

BOARD OF COUNTY COMMISSIONERS

DECEMBER 16, 2025

A Board Workshop 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 8:30 am, followed by the Pledge of Allegiance.

1. Jr. Commission Graduation

Samara Atkinson, Charlotte High School; Madeline Bradsher, Charlotte High School; Malorie Crowder, Charlotte High School; Ava DeAngelis, Charlotte High School; Mary Charlize De Jesus, Port Charlotte High School; Taylor Griswold, Lemon Bay High School; Hailey Lewis, Charlotte High School; McKenzie MacDonald, Lemon Bay High School; Ben McIntosh, Florida Southwestern State College; Joseph Morris, Lemon Bay High School; Ella Nelson, Charlotte High School; Hannah Pistilli, Charlotte High School; Luca Rizza, Florida Southwestern State College; Annalise Robbins, Lemon Bay High School; Aubrey Stchur, Charlotte High School; and Gavin White, Charlotte High School.

Chair Tiseo discussed County Attorney Knowlton, program consideration, and Charlotte County Public Schools Superintendent Mark Vianello efforts. Commissioner Truex mentioned student participation, Executive Assistant Diane Whidden and staff efforts, program improvements, and Charlotte County School Board Members cooperation and partnership.

County Attorney Knowlton commented on education, opportunities, student participation, and input benefits.

County Administrator Flores remarked on student participation, government education, and employment opportunities.

2. E-bikes

Terry Cochran, Charlotte County Sheriff's Office (CCSO) Professional Standards and Training Director gave a brief overview of History & Recent County Incidents: Electric bicycles are not new - 1895, What is the difference between these two, April 1<sup>st</sup> through end of October 2025, June 11 to September 11, 2025, Proposed Legislation - House Bill (HB) 243 / Senate Bill (SB) 382 (2026), Proposed Ordinance Key Points: Regulating behavior versus regulating machines, Definitions Section in one place, Ordinance section 2-4-4(c) - Operation on Public Sidewalks, Crosswalks, Intersections, and Multi-Use Pathways, Ordinance section 2-4-4(d) - Operation on Public Roadways and Bicycle Lanes on Roadways (if present), Ordinance 2-4-4(e) - Operation on Trails, Greenways, and Greenbelts Prohibited, Ordinance section 2-4-4(h-i) - Enforcement & Penalties, Proposed E-Bike Ordinance, replied to bicycle speeds, behavior and scooter regulations, law violations, Florida Statute 260.013, and prohibition signage option.

Chair Tiseo noted Proposed Legislation - HB243 / SB382 (2026) and proposed Ordinance. Commissioner Constance spoke to courteous behaviors, speed enforcement, public safety, protective gear, Babcock Ranch, Florida Statute 316.003, scooters, restricting legislation, category classifications, and Exploratory Committee review. Commissioner Deutsch

discussed usage, public safety, minimum driving age and speeds, license requirements, and transportation and enforcement methods. **Commissioner Doherty** mentioned proposed Ordinance, behavior and speed regulations, Ordinance section 2-4-4(e) - Operation on Trails, Greenways, and Greenbelts Prohibited, definitions, and allowed usage locations.

Charlotte County Sheriff Bill Prummell responded to Proposed Legislation - HB243 / SB382 (2026), definitions, Exploratory Committee, and behavior regulations.

