJECT

Thomas Pease remarked on pool noodle usage, physical therapy and exercise equipment, County-owned pools, Coast Guard certification, lifeguard enforcement, and The Young Men's Christian Association (YMCA).

Jim Thornton discussed pool noodle usage and exercise equipment.

Charles Coker mentioned pool noodle usage and prohibition.

AA. County Administrator Comments

County Administrator Flores commented on International County Managers Association (ICMA) Conference, project cost increase impacts, Strategic Leadership in Governance Award, temporary and supplemental workforce recruitment efforts, Deputy County Administrator Emily Lewis, 2025 Leadership Trailblazer Award, and The League of Women in Government (LWG).

BB. County Attorney Comments – None

CC. Economic Development Director Comments

Ms. Tracy noted Florida International Air Show Science, Technology, Engineering, and Math (STEM) Tent and recruitment activities.

DD. County Commissioner Comments

Chair Tiseo spoke to pool noodle allowed uses and waiver, Community Services Director Tommy Scott, approved flotation safety devices, exercise and rehabilitation equipment, Risk Management decision, Policy review, Department of Veterans Affairs (VA) communication, official solicitation, site selection process and notification, City of North Port location, Bachmann Tract, project planning, leasing requirements, Public Safety overtime, Englewood Fire Training Center, Charlotte Technical College, first responder staffing needs and retention, Amazon layoff and artificial intelligence (AI) implementation, training certification fee, Economic Development Policy, business incentive methodology and changes, and 2026 BCC Schedule changes. **Commissioner Constance** discussed pool noodle uses and liability release, Risk Management, Mr. Scott, insurance impacts, monetary risk, Coast Guard approved flotation devices, Policy change, technological options, Bachmann Tract, site selection process, Public Safety Training Center and Director Chief Jason Fair, first responders overtime concerns and workforce, dormitory funding, Southwest Florida Public Service Academy, Florida Southwestern State College, Service Employees International Union (SEIU) Florida Public Services Union, Charlotte County School Board, Economic Development incentive program qualifications, Ad Valorem funding sources and contributions, Policy change, business retention and support, Ordinance, FloridaCommerce, site selection, and 2026 BCC Schedule changes. **Commissioner Deutsch** mentioned pool noodles, VA Hospital Administrator, facility expansions and site selection process, Veterans Council engagement, City of North Port, Representative Danny Nix, Charlotte Transit, outreach, Congressman Greg Steube, and Veterans Appreciation Month events. **Commissioner Doherty** commented on pool noodles, Risk Management recommendation, liability release, Public Safety overtime and workforce needs, regional partners, Workshop, incentive program review, surrounding counties, 2026 Legislative Session, Ad Valorem Taxes, National Association of Counties (NACo) 2026 Legislative Conference, 2026 BCC Schedule change, and publications. **Commissioner Truex** noted pool noodle uses and waiver signage, Policy change, Bachmann Tract, site selection process and land lease, available properties, City of North Port, Federal Aviation Administration (FAA) 7711 Certificate of Waiver or Authorization Application, Florida International Air Show, Public Safety overtime report and safety concerns, fire college concept and benefits, training categories, Florida Southwestern State College, Florida Gulf Coast University (FGCU), Charlotte County Public Schools, and partnership.

County Administrator Flores responded to pool noodle usage resolution, training business plan and expansion, Aircraft Rescue & Fire Fighting (ARFF) Training Programs, Public Safety Department, and 2026 BCC Schedule adjustments.

County Attorney Knowlton interjected on liability release or waiver process, Charlotte County Code, Ordinance change, and business incentive program review.

Recess: 1:54 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 Constance spoke to DRC-25-067, Firelight North Phase 1 & 2.

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

MOTION CARRIED 5:0.

