

Charlotte County

Commission Chambers, Room 119
18500 Murdock Circle
Port Charlotte, FL 33948
CharlotteCountyFL.gov



Regular and Land Use Meeting

Tuesday, March 25, 2025
9 a.m.

Board of County Commissioners

COUNTY COMMISSIONERS

Joseph Tiseo, District 5, Chairman
Ken Doherty, District 1, Vice Chairman
Christopher Constance, District 2
Bill Truex, District 3
Stephen R. Deutsch, District 4

COUNTY ADMINISTRATOR

Hector Flores

COUNTY ATTORNEY

Janette S. Knowlton

CLERK OF THE CIRCUIT COURT

Roger D. Eaton

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@charlottecountyfl.gov.

Should any agency or person decide to appeal any decision made by the board with respect to any matter considered at such meeting, a record of the proceeding, and for such purpose, a verbatim record of the proceeding is required, which record includes the testimony and evidence upon which the appeal is to be based.

ALL PERSONS AND PROPERTY ARE SUBJECT TO SEARCH UPON ENTERING THE MEETING ROOM.

9:00 A.M.

Call to Order and Roll Call

Invocation

If you wish, please rise for the invocation

[Captain Israel Roseno](#)
[Corps Officer, Florida Division of The Salvation Army](#)

Pledge of Allegiance

Changes to the Agenda

See separate sheet

Proclamations - Commissioner Stephen R. Deutsch

[Easter Egg-cellent Event Day](#)
[National County Government Month](#)
[National Donate Life Month](#)
[Parliamentary Law Month](#)
[Water Conservation Month](#)

Employee Recognition

[Employee of the Month - February 2025](#)

Scott Francis
Facilities Management

Award Presentations

PUBLIC INPUT - AGENDA ITEMS ONLY

Anyone wishing to address the Board during this portion of the meeting must fill out a card, state their name for the record, and state which agenda item(s) will be addressed. Remarks shall be limited to 3 minutes (max) and shall be addressed to the Commission as a body, and not to individual members.

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 Services MSBU-Vacancy](#)

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, 2025. 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.

* [MSBU-MSTU Advisory Board Vacancies](#)

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, 2026, and one member to a fill position with a term through October 31, 2027.
- **Edgewater North Waterway Unit** is seeking one member to fill a position with a term through October 31, 2025.
- **Englewood East Non-Urban Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Gardens of Gulf Cove Street & Drainage Unit** is seeking two members to fill position with a term through October 31, 2027.
- **Greater Port Charlotte Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Gulf Cove Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2025.
- **Gulf Cove Waterway Unit** is seeking one member to fill a position with a term through October 31, 2025.
- **Harbour Heights Waterway Unit** is seeking one member to fill a position with a term through October 31, 2027.
- **Manasota Key Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2026.
- **Manchester Waterway Utility Unit** is seeking one member to fill a position with a term through October 31, 2025, and one member to fill a position with a term through October 31, 2027.
- **Mid-Charlotte Stormwater Utility Unit** is seeking one member to fill a position with a term through October 31, 2025.
- **Placida Area Street & Drainage Unit** is seeking one member to fill a position

with a term through October 31, 2025.

- **Rotonda Sands Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2025, and one member to fill a position with a term through October 31, 2027.
- **South Burnt Store Street & Drainage Unit** is seeking one member to fill a position with a term through October 31, 2025.
- **Suncoast Waterway Unit** is seeking one member to fill a position with a term through October 31, 2025 and one member to fill a positions with a term through October 31, 2026.

REPORTS RECEIVED AND FILED

[FY 2023-2024 Community Redevelopment Agency Annual Reports](#)

Public Works

Charlotte Harbor Community Redevelopment Agency Annual Report

Murdock Village Community Redevelopment Agency Annual Report

Parkside Community Redevelopment Agency Annual Report

CONSENT AGENDA

Clerk of the Circuit Court

A. Comptroller Division

1. [Finance](#)

Recommended Action:

Approve the Clerk's Finance Memorandum.

Budgeted Action:

No action needed.

2. [Commercial Paper Loan](#)

Recommended Action:

a) Approve Resolution authoring a new Commercial Paper Loan in the amount of \$1,967,000 for South Burnt Store MSBU paving; and

b) Authorize the Chairman to execute the Resolution and any documents necessary to effectuate the loan.

