

BOARD OF COUNTY COMMISSIONERS

MAY 26, 2026

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

The following members were present: Chair Tiseo, Commissioner Constance, Commissioner Deutsch, Commissioner Doherty, and Commissioner Truex. Also in attendance were: County Administrator Flores, County Attorney David, Internal Audit Director Dan Revallo (departed at 1:48 pm), 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 Pastor Eric McConnell, Suncoast Baptist Church, followed by the Pledge of Allegiance.

Changes to the Agenda

Addition #1: S-2, a) Authorize the Chairman to execute the Six (6) Remnant Defendants' Combined Subdivision Participation and Release Form regarding the opioid litigation; and b) Authorize the County Administrator to submit the form electronically, including through DocuSign or any comparable secure electronic platform, on behalf of the Chairman.

Requested by: County Administration

Addition #2: S-3, a) Approve the Letter of Support from Charlotte County around SGLR CRISIS Grant Application; and b) Authorize the chairman to sign the Letter of Support.

Requested by: Economic Development

Change #1: VB2, Added attachment – Bella Via Presentation.

Requested by: Community Development

Change #2: S-1, Added presentation – 2026 Hurricane Season BCC Presentation.

Requested by: Emergency Management

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

MOTION CARRIED 5:0.

Proclamations - Commissioner Bill Truex

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

MOTION CARRIED 5:0.

Artist of the Month - Resa Abbey

Proclamation to be mailed to Resa Abbey.

Men's Health Month

Proclamation to be mailed to Men's Health Network.

Hurricane Awareness Month

Emergency Management Director Patrick Fuller and Staff accepted the Proclamation.

Boys and Girls Clubs of Charlotte County Student of the Year

Taylor Anderson accepted the Proclamation.

Summer Camp Month

Recreation Superintendent Leah Williams and Supervisor Joele Kirkpatrick accepted the Proclamation.

Filipino American Society Day

Proclamation to be given to **Commissioner Deutsch**.

Employee Recognition

Employees of the Year 2025

Mike Brucci
Kelly Lechleidner
Jefferson Mendel
River Silva
Public Safety

Chief Matthew McElroy, Public Services Director presented the Employees of the Year 2025 Award to Firemedics Mike Brucci and River Silva, Firefighter-EMT Jefferson Mendel, and Lieutenant Kelly Lechleidner.

Employee of the Month - April 2026

Bradley Geelen
Emergency Management

Carrie Walsh, Human Services Director highlighted Mr. Geelen's leadership, professionalism, hazard mitigation and disaster recovery efforts, dedication, community service commitment, partnership, and presented Award.

Award Presentations

Florida Water Environment Association - Earle B. Phelps Award

Dustin Chisum to present Charlotte County Rotonda Water Reclamation Facility with the Earle B. Phelps Award on behalf of the Florida Water Environment Association for Operation of an Advanced Secondary Wastewater Treatment Plant.

Assistant County Administrator Claire Jubb introduced Dustin Chisum, Florida Water Environment Association.

Mr. Chisum highlighted and presented the Florida Water Environment Association - Earle B. Phelps Award to Charlotte County Rotonda Water Reclamation Facility.

PUBLIC INPUT - AGENDA ITEMS ONLY

Tim Ritchie discussed Water Authority Agenda June 5, 2026.

COMMITTEE VACANCIES

The committee vacancy list below is for informational purposes only. It is not part of the County Commission agenda upon which action is to be taken, and therefore not a topic on which public input is allowed at the beginning of this meeting.

The **Affordable Housing Advisory Committee** is searching for (1) one volunteer in the following categories to complete the term of Angela Hogan. The term begins immediately and expires December 31, 2026:

- Citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- Citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- Citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- Citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- Citizen who is actively engaged as a for-profit provider of affordable housing.
- Citizen who is actively engaged as a not-for-profit provider of affordable housing.
- Citizen who is actively engaged as a real estate professional in connection with affordable housing.
- Citizen who actively serves on the local planning agency pursuant to F.S. section 163.3174.
- Citizen who resides within the county.
- Citizen who represents employers within the county.
- Citizen who represents essential services personnel, as defined in the local housing assistance plan.

Please contact Morgan.Cook@charlottecountyfl.gov for more information.

Barrier Island Fire Service Municipal Service Benefit Unit (MSBU) Advisory Board is seeking a volunteer to fill a vacant position with term ending October 31, 2026. Applicants must be residents of Charlotte County and reside within the Unit. Submit applications to Public Safety Department, 26571 Airport Road, Punta Gorda, Florida 33982; call 941-833-5602 or email Dawn.Johnston@CharlotteCountyFL.gov.

The following **MSBU/TU Advisory Boards** are seeking volunteers who must be both a property owner within and reside within the Unit. Submit applications to Public Works Department, 7000 Florida Street, Punta Gorda, Florida 33950; call 941-575-3600 or e-mail MSBU-TU@CharlotteCountyFL.gov.

· **Boca Grande Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028, and one member to fill a position with a term through October 31, 2029.

· **Cook & Brown Street Unit** is seeking two members to fill positions with terms through October 31, 2027, two members to fill positions with terms through October 31, 2028, and one member to fill a position with a term through October 31, 2029.

· **Don Pedro Knight Island Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2029.

· **Gardens of Gulf Cove Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2029.

- **Greater Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028, and one member to fill a position with a term through October 31, 2029.
- **Harbour Heights Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Manasota Key Street & Drainage Unit** is seeking two members to fill positions with terms through October 31, 2028.
- **Manchester Waterway Benefit Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Mid-Charlotte Stormwater Utility Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Northwest Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Pirate Harbor Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Pirate Harbor Waterway Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Placida Area Street & Drainage Maintenance Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Rotonda Heights Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Rotonda Lakes Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Rotonda Sands Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **Rotonda West Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2028.
- **South Charlotte Stormwater Utility Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **South Gulf Cove Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Suncoast Waterway Maintenance Unit** is seeking one member to fill a position with a term through October 31, 2028, and one member to fill a position with a term through October 31, 2029.

The **Environmentally Sensitive Lands Oversight Committee** is searching for one (1) Charlotte County citizen to volunteer as a representative of environmental expertise and to fill the unexpired term of Cody Oleckna. The term begins immediately and will expire on December 31, 2027. For more information, please contact Morgan.Cook@charlottecountyfl.gov.

REPORTS RECEIVED AND FILED

CONSENT AGENDA

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

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:

April 28, 2026 BCC Regular and Land Use Meeting

May 4, 2026 BCC Special Meeting

May 7, 2026 BCC Pre- Agenda

May 12, 2026 BCC Regular Meeting

May 12, 2026 BCC Strategic Plan Update

Budgeted Action: No action needed.

Board of County Commissioners

C. Commission Office

1. Appointment - Manasota Key Street & Drainage Advisory Board

Recommended Action: Approve the appointment of Fred Balsamo to fill the unexpired term of Anthony Liguori on the Manasota Key Street & Drainage Advisory Board. This appointment will be effective immediately and will expire on October 31, 2028.

