CITY COUNCIL AGENDA
120 LAISHLEY COURT, PUNTA GORDA, FLORIDA 33950
MARCH 11, 2026, 9:00 AM

MEMBERS

Debi Lux, Mayor
Melissa Lockhart, Councilmember
Jeannine Polk, Vice Mayor
Janis Denton, Councilmember
Greg Julian, Councilmember

CITY OFFICIALS

Melissa Reichert, City Manager
Sara Welch, City Clerk
Steven S. Leskovich, Interim City Attorney

CALL TO ORDER
Roll Call
Invocation
Pledge of Allegiance
Announcements
Next Meeting - March 25, 2026, Regular City Council Meeting at 9am at Laishley Community Room

AGENDA APPROVAL

1. PROCLAMATIONS / PRESENTATIONS

   1.a Recognition of Robert Knabe

   1.b Government Finance Professionals Week

2. **PUBLIC INPUT**

   2.a Those wishing to introduce themselves as nominees for a board or committee may do so at this time. Those who choose to speak must state their name for the record.

   2.b Anyone wishing to address the Council on any matter must state their name for the record. Each person will be allowed to speak up to a maximum of three minutes.

3. **PUBLIC HEARING AGENDA**
   (Quasi-Judicial and Legislative)

   3.a LEGISLATIVE: SV-01-2025 - A request by Suntoshi, Inc. property owner, the vacate a utility easement located between Lots 1 through 4 and Lots 5 and 9, Block 36, City of Punta Gorda, according to the Plat thereof as recorded in Plat Book 1, Page 13, of the Public Records of Charlotte County, Florida.

3.b LEGISLATIVE: ZA-01-2026 - An Ordinance of the City of Punta Gorda, Florida, amending Chapter 26, Punta Gorda Code, the City of Punta Gorda Land Development Regulations, to establish procedures for the review and approval of certified recovery residences and a process for requesting reasonable accommodations from local land use regulations as mandated by Florida law, including Section 397.487(15)(a), Florida Statutes; amending Article 3, Section 3.2(c) "EP, Environmental Preserve District - Uses Permitted with Conditions"; section 3.4(c) "GS, General Singe-Family Residential District - Uses Permitted with Conditions Section 3.5(c) "GM, General Multi-Family Residential District - Uses Permitted with Conditions"; Section 3.6(c)"; "MH, Manufactured Home District - Uses Permitted with Conditions"; Section 3.7(c) "NR, Neighborhood Residential District - Uses Permitted with Conditions"; Section 3.8(c) "NC, Neighborhood Center District - Uses Permitted with Conditions"; and Section 3.9(c) "CC, City Center District - Uses Permitted with Conditions"; amending Article 4 to adopt a new Section 4.42; providing for implementation of administrative actions; providing a savings clause; providing for codification and scrivener's errors; providing for severability; providing for conflicts; and providing an effective date. FIRST READING.

3.c LEGISLATIVE: ZA-03-2026 Proposed amendment to Chapter 26, Articles 3.4 and 3.5 to allow for the possible expansion of the General Single-Family and General Multi-Family Districts, and require multi-family structures within the GM Districts to comply with Article 7 with exemptions. FIRST READING.

3.d QUASI-JUDICIAL: CP-01-2026 - An Ordinance of the City Council of Punta Gorda, Florida, amending the Comprehensive Plan - Future Land Use Map to reflect the change in the current designation from Low Density Residential (LDR) to High Density Residential (HDR) for 1.87 acres, of land situated in the State of Florida, County of Charlotte, lying in Section 13, Township 41, Range 22, and being further described and incorporated herein; providing for findings; providing for conflict; providing for severability; and providing an effective date. FIRST READING.

3.e QUASI-JUDICIAL: Z-01-2026 - An Ordinance of the City of Punta Gorda, Florida, amending the City of Punta Gorda District Map for seven (7) parcels consisting of approximately 1.87 +/- acres, identified by the Charlotte County Property Appraiser as parcels 412213258001, 412213258002, 412213258003, 412213258004, 412213258005, 412213258006, and 412213258007, and being more particularly described below, from General Single Family-3.5 (GS-3.5) to General Multi-Family-10 (GM-10); providing for findings; providing for conflict; providing for severability; and providing an effective date. FIRST READING.

3.f QUASI-JUDICIAL: V-08-2025 - A request by Bowman Consulting Group, LTD, Applicant and Agent, authorized by Michelle Miller as Executive Vice President of NNN GP Corp., the Registered General Partner for NNN REIT, LP, Property Owner, for a variance pursuant to Chapter 26, Section 16.10, Punta Gorda Code, from multiple sections of Chapter 26 pertaining to site and building design requirements, to allow the construction of a drive-thru coffee shop on an approximate 0.78-acre parcel located at 1225 Tamiami Trail, Punta Gorda, Florida 33950. The applicant is requesting a variance from Punta Gorda Code, Chapter 26, Section 3.10(g)(8); and Section 7.4, Subsections (a)(1), (a)(2)a., (a)(2)d., (a)(2)e., (a)(2)f., (a)(4)a., (e)(11), and (e)(12).

4. **ORDINANCES / RESOLUTIONS**
(No Public Hearing Required)

4.a A Resolution of the City Council of the City of Punta Gorda, Florida amending the budget for the Fiscal Year beginning October 1, 2025 by providing for re-appropriations and supplemental appropriations in the amounts identified in Exhibit A; and providing an

effective date.

5. CONSENT AGENDA

5.a January 29, 2026, City Council Meeting Minutes

5.b February 10, 2026, City Council-Historic Preservation Advisory Board Joint Minutes

5.c February 11, 2026, City Council Meeting Minutes

6. REGULAR AGENDA

6.a Punta Gorda Historic Mural Society Sign Approval

6.b Florida League of Cities Federal Action Strike Team Fly-In

6.c Public Safety Radio Project

6.d Fire Department Apparatus Replacement

6.e Local Option Sales Tax

6.f Project Updates

7. **BOARDS / COMMITTEE**

7.a Announcement of Vacancies: Building Board (1 regular)

7.b Announcement of Vacancies: Burnt Store Isles Canal Advisory Committee (1 regular and 1 alternate)

7.c Announcement of Vacancies: Code Enforcement Board (1 regular)

7.d Announcement of Vacancies: Utility Advisory Board (1 regular and 1 alternate)

7.e Nominations: Punta Gorda Housing Authority (1 commissioner seat)

7.f Nominations: Punta Gorda Isles Canal Advisory Committee (1 alternate)

7.g Appointment: Police Officers' Pension Board (1 City resident member)

8. **REPORTS FROM CITY OFFICERS**

8.a City Clerk

8.b City Manager

8.c City Attorney

9. **COUNCIL MEMBER COMMENTS**

10. PUBLIC INPUT

10.a Anyone wishing to address the Council on any matter must state their name for the record. Each person will be allowed to speak up to a maximum of three minutes.

ADJOURNMENT

If any person decides to appeal any decision made by City Council or an Advisory Board/Committee with respect to any matter considered at the meeting or hearing, he or she may need a record of the proceedings, and for such purpose he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, the location of this public hearing is accessible to persons with disabilities. If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Interpreters for the hearing impaired (TTY 941-575-5013) or non-English speaking citizens, and any other special accommodations can be requested by contacting the Human Resources Manager/Non-Discrimination Coordinator whose address is 326 W. Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3371, and whose email address is humres@pgorda.us at least two (2) calendars days prior to the meeting.

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

PROCLAMATIONS / PRESENTATIONS

Title: Recognition of Robert Knabe

Funds:

Recommended Action: City Clerk Sara Welch present Robert Knabe with a certificate recognizing his years of service on the Punta Gorda Isles Canal Advisory Committee.

Summary:

Department/Division: City Clerk

EXHIBITS:

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

PROCLAMATIONS / PRESENTATIONS

Title:	Government Finance Professionals Week
Funds:	
Recommended Action:	Present the proclamation to Kristin Simeone, City of Punta Gorda Finance Director.
Summary:	The proclamation declares March 16 through March 20, 2026, to be Government Finance Professionals Week.
Department/Division:	City Clerk

EXHIBITS:

1. Government Finance Professionals Week 2026

PROCLAMATION
City of Punta Gorda

WHEREAS, the Florida Government Finance Officers Association (FGFOA) is a professional association founded in 1937 and serves more than 3,300 professionals from state, county and city governments, school districts, colleges and universities, special districts and private firms; and

WHEREAS, the FGFOA is dedicated to being a professional resource by providing opportunities through education, networking, leadership and information; and

WHEREAS, this Government Finance Professionals Week, sponsored by the FGFOA and all its member governmental organizations, is a weeklong series of activities aimed at recognizing government finance professionals and the vital services that they provide to our state and our community; and

WHEREAS, during this week, government finance professionals throughout the State of Florida will be acknowledged for their hard work, dedication and leadership.

NOW, THEREFORE, the City Council of the City of Punta Gorda, Florida does hereby proclaim the arch March 16 through March 20, 2026, as

Government Finance Professionals Week

PASSED AND DULY ADOPTED this 11th day of March 2026.

CITY OF PUNTA GORDA, FLORIDA

_____
Dr. Deborah O. Lux, Mayor

ATTEST:

_____
Sara Welch, City Clerk

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

PUBLIC HEARING AGENDA
(Quasi-Judicial and Legislative)

Title:	**LEGISLATIVE:** SV-01-2025 - A request by Suntoshi, Inc. property owner, the vacate a utility easement located between Lots 1 through 4 and Lots 5 and 9, Block 36, City of Punta Gorda, according to the Plat thereof as recorded in Plat Book 1, Page 13, of the Public Records of Charlotte County, Florida.
Funds:	
Recommended Action:	Staff and the Planning Commission recommend approval of the request.
Summary:	The property owner has requested to vacate a 10-foot wide utility easement running through a proposed development project site.
Department/Division:	Urban Design

EXHIBITS:

1. SV-01-2025 Application
2. SV-01-2025 CC Staff Report

Punta Gorda

PAID
OCT 3 1 2025

CITY OF PUNTA GORDA
URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3352
FAX: (941) 575-3310
Zoning@CityofPuntaGordaFL.com
UrbanDesign@CityofPuntaGordaFL.com

VACATION APPLICATION

Application Fee: **$750** Date Received: File #: SV-01-2025 207 Brown St.

Type of Vacation: ☐ Street ☐ Alley ☒ Easement ☐ Plat ☐ Right-of-Way

NOTE: As of January 1, 2004, Public Works is NOT recommending approval of street/right-of-way vacations, reserving availability for stormwater management.

Office use only:

Ad Date		DRC		Planning		City Council	

Application and all pertinent required data (listed below) MUST be submitted with this application

☒ ORIGINAL application with Signed & Notarized Vacation application and/or Affidavit Authorization for Agent (if applicable)

☒ A copy of the deed or other evidence of ownership

☒ Complete legal description of the portion of property to be vacated

☐ Digital Text file of metes and bounds description of Property

☐ Petition signed by the owners of at least sixty percent (60%) of the property abutting the portion of the street or right-of-way proposed to be vacated

☒ Signed and sealed boundary survey, completed no more than 12 months prior to the application that accurately shows the current condition of the property to include all existing streets, watercourses, natural feature, vegetation and topography and exact location of all buildings and structures.

☒ Survey MUST show ALL Easements, Dedications & Improvements

☒ Survey must have a metes and bounds description of the property showing water and sewer main locations and fire hydrant locations

☐ Date of Survey:_____

☐ Total Acreage of Property _____

☐ Square Footage

☒ An explanation of the proposed project, site plan showing building footprints, parking and traffic circulation areas, water and sewer connection locations, and landscaping (if applicable).

1. In addition to the original application a CD/DVD of ALL supporting documentation needs to be submitted in a separate PDF, appropriately identified by name.

In order that this application be processed in a timely fashion, the correct and complete information is necessary. It is suggested that the applicant bring the application to the Zoning & Code Compliance Division, 126 Harvey St., Punta Gorda, Florida 33950, where it can be reviewed by the staff prior to filing. The Zoning & Code Compliance Division accepts no responsibility for the completeness or accuracy of the application. Errors in the filed application may result in delays with respect to required public hearings. All data and exhibits submitted in connection with the filing of this application become a permanent part of the public record

IMPORTANT: The applicant or his representative MUST be present at the hearing. There will be a fee of $500.00 for a Voluntary Continuance (a request by the applicant to continue a petition before the appropriate board or council, or by the failure of the applicant to attend or be represented at the appropriate meeting).

[redacted]

2. Owner(s) of Record

[redacted]

4. Legal Description of Property (Attach separate sheet if necessary)
****Note: A digital TEXT file of metes and bounds description of property MUST be submitted on a CD/DVD*****

Please see attached Exhibit X.

Parcel ID /Account #	Lot #	Block#	Section	Total Sq. Feet	Total Acres
412306402001			06		

5. Detail narrative describing reason/purpose of Vacation (use additional sheet as necessary)

Please see attached Letter of Intent.

I, the undersigned, being first duly sworn, testify and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of all of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary material attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners.

AFFIDAVIT

Signature of Owner or Authorized Agent

Prashant Patel (Manager)
Print Name & Title

10/23/2025
Date

STATE OF FLORIDA)
COUNTY OF CHARLOTTE)

The foregoing instrument was acknowledged before me this 23 day of 10, 2025, by PRASHANT S. PATEL, who is personally known to me or who has produced _____ as identification and who did not take an oath.

Rebecca Martinez
Notary Public, State of Florida

(Seal)

Notary Public State of Florida
Rebecca Martinez
My Commission HH 287594
Expires 7/13/2026

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We Prashant Patel, property owner(s), hereby authorize EnSite, Inc to act as ***Agent*** on our behalf regarding a VACATION APPLICATION on the property commonly known as Parcel ID 412306402001 in Punta Gorda, Florida.

Signature of Property Owner

PRASHANT S. PATEL

Print Name of Property Owner

Date 10/23/2025

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 23 day of OCTOBER, 2025, by PRASHANT S. PATEL, who is personally known to me or who has produced _____ as identification and who did not take an oath.

Rebecca Martinez

Notary Public, State of Florida

(Seal)

My Commission Expires
Notary Public State of Florida
Rebecca Martinez
My Commission HH 287594
Expires 7/13/2026

EnSite
2401 First Street, Suite 201
Fort Myers, FL 33901
Phone (239) 226-0024 - Fax (239) 226-0094

Transmittal

Attention:	Urban Design	**From:**	Frank Nater
Company:	City of Punta Gorda	**Date:**	10-31-25
Address:	326 West Marion Ave.	**Project No:**	1478-01
	Punta Gorda, FL 33950	**Project Name:**	Marion Ave
Regarding	Marion Ave Easement Vacation Application Submittal		

Sent Via: ☐ **US Mail** ☐ **Pick-Up** ☒ **Hand Delivery** ☐ **Overnight Delivery** ☐ **Other**

	Copies	Description
1.	1	Vacation Application
2.	1	Easement Vacation Letter of Intent
3.	1	Warranty Deed
4.	1	Legel Description
5.	1	Survey
6.	1	Site Plan
7.	1	Check # 1241
8.		

☐ **For Your Use** ☒ **As Requested** ☐ **For Approval** ☐ **Signature**

☐ **For File** ☐ **For Review and Comment** ☐ **Other**

Memo:

Thank you!

If you do not receive all of the above mentioned items, please notify our office

October 27, 2025

City of Punta Gorda Urban Design
326 West Marion Avenue
Punta Gorda, FL 33950

RE: Alley Vacation Request
Letter of Intent

To whom it may concern:
It is the intent of the Applicant, Suntoshi, Inc., to request an existing ten (10') foot alley vacation and five (5') foot alley vacation that is situated adjacent to their parcel. The subject property starts south of Marion Avenue at Brown Street and runs west approximately 92'. The alley then travels south approximately 100'.

The parcel to the west of the subject property is a development that has ingress & egress to Wood Street. The portion of alley to the east of the 5' alley has not been constructed adjacent to the subject property. The parcel directly south of the subject property is undeveloped. By vacating the ten (10') foot and five (5') alley, there will be no change to any access the adjacent property owners currently have.

Due to these factors, we believe that vacating this alley would be in the best interest of the City and to the potential development opportunity of this unused alley property. The alley is currently situated in a way that would hinder the potential development of a mixed use center within the TPG-DC zoning that allows for impactful mixed use development in the Downtown Punta Gorda area.

The necessary documents have been uploaded to Punta Gorda's online system and applicable documents for an alley vacation have been submitted. See attached:

- Exhibit A: Vacation Survey
- Exhibit B: Conceptual Site Plan

Sincerely,

Brian R. Smith
Principal / Project Manager

INSTR # 3012954 Doc Type: D, Recorded: 10/22/2021 at 11:47 AM
Rec. Fee: RECORDING $18.50 D DOCTAX PD $3,080.00 ERECORDED Cashier By: THERESAA

This Instrument Prepared by and Return to:
Nacole Klootwyk
Hometown Title & Closing Services, LLC
324 Goldstein Street
Punta Gorda, FL 33950
Our File No.: 20212724
Property Appraisers Parcel Identification (Folio) Number: **412306402001**
Florida Documentary Stamps in the amount of **$3,080.00** have been paid hereon.