Budgeted Action:

No action needed

B. Minutes Division

1. [Minutes](#)

Recommended Action:

Approve the following Minutes:

February 25, 2025 BCC Regular and Land Use Meeting

March 6, 2025 BCC Board Workshop
March 6, 2025 BCC Budget Process Update Workshop
March 6, 2025 BCC Pre Agenda
March 11, 2025 BCC Regular Meeting

Budgeted Action:

No action needed.

Board of County Commissioners**C. Commission Office****1. [Appointment - Marine Advisory Committee](#)****Recommended Action:**

Approve the appointment of Jim Pase as a representative of the Isles Yacht Club, to fill the unexpired term of Chuck Wolley. Term is effective immediately and will expire in December 2026.

Budgeted Action:

No action needed.

D. County Administration**1. [Set a Murdock Village Community Redevelopment Agency Meeting on April 8, 2025](#)****Recommended Action:**

Set a Murdock Village Community Redevelopment Agency meeting on April 8, 2025, at 10:00 a.m., or as soon thereafter, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida.

Budgeted Action:

No action needed.

E. County Attorney**1. [Retainer Agreement Baker, Donelson FEMA Claim Rotonda Bridge](#)****Recommended Action:**

Authorize County Attorney to retain services of Baker, Donelson as Special Counsel to handle arbitration related to FEMA's denial of County's claim for the Rotonda Bridge replacement.

Budgeted Action:

No action needed. A 4th quarter budget adjustment for the hurricane fund (1901) will be brought to the Board if accepted. Funding will come from General Fund Reserves.

F. Budget and Administrative Services**Fiscal Services****Information Technology**

Purchasing

1. [25-166, Award, Gillot Boulevard, North of Blitman Street, Construction Repairs \(Public Works\)](#)

Recommended Action:

Approve award of Request for Bid #25-166, Gillot Boulevard, North of Blitman Street, Construction Repairs to the lowest responsive, responsible, bidder, V & H Construction of Fort Myers, Florida at the total cost of \$435,840.30. This project is for repairs to restore Gillot Boulevard, north of Blitman Street, to pre-Hurricane Ian conditions. Restoration includes the repair of the roadway, guardrail, asphalt pad, storm pipe replacement, concrete, unpaved shoulder, swale, drainage, and embankment washout.

Budgeted Action:

No action needed. A 2nd quarter Budget Adjustment will be brought to the Board for approval. Allowable grant expenses will be reimbursed by Florida Department of Transportation. Funding for the expenditures will come from the Hurricane Fund. There is no local match required.

2. [22-200, Amendment 3, Construction Manager at Risk - Capital Maintenance Repair - Annual \(Facilities\)](#)

Recommended Action:

- a) Approve Amendment #3 to Contract #22-200 Construction Manager at Risk - Capital Maintenance Repair - Annual, with Florida Premier Contractors, LLC, for the Guaranteed Maximum Price (GMP) in the amount of \$6,693,135 for Fiscal Year 2025 project list; and
- b) Authorize the Chairman to sign Amendment #3 to Contract #22-200, Construction Manager at Risk - Capital Maintenance Repair.

Budgeted Action:

No action needed. Budgeted in the Facilities Capital Maintenance Plan as approved in the FY25 budget process. Funding is provided from Capital Projects Fund, ad valorem.

3. [25-062, Award, Kings Highway and Harborview Road Intersection Improvements \(Public Works\)](#)

Recommended Action:

Approve award of Request for Bid #25-062, Kings Highway and Harborview Road Intersection Improvements, to the lowest responsive, responsible, bidder, Andrew SiteWork, LLC of Fort Myers, Florida at the total cost of \$1,435,486.95. The project includes milling and resurfacing, auxiliary lane widening, drainage improvements, signalization, intelligent transportation system improvements, lighting improvements, and signing and pavement markings as indicated on the construction plans.

Budgeted Action:

No action needed. Budgeted in the Capital Improvement Project "Harborview Rd/Kings Highway Intersection Improvements" as approved in the FY25 budget process. Grant funding in the amount of \$2,500,000.00 is included in the for Greater Charlotte Street Lighting District. Grant funding will be provided by Florida Department of Transportation. There is no local match required.

