

**MINUTES
AGRICULTURAL & NATURAL RESOURCES ADVISORY COMMITTEE
REGULAR MEETING**

**THURSDAY, NOVEMBER 13, 2025
9:00 a.m. – 10:09 a.m.**

**E. JAY CARLSON COMMUNITY DEVELOPMENT BUILDING
BCS LARGE CONFERENCE ROOM
18400 MURDOCK CIRCLE, PORT CHARLOTTE, FL 33948**

Members Present: Nigel Morris, Chair
Scott Schroeder, Vice Chair
Kasey Deuberry
Stephen R. Kalaf
Dan Ryals
James Ryals
Lindsay Harrington

Members Absent: David Kemeny

County Staff: Ben Bailey, Community Development Director
Shaun Cullinan, Planning and Zoning Official
Jennifer Williams, Senior Administrative Assistant

Guests: See attached sign-in sheet

Call to Order / Roll Call:

- The meeting was called to order by Chairman Morris at 9:00 a.m. Roll call was conducted, and a quorum was present.

Announcement:

- Shaun Cullinan stated that the microphone system was not functioning, therefore the meeting could only be recorded on a small handheld recorder.

Changes to the Agenda / Motion to Approve Changes:

- No changes to the agenda

Approval of Minutes:

- The minutes as written from the September 11, 2025, ANRAC meeting, were unanimously approved, and signed by Chairman Morris.

Unfinished Business: None

New Business:

FPL Solar Holdings

- Maps were provided by Shaun Cullinan
- Discussion between members and staff
- Lindsay Harrington suggested that they should be taxed

New Membership Applications

- Applicants Thomas Chastain and Luis Garcia were both present. The members voted unanimously to appoint Luis Garcia to the vacant seat.

Member Comments:

- Lindsay Harrington suggested the Community Development department revert back to Growth Management.
- James Ryals agreed and expressed his concern with no Commissioners being at the ANRAC meetings anymore; the members feel unheard.
- Scott Schroeder questioned whether minutes are sent to the Commissioners.
- Shaun Cullinan responded that minutes are sent to the Commissioners, and they no longer have formal assignments to committee meetings.
- James Ryals, Scott Schroeder, and Lindsay Harrington recommended sending formal meeting invites to the Commissioners.
- Kasey Deuberry discussed the Paradise Palms project. Discussion took place between the committee members.

Staff Comments:

Shaun Cullinan provided updates on the following:

- **Paradise Palms Project** - to be presented to the BCC regarding outdoor storage
- **Pulte Project** - to be presented to the BCC
- **COPART** - on pause to deal with violations
- **Bermont Road** - rural community mixed-use on the north side, multiple parcels involved
- **Mitigation Banks Developments** -
 - West County: 12901 Gasparilla Road – just south of the airport
 - 51330 Bermont Road: 472 acres

Public Comments:

- Mary Ann Tipton spoke about Paradise Palms
- Barney Rutzke Jr. provided a handout regarding his opposition to COPART and expressed concern for farmers and the FPL solar holdings
- Joe Lewis commended committee for all they do
- Rich Little opposes COPART

Member Comments:

- Chairman Morris motioned to write a letter to the Commission regarding COPART and how it is not an appropriate use of agricultural land. Discussion ensued between members. Kasey Deuberry seconded the motion; all in favor.

Next Meeting / Items for Next Agenda:

- Next meeting is scheduled for Thursday, January 8, 2026, at 9:00 a.m.
- More updates on current and/or new projects from Shaun Cullinan
- Kasey Deuberry will discuss the different avenues ANRAC can pursue with the state legislature to ensure the organization's concerns are communicated effectively and that its voice is heard in legislative processes.

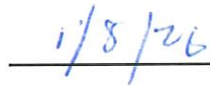
The meeting adjourned at 10:09 a.m.