_____SPACE ABOVE THIS LINE FOR RECORDING DATA_____

WARRANTY DEED

THIS WARRANTY DEED, made the **22nd day of October, 2021** by
Sandi Paws, LLC, a Florida Limited Liability Company,
whose post office address is 130 East Marion, #512484, Punta Gorda, FL 33951
herein called the Grantor, to
Suntoshi, Inc., a Florida Profit Corporation
whose post office address is 7573 Fairlinks Ct. East, Sarasota, FL 34243,
hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of Four Hundred Forty Thousand and 00/100 **($440,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Charlotte County, State of Florida, viz.:

Lots 1, 2, 3, 4, 9 and 10, Block 36, CITY OF PUNTA GORDA, according to the Plat thereof, as recorded in Plat Book 1, Page 13, of the Public Records of Charlotte County, Florida.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to January 1, 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Jennifer Oliva
Witness #1 Signature

Jennifer Oliva
Witness #1 Printed Name

Grace Burdine
Witness #2 Signature

Grace Burdine
Witness #2 Printed Name

Sandi Paws, LLC

By: _____
Sean M. Lux, Manager

By: _____
Deborah O. Lux, Manager

State of Florida

County of Charlotte

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 21 day of October, 2021, by Sean M. Lux and Deborah O. Lux, who is personally known to me or has produced Driver's License as identification and did not take an oath.

SEAL

Grace Burdine
Notary Public

My commission expires:

Notary Public State of Florida
Grace Burdine
My Commission HH 153071
Expires 07/12/2025

LEGAL DESCRIPTION:

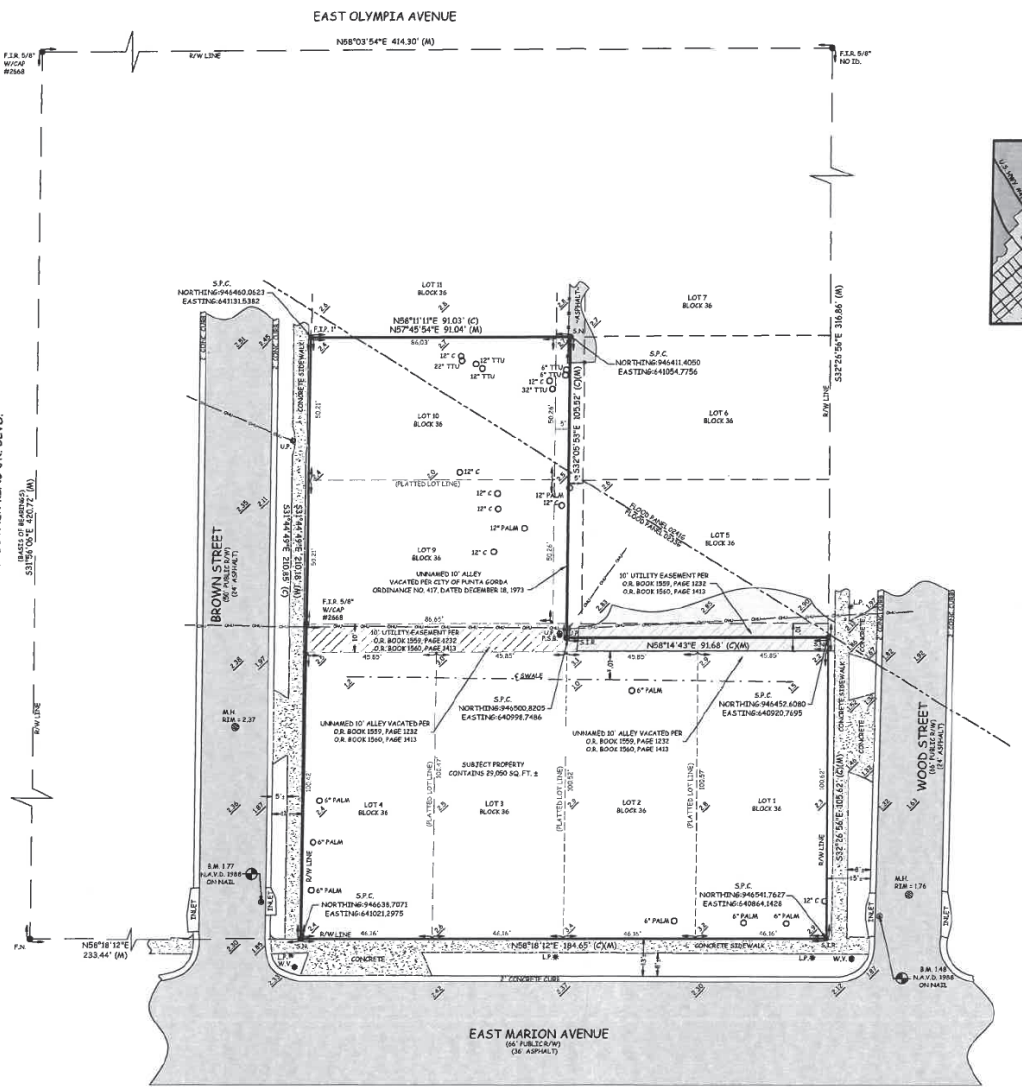
LOTS 1, 2, 3, 4, 9 AND 10, BLOCK 36, CITY OF PUNTA GORDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 13, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

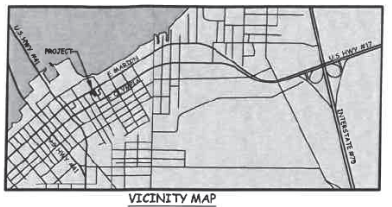
ALONG WITH THE EAST HALF OF A UN-NAMED VACATED 10 FOOT WIDE ALLEY PER CITY OF PUNTA GORDA ORDINANCE NO. 417, SAID ALLEY BEING ADJACENT TO AND CONTIGUOUS WITH LOTS 9 AND 10, OF SAID BLOCK 36

ALONG WITH THE NORTH HALF OF A UN-NAMED VACATED 10 FOOT WIDE ALLEY PER OFFICIAL RECORDS BOOK 1559, PAGE 1232 AND BOOK 1560, PAGE 1413, CHARLOTTE COUNTY, FLORIDA, SAID ALLEY BEING ADJACENT TO AND CONTIGUOUS WITH LOTS 1 AND 2, OF SAID BLOCK 36

ALONG WITH A UN-NAMED VACATED 10 FOOT WIDE ALLEY LYING BETWEEN LOTS 3, 4, AND 9, OF SAID BLOCK 36.

BOUNDARY & TOPOGRAPHIC SURVEY CERTIFIED TO:
PRASHANT PATEL





VICINITY MAP
NOT TO SCALE

NORTH
0' 10' 20' 40'
SCALE: 1" = 20'

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
FND. = FOUND
S.I.R. = SET 1/2" IRON ROD WITH CAP "GEN 3"
F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
S.N. = SET NAIL AND DISK "GEN 3"
F.N. = FOUND NAIL
F.N.D. = FOUND NAIL AND DISK
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
D.H. = DRILL HOLE
C.M. = CONCRETE MONUMENT
(M) = MEASURED DATA
(P) = RECORD PLAT DATA
(C) = CALCULATED DATA
D = DELTA
R = RADIUS
CHD. = CHORD LENGTH
CHB. = CHORD BEARING
P.O.L. = POINT ON LINE
R/W = RIGHT-OF-WAY
F.F.E. = FINISHED FLOOR ELEVATION
* = LAST DAY IN FIELD
D.U.E. = DRAINAGE AND UTILITY EASEMENT
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.A.V.D. = NATIONAL AMERICAN VERTICAL DATUM
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
L.P. = LIGHT POLE
C.E. = COVERED ENTRY
C. = CONCRETE
P. = PAVER BRICKS
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.T. = POINT OF TANGENCY
℄ = CENTERLINE
W.M. = WATER METER
W.E. = WELL EQUIPMENT
A.T.O.S. = AT TIME OF SURVEY
E.O.W. = EDGE OF WATER
T.O.B. = TOP OF BANK
O.H.U. = OVERHEAD UTILITIES
U.P. = UTILITY POLE
GUY = GUY WIRE
P.S.B. = PHONE SERVICE BOX
P.S.V. = PHONE SERVICE VAULT
M.H. = MANHOLE
F.H. = FIRE HYDRANT
C.B. = CATCH BASIN
B.M. = BENCH MARK
E.S. = ELECTRIC SERVICE
S.V. = SEWER VALVE
W.V. = WATER VALVE
W/CAP = WITH CAP
EL. = ELEVATION
L.B. = LICENSED BUSINESS
CONC. = CONCRETE
S.P.C. = STATE PLANE COORDINATE
SPOT = SPOT ELEVATION
- DENOTES BOUNDARY LINE WHERE APPLICABLE

TREE LEGEND
P = DENOTES PINE TREE
O = DENOTES OAK TREE
C = DENOTES CABBAGE PALM
NO OTHER TREE TYPE LOCATED UNLESS OTHERWISE NOTED.

SURVEYOR'S NOTATIONS:
PER FEMA FLOOD MAP FLOOD ZONE "AE", BASE FLOOD ELEVATION = 10', COMMUNITY MAP #120062, PANELS 0233G/0234G, DATE PRINTED 12-15-22.
ELEVATIONS ARE BASED ON N.A.V.D. 1988.
BASE B.M. CHARLOTTE COUNTY B.M. #SF5023, EL.= 6.67 N.G.V.D. 1929, CONVERTED BY USE OF NATIONAL GEODETIC SURVEY COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT), EL.= 5.55 N.A.V.D. 1988, THE CONVERSION FROM N.G.V.D. 1929 TO N.A.V.D. 1988 IS (-1.12) FEET.
BEARINGS ARE BASED ON FLORIDA WEST NAD 83 (2011).
ALL DISTANCES AND ELEVATIONS ARE EXPRESSED IN DECIMAL FEET.
SYMBOLS DEPICTED ON THIS SKETCH ARE NOT TO SCALE AND FOR INFORMATIONAL PURPOSES ONLY.
LANDSCAPING, UNDERGROUND UTILITIES AND NON PERMANENT IMPROVEMENTS HAVE NOT BEEN LOCATED.
TREES AND THEIR LOCATIONS ARE APPROXIMATE, NON NATIVE TREES, TREES UNDER 4 INCHES IN DIAMETER AND UNDERBRUSH HAVE NOT BEEN LOCATED.
HERITAGE TREES (IF ANY, ARE TO BE DETERMINED BY THE LOCAL GOVERNING BODY.
STATE PLANE COORDINATES OBTAINED BY USE OF G.P.S. THROUGH THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AND ARE BASED ON FLORIDA WEST NAD 83-(2011) DATUM IN DECIMAL FEET.

LEGAL DESCRIPTION:
LOTS 1, 2, 3, 4, 9 AND 10, BLOCK 36, CITY OF PUNTA GORDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 13, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALONG WITH THE EAST HALF OF A UN-NAMED VACATED 10 FOOT WIDE ALLEY PER CITY OF PUNTA GORDA ORDINANCE NO. 417, SAID ALLEY BEING ADJACENT TO AND CONTIGUOUS WITH LOTS 9 AND 10, OF SAID BLOCK 36

ALONG WITH THE NORTH HALF OF A UN-NAMED VACATED 10 FOOT WIDE ALLEY PER OFFICIAL RECORDS BOOK 1559, PAGE 1232 AND BOOK 1560, PAGE 1413, CHARLOTTE COUNTY, FLORIDA, SAID ALLEY BEING ADJACENT TO AND CONTIGUOUS WITH LOTS 1 AND 2, OF SAID BLOCK 36

ALONG WITH A UN-NAMED VACATED 10 FOOT WIDE ALLEY LYING BETWEEN LOTS 3, 4, AND 9, OF SAID BLOCK 36.

Gen³ LAND SURVEYING INC.
17840 TOLEDO BLADE BLVD. SUITE B. PORT CHARLOTTE, FL. 33948
info@gen3survey.com
(941)-629-6801 L.B. # 8460

NOTE: THE UNDERSIGNED AND GEN 3 LAND SURVEYING, INC. MAKE NO WARRANTIES, GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS, EXCEPT PLATTED EASEMENTS WHERE APPLICABLE. DETERMINATION OR RESEARCH FOR THE ABILITY OR INABILITY TO USE THIS PARCEL OF LAND FOR ANY PURPOSE IS NOT INCLUDED IN THIS SURVEY. THE SURVEY SKETCH AS SHOWN WAS MADE WITHOUT BENEFIT OF A TITLE REPORT UNLESS NOTED OTHERWISE. THIS SKETCH IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND AN EMBOSSED SURVEYORS SEAL. ANY ADDITIONS AND/OR DELETIONS TO THIS SKETCH, OR DUPLICATION OF THIS SKETCH, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED. THIS SURVEY IS PREPARED SPECIFICALLY FOR THE PARTY OR PARTIES LISTED ABOVE. USE OF THIS SURVEY BY OTHERS FOR LENDING, DESIGN, CONSTRUCTION, OR ANY OTHER REASON, WILL BE AT THE SOLE RISK OF THE USER. WHERE APPLICABLE, FLOOD ZONE INFORMATION HAS BEEN DETERMINED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAPS AS A COURTESY TO THE CLIENT. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE FLOOD ZONE INFORMATION AND ANY APPLICABLE BASE FLOOD ELEVATION REQUIREMENTS WITH THE LOCAL GOVERNING BODY AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR A FINAL DETERMINATION. WHERE APPLICABLE, SPOT ELEVATIONS AND THEIR LOCATIONS ARE APPROXIMATE, UNLESS NOTED OTHERWISE, ONLY MINIMUM TOPOGRAPHY HAS BEEN OBTAINED. TOPOGRAPHY BETWEEN SPOT ELEVATIONS MAY VARY GREATLY. THIS SHOULD BE CONSIDERED IF SPOT ELEVATIONS ARE TO BE USED FOR DESIGN AND FILL CALCULATION PURPOSES. ADDITIONAL TOPOGRAPHY MAY BE NECESSARY. JURISDICTIONAL WETLANDS IF ANY HAVE NOT BEEN DETERMINED.

BOUNDARY & TOPOGRAPHIC SURVEY

REVISION:	DATE:
ORIGINAL SURVEY	2-11-22
UPDATE SURVEY	4-9-25
UPDATE SURVEY	8-29-25*

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE "STANDARDS OF PRACTICE FOR SURVEYS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by R.J. Strickland, Jr., P.S.M.
Date: 2025.09.04 13:19:04 -04'00'

R.J. Strickland, Jr., P.S.M.
Florida Registration #6144

PRINTED COPIES OF THIS SURVEY MAP ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

22-328A

SITE DATA TABLE:

ON SITE

LAND USE TABLE:	EXISTING	PERCENT %	PROPOSED	PERCENT %
BUILDING	0.00 AC.	0%	0.24 AC.	36.5%
PAVEMENT	0.00 AC.	0%	0.10 AC.	15%
OPEN SPACE	0.66 AC.	100%	0.08 AC.	12%
PERVIOUS PAVERS	0.00 AC.	0%	0.24 AC.	36.5%
TOTAL	0.66 AC.	100%	0.66 AC.	100%

OFF SITE

LAND USE TABLE:	EXISTING	PROPOSED
CONCRETE APRON	925 SF.	723 SF.

SETBACKS:

	REQUIRED	PROVIDED
FRONT (NORTH)	10' MAX	±2.59'
SIDE (WEST)	10' MAX	±1.92'
SIDE (EAST)	10' MAX	±2.52'
REAR (SOUTH)	0'	±42.18'

SETBACKS DENOTED HEREIN ARE FROM THE CLOSEST BUILDING TO THE PROPERTY LINE RESPECTIVELY

PARKING CALCULATIONS:

BUILDING: MIXED USE

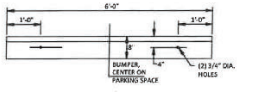
USES:		PARKING REQUIREMENTS
RESIDENTIAL - 8 UNITS(1.5 SPACES PER UNIT)	=	12 PKG STALLS REQ'D
RETAIL - 6,896 S.F. (1 SPACE PER 1,000 S.F.)	=	7 PKG STALLS REQ'D
OFFICE - 15,746 S.F. (1 SPACE PER 1,000 S.F.)	=	16 PKG STALLS REQ'D
TOTAL PARKING STALLS REQUIRED	=	35 (2 HANDICAP) PARKING STALLS

TOTAL PARKING PROVIDED = 35 (2 HANDICAP) PARKING STALLS

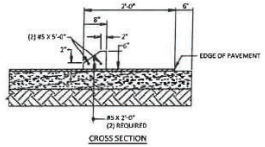
BICYCLE SPACES

1 SPACE PER 3 RESIDENTIAL UNITS	=	2 SPACES REQ'D
1 SPACE PER 3 AUTOMOBILE SPACES	=	12 SPACES REQ'D
TOTAL BICYCLE SPACES REQUIRED	=	14 SPACES REQ'D

TOTAL BICYCLE SPACES PROVIDED = 14 BICYCLE PARKING SPACES



PLAN VIEW

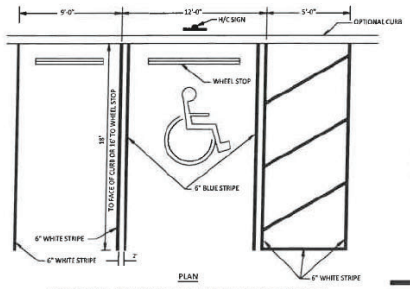


CROSS SECTION

NOTE: RUBBER EQUIVALENT IS ACCEPTABLE

PARKING BUMPER DETAIL

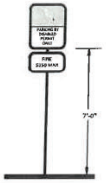
N.T.S.