4. [25-262, Award, Rehabilitation of Lift Station Wet Wells and Discharge Piping \(Utilities\)](#)

Recommended Action:

Approve award of Request for Bid #25-262, Rehabilitation of Lift Station Wet Wells and Discharge Piping to the lowest responsive, responsible bidder, Restoration and Protective Solutions, LLC for a total cost of \$180,049.80. This work is to perform rehabilitation work to restore the functionality and structural integrity of multiple existing lift station wet wells and discharge piping.

Budgeted Action:

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

5. [25-214, Construction Manager at Risk - Burnt Store Water Reclamation Facility \(Utilities\)](#)

Recommended Action:

- a) Approve the ranking of firms for Request for Proposal #25-214, Construction Manager at Risk - Burnt Store Water Reclamation Facility: 1st: Jon F. Swift, Inc., of Sarasota, Florida, and 2nd Archer Wester Construction, LLC, of Tampa, Florida; and
- b) Approve start of negotiations; and
- c) Authorize the Chairman to sign the contracts after completion of negotiations.

Budgeted Action:

No action needed. Budgeted in the Capital Improvement Project "Burnt Store WRF Expansion" as approved in the FY25 budget process. Funding is supplied from the Utility Wastewater Connection Fee Fund.

6. [24-131, Approve, Work Order 5, 2024 Erosion Control Project - Hurricane Recovery \(Public Works\)](#)

Recommended Action:

Approve Request for Proposals #24-131, Work Order #5, with Coastal Engineering Consultants, Inc., of Bonita Springs, Florida, for 2024 Erosion Control Project - Hurricane Recovery in the amount of \$255,664.

Budgeted Action:

No action needed. A Q2 budget amendment to the "Public Works MSBU/TU Dredging" Capital Maintenance Plan will be brought to the board for approval. Qualifying expenditures will be reimbursed by the Florida Department of Environmental Protection. There is no anticipated local match required.

Real Estate Services

7. [Agreement for Noise and Acoustical Consulting Services - Harborview Road](#)

Recommended Action:

- a) Approve the Agreement between Charlotte County and Bernard Kinney Associates, Inc. for Noise and Acoustical Consulting Services for Harborview Road Widening Project - Segments 1 & 2 ("Agreement") of fee simple or easement interest in property that may be required for the future implementation of the Harborview Road Widening Project; and

- b) Approve Resolution authorizing the Manager of Real Estate Services, or his designee, with the advice and counsel of the County Attorney's Office, to supervise and authorize payments for services as indicated in the Agreement; and
- c) Authorize the Chairman to execute the Agreement; and
- d) Authorize the Chairman to execute the Resolution.

Budgeted Action:

No action needed. Budgeted in the Capital Improvement Project "Harborview Road Widening - Melbourne to I75" as approved in the FY25 budget process. Funding is supplied from the 2020 Sales Tax Extension.

Risk Management**Transit****G. Community Development****H. Community Services****1. [Ainger Creek Boat Ramp 2025 Florida Boater Improvement Program Grant](#)****Recommended Action:**

- a) Approve grant application with the Florida Fish and Wildlife Commission in the amount of \$725,000 for renovation of the Ainger Creek Boat Ramp; and
- b) Approve Resolution authorizing the application for the grant and designating the County Administrator, or his designee, to apply, execute, and administer the grant; and
- c) Authorize the Chairman to sign the Resolution.

Budgeted Action:

No action needed. A project and budget amendment to the Capital Improvement Project "Boater Improvement-Ainger Creek" will be brought to the Board for approval, if awarded. Grant funding of \$725,000 will be provided by Florida Fish and Wildlife Commission and local share of \$2,257,486 will be paid by Boater Revolving Fund and Capital Projects, ad valorem.

2. [Charlotte Harbor Event and Conference Center Fees](#)**Recommended Action:**

Approve Resolution to update user fees for the Charlotte Harbor Event and Conference Center.

Budgeted Action:

No action needed. Budgeted in the Charlotte Harbor Event and Conference Center Fund as approved in the FY2025 budget process.