Submitted by Jennifer Williams

Community Development Department




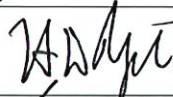
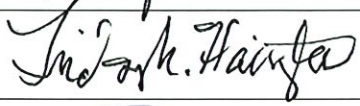
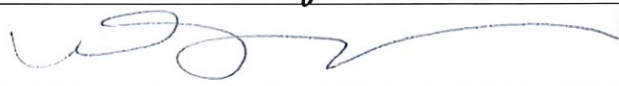



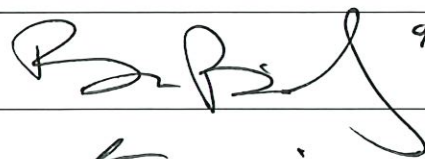


Chair Signature



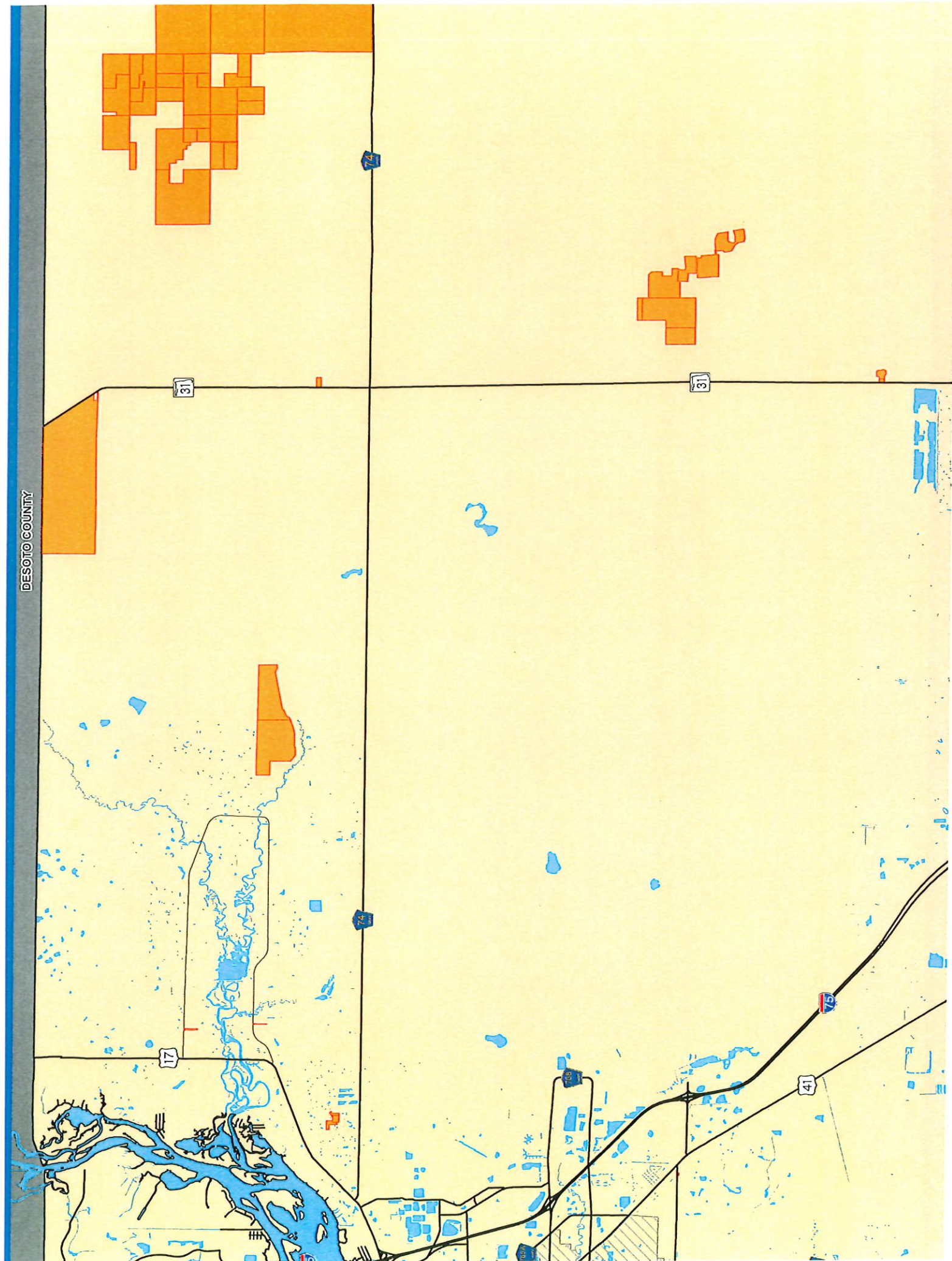
Date

SIGN IN SHEET – ANRAC 11/13/2025

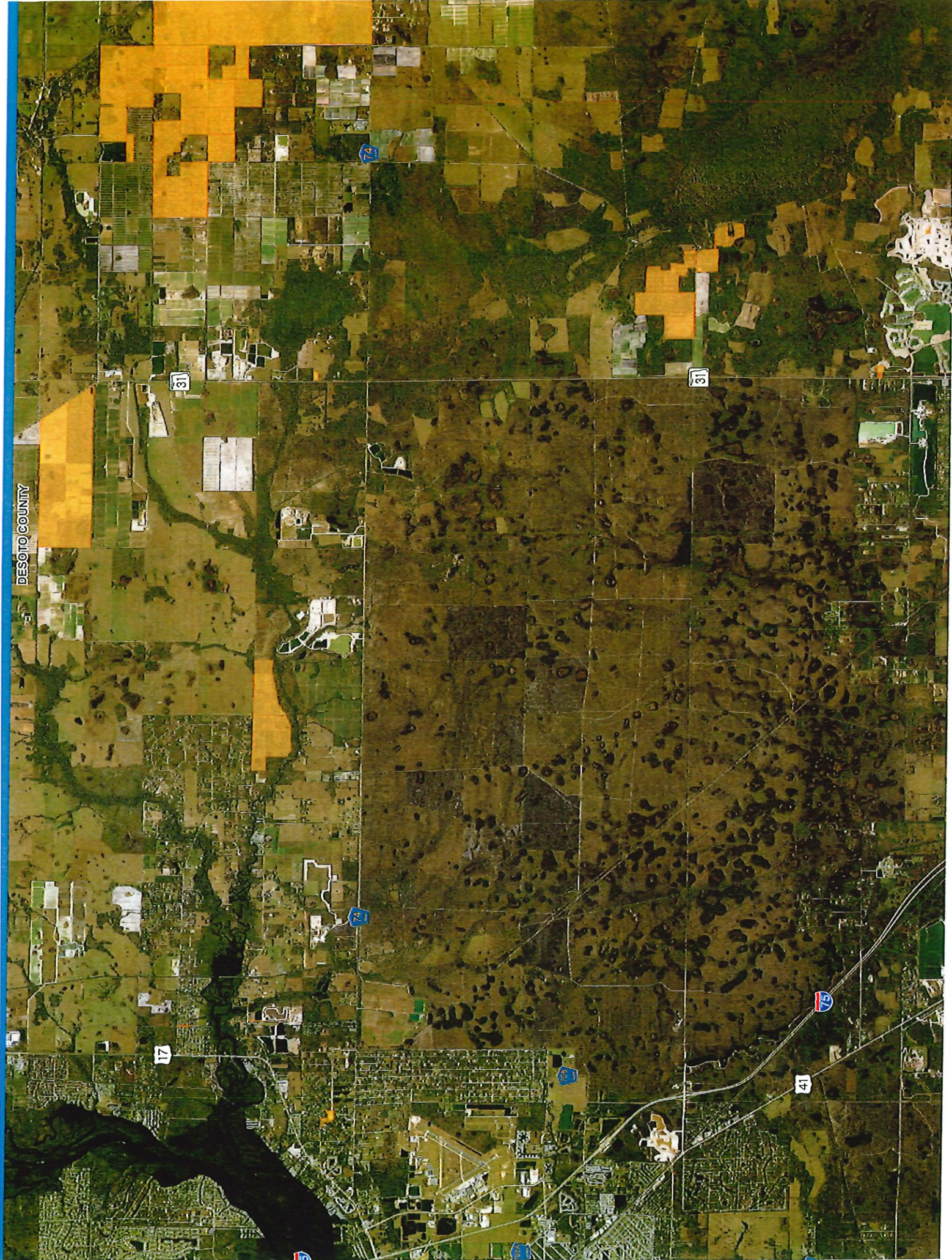
PLEASE SIGN NEXT TO YOUR NAME BELOW

Nigel Morris,-Chairman Wildlife Management	
Dan Ryals Commodity Production/Cattle, Row Crop	
Lindsay Harrington AG Land Use	
Scott Schroeder,-Vice Chairman Commodity Productions	
David Kemeny Commodity Production/Citrus	
Stephen R. Kalaf Agricultural Expert	
James Ryals Commodity Production/Cattle	
Kasey Deuberry Environmental Expertise	
Vacant	
Ken Doherty, Commissioner Commission Liaison:	
Joe Tiseo, Commissioner Alternate Commission Liaison	
Vacant, Principal Planner Staff Liaison (Comm. Dev.)	
Ralph Mitchell Staff Liaison	
Ben Bailey, Director, Community Development Department	 9:10am - 9:45am
Shaun Cullinan, Zoning Official, Community Development Department	
Jennifer Williams, Sr. Admin Asst Recording Secretary Community Development Department	