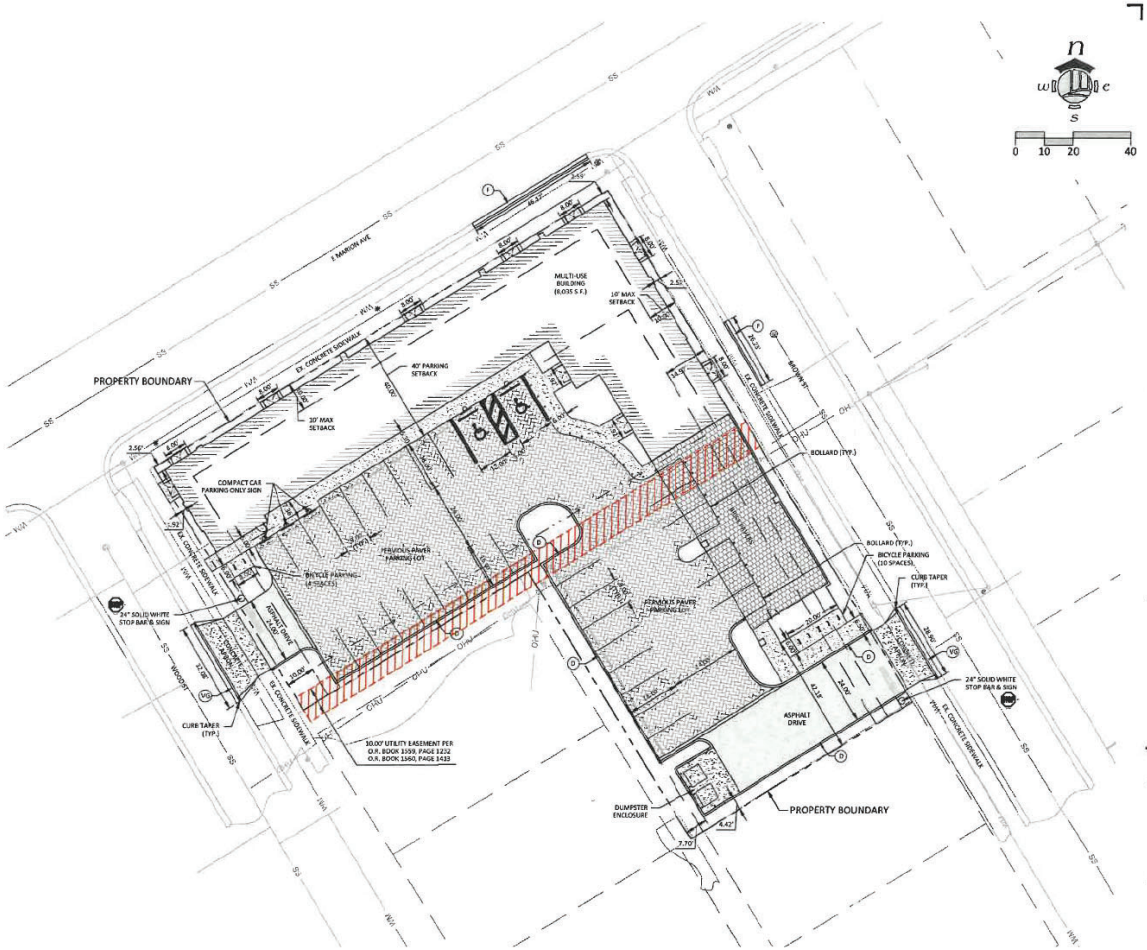
PLAN

TYPICAL PARKING & HANDICAP SPACE

N.T.S.



HANDICAP SIGN DETAIL



NOTE:

1. ALL DETECTABLE WARNING SURFACES SHALL BE CAST-IN-PLACE (WET-SET AND ANCHORED IN CONCRETE).
2. ALL THERMOPLASTICS MATERIAL PAVEMENT MARKINGS SHALL BE APPLIED FOR ALL PAVEMENT MARKINGS.
3. ALL SIDEWALKS SHALL BE CONSTRUCTED/RECONSTRUCTED WITH A CROSS SLOPE OF 2% OR LESS, AND UNLESS AT A CURB RAMP, SHALL HAVE A RUNNING SLOPE OF 5% OR LESS. ALL SIDEWALK CONSTRUCTION/RECONSTRUCTION MUST COMPLY WITH LATEST EDITION OF THE FLORIDA GREENBOOK AND FDOT'S DESIGN STANDARDS, INCLUDING CURB RAMPS AND DETECTABLE WARNING SURFACES.
4. ALL AREAS WITHIN THE COUNTY RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SODDED.

SIGNING AND PAVEMENT MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION), "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION)".
2. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
3. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION).
4. CONTRACTOR SHALL SET ROADWAY GROUND MOUNT SIGNS AT PROPER DEFLECTION ANGLE TO THE ROADWAY IN ACCORDANCE WITH FDOT INDEX NUMBER 17302.
5. SEE FDOT INDEX NUMBERS 17346 AND 17353 FOR ADDITIONAL DETAILS.

LEGEND

- ASPHALT PAVEMENT
- 6" CONCRETE PAVEMENT
- 4" CONCRETE SIDEWALK
- PERVIOUS PAVERS
- BRICK PAVERS

HANDICAP PARKING SIGN (FTP-20-06) 18"x 12" (FTP-22-04-250) 12"x 6"

STOP SIGN (R1-1) 24"x 24"

COMPACT CAR PARKING ONLY SIGN 18"x 12"

ROAD SIGNS

N.T.S.

ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-226-0024
EB-26544 CA-LC26000374

CLIENT NAME AND ADDRESS
LAKAHANY HOLDINGS, LLC
377 E. BUTTERFEILD RD, SUITE 930
LOMBARD, IL 60148

PROJECT NAME AND LOCATION
MLK LOT 4A
FORT MYERS, FLORIDA

JASON E. TOMASSETTI, PE
FL License No. 66263

NO.	REVISION	DATE	REVISIONS DESCRIPTION

DATE:	10-06-25
PROJECT NO.	1434-15
FILE NO.	1478-01 SITE.dwg
SCALE:	AS SHOWN

SITE PLAN

SHEET TITLE

C-06

SHEET NUMBER

Z:\Shared\Active Projects\1478 Mooring Waves Development\1478-01 Marion Ave\CAD\Working\1478-01 SITE.dwg (SITE) TeodiCarter Oct 29, 2025 - 1:21pm

Map Layout



November 4, 2025

Override 1

Road Centerlines

Collector

Freeway

Highway

Local

Major Arterial

Minor Arterial

Block Number

Lots

Property Ownership

1:1,000

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

Charlotte County, Charlotte County GIS

Charlotte County GIS

EASEMENT VACATION REQUEST STAFF REPORT

TO: City of Punta Gorda City Council

FROM: Rachel Barry, Zoning Official

HEARING DATE: March 11, 2026

RE: SV-01-2025 – 207 Brown Street.

Resolution Title:

SV-01-2025: A request by Suntoshi, Inc., Property Owner, to vacate a utility easement that runs through the property located at 207 Brown Street. Said utility easement is bounded by Lots 1 through 4 to the north, and Lots 5 and 9 to the south, Block 36, according to the Plat of Punta Gorda, bounded by Brown Street to the east, and Wood Street to the west.

Hearing Minutes and Board Recommendation(s):

As of the drafting of this staff report, minutes from the February 23, 2026 meeting of the City of Punta Gorda Planning Commission were not available. The Planning Commission voted unanimously to recommend approval of the request.

Supplemental Material/Issue Analysis Report:

The property owner of 207 Brown Street and the contiguous property identified by the Charlotte County Property Appraiser as parcel 412306402011, has requested to vacate a utility easement located within a proposed development project site. During a Design Studio appointment, staff noted the alleyway separating Lot 3 and 4 from Lot 9, which would need to be vacated for the proposed development to be feasible. Upon additional research, it was found that the alleyway was vacated on September 17, 1997, through Punta Gorda Resolution No. 2027-97, as recorded in Official Records Book 1560, Page 1413, of the public records of Charlotte County, Florida. The resolution reserved a utility easement over and across the vacated alley. The property owner desires to develop the property for a mixed use project.

The application was distributed to city departments for review, all of which had no objection to vacating the utility easement.

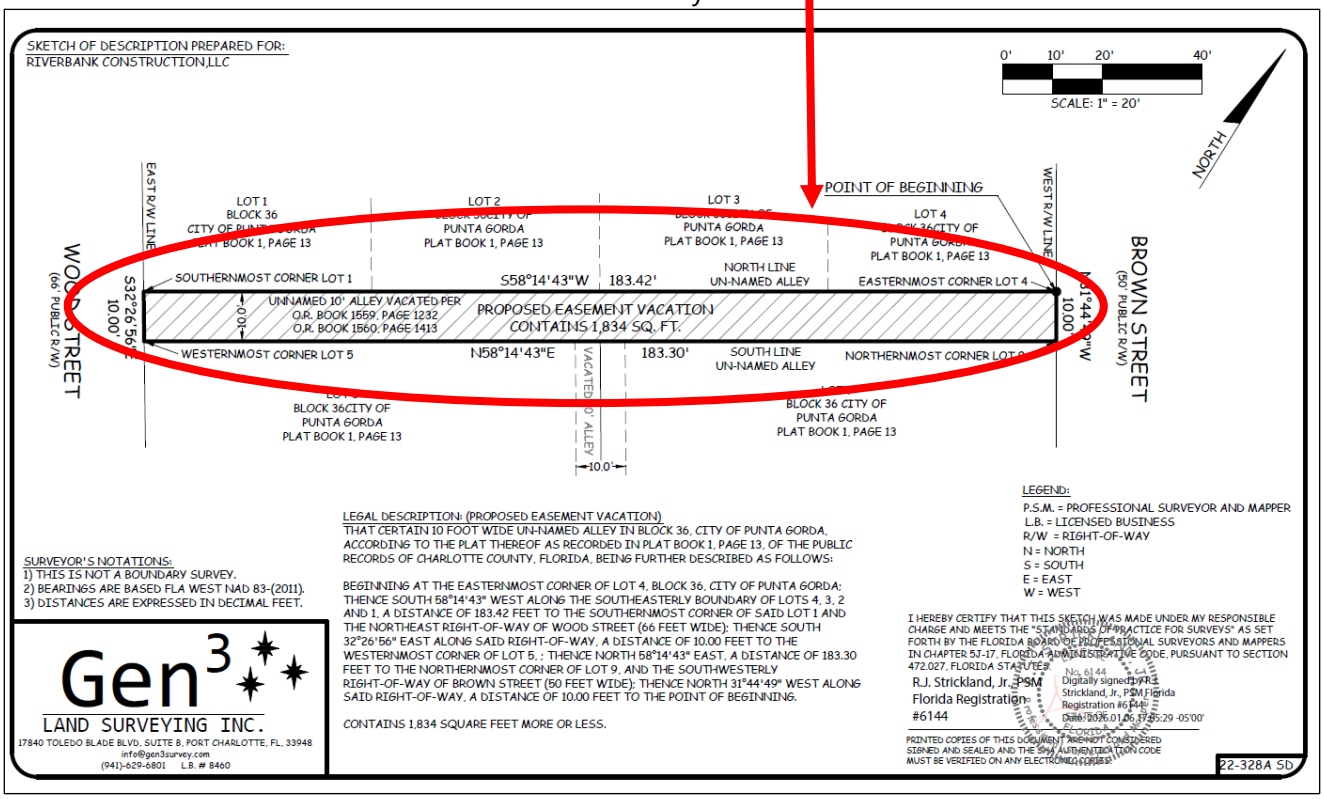
Exhibit 1: Location map and Survey of easement
Exhibit 2: Resolution No. 2027-97

Exhibit 1:

Location Map



Survey



(Not to scale; snippet of survey by Gen 3 Land Surveying, Inc.)

RESOLUTION NO. 2027-97

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PUNTA GORDA, FLORIDA, APPROVING THE VACATION OF THAT TEN FOOT ALLEY BETWEEN LOTS 1, 2, 3, 4, 5 AND 9 IN BLOCK 36, AS MORE FULLY DESCRIBED IN EXHIBIT A ATTACHED HERETO.

WHEREAS, after due notice, a public hearing was held on the petition of Don Atwell, agent for William M. Nickelson, to vacate that ten foot alley between Lots 1, 2, 3, 4, 5 and 9 in Block 36, as more fully described in Exhibit A attached hereto; and

WHEREAS, no reason or cause has been shown to the council why this vacation should not take place.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PUNTA GORDA, THAT;

1. The City Council of the City of Punta Gorda does hereby approve the vacation of that ten foot alley between Lots 1, 2, 3, 4, 5 and 9 in Block 36, as more fully described in Exhibit A attached hereto.

2. City hereby reserves an easement for utilities over and across the land hereby vacated.

3. A copy of this resolution shall be sent by the City Clerk to the Clerk of the Circuit Court for recording in the public records of Charlotte County.

4. This resolution shall take effect immediately upon its adoption.

DONE in regular session of the City Council of the City of Punta Gorda, Florida, this 17th day of September, 1997.

CITY OF PUNTA GORDA, FLORIDA

BY: William F. Richards
WILLIAM F. RICHARDS, Mayor

ATTEST:

Ellen Diomedes
ELLEN DIOMEDES, City Clerk

IMAGED
DL

APPROVED AS TO FORM:

David La Croix
DAVID LA CROIX, City Attorney

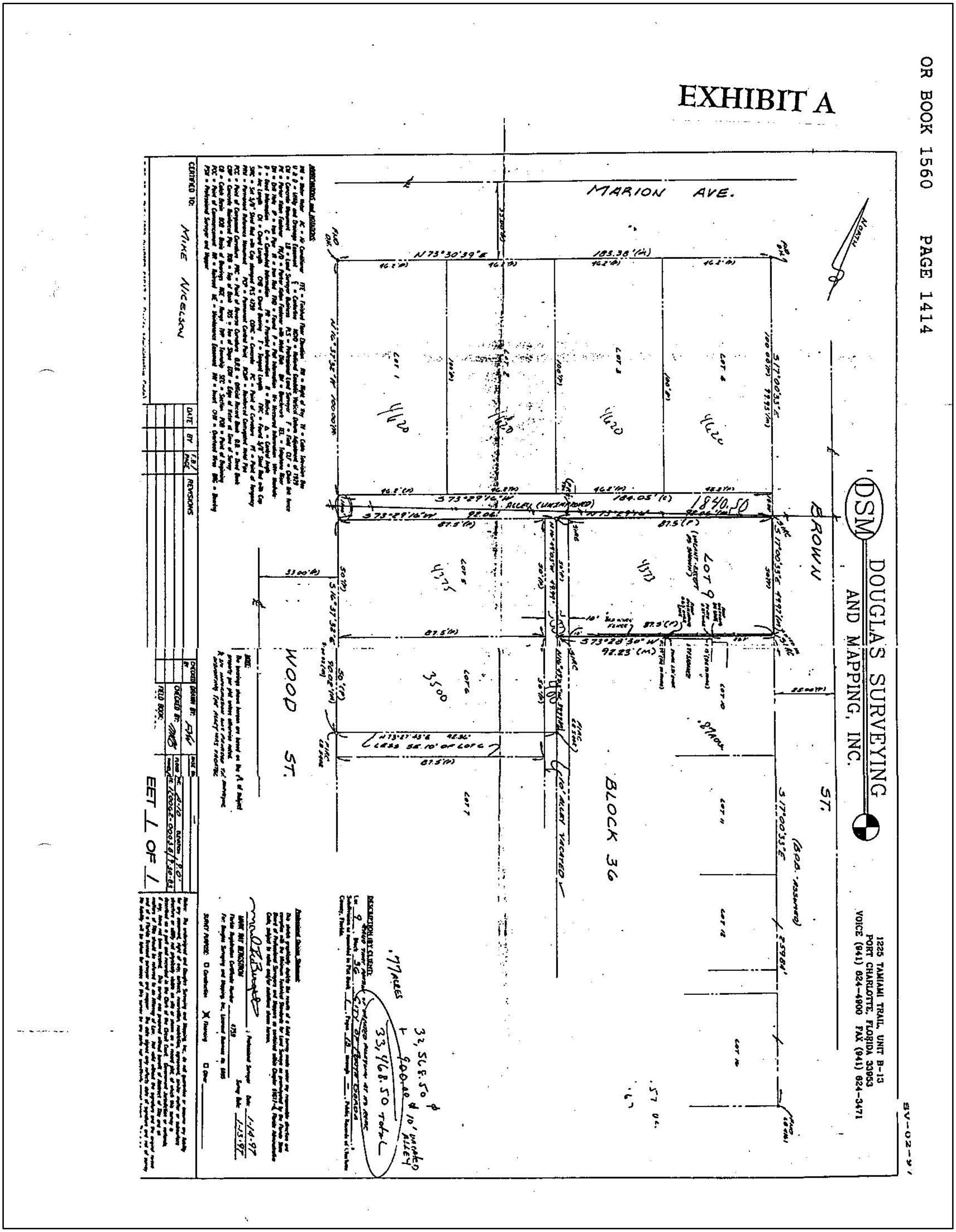
9/17/97
Date

chg #02
city planter stands
PO #21712

SV0297.3/VACATE

FILE:513659 OR BOOK/PAGE:1560/1413
RECORDED:9/25/97 16:29:57
BARBARA T. SCOTT, CLERK OF THE CIRCUIT COURT - CHARLOTTE COUNTY

Recording
Recorded By: Carolyn Atwell D.C. $10.50


EXHIBIT A
OR BOOK 1560 PAGE 1414
DSM DOUGLAS SURVEYING AND MAPPING, INC.
1225 TAMIAMI TRAIL, UNIT B-13
PORT CHARLOTTE, FLORIDA 33953
VOICE (941) 624-4900 FAX (941) 624-3471
MARION AVE.
BROWN ST.
WOOD ST.
BLOCK 36
LOT 9
CERTIFIED TO: MIKE NIELSON

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

PUBLIC HEARING AGENDA
(Quasi-Judicial and Legislative)

Title: **LEGISLATIVE:** ZA-01-2026 - An Ordinance of the City of Punta Gorda, Florida, amending Chapter 26, Punta Gorda Code, the City of Punta Gorda Land Development Regulations, to establish procedures for the review and approval of certified recovery residences and a process for requesting reasonable accommodations from local land use regulations as mandated by Florida law, including Section 397.487(15)(a), Florida Statutes; amending Article 3, Section 3.2(c) "EP, Environmental Preserve District - Uses Permitted with Conditions"; section 3.4(c) "GS, General Singe-Family Residential District - Uses Permitted with Conditions Section 3.5(c) "GM, General Multi-Family Residential District - Uses Permitted with Conditions"; Section 3.6(c)"; "MH, Manufactured Home District - Uses Permitted with Conditions"; Section 3.7(c) "NR, Neighborhood Residential District - Uses Permitted with Conditions"; Section 3.8(c) "NC, Neighborhood Center District - Uses Permitted with Conditions"; and Section 3.9(c) "CC, City Center District - Uses Permitted with Conditions"; amending Article 4 to adopt a new Section 4.42; providing for implementation of administrative actions; providing a savings clause; providing for codification and scrivener's errors; providing for severability; providing for conflicts; and providing an effective date. **FIRST READING.**

Funds:

Recommended Action: Staff recommends approval of the proposed amendments, and the Planning Commission unanimously recommended approval of the amendments on February 23, 2026.