I. Economic Development**J. Facilities Management****K. Human Resources**

L. Human Services

1. [Peace River Community Housing Partners, Inc. Charlotte Housing Opportunities Made Easier Fee Subsidy Award and Land Use Restriction Agreement Amendment - 6296 Scott Street](#)

Recommended Action:

- a) Adopt Resolution further amending the Land Use Restriction Agreement (LURA) to extend the deadline for performance until March 31, 2026 and to incorporate Charlotte HOME Program requirements; and
- b) Approve the recommended increase to the Affordable Housing Trust Fund encumbrance for 6296 Scott St. fee subsidies from \$17,049.00 to \$58,928.73 (with contingencies); and
- c) Approve the additional award of up to \$150,000.00 for sewer extension to the parcel; and
- d) Authorize the Chairman to sign the Resolution.

Budgeted Action:

No action needed. A Budget Adjustment to the Affordable Housing Trust Fund will be brought to the Board when incentives are awarded.

M. Public Safety

1. [Set a Public Hearing to Consider Approving an Ordinance Amending the Code Relating to Comprehensive Emergency Management Plans for Statutorily Identified Facilities and Homes](#)

Recommended Action:

Set a Public Hearing on April 8, 2025, at 10:00a.m., or as soon thereafter as may be heard, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida to consider approving an Ordinance to amend CEMP Regulations.

Budgeted Action:

No action needed. No financial impact currently.

2. [Reappointment - Barrier Island Fire Service MSBU Advisory Board](#)

Recommended Action:

Approve the reappointment of Mark G. Healey to the Barrier Island Fire Service Unit Advisory Board. This appointment will be effective immediately and will expire on October 31, 2026.

Budgeted Action:

No action needed.

N. Public Works

1. [Set a Public Hearing to Consider Approving an Ordinance to Reduce the Speed Limit on Don Pedro Island's County Maintained Roads](#)

Recommended Action:

Set a public hearing on April 8, 2025, at 10:00 a.m. or soon thereafter as may be

heard, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida to consider approving an ordinance to reduce the speed limit on Don Pedro Island's County maintained roads from 25 miles per hour to 20 miles per hour along paved surfaces, and 25 miles per hour to 15 miles per hour on unpaved surfaces and the ferry landing.

Budgeted Action:

No action needed.

2. [Set a Public Hearing to Consider Approving an Ordinance to Prohibit Parking at the West End of Windward Road and Arlington Drive at the Hammer Head Rights-of-Way](#)

Recommended Action:

Set a public hearing on April 8, 2025, at 10:00 a.m., or soon thereafter as may be heard, in Room 119 at 18500 Murdock Circle, Port Charlotte, Florida to consider approving an Ordinance to prohibit parking at the west end of Windward Road and Arlington Drive, Englewood, Florida, at the hammer head rights-of-way.

Budgeted Action:

No action needed.

O. Tourism Development

P. Utilities

Q. Other Agencies

REGULAR AGENDA

R. Regular Agenda

1. [West Coast Inland Navigation District April 4, 2025 Agenda](#)

Community Services

Discussion and direction on the West Coast Inland Navigation District (WCIND) agenda for the upcoming meeting on April 4, 2025.

2. [Wastewater Collections and Treatment Ordinance Presentation](#)

Utilities

Presentation by staff to discuss recommended changes for the Wastewater Collections and Treatment Ordinance.

3. [Water Authority Agenda - April 2, 2025](#)

Utilities

Discussion and direction on the Peace River Manasota Regional Water Supply Authority Board agenda for the upcoming April 2, 2025 meeting.

4. [2025 Finance Committee Commission Assignments](#)

Commission Office

Discussion and direction on Commission Committee assignment for the Finance Committee.

PUBLIC HEARING AGENDA

S. 10:00 A.M. Public Hearing

1. [Ordinance Amending the Code Relating to Security Alarm Systems Regulations](#)

County Attorney

Conduct a public hearing to consider approving an Ordinance to amend the Security Alarm Systems Regulations.

2. [Ordinance to Amend the General Ordinance and Special Acts Chapter 1-10 Entitled "Licenses and Business Regulations"](#)

County Attorney

Conduct a public hearing to consider approving an ordinance to Amend the General Ordinance and Special Acts Chapter 1-10 Entitled "Licenses and Business Regulations."