Budgeted Action: No action needed.

2. Appointment - Rotonda West Street & Drainage Advisory Board

Recommended Action: Approve the appointment of Derrick Hedges to fill the unexpired term of Carol Delucca on the Rotonda West 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. MSBU Assessment Rates and Mailing

Recommended Action: a) Approve and authorize the mailing of required first-class notification of proposed Municipal Services Benefit Unit (MSBU) assessment rate for FY26/27 for properties assessed for the first time in the Charlotte County Sanitation Unit, Charlotte County Fire Rescue Department, Rotonda Meadows/Villas Street and Drainage, South Charlotte Stormwater Utility Unit, and Ackerman Sewer Expansion Project; and b) Set 5 public hearings for June 23rd, 2026 at 10:00am., or soon thereafter as may be heard, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida, to consider resolutions adopting the final assessment for the first time assessed properties for Charlotte County Sanitation Unit, Charlotte County Fire Rescue Department, Rotonda Meadows/Villas Street and Drainage, South Charlotte Stormwater Utility Unit, and Ackerman Sewer Expansion Project; and c) Approve proposed rate increases for Charlotte County Sanitation MSBU, Charlotte County Fire Rescue Department, and Barrier Islands Fire Service Unit.

Budgeted Action: No action needed. Funding for mailing costs comes from assessments within the respective MSBU, as applicable.

Information Technology

Purchasing

2. 23-302, Approve, Amendment 1, Design Rampart Boulevard Sidewalks Phases 1, 2, and 3 (Public Works)

Recommended Action: a) Approve Amendment 1 to Contract #23-302, Design Rampart Boulevard Sidewalks Phases 1, 2, and 3, with DRMP, Inc., of Fort Myers, Florida, for supplemental design work in the Phase 1 portion of this project in the amount of \$19,095; and b) Authorize the Chairman to sign Amendment 1.

Budgeted Action: No action needed. Budgeted in the Capital Improvement Project "Regional Bicycle-Pedestrian Trails" as approved in the FY26 budget process. Funding is supplied from the 2020 Sales Tax Extension.

3. 26-226, Approve Ranking, Design Various Turning Lane Improvements (Public Works)

Recommended Action: a) Approve the ranking of firms for Request for Proposal #26-226, Design Various Turning Lane Improvements: 1st Florida Transportation Engineering, Inc. of Punta Gorda, Florida; 2nd Apex Companies, LLC of Port Charlotte, Florida; and 3rd DRMP, Inc. of Fort Myers, Florida; and b) Approve the start of negotiations; and c) Authorize the Chairman to sign the Contract after completion of negotiations, if the contract does not exceed the amount of \$1,000,000.

Budgeted Action: No action needed. Budgeted in the Capital Improvement Projects "Intersection Improvements at Various Locations" and "Education Way Signal Hardening" as approved in the FY26 budget process. Funding of \$700,000 for "Intersection Improvements at Various Locations" is supplied from Capital Gas Tax, to be reimbursed using available road impact fees and \$300,000 for "Education Way Signal Hardening" is supplied from the Greater Charlotte Street and Lighting District, ad valorem.

4. 26-358, Award, Insecticides and Herbicides - Annual Contract (Public Works)

Recommended Action: a) Approve Multi-Award by Line Item, Request for Bid #26-358, Insecticides and Herbicides - Annual Contract to the following vendors at the unit prices indicated on the attached bid tabulation: Clarke Mosquito Control Products, Inc. of Kissimmee, Florida; ADAPCO, LLC of Lake Mary, Florida; Red River Specialties, LLC of Americus, Georgia; Opterra Solutions, Inc. of Lexington, South Carolina; Nutrien Ag Solutions, Inc. of Mulberry, Florida; Rentokil North America, Inc. dba Target Specialty Products of Tampa, Florida; SiteOne Landscape Supply of Westlake, Ohio; and ES OPCO USA, LLC dba Vesperis of Orlando, Florida for the period of June 1, 2026 through and including May 31, 2027; and b) Authorize the County Administrator, or his designee, to approve renewal options up to two (2) one-year terms, at the same prices, terms, and conditions, by mutual consent.

Budgeted Action: No action needed. Budgeted in the General Fund - Mosquito Control budget as approved in the FY2026 budget process. Funding for the expenditure comes from Ad Valorem

5. 26-434, Award Piggyback, Volvo EWR 170F Wheeled Excavator (Public Works)

Recommended Action: a) Approve Piggyback for File #26-434, Volvo EWR 170F Wheeled Excavator, to Alta Equipment Company of Tampa, Florida; piggybacking off of the Florida Sheriff's Association Contract #FSA23-EQU21.0; for the total amount of \$349,352. This is for the purchase of one (1) Volvo EWR 170F Wheeled Excavator; and b) Authorize asset #35366 to be sold via auction.

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. 26-388, Award, Regulatory Compliance Services - Water (Utilities)

Recommended Action: Approve award of Request for Letters of Interest File #26-388, Work Order #9 (Contract #25-643), Regulatory Compliance Services - Water to Kimley-Horn & Associates of Sarasota, Florida, for the not-to-exceed amount of \$230,000.

Budgeted Action: No action needed. Budgeted in the Utilities Operations and Maintenance Fund - Operations budget as approved in the FY2026 budget process. Funding for this expenditure comes from rate revenues.

7. 25-423, Award, Request for Bid, Rolled Certified Celebration Bermuda Sod - Annual Contract (Community Services)

Recommended Action: a) Retroactively approve award of Request for Bid, #25-423, Rolled Certified Celebration Bermuda Sod - Annual Contract, which was awarded to Lira and Sons Sod of Inverness, Florida at the unit price submitted through September 30, 2026; and b) Authorize County Administrator, or his designee, to approve renewal options for up to two (2) one-year periods at the same prices, terms and conditions, by mutual consent.

Budgeted Action: No action needed. Budgeted in the General Fund - Parks Maintenance budget and the Community Services Capital Maintenance Plan as approved in the FY26 budget process. Funding is supplied from ad valorem, and Capital Projects Fund.

8. Property Deletions for the Month of May 2026 (Purchasing)

Recommended Action: Approve the deletion of additional property inventory items listed on the attached for the month of May 2026.

Budgeted Action: No action needed.

Real Estate Services

Risk Management

G. Community Development

H. Community Services

1. West Coast Inland Navigation District June 12, 2026

Recommended Action: Discussion and direction on the West Coast Inland Navigation District (WCIND) agenda for the upcoming meeting on June 12, 2026.

Budgeted Action: No action needed.

I. Economic Development

J. Emergency Management

1. Facility Use Agreement between Charlotte County and Babcock Neighborhood School, INC.

Recommended Action: a) Approve the Facility Use Agreement with Babcock Neighborhood School; and b) Authorize the Chairman to sign the Agreement. **AGR 2026-072**

Budgeted Action: No action needed.