ANRAC - Guest	
Name	Affiliation
Joe Lewis	
Rich Little	
Barney Ritzke Jr.	Out Back Ranch
JAMES ROCK	BERMONT RD
Luis GALLIA	BERMONT RD
Keri L. DeHart	Bermont Rd. P.G.
MARY ANN Tipton	Prairie Creek West
Jay Chastain	Chastain Farms
Patty Castro	Washington Loop Rd.
Jodi Buonpastore	Washington Loop Rd
Ellen Cruz	FDACS
Vanessa Barzo	FDACS / OAWP

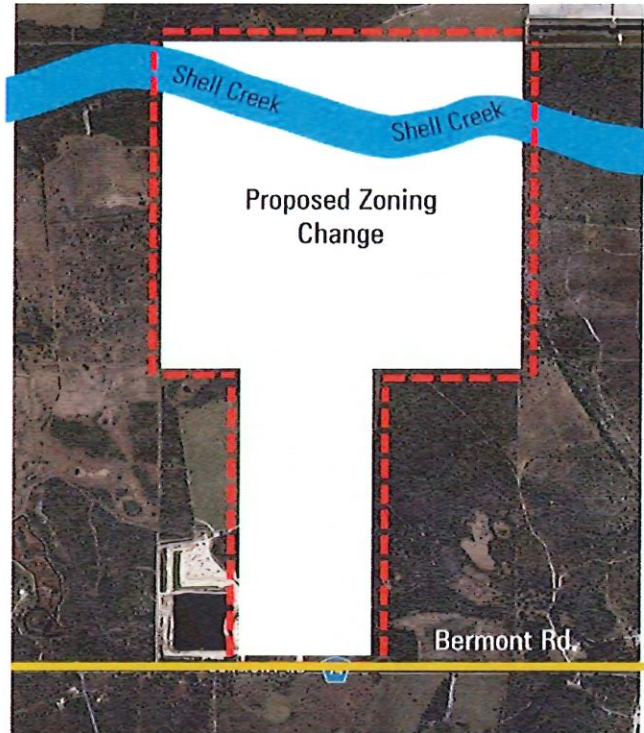


DESOTO COUNTY



COPART

PROPOSED ZONING CHANGE



Proposed Zoning Change — *Charlotte County, FL – Commission District I*

A request is going to be submitted to rezone approximately 829.08 acres located near 39450 and 39550 Bermont Road, in the Punta Gorda / East County area.

Proposed Change:
From Agriculture (AG) to Planned Development (PD) to allow for a pre- and post-disaster storage facility and associated accessory uses, under a General PD Concept Plan.

Key Community Concerns

1. Water Quality & Public Health

Shell Creek runs directly through the proposed zoning area and is part of Punta Gorda's drinking water supply. Runoff or leaching from storm debris, vehicles, or materials could introduce sediment, oil, and contaminants into this vital source. Increased paved surfaces would raise stormwater runoff and reduce natural filtration, putting long-term strain on water treatment systems and public health.

2. Environmental & Ecological Impact

The project would fragment rural habitat and wildlife corridors, disrupting native species and ecosystems. Inadequate buffer zones could lead to erosion and vegetation loss—key for maintaining water quality. Storing debris or materials on-site poses high contamination risks during Florida's rainy season.

3. Inconsistent Land Use & Zoning

Rezoning from Agricultural (AG) to Planned Development (PD) for commercial or industrial use conflicts with the surrounding agricultural and conservation areas. This shift contradicts Charlotte County's Comprehensive Plan, which emphasizes natural resource protection and rural compatibility. Approval could set a precedent for more non-agricultural projects, weakening environmental safeguards.

4. Infrastructure & Safety

Industrial operations would bring heavy-truck traffic to Bermont Road, which isn't built for high-volume loads. Increased noise, dust, and lighting could affect nearby residents, farms, and wildlife. Flooding or storm damage could release debris and contaminants into adjacent properties and waterways.