PRESENTATION AGENDA

T. 10:00 A.M. Presentations

1 P.M. PUBLIC INPUT - ANY SUBJECT

Anyone wishing to address the Board during this portion of the meeting must state their name for the record. Remarks on any County related subject, shall be limited to 3 minutes (max) and shall be addressed to the Commission as a body, and not to individual members. There will not be any discussion.

2 P.M. LAND USE AGENDA

PUBLIC INPUT - LAND USE CONSENT AGENDA ITEMS ONLY

Anyone wishing to address the Board during this portion of the meeting must fill out a card, state their name for the record, and state which agenda item(s) will be addressed. Remarks shall be limited to 3 minutes (max) and shall be addressed to the Commission as a body, and not to individual members.

Consent Agenda

UA1. [FP-23-04-06, West Port East IA](#)

Community Development

Approve a Final Plat for a subdivision to be named West Port East IA, consisting of 18 tracts. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. This site contains 187.33± acres and is generally located north of El Jobean Road, east of Flamingo Waterway, south of Tamiami Trail, and west of Toledo Blade Boulevard, within the boundary of the Murdock Village Community Redevelopment Area (CRA), in the Port Charlotte area. Located in Commission District IV.

Quasi-Judicial**UA2. [DRC-23-00172, FPL Partridge Substation](#)****Community Development**

Dewberry Engineering Inc. is requesting PD Final Detail Site Plan approval for the FPL Partridge Substation. The project consists of an electrical substation on two acres of the site, with the remaining property consisting of open space. This project site is 24.67± acres and is located at 6105 Winchester Boulevard and 6120 Ivory Bill Drive, Englewood, Florida. Located in Commission District III.

Quasi-Judicial**UA3. [FP-20-12-19, Cove at West Port Phase 1A-1](#)****Community Development**

Approve a Bond Release for the Final Plat of a residential subdivision named, Cove at West Port Phase 1A-1. The site contains 117.15± acres and is generally located north of Saddlewood Circle, south of Franklin Avenue, east of Crestwood Waterway and west of Powell Valley Drive, within the Murdock Village Community Redevelopment Area. Located in Commission District IV.

Quasi-Judicial**UA4. [FP-21-01-03, Cove at West Port Phase 1B](#)****Community Development**

Approve a Bond Release for the Final Plat of a residential subdivision named, Cove at West Port Phase 1B. The site contains 90.91± acres and is generally located north of Saddlewood Circle, south of Franklin Avenue, east of Crestwood Waterway and west of Powell Valley Drive, within the Murdock Village Community Redevelopment Area. Located in Commission District IV.

Quasi-Judicial**UA5. [FP-21-01-04, Cove at West Port Phase 2 and 3](#)****Community Development**

Approve a Bond Release for the Final Plat of a residential subdivision named, Cove at West Port Phase 2 and 3. The site contains 34.49± acres and is generally located north of Saddlewood Circle, south of Franklin Avenue, east of Crestwood Waterway and west of Powell Valley Drive, within the Murdock Village Community Redevelopment Area. Located in Commission District IV.

Quasi-Judicial**UA6. [PFP-24-05, Starling - Phase 1, Replat 1](#)****Community Development**

Approve a Bond Reduction request and First Amendment to Developer's Agreement to reduce the amount of the approved surety provided under Bond No. LICX1981026 in the amount of \$16,597,801.36 to \$16,108,533.55 for the completion of the remaining infrastructure for Starling - Phase 1, Replat 1, which is a replat of FP-22-03-09 Starling - Phase 1. This site contains 105.175± acres and is generally located south of Turnleaf Boulevard, north of Zemel Road, east of Burnt Store Road, and west of Green Gulf Boulevard. The proposed subdivision is in the Punta Gorda area, within the boundary

of the Burnt Store Area Plan area. Located in Commission District II.

Quasi-Judicial

Public Hearing

UB1. [PAL-24-07, Bluegrass Land & Mine Large-scale Plan Amendment to MRE](#)

Community Development

Pursuant to Section 163.3184(3), Florida Statutes, transmit to the Florida Department of Commerce and other State agencies for review and comment a Large-scale Plan Amendment to Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agriculture (AG) to Mineral Resource Extraction (MRE); for property located at 42811 Neal Road, 3300, 3440, 3450 and 3460 SR 31, in the Punta Gorda area and within the East County area; containing 308.01± acres; Petition No. PAL-24-07; Applicant: Bluegrass Land & Mine; providing an effective date. Located in Commission District I.