K. Facilities Management

L. Human Services

M. People Operations

N. Public Safety

1. First Amendment to Affiliation Agreement with Manatee Technical College

Recommended Action: a) Approve the First Amendment to Agreement No. 2023-072 between Charlotte County and the School District of Manatee County d/b/a Manatee Technical College; and b) Authorize the Chairman to sign the Agreement. **A.AGR 2023-072**

Budgeted Action: No action needed.

2. USDOT Safe Street and Roads for All 2026 Grant

Recommended Action: a) Approve the 2026 Safe Streets and Roads for All (SS4A) grant application between Charlotte County and the U.S. Department of Transportation in the amount of \$555,561; and b) Authorize the Board Chairman, or designee, to execute all required documents and agreements. **GRT 2026-015**

Budgeted Action: No action needed. A quarterly budget adjustment will be brought to the board for approval if grant is awarded.

O. Public Works

1. Education Way Signal Hardening Capital Improvement Project- FY26

Recommended Action: a) Approve Resolution for Budget Adjustment (BA26-245) in the amount of \$320,000; and b) Approve new Capital Improvement Project "Education Way Signal Hardening". **RES 2026-107**

Budgeted Action: No action needed. Funding is supplied by the Greater Charlotte Street Lighting District, ad valorem.

P. Tourism Development

1. Sponsorship for the 2026 Englewood Beach Waterfest

Recommended Action: a) Approve the Tourism Development Department sponsorship for Englewood Beach Waterfest 2026, not to exceed \$70,000 in funding; and b) Authorize the County Administrator, or designee, to sign the sponsorship letter. **AGR 2026-073**

Budgeted Action: No action needed. Budgeted in the Tourism Development Fund budget as proposed in the FY26-27 budget process. Funding for the expenditures comes from the Tourism Development Tax.

Q. Utilities

1. Water Authority Agenda June 5, 2026

Recommended Action: Approve the agenda for the Peace River Manasota Regional Water Supply Authority Board Meeting scheduled for June 5, 2026.

Budgeted Action: No action needed.

Chair Tiseo mentioned Peace River Manasota Regional Water Supply Authority (PRMRWSA) April 1, 2026 Meeting and rate increase. **Commissioner Constance** commented on Water Supply Conditions Report, 5-Year Capital Improvement Plan and 20-Year Capital Needs Assessment (2027-2046), 2026 Legislative Session Review, ballot amendment deadline, Interconnect Water Charge Update, and rate options.

Assistant County Administrator Jubb responded to Interconnect Water Charge Update, existing contract rate and updates, PRMRWSA rate increase and proposed budget, and City of Punta Gorda and bulk service customer rate impacts.

COMMISSIONER CONSTANCE MOVED TO APPROVE THE AGENDA FOR THE PEACE RIVER MANASOTA REGIONAL WATER SUPPLY AUTHORITY BOARD MEETING SCHEDULED FOR JUNE 5, 2026, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

R. Other Agencies

REGULAR AGENDA

S. Regular Agenda

1. 2026 Hurricane Season Update

Emergency Management

(Change #2) Added presentation – 2026 Hurricane Season BCC Presentation.

Annual pre-hurricane season briefing to the Board covering the seasonal outlook, updates from the NHC and NWS, and ongoing local preparedness and training initiatives.

Mr. Fuller gave a brief overview of Seasonal Predictions, Seasonal Outlook, Public Shelters, Pre-Season Activities: Agency Coordination, Logistics Management, Outreach & Preparedness, remarked on information availability, rapid intensification causes, health care facility transport improvements and limitations, and Federal Emergency Management Agency (FEMA) contracts.

Commissioner Constance spoke to Pre-Season Activities: Agency Coordination, vulnerable population registration and outreach, Florida Department of Health (FDOH) Administrator Joseph Pepe, Health Insurance Portability and Accountability Act (HIPAA), and information accessibility options. **Commissioner Doherty** noted Pre-Season Activities: Agency Coordination, local media staffing changes and misinformation, coordination, and rapid intensification. **Commissioner Truex** discussed facility transport issues and improvements.

(Addition #1) 2. Opioid Litigation Settlement Participation Form - Six Remnant Defendants

County Administration

a) Authorize the Chairman to execute the Six (6) Remnant Defendants' Combined Subdivision Participation and Release Form regarding the opioid litigation; and b) Authorize the County Administrator to submit the form electronically, including through DocuSign or any comparable secure electronic platform, on behalf of the Chairman. **AGR 2026-074**

County Attorney David highlighted Opioid Litigation Settlement Participation Form - Six Remnant Defendants.

COMMISSIONER CONSTANCE MOVED TO APPROVE AUTHORIZING THE CHAIRMAN TO EXECUTE THE SIX (6) REMNANT DEFENDANTS' COMBINED SUBDIVISION PARTICIPATION AND RELEASE FORM AGREEMENT 2026-074 REGARDING THE OPIOID LITIGATION; AND AUTHORIZE THE COUNTY ADMINISTRATOR TO SUBMIT THE FORM ELECTRONICALLY, INCLUDING THROUGH DOCUSIGN OR ANY COMPARABLE SECURE ELECTRONIC PLATFORM, ON BEHALF OF THE CHAIRMAN, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

(Addition #2) 3. Seminole Gulf Railway Letter of Support

Economic Development

a) Approve the Letter of Support from Charlotte County around SGLR CRISI Grant Application; and b) Authorize the Chairman to sign the Letter of Support. **AGR 2026-075**

Kay Tracy, Economic Development Director highlighted Seminole Gulf Railway Letter of Support, replied to railway improvements

Chair Tiseo mentioned support letter, grant funding amount, railroad right-of-way, and County impacts. **Commissioner Constance** commented on Consolidated Rail Infrastructure and Safety Improvements (CRISI) Grant funding amount and funding source, roadway improvement cost challenges, Federal Railroad Administration, Federal Highway Administration, **Commissioner Deutsch** spoke to grant expenditures and details, railway location, Burnt Store Road, time sensitivity, drainage work costs, and financial impacts.

County Administrator Flores responded to Federal Railroad Administration CRISI Grant Program total funding and details and City of Punta Gorda support letter request.

John Elias, Public Works Director remarked on Grant history, rail replacement, intersections, and drainage work costs and coordination.

COMMISSIONER DOHERTY MOVED TO APPROVE THE LETTER OF SUPPORT AGREEMENT 2026-075 FROM CHARLOTTE COUNTY AROUND SGLR CRISI GRANT APPLICATION; AND AUTHORIZE THE CHAIRMAN TO SIGN THE LETTER OF SUPPORT, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 4:1., COMMISSIONER DEUTSCH OPPOSED

PUBLIC HEARING AGENDA

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

PRESENTATION AGENDA

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

RECESS: 10:10 am - 1:00 pm

1 P.M. PUBLIC INPUT - ANY SUBJECT

Carla Smith noted Policy 3.45 violations, DSK Law Investigative Report findings and cooperation, county-owned equipment, Florida Public Record Law, federal privacy and medical documentation protections, Information Technology (IT) Policy, Florida Statutes 119.111(12) and 119.021, Sunshine Law, insubordination, and unresolved misconduct.