UA1. CSZ-25-17, Address Family Florida LP & Address Holdings LLC

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including three parcels located at 12544, 12492, 12472 Harring Way, and three lots located at 13540, 13552, and 13564 Madtom Way, in the West County area, containing 9.52± acres; for calculation and severance of 42 density units in accordance with Section 3-9-150(d)(1)(d) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-17; Applicant: Address Family Florida LP & Address Holdings LLC; providing an effective date. Located in Commission District III. **RES 2025-355**

Quasi-Judicial

UA2. DRC-25-067, Firelight North Phase 1 & 2

Community Development

Approve a Resolution regarding Atwell LLC's request for a modification to a Final Detail Site Plan approval for Firelight North-Phase 1 & Phase 2. This project is a proposed major modification to Phase 1 (DRC-24-074) due to the addition of lots around the perimeter of the property boundary as well as the proposed new development for Phase 2. The project consists of 337 dwelling units with three access points. This project site is 349± acres and is located at 26000 Zemel Rd., Punta Gorda, Florida. **RES 2025-356**

Quasi-Judicial

UA3. DRC-25-111, CBHC Substance Abuse Building Expansion

Community Development

Approve a Resolution regarding Southwest Engineering's request for a modification to a Planned Development (DRC-PD-90-7) approval for Charlotte Behavioral Health Care (CBHC) substance abuse treatment building expansion. The project consists of an 11,431 SF kitchen & office building, sidewalk, parking, and a stormwater management facility. This project site is 0.729± acres and is located at 1700 Education Avenue, Punta Gorda, Florida. Located in Commission District II. **RES 2025-357**

Quasi-Judicial

UA4. DRC-25-117, Scenic View V Storage Facilities

Community Development

Approve a Resolution regarding Atwell, LLC's request a PD Final Detail Site Plan approval for Scenic View V. The project consists of approximately 137,000 SF of enclosed storage area. The six westerly buildings will include large individually owned units, while the easterly building will include mini-storage units. This project site is 10.33± acres and is located at 5225 Taylor Rd., Punta Gorda, Florida. Located in Commission District II. **RES 2025-358**

Quasi-Judicial

Public Hearing

UB1. PD-25-08, Major Modification to West Port Village PD

Community Development

Approve an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD. This is a major modification amending Ordinance Number 2025-007 to revise development standards for townhomes by reducing the "minimum lot width" from 20 feet to 16 feet and the "minimum side yard abutting road" from 15 feet to ten feet for townhomes; for multiple parcels, generally located north of El Jobean Road (SR 776), south of Seymour Avenue, east of the Como Waterway, and west of Collingswood Boulevard, within the boundary of the Murdock Village Community Redevelopment Area; in the Port Charlotte area; containing 154.93± acres; Petition No. PD-25-08; Applicant: KL JAK Board of County Commissioners Regular and Land Use Meeting October 28, 2025 WP, LLC; providing an effective date. Located in Commission District IV. **ORD 2025-041**

Quasi-Judicial

Chair Tiseo polled the Board for Ex Parte Disclosures. **Chair Tiseo**, **Commissioner Deutsch**, and **Commissioner Doherty** advised they submitted the required forms to the Clerk's Office.

Jie Shao, Principal Planner provided credentials, gave a brief overview of Proposed Changes, PD-25-08: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Framework, Future Land Use Map (FLUM) Designations, Zoning Designations, Application PD-25-08, Property Boundary According to Charlotte County Survey, and replied to development standards.

Linda Stewart, Applicant Representative accepted Ms. Shao as an expert and requested approval.

Chair Tiseo discussed development standards, negotiations, Toledo Blade improvements, affordable housing elements, off-site stormwater, and utilities. **Commissioner Constance** mentioned modification request, landscape buffer improvements, and negotiations. **Commissioner Truex** commented on scrivener's error.

Public Input

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

MOTION CARRIED 5:0.

COMMISSIONER TRUEX MOVED TO APPROVE ORDINANCE 2025-041 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 AMENDING ORDINANCE NUMBER 2025-007, TO REVISE DEVELOPMENT STANDARDS FOR TOWNHOMES BY REDUCING THE "MINIMUM LOT WIDTH" FROM 20 FEET TO 16 FEET AND THE "MINIMUM SIDE YARD ABUTTING ROAD" FROM 15 FEET TO 10 FEET; FOR MULTIPLE PARCELS, GENERALLY LOCATED NORTH OF EL JOBEAN ROAD (SR 776), SOUTH OF SEYMOUR AVENUE, EAST OF THE COMO WATERWAY, AND WEST OF COLLINGSWOOD BOULEVARD, WITHIN THE BOUNDARY OF THE MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AREA (CRA); IN THE PORT CHARLOTTE AREA; CONTAINING 154.93± ACRES; COMMISSION DISTRICT IV; PETITION NO. PD-25-08; APPLICANT: KL JAK WP, LLC; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 4:1., COMMISSIONER CONSTANCE OPPOSED