Summary: Proposed amendments to Chapter 26, Land Development Regulations, to establish required procedures for the review and approval of certified recovery residences in accordance with Florida Statute 397.487(15)(a).

Department/Division: Urban Design

EXHIBITS:

1. ZA-01-2026 Draft Business Impact Analysis
2. ZA-01-2026 - CC Staff Report
3. ZA-01-2026 Draft Ordinance

Ordinance Business Impact Estimate
Florida Statutes, Section 397.487(15)(a)

ORDINANCE NUMBER: _____

Ordinance Title: An Ordinance of the City of Punta Gorda, Florida, Amending Chapter 26, Punta Gorda Code, the City of Punta Gorda Land Development Regulations, to establish procedures for the review and approval of certified recovery residences and a process for requesting reasonable accommodations from local land use regulations as mandated by Florida law, including Section 397.487(15)(a), Florida Statutes; Amending Article 3, Section 3.2(c) "EP, Environmental Preserve District – Uses Permitted with Conditions"; Amending Article 3, Section 3.4(c) "GS, General Single-Family Residential District – Uses Permitted with Conditions"; Amending Article 3, Section 3.5(c) "GM, General Multi-Family Residential District – Uses Permitted with Conditions"; Amending Article 3, Section 3.6(c) "MH, Manufactured Home District – Uses Permitted with Conditions"; Amending Article 3, Section 3.7(c) "NR, Neighborhood Residential District – Uses with Conditions"; Amending Article 3, Section 3.8(c) "NC, Neighborhood Center District – Uses Permitted with Conditions"; Amending Article 3, Section 3.9(c) "CC, City Center District – Uses Permitted with Conditions"; Amending Article 4 to adopt a new section 4.42; Providing for implementation of administrative actions; Providing savings clause; Providing for codification and scrivener's errors; Providing for severability; Proving for conflicts; and providing an effective date.

SUMMARY: Proposed amendments to Chapter 26, Land Development Regulations, to establish required procedures for the review and approval of certified recovery residences in accordance with Florida Statute 397.487(15)(a).

MEETING DATE: March 11, 2026 first reading; March 25, 2026 second reading

FISCAL IMPACT:

- A summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the municipality.
- An estimate of the direct economic impact of the proposed ordinance on private for-profit businesses (the "Businesses") in the City of Punta Gorda's jurisdiction, including the following, if any:
  - An estimate of direct compliance costs such Businesses may reasonably incur if the Ordinance is enacted: _____;

DRAFT

- Identification of any new charge or fee on Businesses subject to the proposed Ordinance or for which such businesses will be financially responsible _____; and
- Estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed to cover such costs.
  Costs: _____ Revenues from Fees: _____

- A good faith estimate of the number of Businesses likely to be impacted by the Ordinance: _____.
- Any additional information the governing body determines may be useful.

_X_ A Fiscal Impact Estimate is not necessary because the proposed Ordinance is enacted to implement one of the following:

- **The proposed ordinance is required for compliance with Federal or State law or regulation;**
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

DRAFT

PROPOSED TEXT AMENDMENT
STAFF REPORT

TO: City Council

FROM: Adrianna Gehrke, Planner 1

HEARING DATE: March 11, 2026

RE: ZA-01-2026

Request:

ZA-01-2026: Proposed amendments to Chapter 26, Land Development Regulations, to establish required procedures for the review and approval of certified recovery residences in accordance with Florida Statute 397.487(15)(a).

Hearing Minutes and Board Recommendation(s):

The Planning Commission heard the proposed amendments on Monday, February 23, 2026, and unanimously recommended approval.

Supplemental Material/Issue Analysis Report:

Amendments are proposed to Chapter 26 [when viewing this document electronically, click the blue underlined text and it will open in a web browser for cross referencing], Land Development Regulations (LDRs), Punta Gorda Code (Code), to comply with Section 397.487(15)(a), Florida Statutes, which requires municipalities to adopt an ordinance establishing procedures for the review and approval of certified recovery residences by January 1, 2026, including a process for requesting reasonable accommodations from local land use regulations.

The proposed ordinance amends Article 3 of the Land Development Regulations to add certified recovery residences as a use permitted with conditions in zoning districts where residential uses are allowed, including Environmental Preserve (EP), General Single-Family Residential (GS), General Multi-Family Residential (GM), Manufactured Home (MH), Neighborhood Residential (NR), Neighborhood Center (NC), and City Center (CC) districts.

Within the City Center District, certified recovery residences would be permitted with conditions for those properties located within the Bethel-St. Mark Historic Overlay District.

Additionally, the proposed ordinance amends Article 4 to adopt a new Section 4.42, Certified Recovery Residences, which establishes definitions, application requirements, administrative review procedures, and timelines for processing requests, including provisions related to reasonable accommodation requests.

City of Punta Gorda, Florida

Ordinance No. _____-2026

AN ORDINANCE OF THE CITY OF PUNTA GORDA, FLORIDA, AMENDING CHAPTER 26, PUNTA GORDA CODE, THE CITY OF PUNTA GORDA LAND DEVELOPMENT REGULATIONS, TO ESTABLISH PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES AND A PROCESS FOR REQUESTING REASONABLE ACCOMMODATIONS FROM LOCAL LAND USE REGULATIONS AS MANDATED BY FLORIDA LAW, INCLUDING SECTION 397.487(15)(A), FLORIDA STATUTES; AMENDING ARTICLE 3, SECTION 3.2(C) "EP, ENVIRONMENTAL PRESERVE DISTRICT - USES PERMITTED WITH CONDITIONS"; SECTION 3.4(C) "GS, GENERAL SINGE-FAMILY RESIDENTIAL DISTRICT - USES PERMITTED WITH CONDITIONS"; SECTION 3.5(C) "GM, GENERAL MULTI-FAMILY RESIDENTIAL DISTRICT - USES PERMITTED WITH CONDITIONS"; SECTION 3.6(C) "MH, MANUFACTURED HOME DISTRICT - USES PERMITTED WITH CONDITIONS"; SECTION 3.7(C) "NR, NEIGHBORHOOD RESIDENTIAL DISTRICT - USES PERMITTED WITH CONDITIONS"; SECTION 3.8(C) "NC, NEIGHBORHOOD CENTER DISTRICT - USES PERMITTED WITH CONDITIONS"; AND SECTION 3.9(C) "CC, CITY CENTER DISTRICT - USES PERMITTED WITH CONDITIONS"; AMENDING ARTICLE 4 TO ADOPT A NEW SECTION 4.42; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 397.487(15)(a), Florida Statutes, mandates that by no later than January 1, 2026, each municipality and county in the State of Florida must adopt an ordinance establishing procedures for the review and approval of certified recovery residences; and

WHEREAS, the new Florida Statute further mandates the inclusion within such ordinance of a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery resident; and

WHEREAS, the new Florida Statute provides that the regulation of the establishment of certified recovery residences must be consistent with the Fair Housing Amendments Act of 1988 (42 U.S.C. §§ 3601 et seq.) and Title II of the Americans with Disabilities Act (42 U.S.C. §§ 12131 et seq.); and

WHEREAS, this Ordinance is for the purpose of compliance with Section 397.487(15)(a), Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PUNTA GORDA, FLORIDA, THAT:

I. Chapter 26, Article 3, Section 3.2, "EP, Environmental Preserve District," Subsection (c), "Uses Permitted with Conditions," Punta Gorda Code, is hereby amended by adding thereto a new paragraph 8, Certified Recovery Residences, to read as follows: [Words ~~stricken~~ are deletions; words underlined are additions.]"

(c) Uses Permitted with Conditions

(1) through (7) No change.

(8) Certified Recovery Residences

II. Chapter 26, Article 3, Section 3.4, "GS, General Single-Family Residential District," Subsection (c), "Uses Permitted with Conditions," Punta Gorda Code, is hereby amended by adding thereto a new paragraph 5, Certified Recovery Residences, to read as follows: [Words ~~stricken~~ are deletions; words underlined are additions.]"

(c) Uses Permitted with Conditions

(1) through (4) No change.

(5) Certified Recovery Residences

III. Chapter 26, Article 3, Section 3.5, "GM, General Multi-Family Residential District," Subsection (c), "Uses Permitted with Conditions," Punta Gorda Code, is hereby amended by adding thereto a new paragraph 5, Certified Recovery Residences, to read as follows: [Words ~~stricken~~ are deletions; words underlined are additions.]"

(c) Uses Permitted with Conditions

(1) through (4) No change.

(5) Certified Recovery Residences

IV. Chapter 26, Article 3, Section 3.6, "MH, Manufactured Home District," Subsection (c), "Uses Permitted with Conditions," Punta Gorda Code, is hereby amended by adding thereto a new paragraph 4, Certified Recovery Residences, to read as follows: [Words ~~stricken~~ are deletions; words underlined are additions.]"

(c) Uses Permitted with Conditions

(1) through (3) No change.

(4) Certified Recovery Residences

V. Chapter 26, Article 3, Section 3.7, "NR, Neighborhood Residential District," Subsection (c), "Uses Permitted with Conditions", Punta Gorda Code, is hereby amended by adding thereto a new paragraph 9, Certified Recovery Residences, to read as follows: [Words ~~stricken~~ are deletions; words underlined are additions.]"

(c) Uses Permitted with Conditions

(1) through (8) No change.

(9) Certified Recovery Residences

VI. Chapter 26, Article 3, Section 3.8, "NC, Neighborhood Center District," Subsection (c), "Uses Permitted with Conditions," Punta Gorda Code, is hereby amended by adding thereto a new paragraph 18, Certified Recovery Residences, to read as follows: [Words ~~stricken~~ are deletions; words underlined are additions.]"

(c) Uses Permitted with Conditions

(1) through (17) No change.

(18) Certified Recovery Residences

VII. Chapter 26, Article 3, Section 3.9, "CC, City Center District," Subsection (c), "Uses Permitted with Conditions," Punta Gorda Code, is hereby amended by adding thereto a new paragraph 18, Certified Recovery Residences, to read as follows: [Words ~~stricken~~ are deletions; words underlined are additions.]

(c) Uses Permitted with Conditions

(1) through (17) No change.

(18) Certified Recovery Residences for those properties located within the Bethel-St. Mark Historic Overlay District

VIII. Chapter 26, Article 4, Uses Permitted with Conditions, Punta Gorda Code, is hereby amended by adding thereto a new Section 4.42, Certified Recovery Residences, to read as follows: [Words ~~stricken~~ are deletions; words underlined are additions.]

Section 4.42 Certified Recovery Residences

(a) Definitions. The following words and phrases when used in this Section shall have the meanings respectively ascribed to them:

1. "Certified recovery residence" means a residential dwelling that provides a peer-supported, alcohol-free, and drug-free living environment and is certified by a credentialing entity approved by the Florida Department of Children and Families, pursuant to section 397.487, Florida Statutes.

2. "Reasonable accommodation" means a modification or exception to a local land use, zoning, or building regulation or policy, as necessary to afford individuals with disabilities equal opportunity to use and enjoy a dwelling.

3. "Disability" shall have the same meaning as defined under the Fair Housing Amendments Act and the Americans with Disabilities Act.

(b) Review Procedures. Certified recovery residences shall be permitted in any zoning district where residential uses are allowed, subject to the reasonable accommodation process contained in this section. The establishment of a certified recovery residence shall be subject to review and approval by the City with such approval to be granted or withheld in compliance with all applicable local, state, and federal law, including the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.

(c) Application Required. An applicant seeking reasonable accommodation to establish or operate a certified recovery residence shall submit a written application to the Urban Design Department. The application must include, at minimum:

1. Applicant Information: The name, mailing address, phone number, and email address of the applicant or the applicant's authorized representative.

2. Property Information: The address and parcel identification number of the subject property.

3. Accommodation Request: A description of the specific accommodation requested, including the applicable regulation or policy from which relief is sought, and an explanation of how the accommodation is necessary to afford equal housing opportunity.

4. Request for Additional Information. If additional information is required from an applicant, the Department shall notify the applicant in writing within thirty (30) days of receipt of the application. The applicant shall respond to such request within thirty (30) days from the date of receipt of such notification.

(d) Date-Stamping and Acknowledgement. Upon receipt of the application, the Department shall date-stamp the application and provide written acknowledgment of receipt to the applicant.

(e) Request for Additional Information. If additional information is required from an applicant, the Department shall notify the applicant in writing within thirty (30) days of receipt of the application. The applicant shall respond to such request within thirty (30) days from the date of receipt of such notification.

(f) Final Determination. The Department shall issue a final written determination within sixty (60) days after receipt of a complete application, which shall:

1. Approve the request in whole, with or without conditions;

2. Approve the request in part, with or without conditions;

3. Deny the request, stating with specificity the objective, evidence-based reason for the denial and identifying any deficiencies or actions necessary for reconsideration.

(g) Automatic approval. If a final written determination is not issued by the Department within sixty (60) days after receipt of a completed application, the request shall be deemed approved by operation of law, unless the parties mutually agree in writing to a reasonable extension of time.

(h) Revocation of accommodation. The City may revoke a previously granted reasonable accommodation for cause, including but not limited to violation of conditions of approval; lapse, revocation, or failure to maintain required

certification or licensure under Florida law, if such status is not reinstated within one hundred eighty (180) days from lapse; and material misrepresentation of facts in the application process. Applicants subjected to revocation shall be provided written notice of such revocation and shall have thirty (30) days upon receipt of written notice to respond contesting the validity of an accommodation revocation.

IX. SAVINGS CLAUSE. It is the declared intent of the City Council that, if any section, subsection, sentence, clause, phrase or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

X. SCRIVENER'S ERRORS. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Manager and City Attorney, may be corrected.

XI. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed to the extent of such conflict.

XII. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

XIV. This Ordinance shall take effect immediately upon its adoption.

ADOPTED in regular session of the City Council of the City of Punta Gorda, Florida this ___ day of _____, 2026.

_____

ATTEST: DEBORAH LUX, Mayor

_____

SARA WELCH, City Clerk

APPROVED AS TO FORM AND CONTENT:

_____

STEVEN LESKOVICH, ESQ., City Attorney
Bar # 194840

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

PUBLIC HEARING AGENDA
(Quasi-Judicial and Legislative)

Title:	**LEGISLATIVE:** ZA-03-2026 Proposed amendment to Chapter 26, Articles 3.4 and 3.5 to allow for the possible expansion of the General Single-Family and General Multi-Family Districts, and require multi-family structures within the GM Districts to comply with Article 7 with exemptions. **FIRST READING.**
Funds:	
Recommended Action:	The Planning Commission voted unanimously to recommend approval of the proposed amendments.
Summary:	Proposed amendment to Chapter 26, Articles 3.4 and 3.5 to allow for the possible expansion of the General Single-Family and General Multi-Family Districts, and require multi-family structures within the GM Districts to comply with Article 7 with exemptions.
Department/Division:	Urban Design

EXHIBITS:

1. ZA-03-2026 - Magdalina Drive - Staff Report
2. ZA-03-2026 - Magdalina Drive - Ordinance

ZONING (TEXT) AMENDMENT
STAFF REPORT

TO: City Council

VIA: Boyd Lawrence, AICP, Planning Director
Hank Flores, AICP, CFM, Urban Design Manager

FROM: Carl Benge, AICP, Principal Planner

DATE: March 11, 2026

SUBJECT: Zoning (Text) Amendment, ZA-03-2026, Amending General Single-Family and General Multi-Family Zoning Districts

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Request

ZA-03-2026: Proposed amendment to Chapter 26, Articles 3.4 and 3.5 to allow for the possible expansion of the General Single-Family and General Multi-Family Districts, and require multi-family structures within the GM Districts to comply with Article 7, Architectural Standards with exemptions.