Cathy Bateman discussed medical documentation, county-owned and funded equipment, accountability, elected officials, community leaders, integrity, accountability, and August 18, 2026 Florida Primary Election candidates.

Richard Little mentioned May 23, 2023 Regular and Land Use Meeting, Principal Planner Jie Shao, rezoning application purpose, native vegetation, PD-22-14, Ordinance 2023-020 language modification and approval process, and Pulte Group.

Samuel Terpening commented on Punta Gorda Downtown Merchants Association investigation, vendor permit process, June 3, 2026 City of Punta Gorda Council Meeting, Florida Statutes, tax identification classification, alcohol vendors, Alcohol and Beverage Commission, and Sheets v. Presseller et al.

United States Air Force Retired Colonel Mary Ann Tipton spoke to development, traffic issues, construction, Pulte Group, Rural Settlement Area Overlay District (RSAOD), Meadow Vue, PAS-25-02, PD-25-14, Commercial General (CG), Tarpon Cove, TMV Waterside Restoration Mine, PAL-26-01, and PAL-26-02.

Rob Robbins noted DRC-25-075 Waterside Phase I Restoration, public information request, May 23, 2023 Regular and Land Use Meeting Agenda and publication language, Ordinance 2023-020 language, Lemon Bay Conservancy, and Charlotte 2050 Comprehensive Plan online accessibility.

Camilla Spice remarked on DRC-25-075 Waterside Phase I Restoration, machinery, citrus groves, open space, wildlife impacts, agricultural zoning, and public input opportunity.

Desiree Rabuse discussed DRC-25-075 Waterside Phase I Restoration, mining setback requirement, and public input opportunity.

Melanie Abal, Parrot Outreach Society mentioned surplus buildings, assistance request, email communications, County budgets, Animal Welfare League (AWL), Animal Control, parrot disease testing and hold minimums, public safety efforts, animal trade, and monk parakeet population.

Tim Ritchie commented on May 14, 2026 Agricultural and Natural Resources Advisory Committee Meeting and Chair Lindsay Harrington, water salinity, drought, Peace River, detention ponds, Mosaic Four Corners Mine, industrial wastewater facilities, reverse osmosis system requirement, National Pollutant Discharge Elimination System (NPDES) permits, phosphate mining ban, legislative changes, and water protections.

Attorney Rob Berntsson, Big W Law spoke to DRC-25-075 Waterside Phase I Restoration, sworn testimony, quasi-judicial hearings, and oath administration process.

Taken Out of Order

AA. County Administrator Comments - None

BB. County Attorney Comments - None

CC. Economic Development Director Comments - None

DD. County Commissioner Comments

Chair Tiseo noted oath administration process, meeting absence, National Association of Counties (NACo) and Florida Association of Counties (FAC) event attendance and participation, County representation, Grant funding advocacy, City of Punta Gorda Councilmember Greg Julian, cost savings, efficiencies, Parrot Outreach Society housing and funding request, and non-profit funding. **Commissioner Constance** discussed oath administration process, Parrot Outreach Society, Audubon Society, and alternative options. **Commissioner Deutsch** mentioned FEMA reimbursement delays, Hurricane Charley, Parrot Outreach Society, AWL funding assistance, Memorial Day Weekend events and attendance, Rotonda West Statute of Liberty dedication and Liberty Island, Ellis Island, American Legion Post 110, American Veterans (AMVETS) Ladies Auxiliary Department of Florida, and Decoration Day. **Commissioner Truex** commented on meeting absence, Intergovernmental Disaster Reform Task Force, Delivering Resilient Housing Solutions with Massachusetts Institute of Technology (MIT) and National Institute for Building Science, American Flood Coalition, FEMA, City of Punta Gorda Councilmember Greg Julian, FAC events, Congressman Greg Steube, construction resiliency options, permit regulations, California wildfires and permit challenges, Emergency Management Director Patrick Fuller and Department, staff efforts, Memorandum of Understanding (MOU), Army Corps of Engineers, beach renourishment funding, Immigration Reform Task Force, travel expense reimbursement sources, and Hazard Mitigation Grant Program (HMGP) funding distribution.

County Attorney David interjected on oath administration and sworn testimony processes.

County Administrator Flores replied to Parrot Outreach Society, MOU submittal and service scope, and Public Safety Director Chief Matthew McElroy.

RECESS: 1:48 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

Chair Tiseo noted Land Use Consent Agenda item pull request, Public Input cards and opportunity, and sworn testimony. **Commissioner Constance** spoke to sworn testimony, Land Use Consent Agenda item pull request, public input opportunities, and procedures. **Commissioner Deutsch** discussed sworn testimony and public input opportunities and Robert's Rules. **Commissioner Doherty** mentioned sworn testimony and Public Input - Land Use Consent Agenda Items Only. **Commissioner Truex** commented on sworn testimony.

County Attorney David interjected on Public Hearing comments and input opportunity and Land Use Consent Agenda.

Howard Kunik spoke against DRC-25-075, Waterside Phase I Restoration.

Consent Agenda

**COMMISSIONER DOHERTY MOVED TO APPROVE THE LAND USE CONSENT AGENDA WITH THE EXCEPTION OF VA-2,
SECONDED BY COMMISSIONER CONSTANCE**

MOTION CARRIED 5:0.

VA1. DRC-25-179, Circle K Flamingo

Community Development

Bohler Engineering FL, LLC is requesting PD Final Detail Site Plan approval for Circle K Flamingo. The project consists of a 3,956 SF Circle K convenience store with six fuel stations and a 4,316 sq. ft. canopy. The project site is 1.86± acres and is located at 1785 El Jobean Road, Port Charlotte, FL and is located within the West Port Marketplace. Located in Commission District IV. **RES 2026-108**

Quasi-Judicial

VA2. DRC-25-075- Waterside Phase I Restoration

Community Development

Southwest Engineering & Design is requesting PD Final Detail Site Plan approval for Waterside Phase 1 Restoration. The project consists of clearing of approximately 240 acres of citrus grove, excavation, and restoration of approximately 63.37 acres to a depth of 13 ft. The excavation will be backfilled and compacted back to existing grade ±2 ft. This area will be green/open space and be restored with several different natural vegetative communities. This project site is 240± acres and is located at 32990 Bermont Rd. Punta Gorda, FL. Located in Commission District I.

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.