5. Fiscal & Legal Concerns

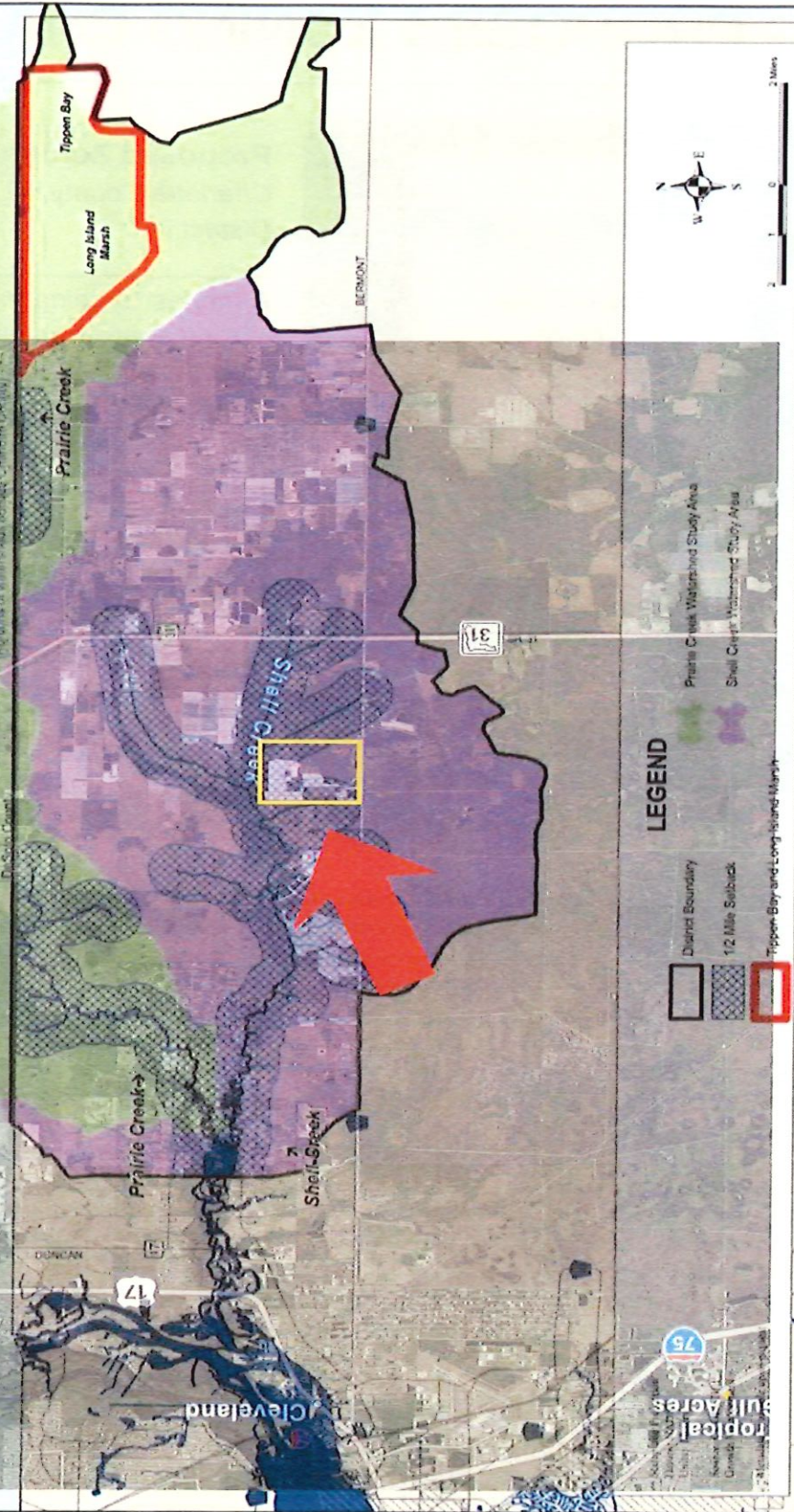
If contamination or storm damage occurs, cleanup costs may fall on taxpayers. Rezoning decisions require thorough, evidence-based review; environmental, hydrological, and traffic studies should be completed and made public before any approval.

6. Community Character & Property Values

Industrial salvage or storage uses lower nearby property values and disrupt the rural character of East County. Approving this rezoning would erode confidence in local land-use protections and undermine Charlotte County's agricultural heritage.

CHARLOTTE COUNTY
Future Land Use Map Series
Map #4: Watershed Overlay District

3
Leaflet
© OpenStreetMap contributors
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LEGEND

- District Boundary
- 12 Mile Subdistrict
- Tippen Bay and Long Island Marsh
- Prairie Creek Watershed Study Area
- Shell Creek Watershed Study Area