UB2. TLDR-25-01, Revisions to Some Subsections of Subdivision Regulations

Community Development

Approve an Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter (Ch) 3-7: Subdivision Regulations, by 1) revising Article I: In General, Section (Sec.) 3-7-32: Application Process, Steps 8 & 9, 2) revising Sec. 3-7-34: Approval of the Final Plat, and 3) amending Article XI: Standard Forms to a.) replace Sec. 3-7-185: Certificate of Approval of County Commission with new Sec. 3-7-185: Certificate of Approval of Community Development Director, b) delete Sec. 3-7-186: Certificate of approval of Planning and Zoning Board and renumber the remaining subsections, and c) revise Sec. 3-7-188 (New Sec. 3-7-187): Certificate of Approval of County Engineer (Construction to be Bonded) and Sec. 3-7-189 (New Sec. 3-7-188): Certificate of Approval of County Engineer (Construction Complete) to remove the Planning and Zoning Board's responsibility; Application number: TLDR-25-01; Applicant: Charlotte County Board of County Commissioners; providing for inclusion in the Charlotte County Code; providing for conflict with other ordinances; providing for severability; and providing for an effective date. This applies countywide. **ORD 2025-042**

Legislative

Ms. Shao gave a brief overview of Purpose, Proposed Detailed Changes: Revising Sec. 3-7-32: Application Process, and Amending Article XI: Standard Forms to.

Public Input

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

MOTION CARRIED 5:0.

Chair Tiseo noted Marine Advisory Committee, Community Services Boat Ramp and Fishing Pier Projects Update, County website, and name change cost. **Commissioner Constance** spoke to Growth Management and Community Development Department name change. **Commissioner Doherty** discussed platting process, bonded improvements, preliminary and construction plan approval. **Commissioner Truex** mentioned petition number.

Shaun Cullinan, Planning and Zoning Official responded to improvement bond process.

COMMISSIONER CONSTANCE MOVED TO APPROVE ORDINANCE 2025-042 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING CHAPTER 3-7, SUBDIVISION REGULATIONS, OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA, BY: (1) REVISING ARTICLE 1: IN GENERAL, SECTION 3-7-32, APPLICATION PROCESS, STEPS 8 AND 9; (2) REVISING SECTION 3-7-34: APPROVAL OF THE FINAL PLAT, AND (3) AMENDING ARTICLE XI: STANDARD FORMS TO (A) REPLACE SECTION 3-7-185: CERTIFICATE OF APPROVAL OF COUNTY COMMISSION WITH NEW SECTION 3-7-185: CERTIFICATE OF APPROVAL OF COMMUNITY DEVELOPMENT DIRECTOR; (B) DELETE SECTION 3-7-186: CERTIFICATE OF APPROVAL OF PLANNING AND ZONING BOARD AND RENUMBER THE REMAINING SUBSECTIONS; AND (C) REVISE SECTION 3-7-188 (NEW SECTION 3-7-187): CERTIFICATE OF APPROVAL OF COUNTY ENGINEER (CONSTRUCTION TO BE BONDED) AND SECTION 3-7-189 (NEW SECTION 3-7-188): CERTIFICATE OF APPROVAL OF COUNTY ENGINEER (CONSTRUCTION COMPLETE) TO REMOVE THE PLANNING AND ZONING BOARD'S RESPONSIBILITY; PETITION TLDR-25-01; APPLICANT, BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA; PROVIDING FOR INCLUSION IN THE CHARLOTTE COUNTY CODE; PROVIDING FOR CONFLICT WITH OTHER ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

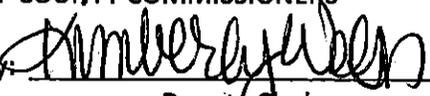
ADJOURNED: 2:22 pm



DATE ADOPTED: November 9, 2025

ATTEST:

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

By: 
Deputy Clerk