Hearing Minutes and Board Recommendation(s)

As of the drafting of this staff report, minutes from the February 23, 2026 meeting of the Planning Commission were not available. The Planning Commission voted to recommend approval of ZA-01-2026.

Background

In 2022, The City of Punta Gorda issued building permits for three (3) properties located on Magdalina Drive to William Morgan in order to allow for the construction of three (3) duplexes. Subsequent to the issuance of the permits and after construction had already commenced on the properties, it was determined that the GS-3.5 District does not allow duplexes as a Permitted Use.

Over the ensuing three (3) years, the City and Mr. Morgan met several times to discuss remedies to the situation that would satisfy both parties. Unfortunately, no agreement was able to be reached and the partially constructed duplexes have sat unattended since.

On October 22, 2025, City Council formally directed staff to expedite a process to allow Mr.

Morgan to move forward with the proposed development. Staff has reviewed the Land Development Regulations and determined that a change in the district of the subject properties from the GS-3.5 (General Single-Family – 3.5 units per acre) District to the GM-10 (General Multi-Family – 10 units per acre) District would allow for the completion of the construction of the duplexes as desired by Mr. Morgan.

In reviewing the Intent Language of the GS (General Single-Family) and GM (General Multi-Family) Districts, staff determined that the last sentence contained within the respective district description precludes the rezoning of these properties to the GM-10 District. The language for the respective districts reads as follows:

GS-3.5/5: The General Single-Family Residential District is coded to permit the completion and/or annexation of conventional single-family residential subdivisions existing or approved by the Punta Gorda City Council prior to the effective date of these regulations. The General Single-Family Residential District is established solely to accommodate completion of previously approved development of lands within the district. *The district is not intended to be available for future rezonings, nor as a means of expanding the boundaries of existing GS Districts;* and,

GM-5/10/15: The General Multi-Family Residential District is coded to permit the completion and/or annexation of conventional multi-family residential development within the district. The district is intended to be medium to high-density residential, with emphasis on multifamily use. *The district is not intended to be available for future code amendments, nor as a means of expanding the boundaries of existing GM Districts.*

Recommendation

Staff is recommending that the Planning Commission forward a recommendation of approval to the City Council to allow for the removal of the italicized language contained within these two district descriptions. The proposed modifications would allow for the consideration of a Future Land Use Map Amendment and a Zoning District Amendment for the properties located on the east side of Magdalina Drive, which may allow for the completion of the construction of these duplex units.

The removal of this language would also allow potential annexed properties to be designated with either the GS or GM Districts depending on the proposed use of these properties.

Supplemental Information

Amendments are proposed to Chapter 26, Article 3, Section 3.4 and Section 3.5 [when viewing this document electronically, click the blue underlined text and it will open in a web browser for cross referencing].

Florida Statutes, Chapter 166.041, outlines the process for the City of Punta Gorda to follow in order to adopt ordinances and resolutions. Pursuant to these regulations, any revisions to the City's Land Development Regulations (LDR) is facilitated through an ordinance.

CITY OF PUNTA GORDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF PUNTA GORDA, FLORIDA, AMENDING THE CITY OF PUNTA GORDA LAND DEVELOPMENT REGULATIONS, CHAPTER 26, , ARTICLE 3, "REGULATING DISTRICTS", SECTION 3.4, "GS, GENERAL SINGLE-FAMILY RESIDENTIAL DISTRICT", SECTION 3.5, "GM, GENERAL MULTI-FAMILY RESIDENTIAL DISTRICT", AND SUBSECTION 3.5(e)(1), GENERAL REQUIREMENTS, AMENDED TO ALLOW FOR THE EXPANSION OF THE GENERAL SINGLE-FAMILY AND GENERAL MULTI-FAMILY RESIDENTIAL DISTRICTS, AND REQUIRE MULTI-FAMILY STRUCTURES TO COMPLY WITH ARTICLE 7 WITH EXEMPTIONS; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the existing restrictions in sections 3.4, 3.5 and 3.5 (e)(1) prohibit the expansion of the General Single-Family (GS) and General Multi-family (GM) Residential Districts beyond their current boundaries, resulting in inconsistent land use patterns that restrict the City's ability to accommodate new residential development consistent with established neighborhoods; and

WHEREAS, the expansion through the future annexation of adjacent properties and/or rezoning will facilitate positive, neighborhood-scaled growth aligned with the City's planning objectives; and

WHEREAS, the development of multi-family structures within the General Multi-Family Residential District must be required to comply with Article 7 – Architectural Provisions of the City's Land Development Regulations, single-family and duplex units and structures located within the Special Residential Overlay District will be exempt; and

WHEREAS, the City's Comprehensive Plan, particularly Objective 1.1.13, in accordance with the Citywide Master Plan, the City will amend its Land Development Regulations, focusing on priorities like promoting diverse and affordable housing by providing missing middle housing options such as cottages, townhomes, and duplexes; and

WHEREAS, the amendment to Chapter 26, Section 3.4, Section 3.5, and Section 3.5(e)(1), of the City of Punta Gorda Land Development Regulations will achieve this; and

WHEREAS, pursuant to the provisions of Section 163.3194(I), Florida Statutes, the Planning Commission, serving as the Local Planning Agency for the City of Punta Gorda, Florida, has reviewed the proposed request and has found it to be consistent with the adopted Comprehensive Plan of the City of Punta Gorda.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF PUNTA GORDA, FLORIDA, THAT:

I. Chapter 26, Article 3, Section 3.4, Punta Gorda code is hereby amended to read as follows: *[additions are <u>underlined</u>, deletions are ~~struck through~~]*

Section 3.4 GS, General Single-Family Residential District

The General Single-Family Residential District is coded to permit the completion and/or annexation of conventional single-family residential subdivisions existing or approved by the Punta Gorda City Council prior to the effective date of these regulations. The General Single-Family Residential District is established solely to accommodate completion of previously approved development of lands within the district. ~~The district is not intended to be available for future rezonings, nor as a means of expanding the boundaries of existing GS Districts.~~

II. Chapter 26, Article 3, section 3.5, Punta Gorda Code is hereby amended to read as follows:
[additions are underlined, deletions are ~~struck through~~]

Section 3.5 GM, General Multi-family Residential District

The General Multi-Family Residential District is coded to permit the completion and/or annexation of conventional multi-family residential development within the district. The district is intended to be medium to high-density residential, with emphasis on multi-family use. The district is ~~not~~ intended ~~to be available~~ for limited future code amendments, ~~nor~~ as a means of limiting the expansion ~~expanding~~ of the boundaries of existing GM Districts.

No change to Subsection (a) - (d)

(e) General Requirements.

(1) Buildings ~~are exempt from~~ must comply with ~~the architectural requirements of~~ Article 7 – Architectural Provisions. Single-family or duplex units and structures located within the Special Residential Overlay District are exempt.

(2) Development in the GM District which is approved but not yet built is permitted minor modifications through the administrative process. Such development, if redesigned, must conform to all of the requirements of this Article for the GM District.

(3) With the exception of single family and two-family residences, all permitted uses require development plan approval.

ADOPTED in regular session of the City Council of the City of Punta Gorda, Florida, this _____ day of _____, 2026.

_____
DEBORAH LUX, Mayor

ATTEST:

_____
SARA WELCH, CMC, City Clerk

APPROVED AS TO FORM:

_____
Steven S. Leskovich, Esq., Ph.D.
City Attorney

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

PUBLIC HEARING AGENDA
(Quasi-Judicial and Legislative)

Title:	**QUASI-JUDICIAL:** CP-01-2026 - An Ordinance of the City Council of Punta Gorda, Florida, amending the Comprehensive Plan - Future Land Use Map to reflect the change in the current designation from Low Density Residential (LDR) to High Density Residential (HDR) for 1.87 acres, of land situated in the State of Florida, County of Charlotte, lying in Section 13, Township 41, Range 22, and being further described and incorporated herein; providing for findings; providing for conflict; providing for severability; and providing an effective date. **FIRST READING.**
Funds:	
Recommended Action:	Staff recommends approval of the future land use change. On February 23, 2026, the Planning Commission voted 6 to 1 to recommend denial of the future land use change.
Summary:	City-initiated future land use change, changing the land use designation of the seven subject properties from Low Density Residential to High Density Residential. There is a companion city-initiated zoning change for the same properties, to change the zoning designation from General Single Family-3.5 to General Multi-Family-10.
Department/Division:	Urban Design

EXHIBITS:

1. CP-01-2026 - Magdalina Drive - FLUM Amendment - Staff Report
2. CP-01-2026 - Magdalina Drive - FLUM Amendment - Ordinance

COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

TO: City Council

VIA: Boyd Lawrence, AICP, Planning Director
Hank Flores, AICP, CFM, Urban Design Manager

FROM: Carl Benge, AICP, Principal Planner

DATE: March 11, 2026

SUBJECT: CP-01-2026 - Magdalina Drive - City Initiated – Amendment of the Future Land Use Map Designation from Low Density Residential (LDR) to High Density Residential (HDR)

Title

CP-01-2026 - Ordinance of the City of Punta Gorda, Florida, amending the future land use map designation of 1.87 +/- acres identified as parcels 412213258001, 412213258002, 412213258003, 412213258004, 412213258005, 412213258006, and 412213258007 as recorded in the Public Records of Charlotte County, Florida, being more particularly described in "Exhibit A" attached hereto and incorporated herein, from Low-Density Residential (LDR) to High-Density Residential (HDR); providing for findings; providing for conflict; providing for severability; and providing an effective date.

Hearing Minutes and Board Recommendation(s)

As of the drafting of this staff report, minutes from the February 23, 2026 meeting of the Planning Commission were not available. The Planning Commission voted to recommend denial of CP-01-2026.

Background

On February 25, 2022, the City of Punta Gorda issued building permits for properties located at 2926 Magdalina Drive, 2930 Magdalina Drive, and 2938 Magdalina Drive. The building permit applications were clearly marked for duplex development under the "Use of Building" section of the permit application at the time of their submittal. However, the zoning reviewer did not notice

this discrepancy and approved their part of the application. The General Single-Family-3.5 Zoning District does not allow duplexes as a Permitted Use. After completion of the review of the application and supporting documentation, Building Permits 22-169044 (2926 Magdalina Drive), 22-169047 (2930 Magdalina Drive), and 22-169051 (2938 Magdalina Drive) were issued.

On September 22, 2022, the error was discovered and a Stop Work Order was posted on the subject properties along with an email to the property owner from the Zoning Official. The owner, William Morgan of Lewis Maguire Homes, LLC, was contacted and provided the City's Attorney contact information as requested.

Between December 29, 2023 and August 15, 2024, multiple emails were sent from the Zoning Official, City Manager, City Attorney to William Morgan or his representative regarding the condition of the properties (Exhibit A – Timeline).

In March 2025, staff was directed to move forward with the Magdalina Drive projects. Staff determined that a rezone of the parcels would be the only real option to allow the existing duplex foundations to remain. In research, staff established that rezoning the parcels to General Multi-Family-10 would be the best, and integrate well with the existing General Multi-Family zoning located just north of the proposed parcels for amendment.

On October 22, 2025, staff was directed by City Council to move forward with the rezoning of the Magdalina properties to allow for the completion of the construction of the duplex units. In order to allow for an amendment to the Zoning Map, an amendment to the future Land use map designation of the properties to the HDR (High Density Residential) designation is also required.

Request

The requests, initiated by the City administration are for a change to the Future Land Use Map of the City of Punta Gorda Comprehensive Plan (the "Comprehensive Plan") pursuant to the procedures and requirements in Section 5.9 and Section 16.11 of the City of Punta Gorda LDR. Specifically, the requests are:

> An ordinance of the City Council of the City of Punta Gorda, Florida amending the Future Land Use Map of the City of Punta Gorda Comprehensive Plan, to modify 1.87+/- acres consisting of seven (7) parcels located on the east side of Magdalina Drive from "Low-Density Residential" to "High-Density Residential"; providing for findings; providing for conflict; providing for severability; and providing an effective date.

The Comprehensive Plan text amendment review and procedures are guided by Florida Statutes. The comprehensive plan amendment proposed here applies to contiguous land area within the City of Punta Gorda ("City") that is less than 50 acres and not in an area of critical state concern. Such text changes are permissible by the small-scale amendment process pursuant to Florida Statutes Section 163.3187.

Location of the Map Amendments



The area of the proposed map amendments is the 1.87 +/- acres east of Magdalina Drive.

Property IDs:	412213258001, 412213258002, 412213258003, 412213258004, 412213258005, 412213258006, and 412213258007
Land Area:	1.87 +/- acres
Existing Use:	General Single-Family-3.5
Existing FLUM Designation:	Low Density Residential (LDR)
Proposed FLUM Designation:	High Density Residential (HDR)
Proposed Zoning Designation:	General Multi-Family-10

General Location:

East: General Single-Family Residential. It is designated on the City's Future Land Use Map as Low Density Residential

West: Charlotte County Zoning of Manufactured Home Conventional (MHC). It is designated on the County's Future Land Use Map as Low Density Residential

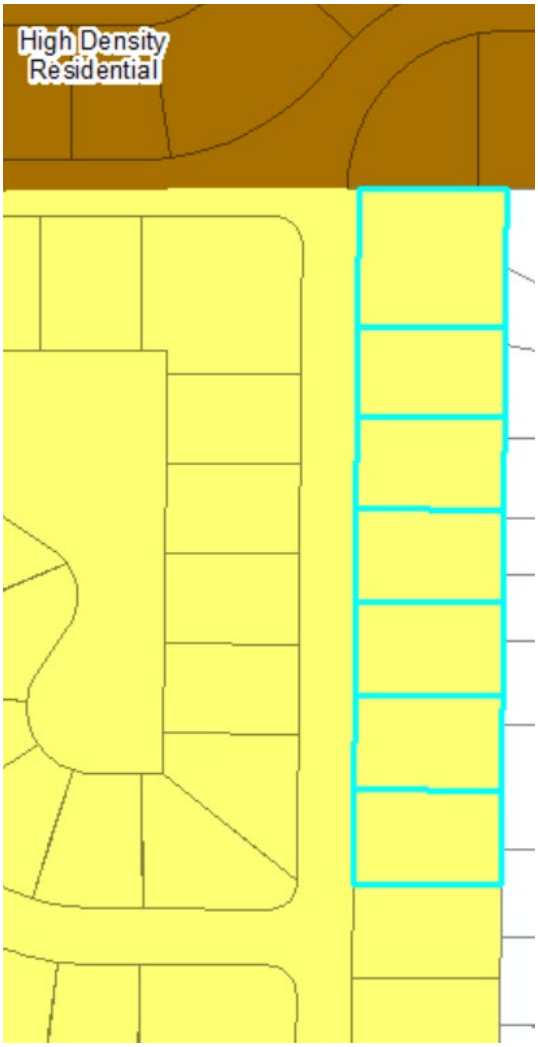
North: General Multi-Family-15. It is designated on the City's Future Land Use Map as High Density Residential

South: General Single-Family Residential. It is designated on the City's Future Land Use Map as Low Density Residential.

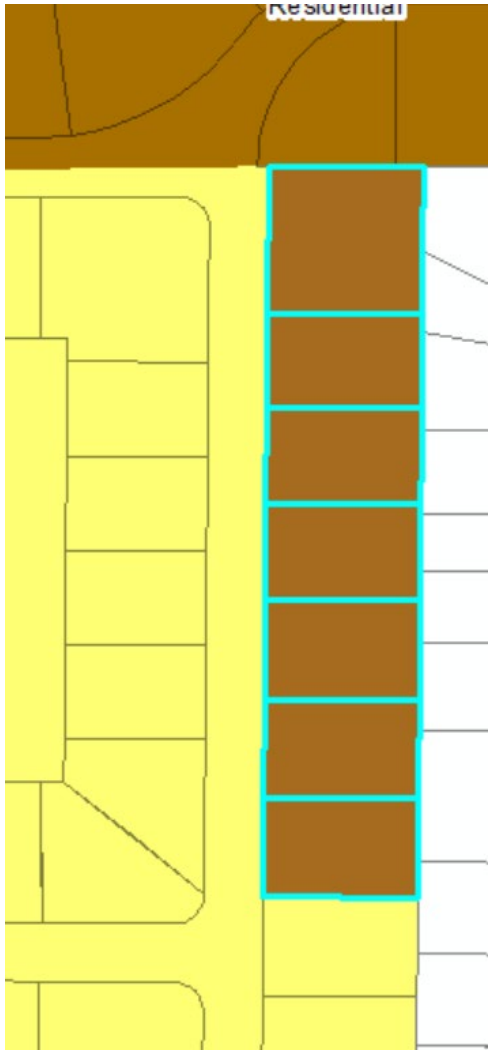
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Summary of Changes – Future Land Use

Existing Future Land Use



Proposed Future Land Use



City of Punta Gorda Future Land Use Map Excerpt Legend

Low Density Residential

High Density Residential

City Code of Ordinance Chapter 26, Section 16.11 Zoning Map Amendments

(a) Initiation of Application
The City of Punta Gorda filed an application to amend the FLUM of the subject property.