Shaun Cullinan, Planning and Zoning Official gave a brief overview of DRC-25-075: Location Map, 2026 Eagle View Image, Area Image, Future Land Use Map (FLUM) Designations, Zoning Designations, Waterside Restoration: Overall Excavation Plan, Restoration Plan, Cell 1 Excavation Plan, Cell 2 Excavation Plan, Cell 3 Excavation Plan, Reclamation Plan Phase 1, Reclamation Plan Phase 2, responded to burial sites and locations, approved Planned Development (PD), amendment process, and condition requirements, excavation and mining permit process, soil studies, administrative approval, Applicant presentation, phased projects, Rural Community Mixed Use (RCMU) designation, Phase I permitted activities and uses, fill relocation allowance and replacement materials, Florida Department of Environmental Protection (FDEP) permits, attached documentation, Florida Administrative Code, major modification approval process, technical requirements denial basis, public hearing publication language, May 23, 2023 Regular and Land Use Meeting Agenda item, Ordinance language, denied petition waiting period, Accela Citizens Access portal, public records requests and transcripts, and meeting attendance.

Chair Tiseo noted burial site location, 2026 Eagle View Image, May 23, 2023 Regular and Land Use Meeting and Staff Report and restoration project language, PD conditions "L" and "M", Final Detail Site Plan element review and approval, sound, odor, and dust mitigation plans, FDEP permits, RCMU designation, mineral extraction mining operation, restoration project, density transfer, traffic study updates and impacts, soil contamination, nutrient depletion, and rehabilitation, agricultural classification exemption, fill relocation, excavation pit, property restoration process and rights, Comprehensive Plan, sworn testimony, discussion transcript, public input opportunity and access, and continuance. **Commissioner Constance** spoke to May 23, 2023 Regular and Land Use Meeting Presentation and discussion transcript, Agenda item attachment, Applicant presentation, fill relocation, excavation trucks, monitoring, and projects, farm ponds, contaminated and depleted soil, special conditions, water use permit and consumption, Watershed Overlay District (FLUM

#4), safeguards, phased project, Port Charlotte Golf Course purchase and mitigation costs, mitigation plan requirement, property value impacts, regulatory agency reports, documentation review, continuance, and public input. **Commissioner Deutsch** discussed Agenda item review, property depth removal, fill removal volume, conditions, relocation, and resale, traffic and public safety concerns, refill material, shell value, planned residential development, truck calculations, Metropolitan Planning Organization (MPO), service level impacts, restoration project, mining operation, soil contamination, and public input opportunity. **Commissioner Doherty** mentioned Applicant presentation, David Northcutt, traffic analysis review and methodology concerns, cumulative impacts, Lindsay Harrington, final pd process and mining operation review, mitigation plan, FDEP permit, PD conditions, restoration project, solid waste landfill, soil contamination, publication and Ordinance 2023-020 language, residential proximity, and continuance. **Commissioner Truex** commented on PD condition "M" and requirements, Ordinance 2023-020, documentation verification, soil testing dates and requirements, and continuance.

County Attorney David interjected on Applicant presentation, zoning, Final Detail Site Plan approval and Code requirements, administrative review process, publication, Ordinance 2023-020 and PD condition language, discussion transcripts, public hearing continuance and input opportunity, approved zoning and preliminary site plan, and requested documentation.

Attorney Rob Berntsson, Applicant Representative remarked on Final Detail Site Plan approval and Comprehensive Plan compliance, land use designation and zoning application challenge time period, Staff Report, administrative review process, required pd conditions, soil depletion and testing, fill relocation, traffic impacts, mining operations, excavation permit requirement and process, FDEP permit submittal, operation and noise, dust, and odor mitigation plans, density purchase, Ordinance 2023-020 language, grove native vegetation restoration, mulching operations, requested approval, and agreed to a continuance.

Gary Bayne, Southwest Engineering and Design Civil Engineer gave a brief overview of Waterside Restoration: Aerial Map - 2020, Landscape Restoration Plan, Conceptual Landscape and Reclamation Plan, Cell 2 Excavation Plan, Monitoring Locations, 1000 Foot Setback, Phase 1 Aerial Map - 2020, Soil Testing & Environmental Evaluation - PD Condition J, Parameters Evaluated, Results of Testing, Overall Excavation Plan, requested approval, replied to soil nutrient depletion and testing results, RCMU Designation and open space requirements, native restoration, PD conditions, fill material contents, uses, and value, residential development, density purchase, property entry and departure check-ins and monitoring, FDEP Program and regulation compliance, Florida Department of Transportation (FDOT) certification, sand clarifiers, excavation extension, sound, odor, and dust mitigation plans, water use permit modification and consumption, and monitoring efforts.

Attorney Felicia Kitzmiller, Stearns Weaver Miller highlighted state permitting and land restoration process, FDEP permit and Final Order, Mining and Mitigation Program (MMP), hydraulic barrier ditch review, native flora and vegetation accommodations, irrigation system expansion, Southwest Florida Water Management District (SWFWMD) increased and consumptive water use and agricultural environmental resource permits, Overall Excavation Plan, and RESPEC Company National Practice Lead David Brown.

Reed Mckown, Southwest Engineering and Design Project Engineer gave a brief overview of Summary Treatment Report Version: 4.3.5, responded to fill volume and disbursement options, soil testing results and depletion, and revenue recovery.

Laura Rossi, Protean Design Group Professional Engineer highlighted County Code 3-3.511, traffic impact statement methodology and analysis, road conditions, service level impacts, replied to excavation and debris truck calculations, and updated traffic study.

Robert Fakhri, Transportation Engineer responded to traffic study methodology, impacts, FDOT District 1 and MPO approved model, long range transportation planning, truck volume, and Level of Service D parameters.

Public Input

The following citizens spoke against Petition DRC-25-075, Waterside Phase I Restoration: Howard Kunik, Percy Angelo, Rob Robbins, United States Air Force Retired Colonel Mary Ann Tipton, Dwight Dean, Richard Little, Patty Castro, Tim Ritchie, Camilla Spicer, Lindsay Harrington, Louis Garcia, and Desiree Rabuse.

John Flowers noted developers, project concerns response and corrections, material relocation, ranch management, Best Practices Manual (BMP), and truck traffic.

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

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO CONTINUE THE ITEM UNTIL THE JULY 28, 2026 REGULAR AND LAND USE MEETING, ALLOWING PUBLIC INPUT AND NEW DOCUMENTATION WHICH WILL INCLUDE CONDITION "M", TRAFFIC STUDIES, AND TRANSCRIPTS; AND APPROVE THE EXPENSE OF TRANSCRIBING THE MAY 23, 2023 REGULAR AND LAND USE MEETING ITEM DISCUSSION, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

VA3. DRC-26-015, Turnleaf Phase I Bridge Crossing

Community Development

Barraco and Associates Inc. is requesting a modification to PD Final Detail Site Plan (DRC-22-00158) approval for Turnleaf Phase I Bridge Crossing. The project consists of modification to include a wooden bridge and associated utility crossing to provide access and extend utilities to future phases of the community. The project site is 1.22± acres and is located at 13051 Turnleaf Blvd., Punta Gorda, FL Located in Commission District II. **RES 2026-109**

Quasi-Judicial

VA4. CSZ-26-02, Sandra W. Welles Ranch LLC, Del Verde Section F subdivision (1)

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 189 platted lots in Blocks 1, 2, 6, 7, 8, 13, 14, 31, & 34 and within the Del Verde Section F subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 24.97± acres; for calculation and severance of 189 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-26-02; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I. **RES 2026-110**