### 3. Babcock Update

Assistant County Administrator Claire Jubb highlighted Babcock Update, gave a brief overview of Overview: Community Regional Aerial, Increments, Preserve Connectivity Map, Total Entitlements, Master Development of Regional Impact (DRI) Development Order (MDO), Master DRI Development Order, Exhibit G - Cumulative Incremental Transportation Conditions, State Road (SR) 31 Expansion, Increment 1 (Increment Development Order (IDO)-1), Increment 2 (IDO-2), Increment 3 (IDO-3), Development Status - Aerial Tour of Babcock Ranch, Development Status, Development Costs, Residential, Commercial Developments, Founder's Square, Crescent B Commons, Shoppes at Yellow Pine, Curry Commerce Center, B Street, Cypress Commons: Bloom Academy, The Lock Up Self Storage, MidTown, Medical Services, Florida Gulf Coast University (FGCU), Solar, Roundabouts, Parks, Jack Peoples Community Park, Sunset Park, William & Mary Ann Smith Sports Complex, Trails, Bluebird Park Playground, Hillcrest Park, Lagoon Park, Palmetto Park Playground, Bark Park, Wild+Life Florida Center, Babcock Neighborhood School and Field House, Babcock Neighborhood School, Water, Wastewater and Reuse Irrigation, Solid Waste, Completed Exhibit D Items, Fire/EMS Station 9, Sheriff Substation, Library and History Services provided, Circulation at Babcock Ranch - 2025, Other Services, Agreements in Place, replied to Impact Fee reimbursements and Study, Schedule D requirements, land dedications, Lee County entitlements, data quality, and Fiscal Stabilization Agreement.

Shaun Cullinan, Planning and Zoning Office gave a brief overview of Preserve Connectivity Map, Babcock Ranch Community DRI: Location Map, Area Image, Approved Total Entitlements, Master Development Order (MDO), Increment 1 IDO, Increment 2 IDO, Increment 3 IDO, Exhibit D, Status of Exhibit D, Buildout and Expiration Dates, Status of Site Plan Review, Preliminary and Final Plat, Certificate of Occupancy (COs) Issued, Community Development Coordination and Responsibilities, Affordable Housing Requirement, Preferred Employer Program (PEP) at Flatwoods, and responded to reporting requirement options.

Travis Perdue, Facilities Management Director gave a brief overview of Babcock Projects.

Richard Arthur, Fiscal Services Manager gave a brief overview of Agenda, Babcock Projected Timeline, Babcock Impact Fee Balances, Impact Fee Study, Impact Fee Study - Proposed Timeline, Revenue, Direct Capital & Operating Costs, Additional Full-Time Equivalent (FTE's) and Vehicles, Fiscal Year (FY) 25 Indirect Costs - County-wide & Babcock, Overview of the Fiscal Stabilization Agreement, How It Works, Key Calculations: Revenues, Costs, Ensuring Fiscal Balance, Annual Reconciliation Process, Example Scenario, Why It Matters, replied to direct and indirect operating costs responsibility, Bureau of Economic and Business Research (BEBR) calculations, and data dispute methodology.

**Chair Tiseo** commented on non-residential square footage accumulation, Area Median Income (AMI) income verification program testing responsibility, MDO, and Development Status - Aerial Tour of Babcock Ranch. **Commissioner Constance** spoke to Exhibit G - Cumulative Incremental Transportation Conditions, Lee County, build out and operating cost

responsibility, FY25 Indirect Costs - County-wide & Babcock, Increment spreadsheet, land donation and value, Metro Forecasting David Farmer and projections, and BEBR calculations.

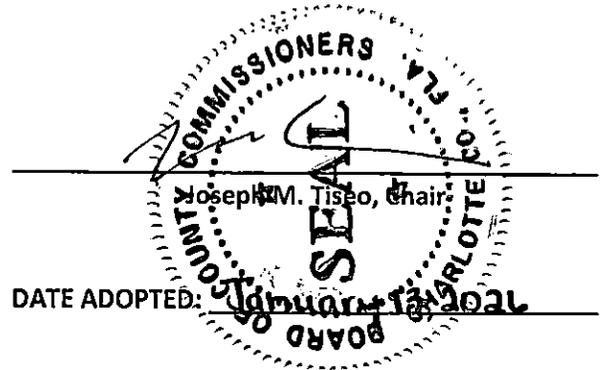
County Attorney Knowlton interjected on impact fee reimbursements.

AA. County Administrator Comments - None

BB. County Attorney Comments - None

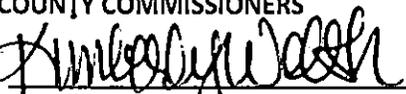
CC. Commissioner Comments - None

ADJOURNED: 10:11 am



ATTEST:

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

By:   
Deputy Clerk