(b) Pre-application meeting
Not applicable.

(c) Application Filing
The City of Punta Gorda appropriately filed with the Urban Design Division the required application forms, completed and signed

(d) Submittal Requirements
The City of Punta Gorda has appropriately filed with the Urban Design Division the required submittal items, along with supporting documentation and evidence.

(e) Planned Development
Not applicable.

(f) Waivers/Modifications of Submittal Requirements
The Zoning Official has not waived or modified any of the submittal requirement for this application.

(g) Consistent with City Plan
This request is consistent with the City's Comprehensive Plan 2045

(h) Public Hearing Notice
The public hearing requirement notice was set as outlined in the City Code of Ordinances, Chapter 26, Section 16.1(g).

City Code of Ordinance Chapter 26, Section 16.11.(k) Approval Criteria. The Planning Commission and City Council shall use the following criteria, in addition to other reasonable considerations, in making their decision regarding approval or disapproval of an amendment application:

(1) Consistency with the Comprehensive Plan, including but not limited to the Land Use

Future Land Use Element

Objective 1.1.12: Where particular aims of the comprehensive plan may be advanced (such as affordable housing, commercial and mixed-use development, historic preservation, environmental conservation, economic development, downtown revitalization, and community health), Punta Gorda will employ or make available innovative land development techniques, city programs, and public investments.

Objective 1.1.13: In order to enact recommendations of the 2019 Citywide Master Plan, the City of Punta Gorda will amend its land development regulations and Code of Ordinances, focusing on priorities like promoting diverse and affordable housing development, enabling commercial and

mixed-use infill development, improving walkability and bikeability to ensure community safety and economic vibrancy, and ensuring high-quality growth that preserves and enhances community character.

Policy 1.1.13.10: In order to encourage new diverse and more affordable housing types, the City will maintain:

a) Residential density controls and land uses that are calibrated to allow for missing middle housing types including townhomes, duplexes, fourplexes, cottage courts, and small apartments;

Objective 1.1.14: Punta Gorda will maintain a Future Land Use Map and land use classification system that provides for the distribution, extent, and location of a variety of land uses.

Conservation Element

As there are no proposed changes to the existing sites, existing conditions will remain the same and no additional impacts are expected.

Coastal Management Element

As there are no proposed changes to the existing sites, existing conditions will remain the same and no additional impacts are expected. In addition, there is no expected impact on evacuation times.

Infrastructure Element

Policy 3.2.2.3: Review all land use amendments, zoning changes, or utility service area extensions to determine the availability of utility system capacity.

Housing Element

Goal 4.1: The long-term end toward which Punta Gorda's housing activities and programs are directed is an adequate supply of land and housing, including a variety of housing types and costs, to meet the needs of very low, low, and moderate-income households, both present and future; the conservation and rehabilitation of the current housing stock, including historic structures; the elimination of substandard housing conditions; the appropriate siting of group and foster care facilities in residential areas, and the coordination of housing programs with other agencies.

Objective 4.1.1: Throughout the planning period through 2030, Punta Gorda will provide for a variety of housing types and residential densities to accommodate the needs of current and future populations, as well as meeting the special housing needs of its citizens.

Recreation and Open Spaces Element

As there are no proposed changes to the existing sites, existing conditions will remain the same and no additional impacts are expected.

Community Facilities and Services Element

As there are no proposed changes to the existing sites, existing conditions will remain the same and no additional impacts are expected.

Transportation Element

As there are no proposed changes to the existing sites, existing conditions will remain the same, and no additional impacts are expected.

Public School Facilities Element

As there are no proposed changes to the existing sites, existing conditions will remain the same and no additional impacts are expected.

Intergovernmental Coordination Element

As there are no proposed changes to the existing sites, existing conditions will remain the same and no additional impacts are expected.

Capital Improvements Element

As there are no proposed changes to the existing sites, existing conditions will remain the same and no additional impacts are expected.

Historic Element

Project is not located in the historic district.

Property Rights Element

Goal 12.1: The City will ensure that the protection of existing private property rights will be considered in all local decision making in accordance with section 163.3177(6)(i)1, Florida Statutes.

Objective 12.1.1: The City of Punta Gorda will consider private property rights in local decision-making.

Objective 12.1.2: The City of Punta Gorda will recognize and respect private property rights, and respect such rights and the impact upon them when preparing recommendations for land use decisions.

Policy 12.1.2.1: The City of Punta Gorda recognizes and respects private property rights, and existing entitlements, and shall continue to provide methods for the assertion of vested rights and other administrative remedies through the City of Punta Gorda, Code of Ordinances.

Policy 12.1.2.2: The City of Punta Gorda shall provide appropriate notice to the property owner(s), the general public and owners of neighboring lands of all applications for amendments to the Comprehensive Plan, Zoning Map, and Land Development Regulations.

(2) Compatibility policies

The existing development and uses are compatible with the existing adjacent uses and properties.

(3) Consistency with any binding agreements with Charlotte County, as amended, or any regional planning issues, as applicable.

There are no binding agreements with Charlotte County or any regional planning issues.

(4) Mitigation of traffic impacts.

No anticipated traffic changes are expected. No traffic study will be required.

(5) Compatibility with surrounding neighborhood and uses.

Compatibility is as follows:

DIRECTION	FUTURE LAND USE	ZONING	EXISTING LAND USE
North (City)	High Density Residential	General Multi-Family-15	Residential
South (City)	High Density Residential	General Single-Family-3.5	Residential
East (City)	Low Density Residential	General Single-Family-3.5	Residential
West (County)	Low Density Residential	County Zoning	Residential

(6) Provision of adequate public facilities.

Element	Level of Service (LOS)
Infrastructure	**Potable Water** - 141 Gallons per person per day (or 287 gallons per ERU per day) **Sanity Sewer** - 83 Gallons per person per day (or 169 gallons per ERU per day) **Solid Waste** - 7.2 Pounds per person per day **Stormwater** - C - using a 25 year/24 hour design
Transportation	**D** - on all major arterials **E** - on all minor arterials **D** - on all county collectors **D** - on all City maintained roads
Recreation and Open Space	5 acres per 1,000 population
Public Schools	**Elementary** - 95% total capacity **Middle** - 100% total capacity **High** - 100% total capacity

a. City water and wastewater services are already provided and no issues currently exist
b. The City of Punta Gorda provides solid waste services. In addition, Charlotte County's Zemel Road landfill has sufficient capacity through the County's 2030 planning.
c. Based on the existing conditions, no adverse traffic impacts are anticipated to the existing parcels.
d. No stormwater is required on-site.

Findings – The following findings can be drawn concerning this request for a rezoning. These findings are based upon the information submitted by the applicant attached herein, and upon the written provisions of the Punta Gorda City Code pertaining to this type of request.

Finding #1: The subject sites contains approximately 1.87 +/- acres

Finding #2: The comprehensive plan request has precipitated the need for this rezoning request.

Finding #3: The properties shall be governed by the currently in effect City of Punta Gorda Comprehensive Plan and Land Development regulations and may not become effective until 31 days after adoption pursuant to Chapter 163.3187(5)(c) F.S.

Finding #4: The property is located within the Punta Gorda Utility Service Area and is currently served with municipal water and wastewater services.

Conclusions – Based on the approval criteria presented above, the Punta Gorda Urban Design Division offers the following conclusion(s):

Conclusion #1: The future land use map designation is in order and statutory requirements have been met.

Conclusion #2: Municipal water and wastewater service are already available to the properties.

Conclusion #3: The application is consistent with the City's 2045 Comprehensive Plan.

Staff Recommendations – based on the aforementioned approval criteria findings and conclusions:

Staff has reviewed the request and determined that the standards of review have been met. Staff recommends that the Planning Commission forward a recommendation of Approval to the City Council based upon the above Findings and Conclusions of the Comprehensive Plan Amendment – CP-01-2026.

CITY OF PUNTA GORDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF PUNTA GORDA, FLORIDA, AMENDING THE COMPREHENSIVE PLAN - FUTURE LAND USE MAP TO REFLECT THE CHANGE IN THE CURRENT DESIGNATION FROM LOW DENSITY RESIDENTIAL (LDR) TO HIGH DENSITY RESIDENTIAL (HDR) FOR 1.87 ACRES, OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 13, TOWNSHIP 41, RANGE 22, AND BEING FURTHER DESCRIBED AND INCORPORATED HEREIN; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Punta Gorda, (hereinafter referred to as "Petitioner") has petitioned to amend the Comprehensive Plan Future Land Use Map for the parcels of land addressed as 412213258001, 412213258002, 412213258003, 412213258004, 412213258005, 412213258006, and 412213258007, and more particularly described in Exhibit "A" attached here to and incorporated herein, (hereinafter referred to as "The Property"); and

WHEREAS, this amendment to the City's Comprehensive Plan is in conjunction with the rezoning request of the Property; and

WHEREAS, this amendment to the City's Comprehensive Plan Future Land Use Map is compatible with the character of the surrounding neighborhood; and

WHEREAS, Pursuant to the provisions of Section 163.3174(1), Florida Statutes, the Planning Commission, serving as the Local Planning Agency for the City of Punta Gorda, Florida, has reviewed the proposed request and has found it to be consistent with the adopted Comprehensive Plan of the City of Punta Gorda.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF PUNTA GORDA, FLORIDA:

I. The City of Punta Gorda Comprehensive Plan Future Land Use Map is hereby changed from Low Density Residential (LDR) to High Density Residential (HDR) for a total of 1.87 acres, more or less, and identified by the Charlotte County Property Appraiser's Office by Parcel ID Numbers 412213258001, 412213258002, 412213258003, 412213258004, 412213258005, 412213258006, and 412213258007, and described as follows:

Block 163, Lots 9 through 15, PUNTA GORDA ISLES, Section 14, REPLAT, a Subdivision, according to the plat thereof, as recorded in Plat Book 9, Pages 7A and 7B, INCLUSIVE, of the Public Records of Charlotte County, Florida.

II. The Official Future Land Use Map of the City of Punta Gorda, Florida shall be revised to reflect the changes approved by this ordinance.

III. It is the declared intent of the City Council that if any section, subsection, sentence, clause, phrase, or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

IV. Any ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

V. Pursuant to Section 163.3184, Florida Statutes, this Ordinance shall become effective 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

ADOPTED in regular session of the City Council of the City of Punta Gorda, Florida, this _____ day of _____, 2026.

_____
DEBORAH LUX, Mayor

ATTEST:

_____
SARA WELCH, CMC
City Clerk

APPROVED AS TO FORM:

_____
Steven S. Leskovitch, Esq., Ph.D.
City Attorney

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

PUBLIC HEARING AGENDA
(Quasi-Judicial and Legislative)

Title: **QUASI-JUDICIAL:** Z-01-2026 - An Ordinance of the City of Punta Gorda, Florida, amending the City of Punta Gorda District Map for seven (7) parcels consisting of approximately 1.87 +/- acres, identified by the Charlotte County Property Appraiser as parcels 412213258001, 412213258002, 412213258003, 412213258004, 412213258005, 412213258006, and 412213258007, and being more particularly described below, from General Single Family-3.5 (GS-3.5) to General Multi-Family-10 (GM-10); providing for findings; providing for conflict; providing for severability; and providing an effective date. **FIRST READING.**

Funds:

Recommended Action: Staff recommends approval of the zoning change. On February 23, 2026, the Planning Commission voted 6 to 1 to recommend denial of the zoning change.

Summary:

City-initiated zoning change, changing the zoning designation of the seven subject properties from General Single Family-3.5 to General Multi-Family-10. There is a companion city-initiated future land use change for the same properties, to change the future land use designation from Low Density Residential to High Density Residential.

Department/Division: Urban Design

EXHIBITS:

1. Z-01-2026 - Magdalina Drive - Staff Report
2. Z-01-2026 - Magdalina Drive - Zoning Amendment - Ordinance

ZONING DISTRICT AMENDMENT

STAFF REPORT

TO: City Council

VIA: Boyd Lawrence, AICP, Planning Director
Hank Flores, AICP, CFM , Urban Design Manager

FROM: Carl Benge, AICP, Principal Planner

DATE: March 11, 2026

SUBJECT: Z-01-2026 - Magdalina Drive – City Initiated – Amendment of the Zoning District Designation from GS-3.5 (General, Single-Family – 3.5 DU/Acre) to GM -10 (General MultiFamily – 10 DU/acre)

Title

Z-01-2026 - Ordinance of the City of Punta Gorda, Florida, rezoning 1.87 +/- acres identified as parcels 412213258001, 412213258002, 412213258003, 412213258004, 412213258005, 412213258006, and 412213258007 as recorded in the Public Records of Charlotte County, Florida, being more particularly described below and incorporated herein, from the General Single-Family-3.5 (GS-3.5) District to the General Multi-Family-10 (GM-10); providing for findings; providing for conflict; providing for severability; and providing an effective date.

Hearing Minutes and Board Recommendation(s)

As of the drafting of this staff report, minutes from the February 23, 2026 meeting of the Planning Commission were not available. The Planning Commission voted to recommend denial of Z-01-2026.

Background:

On February 25, 2022, the City of Punta Gorda issued building permits for properties located at 2926 Magdalina Drive, 2930 Magdalina Drive, and 2938 Magdalina Drive. The building permit applications were clearly marked for duplex development under the "Use of Building" section of the permit application at the time of their submittal. However, the zoning reviewer did not notice this discrepancy and approved their part of the application. The General Single-Family-3.5 Zoning

District does not allow duplexes as a Permitted Use. After completion of the review of the application and supporting documentation, Building Permits 22-169044 (2926 Magdalina Dr.), 22-169047 (2930 Magdalina Dr.), and 22-169051 (2938 Magdalina Dr.) were issued.

On September 22, 2022, the error was discovered and a Stop Work Order was posted on the subject properties along with an email to the property owner from the Zoning Official. The owner, William Morgan of Lewis Maguire Homes, LLC, was contacted and provided the City's Attorney contact information as requested.

Between December 29, 2023 and August 15, 2024, multiple emails were sent from the Zoning Official, City Manager, City Attorney to William Morgan or his representative regarding the condition of the properties (Exhibit A – Timeline).

In March 2025, staff was directed to move forward with the Magdalina Drive projects. Staff determined that a rezone of the parcels would be the only real option to allow the existing duplex foundations to remain. In research, staff established that rezoning the parcels to General Multi-Family-10 would be best, and integrate well with the existing General Multi-Family zoning located just north of the proposed parcels for amendment.

On October 22, 2025, staff was directed by City Council to move forward with the rezoning of the Magdalina properties.

Request

The request, initiated by the City of Punta Gorda, is for an amendment to the District Map of the City, pursuant to the procedures and requirements in Section 5.9 and Section 16.11 of the City of Punta Gorda LDR. Specifically, the request is:

An ordinance of the City Council of the City of Punta Gorda, Florida rezoning 1.87+/- acres consisting of seven (7) lots located generally on the east side of Magdalina Drive from GS-3.5 (General Single-Family - 3.5) to GM-10 (General Multi-Family-10); providing for findings; providing for conflict; providing for severability; and providing an effective date.

The rezone ordinance will be heard on the first reading along with the Comprehensive Plan ordinance. Both ordinances may be adopted on second reading on the same date with the same effective date pursuant to the statutory process.

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Location of the Map Amendments



The general area of the proposed map amendment is located on the east side of Magdalina Drive.

Property IDs: 412213258001, 412213258002, 412213258003, 412213258004, 412213258005, 412213258006, and 412213258007

Land Area: 1.87 +/- acres

Existing District Designation: General Single-Family-3.5

Proposed District Designation: General Multi-Family-10

Existing FLUM Designation: Low Density Residential (LDR)

Proposed FLUM Designation: High Density Residential (HDR)

East: General Single-Family Residential with a Future Land Use Map designation of Low Density Residential

West: Charlotte County Zoning of Manufactured Home Conventional (MHC) with a Charlotte County Future Land Use Map designation of Low Density Residential

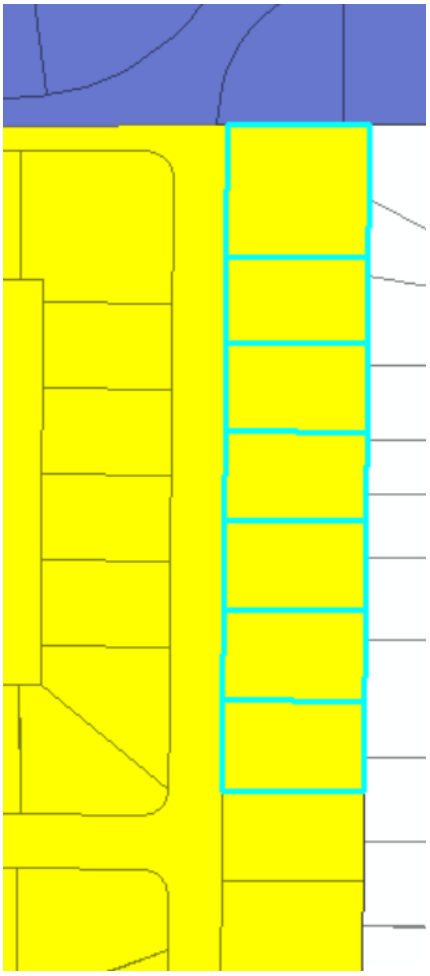
North: General Multi-Family-15 with a Future Land Use Map designation of High Density Residential

South: General Single-Family Residential with a Future Land Use Map designation of Low Density Residential.