Quasi-Judicial

VA5. CSZ-26-03, Sandra W. Welles Ranch LLC, Del Verde Section F subdivision (2)

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 209 platted lots in Blocks 3, 4, 5, 9, 10, 11, 12, 32, & 33, and within the Del Verde Section F subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 24.79± acres; for calculation and severance of 209 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-26-03; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I. **RES 2026-111**

Quasi-Judicial

VA6. CSZ-26-04, Sandra W. Welles Ranch LLC, Del Verde Section F subdivision (3)

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 239 platted lots in Blocks 15, 16, 21, 22, 23, 24, 29, & 30, and within the Del Verde Section F subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 31.14± acres; for calculation and severance of 239 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-26-04; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I. **RES 2026-112**

Quasi-Judicial

VA7. CSZ-26-05, Sandra W. Welles Ranch LLC, Del Verde Section F subdivision (4)

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 245 platted lots in Blocks 17, 18, 19, 20, 25, 26, 27 & 28, and within the Del Verde Section F subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 29.08± acres; for calculation and severance of 245 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-26-05; Applicant: Sandra W. Welles Ranch LLC; providing an effective date. Located in Commission District I. **RES 2026-113**

Quasi-Judicial

Public Hearing

VB1. CDD-26-01, Expansion of the Existing West Port East Community Development District (CDD)

Community Development

Approve an ordinance of the Board of County Commissioners of Charlotte County, Florida, pursuant to Chapter 190, Florida Statutes, amending Part IV, Municipal Service Benefit and Taxing Units, Chapter 4-3.5 Municipal Service Districts, by amending Article XXI: West Port East Community Development District (CDD) to add 104.898± acres of lands, generally located east of the existing CDD to this CDD; and providing for severability; Petition No. CDD-26-01; Applicant: West Port East Community Development District; providing for an effective date. The proposed amended CDD is generally located south of Tamiami Trail (US 41), north of El Jobean Road (SR 776), east of the Flamingo Boulevard, and west of Collingswood Boulevard, in the Port Charlotte area, within the Murdock Village Community Redevelopment Area (CRA), and in Commission District IV. The amended CDD contains 280.775± acres. Located in Commission District IV. **ORD 2026-015**

Legislative

Jie Shao, Principal Planner gave a brief overview of Request, CDD-26-01: Location Map, Area Image, Framework, FLUM Designations, Zoning Designations, History of the Community Development District (CDD) and the Property, and West Port East CDD – Expansion Parcel Proposed Facilities & Estimated Costs.

Public Input

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

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO APPROVE ORDINANCE 2026-015 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AMENDING ORDINANCE 2024-041 TO EXPAND THE BOUNDARIES OF THE WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT; AMENDING PART IV, MUNICIPAL SERVICE BENEFIT AND TAXING UNITS, CHAPTER 4-3.5 MUNICIPAL SERVICE DISTRICTS, ARTICLE XXI, WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT, SECTION 4-3.5-262, DISTRICT EXTERNAL BOUNDARIES, PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, SECONDED BY CHAIR TISEO

MOTION CARRIED 5:0.

VB2. PD-26-01, Bella Via MM to PD

Community Development

(Change #1) Added attachment – Bella Via Presentation.

Adopt an Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD; this amendment constitutes a major modification to Ordinance Number 2023-003 by amending PD conditions "a", "b", and "c", to add single-family attached as a permitted use and to increase the approved residential development rights from 208 dwelling units to 212 dwelling units; however, the base density is 212 dwelling units and no transfer of density units is required; adopting the Bella Via PD Concept Plan for development in Phase 2; for property generally located north of Harborview Road, south of Westchester Boulevard, west of Loveland Boulevard, and east of Kings Highway, in the Port Charlotte area, containing 42.62± acres; Petition No. PD-26-01; Applicant: Taylor Morrison of Florida, Inc.; providing an effective date. Located in Commission District I. **ORD 2026-016**

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.

Ms. Shao provided credentials, gave a brief overview of Proposed Changes, PD-26-01: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), PD-26-01 and PD-80-1 Area Image, Area Image, Framework, FLUM Designations, Zoning Designations, Approved and Proposed Development Rights, Coastal High Hazard Area, Flood Zones (Subject Property - 9AE and 10AE Zones), Bella Via Master Concept Plan, Open Space Exhibit, and Planned Development (PD) Concept Plan.

Tom Sacharski, Applicant Representative joined in Staff Report, requested approval, responded to Open Space Exhibit, proposed housing types, final site plan, original PD, Declaration of Covenants, Conditions, and Restrictions, emergency ingress/egress, construction traffic access point option, internal road damage, and homeowners association (HOA).

Chair Tiseo discussed age and rental restrictions, housing types, construction traffic navigation, private access agreement, buildout date, alternative access points, and internal roads damage reimbursement challenges and responsibility. **Commissioner Constance** spoke to Applicant presentation, Open Space Exhibit, current and proposed housing types, final site plan, condominium owner's association expansion, Janice Avenue, and alternative access point. **Commissioner Deutsch** mentioned land and condominium ownership.

Adam Smalley, Taylor Morrison Community Management Manager replied to rental allowance, estimated buildout date, HOA, Florida Statute 720, and condominium owner's association.

Public Input

Kathy Edney remarked on preferred housing types, preferred demographics and amenities, seasonal population, noise, traffic, and pool usage concerns, and HOA fee increases.

Debra Sharron noted preferred housing types and demographics, construction vehicle access points and potential impacts, roadway damages, and safety concerns.

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

MOTION CARRIED 5:0.

COMMISSIONER TRUEX MOVED TO APPROVE ORDINANCE 2026-016 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 ORDINANCE NUMBER 2023-003, BY AMENDING ADOPTED PD CONDITIONS "A", "B", AND "C", TO ADD SINGLE-FAMILY ATTACHED AS A PERMITTED USE AND TO INCREASE THE APPROVED RESIDENTIAL DEVELOPMENT RIGHTS FROM 208 DWELLING UNITS TO 212 DWELLING UNITS; HOWEVER, THE BASE DENSITY IS 212 DWELLING UNITS AND THEREFORE NO TRANSFER OF DENSITY UNITS IS REQUIRED; ADOPTING THE GENERAL PD CONCEPT PLAN FOR DEVELOPMENT IN PHASE 2; FOR PROPERTY GENERALLY LOCATED NORTH OF HARBORVIEW ROAD, SOUTH OF WESTCHESTER BOULEVARD, WEST OF LOVELAND BOULEVARD, AND EAST OF KINGS HIGHWAY, IN THE PORT CHARLOTTE AREA; CONTAINING 42.62± ACRES; COMMISSION DISTRICT I, CHARLOTTE COUNTY, FLORIDA; PETITION NUMBER PD-26-01; APPLICANT: TAYLOR MORRISON OF FLORIDA, INC.; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

VB3. PD-26-02, West Port Village MM to PD

Community Development

Adopt an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD. This amendment constitutes a major modification to Ordinance Number 2025-007 by revising the adopted PD condition "e)xi)" to modify the conditions governing drive-through uses for property consisting of 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 boundaries of the Murdock Village Community Redevelopment Area (CRA), in the Port Charlotte area, containing 154.93± acres; Petition No. PD-26-02; Applicant: KLWP Village LLC, by its Manager, The Kolter Group LLC; providing an effective date. Located in Commission District IV. **ORD 2026-017**

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.