Legislative

UB2. [PD-24-17, West Port Village PD Rezoning](#)

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 2020-008, the adopted PD Concept Plan, and its associated PD conditions; converting through the adopted equivalency matrix previously approved 84,745.76 square feet of regional commercial uses to 350 units of single-family units and previously approved 58,394.16 square feet of regional commercial uses to 320 multi-family units, in order to have a mixture of residential and commercial development up to 670 residential units, 250,000 square feet of regional commercial uses, 150 keys of hotel uses, and 150,000 square feet of other commercial uses for governmental uses; adopting a General PD Concept Plan; 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-24-17; Applicant: Kolter Group Acquisitions, LLC; providing an effective date. Located in Commission District IV.

Quasi-Judicial

UB3. [TCP-24-03, Harbor Village Comprehensive Plan Amendment](#)

Community Development

Pursuant to Section 163.3184(3), Florida Statutes, an application to transmit a Large-scale Plan Amendment (Text Amendment) to the Department of Commerce and other State agencies for review and comment to amend Future Land Use (FLU) Appendix VII: Compact Growth Mixed Use Master Development Plan by revising Section 1: West County Town Center, specifically, 1) changing the name of Section 1 from "West County Town Center" to "Harbor Village"; 2) amending the total acreage of this project from 1,187± to 1,174.14± acres; and 3) amending a) 1.A: Base Residential Density to decrease the base density from 1,831 units to 1,790 units; b) 1.B: Maximum Residential Density to reduce the residential development rights from 3,960 units to 3,475 units; c) 1.C: to rename and amend "Maximum Floor Area Ratio" to "Maximum

Commercial and Light Industrial Intensity”; d) 1.D: to remove “Perpetual Conservation Easement” and replace with “Uses Permitted Within Area A As Shown on Figure 1-C Above”; and e) 1.E: Master Development Plan to adopt a new Master Land Use Plan/Pattern Book; for properties generally located southeast of McCall Road (SR 776) and southwest of the Myakka River, in the West County area; Petition No. TCP-24-03; Applicant: Maronda Homes LLC, of Florida; providing an effective date. Located in Commission District IV.

Legislative**UB4. [PAL-24-04, Harbor Village Large Scale Map Amendments](#)****Community Development**

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large-scale Plan Amendment to the Florida Department of Commerce and other State agencies for review and comment; the amendment request is to 1) amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Compact Growth Mixed Use (CGMU) (1,081.75± acres) and Preservation (PR) (92.39± acres) to CGMU (1,010.69± acres) and PR (163.45± acres) in order to allow for a mixture of residential uses up to 3,475 units (a reduction of 485 units), commercial, and light industrial uses up to 1,400,000 square feet (a reduction of 109,807 square feet); increasing the base density from 1,631 units to 1,790 units with an approved PD ordinance, restricting development on Area A as identified under Section 1 of FLU Appendix VII: Compact Growth Mixed Use Master Development Plan to low impact recreational uses/passive recreational uses to 3,475 units; 2) amend Charlotte County FLUM Series Map #2: 2050 Framework, from Agricultural/Rural to Emerging Neighborhood for 28.01± acres of properties and 99.13± acres of properties from Emerging Neighborhood to Agricultural/Rural; and 3) amend Charlotte County FLUM Series Map #3: 2030 Service Area Delineation, to extend the Urban Service Area boundary to include 28.01± acres of properties and to concurrently remove 99.13± acres of properties from the Urban Service Area; for properties generally located southeast of McCall Road (SR 776) and southwest of the Myakka River, in the West County area, containing 1,174.14± acres; Petition No. PAL-24-04; Applicant: Maronda Homes LLC, of Florida; providing an effective date. Located in Commission District IV.

Legislative**AA. County Administrator Comments****BB. County Attorney Comments****CC. Economic Development Director Comments****DD. County Commissioner Comments****County Commissioners**

Joseph Tiseo, District 5, Chairman
Ken Doherty, District 1, Vice Chairman
Christopher Constance, District 2
Bill Truex, District 3

Stephen R. Deutsch, District 4

Board of County Commissioners
Schedule of Future Closures/Hearings/Workshops

The schedule linked 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.

[Schedule](#)