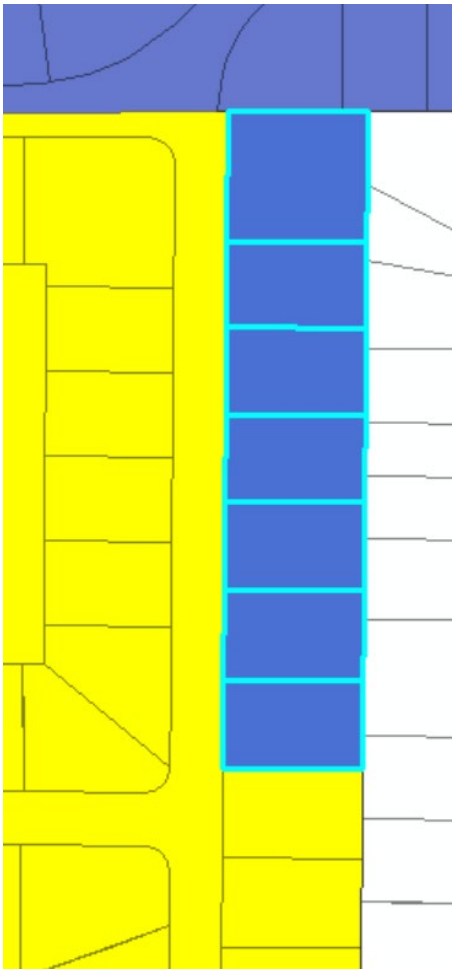
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Summary of Proposed Changes – Zoning Map

Existing Zoning



Proposed Zoning



City of Punta Gorda Zoning Map Excerpt Legend

General Single-Family – 3.5

General Multi-Family - 10

City Code of Ordinance Chapter 26, Section 16.11 Zoning Map Amendments

(a) Initiation of Application

The City of Punta Gorda filed an application to rezone of the property.

(b) Pre-application meeting

Not applicable.

(c) Application Filing

The City of Punta Gorda appropriately filed with the Urban Design Division the required application forms, completed and signed

(d) Submittal Requirements

The City of Punta Gorda has appropriately filed with the Urban Design Division the required submittal items, along with supporting documentation and evidence.

(e) Planned Development

Not applicable.

(f) Waivers/Modifications of Submittal Requirements

The Zoning Official has not waived or modified any of the submittal requirement for this application.

(g) Consistent with City Plan

This request is consistent with the City's Comprehensive Plan 2045

(h) Public Hearing Notice

The public hearing requirement notice was set as outlined in the City Code of Ordinances, Chapter 26, Section 16.1(g).

City Code of Ordinance Chapter 26, Section 16.11.(k) Approval Criteria. The Planning Commission and City Council shall use the following criteria, in addition to other reasonable considerations, in making their decision regarding approval or disapproval of an amendment application:

(1) Consistency with the Comprehensive Plan, including but not limited to the Land Use

Future Land Use Element

Objective 1.1.12: Where particular aims of the comprehensive plan may be advanced (such as affordable housing, commercial and mixed-use development, historic preservation, environmental conservation, economic development, downtown revitalization, and community health), Punta Gorda will employ or make available innovative land development techniques, city programs, and public investments.

Objective 1.1.13: In order to enact recommendations of the 2019 Citywide Master Plan, the City of Punta Gorda will amend its land development regulations and Code of Ordinances, focusing on priorities like promoting diverse and affordable housing development, enabling commercial and mixed-use infill development, improving walkability and bikeability to ensure community safety and economic vibrancy, and ensuring high-quality growth that preserves and enhances community character.

Policy 1.1.13.10: In order to encourage new diverse and more affordable housing types, the City will maintain:

a) Residential density controls and land uses that are calibrated to allow for missing middle housing types including townhomes, duplexes, fourplexes, cottage courts, and small apartments;

Conservation Element

As there are no proposed changes to the existing sites, existing conditions will remain the same and no additional impacts are expected.

Coastal Management Element

As there are no proposed changes to the existing sites, existing conditions will remain the same and no additional impacts are expected. In addition, there is no expected impact on evacuation times.

Infrastructure Element

Policy 3.2.2.3: Review all land use amendments, zoning changes, or utility service area extensions to determine the availability of utility system capacity.

Housing Element

Goal 4.1: The long-term end toward which Punta Gorda's housing activities and programs are directed is an adequate supply of land and housing, including a variety of housing types and costs, to meet the needs of very low, low, and moderate-income households, both present and future; the conservation and rehabilitation of the current housing stock, including historic structures; the elimination of substandard housing conditions; the appropriate siting of group and foster care facilities in residential areas, and the coordination of housing programs with other agencies.

Objective 4.1.1: Throughout the planning period through 2030, Punta Gorda will provide for a variety of housing types and residential densities to accommodate the needs of current and future populations, as well as meeting the special housing needs of its citizens.

Recreation and Open Spaces Element

As there are no proposed changes to the existing sites, existing conditions will remain the same and no additional impacts are expected.

Community Facilities and Services Element

As there are no proposed changes to the existing sites, existing conditions will remain the same and no additional impacts are expected.

Transportation Element

There are no proposed changes to the existing sites, existing conditions will remain the same, and no additional impacts are expected.

Public School Facilities Element

As there are no proposed changes to the existing sites, existing conditions will remain the same and no additional impacts are expected.

Intergovernmental Coordination Element

As there are no proposed changes to the existing sites, existing conditions will remain the same and no additional impacts are expected.

Capital Improvements Element

As there are no proposed changes to the existing sites, existing conditions will remain the same and no additional impacts are expected.

Historic Element

Project is not located in the historic district.

Property Rights Element

Goal 12.1: The City will ensure that the protection of existing private property rights will be considered in all local decision making in accordance with section 163.3177(6)(i)1, Florida Statutes.

Objective 12.1.1: The City of Punta Gorda will consider private property rights in local decision-making.

Objective 12.1.2: The City of Punta Gorda will recognize and respect private property rights, and respect such rights and the impact upon them when preparing recommendations for land use decisions.

Policy 12.1.2.1: The City of Punta Gorda recognizes and respects private property rights, and existing entitlements, and shall continue to provide methods for the assertion of vested rights and other administrative remedies through the City of Punta Gorda, Code of Ordinances.

Policy 12.1.2.2: The City of Punta Gorda shall provide appropriate notice to the property owner(s), the general public and owners of neighboring lands of all applications for amendments to the Comprehensive Plan, Zoning Map, and Land Development Regulations.

(2) Compatibility policies

The proposed development and uses are compatible with the existing adjacent uses and properties.

(3) Consistency with any binding agreements with Charlotte County, as amended, or any regional planning issues, as applicable.

There are no binding agreements with Charlotte County or any regional planning issues.

(4) Mitigation of traffic impacts.

No anticipated traffic changes are expected. No traffic study will be required.

(5) Compatibility with surrounding neighborhood and uses.

Compatibility is as follows:

DIRECTION	FUTURE LAND USE	ZONING	EXISTING LAND USE
North (City)	High Density Residential	General Multi-Family-15	Residential
South (City)	High Density Residential	General Single-Family-3.5	Residential
East (City)	Low Density Residential	General Single-Family-3.5	Residential
West (County)	Low Density Residential	County Zoning	Residential

(6) Provision of adequate public facilities.

Element	Level of Service (LOS)
Infrastructure	**Potable Water** - 141 Gallons per person per day (or 287 gallons per ERU per day) **Sanity Sewer** - 83 Gallons per person per day (or 169 gallons per ERU per day) **Solid Waste** - 7.2 Pounds per person per day **Stormwater** - C - using a 25 year/24 hour design
Transportation	**D** - on all major arterials **E** - on all minor arterials **D** - on all county collectors **D** - on all City maintained roads
Recreation and Open Space	5 acres per 1,000 population
Public Schools	**Elementary** - 95% total capacity **Middle** - 100% total capacity **High** - 100% total capacity

a. City water and wastewater services are already provided and no issues currently exist.
b. The City of Punta Gorda provides solid waste services. In addition, Charlotte County's Zemel Road landfill has sufficient capacity through the County's 2030 planning.
c. Based on the existing conditions, no adverse traffic impacts are anticipated to the existing parcels.
d. No stormwater is required on-site.

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Findings – The following findings can be drawn concerning this request for a rezoning. These findings are based upon the information submitted by the applicant attached herein, and upon the written provisions of the Punta Gorda City Code pertaining to this type of request.

Finding #1: The subject sites contains approximately 1.87 +/- acres

Finding #2: The comprehensive plan request has precipitated the need for this rezoning request.

Finding #3: The properties shall be governed by the currently in effect City of Punta Gorda Comprehensive Plan and Land Development regulations and may not become effective until 31 days after adoption pursuant to Chapter 163.3187(5)(c) F.S.

Finding #4: The property is located within the Punta Gorda Utility Service Area and currently served with municipal water and wastewater services.

Finding #5: No new development is contemplated at this time on a majority of the lots. The property owner of proposes to complete the construction of his duplex units; however, concurrency and compatibility policies are addressed above.

Conclusions – Based on the approval criteria presented above, the Punta Gorda Urban Design Division offers the following conclusion(s):

Conclusion #1: The rezoning application is in order and statutory requirements have been met.

Conclusion #2: Municipal water and wastewater service are already available to the properties.

Conclusion #3: The application is consistent with the City's 2045 Comprehensive Plan.

Staff Recommendations – based on the aforementioned approval criteria findings and conclusions:

Staff has reviewed the request and determined that the standards of review have been met. Staff recommends that the Planning Commission forward a recommendation of Approval to the City Council based upon the above Findings and Conclusions of the Zoning District Amendment - Z-01-2025.

CITY OF PUNTA GORDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PUNTA GORDA, FLORIDA, AMENDING THE CITY OF PUNTA GORDA DISTRICT MAP FOR SEVEN (7) PARCELS CONSISTING OF APPROXIMATELY 1.87 +/- ACRES, IDENTIFIED BY THE CHARLOTTE COUNTY PROPERTY APPRAISER AS PARCELS 412213258001, 412213258002, 412213258003, 412213258004, 412213258005, 412213258006, AND 412213258007, AND BEING MORE PARTICULARLY DESCRIBED BELOW, FROM GENERAL SINGLE FAMILY-3.5 (GS-3.5) TO GENERAL MULTI-FAMILY-10 (GM-10); PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Punta Gorda, as agents of owners of approximately 1.87 +/- acres of real property, identified by the Charlotte County Property Appraiser as Parcels 412213258001, 412213258002, 412213258003, 412213258004, 412213258005, 412213258006, and 412213258007, and more particularly described in Exhibit "A" attached hereto and incorporated herein, has filed with the City of Punta Gorda a petition to amend the zoning of said property from its current City of Punta Gorda zoning classification of General Single Family-3.5 to General Multi-Family-10; and

WHEREAS, the requested rezoning is consistent with the proposed City of Punta Gorda zoning classification; and

WHEREAS, the use and proposed zoning for the subject property is compatible with the adjoining uses; and

WHEREAS, pursuant to the provisions of Section 163.3174(1), Florida Statutes, the Planning Commission, serving as the Local Planning Agency for the City of Punta Gorda, Florida, has reviewed the amendment proposed herein, and has found said amendment to be consistent with the adopted Comprehensive Plan of the City of Punta Gorda.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF PUNTA GORDA, FLORIDA, THAT:

I. The district designation for the property generally described as parcels 412213258001, 412213258002, 412213258003, 412213258004, 412213258005, 412213258006, and 412213258007, Punta Gorda, Florida, as more particularly described below hereto and incorporated herein, is hereby changed from General

Single Family-3.5 to General Multi-Family-10, for the following described properties:

Block 163, Lots 9 through 15, PUNTA GORDA ISLES, Section 14, REPLAT, a Subdivision, according to the plat thereof, as recorded in Plat Book 9, Pages 7A and 7B, INCLUSIVE, of the Public Records of Charlotte County, Florida.

II. The Official Zoning Map of the City of Punta Gorda, Florida shall be revised to reflect the changes approved by this ordinance.

III. It is the declared intent of the City Council that if any section, subsection, sentence, clause, phrase, or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

IV. Any ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

V. This ordinance shall become effective immediately.

ADOPTED in regular session of the City Council of the City of Punta Gorda, Florida, this _____ day of _____, 2025.

_____
DEBORAH LUX, Mayor

ATTEST:

_____
SARA WELCH, CMC
City Clerk

APPROVED AS TO FORM:

_____
Steven S. Leskovich, Esq., Ph.D.
City Attorney

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

PUBLIC HEARING AGENDA
(Quasi-Judicial and Legislative)

Title:	**QUASI-JUDICIAL:** V-08-2025 - A request by Bowman Consulting Group, LTD, Applicant and Agent, authorized by Michelle Miller as Executive Vice President of NNN GP Corp., the Registered General Partner for NNN REIT, LP, Property Owner, for a variance pursuant to Chapter 26, Section 16.10, Punta Gorda Code, from multiple sections of Chapter 26 pertaining to site and building design requirements, to allow the construction of a drive-thru coffee shop on an approximate 0.78-acre parcel located at 1225 Tamiami Trail, Punta Gorda, Florida 33950. The applicant is requesting a variance from Punta Gorda Code, Chapter 26, Section 3.10(g)(8); and Section 7.4, Subsections (a)(1), (a)(2)a., (a)(2)d., (a)(2)e., (a)(2)f., (a)(4)a., (e)(11), and (e)(12).
Funds:	
Recommended Action:	Staff and the Board of Zoning Appeals recommend approval of the application with the conditions of approval as listed in the Staff Report.
Summary:	Bowman Consulting, authorized agent, is requesting a variance from several sections of the Land Development Regulations, all related to design requirements, for a proposed drive-through facility at 1225 Tamiami Trail, Punta Gorda, FL 33950. Concessions were made during the Board of Zoning Appeals meeting on February 23, 2026, to amend a portion of the request to align more closely with the intent of the design requirements.
Department/Division:	Urban Design

EXHIBITS:

1. V-08-2025 Application
2. Floor Plan (not to scale)
3. Site Plan (not to scale)
4. V-08-2025 CC Staff Report

CITY OF PUNTA GORDA

URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3352
FAX: (941) 575-3310
Zoning@CityofPuntaGordaFL.com
UrbanDesign@CityofPuntaGordaFL.com

VARIANCE APPLICATION

Date Received: **File #: V-**
Application Fee: $750.00

Office use only:

Ad Date		DRC		BZA		City Council	

Application and all pertinent required data (listed below) MUST be submitted with this application

☒ ORIGINAL application with Signed & Notarized Variance Application and/or Affidavit Authorization for Agent (if applicable)

☒ A copy of the deed or other evidence of ownership

☒ Plot Plan: If building exists, should show all existing structures with dimensions, spacing, set-backs and off-street parking. **if new construction is proposed as part of this request, a plot plan is required and must show any existing structures on the land and any proposed structures, including setbacks, spacing and dimensions & total impervious area calculations

☒ Signed and sealed boundary survey, completed no more than 12 months prior to the application that accurately shows the current condition of the property to include all existing streets, watercourses, natural feature, vegetation and topography and exact location of all buildings and structures.
☒ Survey MUST show ALL Easements, Dedications & Improvements
☒ Survey must have a metes and bounds description of the property showing water and sewer main locations and fire hydrant locations
☒ Date of Survey: 10/02/2025
☒ Total Acreage of Property 0.51 Ac.
☒ Square Footage 22288.53

☐ Certificate of Appropriateness application and application fee if property is located within the National Register Historic Overlay District, listed on the National Register, or property listed on the Florida Master Site File by the State of Florida Department of State, Bureau of Historic Preservation of the Division of Historical Resource
Florida Master Site File No. _____ Contributing Structure ☐ Yes ☒ No

In addition to the original application ANY documents greater than 11x17 MUST ALSO be submitted on a CD/DVD

In order that this application be processed in a timely fashion, the correct and complete information is necessary. It is suggested that the applicant bring the application to the Zoning & Code Compliance Division, 126 Harvey St., Punta Gorda, Florida 33950, where it can be reviewed by the staff prior to filing.

The Zoning & Code Compliance Division accepts no responsibility for the completeness or accuracy of the application. Errors in the filed application may result in delays with respect to required public hearings. All data and exhibits submitted in connection with the filing of this application become a permanent part of the public record

IMPORTANT: The applicant or his representative MUST be present at the hearing. There will be a fee of $500.00 for a Voluntary Continuance (a request by the applicant to continue a petition before the appropriate board or council, or by the failure of the applicant to attend or be represented at the appropriate meeting).