Ms. Shao provided credentials, gave a brief overview of Proposed Changes, PD-26-02: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Framework, FLUM Designations, Zoning Designations, Flood Zones (Subject Property - 9AE & X Zones), History of the Property, Proposed Detail Changes, Planned Development Concept Plan, and Color Site Plan.

Commissioner Constance spoke to PD condition "e)xi)". **Commissioner Doherty** discussed PD condition "e)xi)" and Ordinance 2025-007 Exhibit 1.

Linda Stewart, Applicant Representative joined in staff report, accepted Ms. Shao as expert, and requested approval.

Public Input

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

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO APPROVE ORDINANCE 2026-017 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 ORDINANCE NUMBER 2025-007, BY AMENDING ADOPTED PD CONDITION "e)xi)", TO MODIFY THE CONDITIONS GOVERNING DRIVE-THROUGH USES FOR PROPERTY CONSISTING OF 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 BOUNDARIES OF THE MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AREA (CRA), IN THE PORT CHARLOTTE AREA; CONTAINING 154.93± ACRES; COMMISSION DISTRICT IV, CHARLOTTE COUNTY, FLORIDA; PETITION NUMBER PD-26-02; APPLICANT: KL WP VILLAGE LLC, BY ITS MANAGER, THE KOLTER GROUP LLC; PROVIDING AN EFFECTIVE DATE, SECONDED BY CHAIR TISEO

MOTION CARRIED 5:0.

VB4. PAS-25-02, 5905 Duncan Road LLC, Small Scale Plan Amendment

Community Development

Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) (4.64± acres) and Agriculture (AG) (8.21± acres) to Commercial (COM); for property located at 5905 Duncan Road (US 17), in the Punta Gorda area, containing 12.85± acres; Petition No. PAS-25-02; Applicant: 5905 Duncan Road LLC; providing an effective date. Located in Commission District II. **ORD 2026-018**

Legislative

Ms. Shao provided credentials, gave a brief overview of Proposed Changes, PAS-25-02 and PD-25-14: 1,000 Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Framework, 1988 FLUM Designations, 1997-2010 FLUM Designations, Existing FLUM Designations, Proposed FLUM Designations, Existing Zoning Designations, Proposed Zoning Designations, Coastal High Hazard Area, Flood Zones (Subject Property – 10 AE Flood Zone), and Site Plan.

Attorney Derek Rooney, Applicant Representative accepted Ms. Shao as an expert, joined in the staff report, and requested approval.

Public Input for Petitions PAS-25-02, 5905 Duncan Road LLC, Small Scale Plan Amendment and PD-25-14, 5905 Duncan Road LLC, PD Rezoning

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

MOTION CARRIED 5:0.

COMMISSIONER TRUEX MOVED TO APPROVE ORDINANCE 2026-018 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUIT TO SECTION 163.3187, FLORIDA STATUTES, ADOPTING A SMALL SCALE PLAN AMENDMENT TO AMEND CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE, FROM LOW DENSITY RESIDENTIAL (LDR) (4.64± ACRES) AND AGRICULTURE (AG) (8.21± ACRES) TO COMMERCIAL (COM); FOR PROPERTY LOCATED AT 5905 DUNCAN ROAD (US 17), IN THE PUNTA GORDA AREA, CONTAINING 12.85± ACRES; COMMISSION

DISTRICT II; PETITION NO. PAS-25-02; APPLICANT: 5905 DUNCAN ROAD LLC; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

VB5. PD-25-14, 5905 Duncan Road LLC, PD Rezoning

Community Development

Adopt an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) (8.21± acres) and Agriculture (AG) (4.64± acres) to Planned Development (PD) to allow for commercial general uses, and also adopt a General PD Concept Plan; for property located at 5905 Duncan Road (US 17), in the Punta Gorda area, containing 12.85± acres; Petition No. PD-25-14; Applicant: 5905 Duncan Road LLC; providing an effective date. Located in Commission District II. **ORD 2026-019**

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.

Ms. Shao provided credentials, gave a brief overview of Proposed Changes, PAS-25-02 and PD-25-14: 1,000 Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Framework, 1988 FLUM Designations, 1997-2010 FLUM Designations, Existing FLUM Designations, Proposed FLUM Designations, Existing Zoning Designations, Proposed Zoning Designations, Coastal High Hazard Area, Flood Zones (Subject Property – 10 AE Flood Zone), and Site Plan.

Attorney Derek Rooney, Applicant Representative accepted Ms. Shao as an expert, joined in the staff report, and requested approval.

Public Input for Petitions PAS-25-02, 5905 Duncan Road LLC, Small Scale Plan Amendment and PD-25-14, 5905 Duncan Road LLC, PD Rezoning

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

MOTION CARRIED 5:0.

COMMISSIONER CONSTANCE MOVED TO APPROVE ORDINANCE 2026-019 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM RESIDENTIAL ESTATE 1 (RE-1) (8.21± ACRES) AND AGRICULTURE (AG) (4.64± ACRES) TO PLANNED DEVELOPMENT (PD) IN ORDER TO ALLOW FOR COMMERCIAL GENERAL USES, AND ALSO ADOPT A GENERAL PD CONCEPT PLAN; FOR PROPERTY LOCATED AT 5905 DUNCAN ROAD (US 17), IN THE PUNTA GORDA AREA, CONTAINING 12.85± ACRES; CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT II; PETITION PD-25-14; APPLICANT: 5905 DUNCAN ROAD LLC; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

VB6. Z-26-12, Grigorov RSF-3.5 Rezoning

Community Development

Adopt an Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) to Residential Single-family 3.5 (RSF-3.5) in order to correct an inconsistency between the Future Land Use Map designation and the zoning district, and requiring a transfer of one density unit on site (Application Number

TDU-26-01); for property located at 960 Rotonda Circle, in the Rotonda West area and in the West County area, containing 0.74± acres; Petition No. Z-26-12; Applicant: Nina Grigorov, Trustee of the Nina Grigorov Living Trust; providing an effective date. Located in Commission District III. **ORD 2026-020**

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.

Ms. Shao provided credentials, gave a brief overview of Proposed Changes, Z-26-12 and TDU-26-01: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Service Area Delineation, Framework, 1988 FLUM Designations, 1997-2010 FLUM Designations, FLUM Designations, Existing Zoning Designations, Proposed Zoning Designations, Coastal High Hazard Area, and Flood Zones (Subject Property – X Zone).

Commissioner Constance mentioned Proposed Changes and FLUM Designations. **Commissioner Truex** commented on FLUM Designations and abandoned docks.

Attorney Rob Berntsson, Applicant Representative noted rezoning request and requested approval.

Public Input for Petitions Z-26-12, Grigorov RSF-3.5 Rezoning and TDU-26-01, Nina Grigorov

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

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO APPROVE ORDINANCE 2026-020 OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM COMMERCIAL GENERAL (CG) TO RESIDENTIAL SINGLE-FAMILY 3.5 IN ORDER TO CORRECT AN INCONSISTENCY BETWEEN THE FUTURE LAND USE MAP DESIGNATION AND THE ZONING DISTRICT FOR PROPERTY LOCATED AT 960 ROTONDA CIRCLE, IN THE ROTONDA WEST AREA AND IN THE WEST COUNTY AREA; CONTAINING 0.74± ACRES; CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT III; PETITION Z-26-12; APPLICANT: NINA GRIGOROV, TRUSTEE OF THE NINA GRIGOROV LIVING TRUST; PROVIDING AN EFFECTIVE DATE, SECONDED BY COMMISSIONER CONSTANCE

MOTION CARRIED 5:0.

VB7. TDU-26-01, Nina Grigorov

Community Development

Approve a Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for a transfer of one density unit to a Receiving Zone located at 960 Rotonda Circle, in the Rotonda West area and in the West County area, containing 0.74± acres, in accordance 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-26-01; Applicant: Nina Grigorov, Trustee of the Nina Grigorov Living Trust; providing an effective date. Located in Commission District III. **RES 2026-114**

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.

Ms. Shao provided credentials, gave a brief overview of Proposed Changes, Z-26-12 and TDU-26-01: 1,000' Mailed Notice Map, Location Map, Area Image (Mid-Range), Area Image, Service Area Delineation, Framework, 1988 FLUM Designations,

1997-2010 FLUM Designations, FLUM Designations, Existing Zoning Designations, Proposed Zoning Designations, Coastal High Hazard Area, and Flood Zones (Subject Property – X Zone).

Commissioner Constance spoke to Proposed Changes and FLUM Designations. **Commissioner Truex** discussed FLUM Designations and abandoned docks.

Attorney Rob Berntsson, Applicant Representative mentioned rezoning request and requested approval.

Public Input for Petitions Z-26-12, Grigorov RSF-3.5 Rezoning and TDU-26-01, Nina Grigorov

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

MOTION CARRIED 5:0.

COMMISSIONER TRUEX MOVED TO APPROVE RESOLUTION 2026-114 APPROVING A PETITION FOR A TRANSFER OF ONE DENSITY UNIT TO A RECEIVING ZONE LOCATED AT 960 ROTONDA CIRCLE, IN THE ROTONDA WEST AREA AND IN THE WEST COUNTY AREA, CONTAINING 0.74± ACRES, IN ACCORDANCE 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; COMMISSION DISTRICT III; PETITION TDU-26-01; APPLICANT: NINA GRIGOROV, TRUSTEE OF THE NINE GRIGOROV LIVING TRUST, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

VB8. Z-26-14, Burnt Store Inconsistency CG & ES Rezoning

Community Development

Hold the first of two public hearings to discuss a rezoning application and request the Board to set the second public hearing for June 9, 2026, at 2:00 p.m., in accordance with Section 125.66, Florida Statutes. Pursuant to Section 125.66, Florida Statutes, this is a rezoning to amend the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Commercial General (CG) (65.14± acres) and Environmentally Sensitive (ES) (19.06± acres), for property, including three parcels, two of which are located at 27544 Green Gulf Boulevard and 11711 Tamiami Trail, and one unaddressed parcel generally located north of Green Gulf Boulevard, south of Notre Dame Boulevard, east of Alligator Street, and west of Tamiami Trail (US 41), in the Punta Gorda area and within the South County area, containing 81.884± acres; Petition No. Z-26-14; Applicant: Charlotte County Board of County Commissioners. Located in Commission District II.

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.

Jaden Keech, Planner gave a brief overview of Proposed Change, Z-26-14: 1,000' Mailed Notice Map, Location Map, Area Image, Framework, FLUM Designations, Zoning Designations, and Proposed Zoning Designations.

Mr. Cullinan commented on county property acquisition, proposed uses, public hearing requirements, Burnt Store Road East-West Connector Alternative #1 documentation, and FLUM Designations,

County Attorney David interjected on public hearing requirements.

Chair Tiseo noted Burnt Store Road East-West Connector, County website, and communication options. **Commissioner Constance** spoke to Burnt Store Road East-West Connector Alternative #1 and roadway design.

Public Input

David Garner spoke against Z-26-14, Burnt Store Inconsistency Commercial General (CG) & Environmentally Sensitive (ES) Rezoning, discussed April 13, 2026 Planning and Zoning Board Meeting, roadway design and alternative options, Notre Dame Boulevard, FDOT, speed and noise pollution concerns, life quality impacts, and June 9, 2026 Regular and Land Use Meeting.

Mark Dorr spoke against Z-26-14, Burnt Store Inconsistency CG & ES Rezoning, mentioned road design and alternatives, rezoning request, sound barriers, and construction timeframe.

Teresa Reed spoke against Z-26-14, Burnt Store Inconsistency CG & ES Rezoning, commented on existing zoning designation, wildlife refuge, commercial rezoning, road design alternatives, mailed notices, and neighborhood impacts.

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

MOTION CARRIED 5:0.

COMMISSIONER CONSTANCE MOVED TO SET THE SECOND PUBLIC HEARING FOR JUNE 9, 2026, AT 2:00 P.M., IN ACCORDANCE WITH SECTION 125.66, FLORIDA STATUTES. PURSUANT TO SECTION 125.66, FLORIDA STATUTES, THIS IS A REZONING TO AMEND THE CHARLOTTE COUNTY ZONING ATLAS FROM RESIDENTIAL ESTATE 1 (RE-1) TO COMMERCIAL GENERAL (CG) (65.14± ACRES) AND ENVIRONMENTALLY SENSITIVE (ES) (19.06± ACRES), FOR PROPERTY, INCLUDING THREE PARCELS, TWO OF WHICH ARE LOCATED AT 27544 GREEN GULF BOULEVARD AND 11711 TAMIAMI TRAIL, AND ONE UNADDRESSED PARCEL GENERALLY LOCATED NORTH OF GREEN GULF BOULEVARD, SOUTH OF NOTRE DAME BOULEVARD, EAST OF ALLIGATOR STREET, AND WEST OF TAMIAMI TRAIL (US 41), IN THE PUNTA GORDA AREA AND WITHIN THE SOUTH COUNTY AREA, CONTAINING 81.884± ACRES; PETITION NO. Z-26-14; APPLICANT: CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS. LOCATED IN COMMISSION DISTRICT II, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

ADJOURNED: 6:36 pm

ATTEST:

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

By: Kimberly Webb
Deputy Clerk