1. Applicant

Name	Bowman - Marley Phillips, Alexus Xiong						
Address	11475 Great Oaks Way, STE 350	City	Alpharetta	State	GA	Zip	30022
Phone	678-374-6687	Email	mphillips@bowman.com, axiong@bowman.com				

2. Owner(s) of Record

Name	NNN REIT LP						
Address	450 S Orange Ave Ste 900	City	Orlando	State	FL	Zip	32801
Phone		Email					

3. Authorized Agent – (if applicable – Property Owner must sign AGENT Affidavit below)

Name	Bowman - Marley Phillips, Alexus Xiong, Elizabeth Her						
Address	11475 Great Oaks Way, STE 350	City	Alpharetta	State	GA	Zip	30022
Phone	678-374-6687	Email	mphillips@bowman.com, axiong@bowman.com				

4. Property Address

Address: 1225 TAMAMI TRAIL, PUNTA GORDA, FL

Parcel ID /Account #	Lot #	Block#	Section	Total Sq. Feet	Total Acres
412307177002					

5. Legal Description of Property (Attach separate sheet if necessary)

PUNTA GORDA BLK 110 LESS ROAD R/W FURTHER LESS THE W 186 FT THEREOF 84/364 262/154 515/623 542/1481 CASE76-645 573/1122 605/851 685/ 1835 726/289 (MERGER) 1302/1850 3257/131 3778/201 UNREC DOC-NNN REIT LP E3465097

6. Is this variance request for new construction?	■ Yes ☐ No		
A. If yes, what is the total impervious area calculation?	0.44 AC		
7. Existing Zoning Classification	HC		
8. Is this request the result of a Violation?	☐ Yes ■ No	**When?**	
9. Are there any existing structures on the property?	☐ Yes ■ No		

If "yes" what type of construction are they, and what is the current use of the structures. In addition include a site plan showing location of structures on property.

10. Reason Variance is being requested

We are creating a knee wall to comply with the 70% wall frontage, but we will not be attaching it to the drive thru building.

11. Burden of Persuasion.

The burden of showing that a variance should be granted to alleviate undue hardship shall be on the applicant. The applicant shall be required to demonstrate that the granting of a variance will alleviate a clearly demonstrable hardship approaching confiscation as distinguished from a special privilege or convenience sought by the applicant or that strict application of the ordinance would effectively prohibit or unreasonably restrict reasonable use of the property by reason of any one of the following:

(1) Exceptional narrowness, shallowness, size or shape of a specific piece of property at the time of enactment of this ordinance; (2) Exceptional topographic conditions or other extraordinary and exceptional situation or condition of such property; (3) The condition situation or development of property immediately adjacent to the subject property.

Explanation: Seeking Variance for Chapter 26 Section 3.10(g)(8) - Building concept is a drive-thru and the 70% wall frontage being connected to the building wouldn't make sense as it would take away from the initial design, and the wall height is only 3' tall. Creating a distinct separation from public and private. Also seeking a variance for section 7.4. See separate document for full list of subsections variance is being requested for.

12. Approval Criteria No variance shall be approved unless all of the following statements are true with respect to the subject property. Please state your position for each of the following approval criteria:

(1) That special conditions or circumstances exist which are particular to the size and characteristics of the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

It is not feasible for the applicant to provide the 70% frontage length requirement due to the fact that the proposed building is a pre-fabricated modular building that is approved by the state. Modifications to the length would void the state approval and require the building be stick-built, which the applicant does not have the capacity for.

(2) The strict and literal enforcement of the zoning regulations would create an undue hardship as distinguished from a mere inconvenience on the property owners. Physical handicaps or disability of the applicant and other considerations may be considered where relevant to the request.

The strict and literal enforcement of this regulation would make the applicant unable to develop the property with the proposed use because the drive thru building is too short to meet regaulations.

(3) That such hardship is not shared generally by other properties in the same zoning district and in the same vicinity.

Several neighboring businesses, including a newly developed property to the south, to not appear to provide the 70% frontage requirement. Therefore, the granting of this variance will not impact

(4) The granting of the variance would not be injurious to or incompatible with contiguous uses, the surrounding neighborhood or otherwise detrimental to the public welfare.

Several neighboring businesses, including a newly developed property to the south, to not appear to provide the 70% frontage requirement. Therefore, the granting of this variance will not be detrimental to the surrounding neighborhood or public welfare. Additionally, the applicant proposes to provide a knee wall structure as well as canopies which, with the main building, will provide a structure on at least 70% of the frontage. Variance has to be applied for because not all accessory building elements will be structurally attached to the main building. However, the intent of the code will be met.

(5) That the variance requested is the minimum modification of the regulation at issue that will afford relief.

The main building cannot be made any longer, but applicant will provide other building elements per response to #4 above to meet the intent of the 70% frontage requirement.

(6) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property and/or the conditions cannot reasonably be corrected or avoided by the applicant.

The variance is being requested due to difference between the code required building fronagte and the applicant's building length which cannot be modified and has not been created by any person having interest in the property and cannot be avoided.

(7) The variance requested does not involve any use which is prohibited in the district where the property is located.

The variance request is for a drive-thru restaurant which is allowed in the zoning district of the property.

(8) Please explain in detail how this variance request is consistent with the City of Punta Gorda Comprehensive Plan

It is consistent with the "Future Land Use," portion of the Comprehensive plan. Going with Map label #5 it shows that our project will be located in a Flex Commercial Corridor, which are areas that that are meant to, "absorb as much new affordable, multifamily, and commercial development."

Below are the code sections which the proposed 7Brew to be located at 1225 Tamiami Trail is requesting a variance from:

Chapter 26 Section 3.10(g)(8)

Chapter 26 Section 7.4(a)(1)

Chapter 26 Section 7.4(a)(2)a.

Chapter 26 Section 7.4(a)(2)d.

Chapter 26 Section 7.4(a)(2)e.

Chapter 26 Section 7.4(a)(2)f.

Chapter 26 Section 7.4(a)(3)a.

Chapter 26 Section 7.4(a)(4)a.

Chapter 26 Section 7.4(e)(4).

Chapter 26 Section 7.4(e)(11).

Chapter 26 Section 7.4(e)(12).

CITY OF PUNTA GORDA

URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
Zoning@CityofPuntaGordaFL.com
UrbanDesign@CityofPuntaGordaFL.com

OWNER(S) AFFIDAVIT

I, Michelle Miller, as Executive Vice President of NNN GP CORP., being first duly sworn, testify and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of all of the property described and which is the subject matter of the proposed hearing, and I am authorized to act in full on behalf of NNN REIT, LP, property owner, with respect to this variance application.

I hereby authorize Bowman Consulting Group, LTD to be the Applicant and the Agent of record for this variance application.

By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the City Staff and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property relative to this application.

Michelle Miller
Signature

Michelle Miller / Executive Vice President
Print Name

NNN REIT, LP
Name of Company

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15 day of January, 20 26, by Michelle Miller, who is personally known to me or who has produced _____ as identification.

SHARDA SIEW
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-17-2029
STATE OF FLORIDA
COMMISSION NUMBER HH 657454

Signature of Notary

Sharda Siew
Print Name

CITY OF PUNTA GORDA

URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
Zoning@CityofPuntaGordaFL.com
UrbanDesign@CityofPuntaGordaFL.com

APPLICANT(S) / AGENT(S) AFFIDAVIT

I, Michelle Miller, as Executive Vice President of NNN REIT, LP, being first duly sworn, testify and say that I am the Applicant and Agent for this variance application. I affirm that all answers to the questions in this application, and all sketches, data and other supplementary material attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised.

Michelle Miller
Signature
Michelle Miller / Executive Vice President
Print Name
NNN REIT, LP
Name of Company

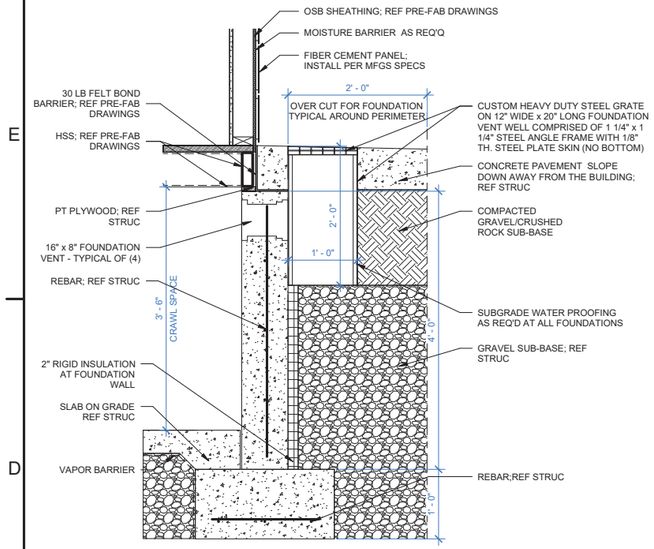
State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 15 day of January, 20 24, by Michelle Miller, who is personally known to me or who has produced _____ as identification.

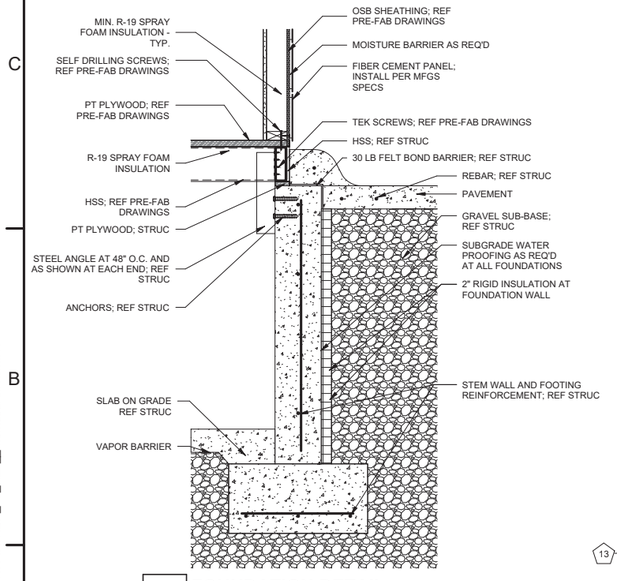
SHARDA SIEW
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MY COMMISSION EXPIRES 7-17-2029
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Signature of Notary
Sharda Siew
Print Name

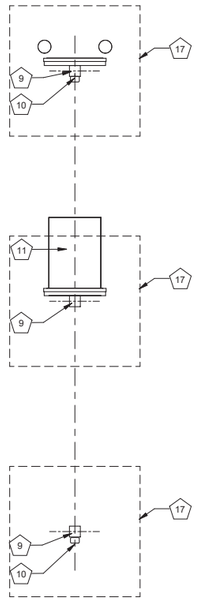
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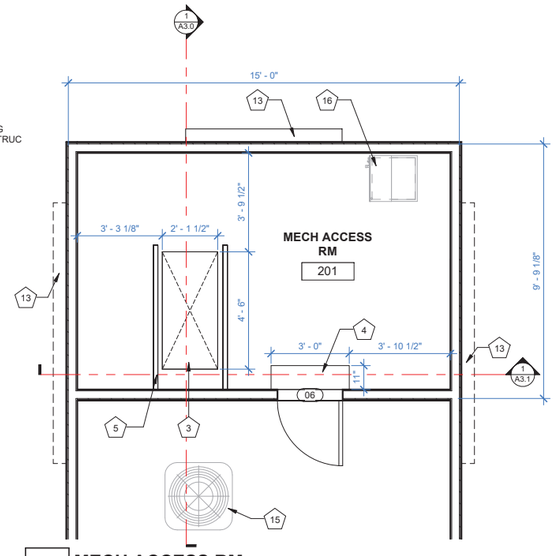


3 FOUNDATION VENT WELL
1" = 1'-0"

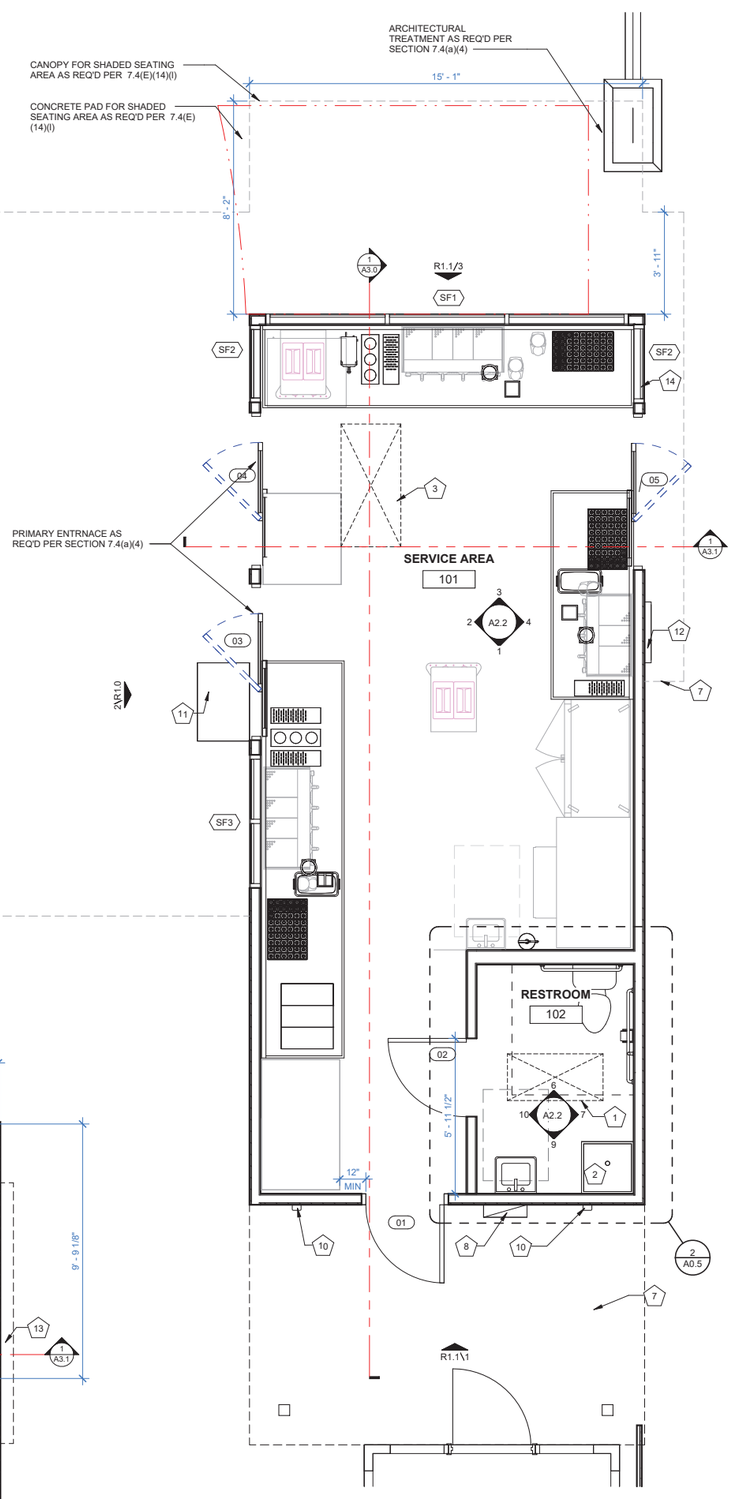


4 FOUNDATION DETAIL
1" = 1'-0"





2 MECH ACCESS RM
3/8" = 1'-0"



1 FLOOR PLAN
3/8" = 1'-0"

FLOOR PLAN KEYNOTES

NOTE NUMBER	NOTE TEXT
1	ACCESS DOOR FOR CRAWLSPACE ACCESS
2	MOP SINK RE: PLUMBING DRAWINGS
3	MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR
4	STEP; CENTER ON DOOR
5	HAND RAIL - EACH SIDE
7	PRE-ENGINEERED ALUMINUM CANOPY; UNDER SEPARATE COVER
8	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; SEE ELECTRICAL
9	EXPOSED STEEL COLUMNS; PAINTED; NOTE G.C. TO COORDINATE WITH CANOPY MFG TO IDENTIFY FINAL QUANTITY OF COLUMNS AND FOOTINGS REQ'D AND EXACT DIMENSIONAL LAYOUT
10	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORMWATER COLLECTION SYSTEM
11	DRINKS TABLE
12	DIGITAL DISPLAYS
13	STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
14	REF WINDOW AND DOOR SCHEDULE ON SHEET A4.0
15	CONDENSER; REF MEP
16	AIR HANDLER REF MECH SHEETS
17	CANOPY FOOTING; REF STRUC AND COORDINATE WITH CANOPY MANUFACTURER FOR SIZE AND EXACT LOCATION.

b·u·f STUDIO
702 SE 5TH ST STE 50
BENTONVILLE, AR 72712
TEL: 479.579.9959

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Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

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7 BREW DRIVE-THRU
1225 TAMIAMI TRAIL
PUNTA GORDA, FL 33950

STATE OF FLORIDA · RYAN M FAUST · REGISTERED ARCHITECT · AR97905

Ryan M Faust; License # AR97905
Expiration Date: February 28, 2027
09/19/2025

Architect Name - RYAN M FAUST
Architect Number - AR97905

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REVISIONS

NO.	DATE	DESCRIPTION
1	06/24/2025	ADD 1
3	09/19/2025	ADD 3

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Drawn By: TAG	*Checked By:* CCMB

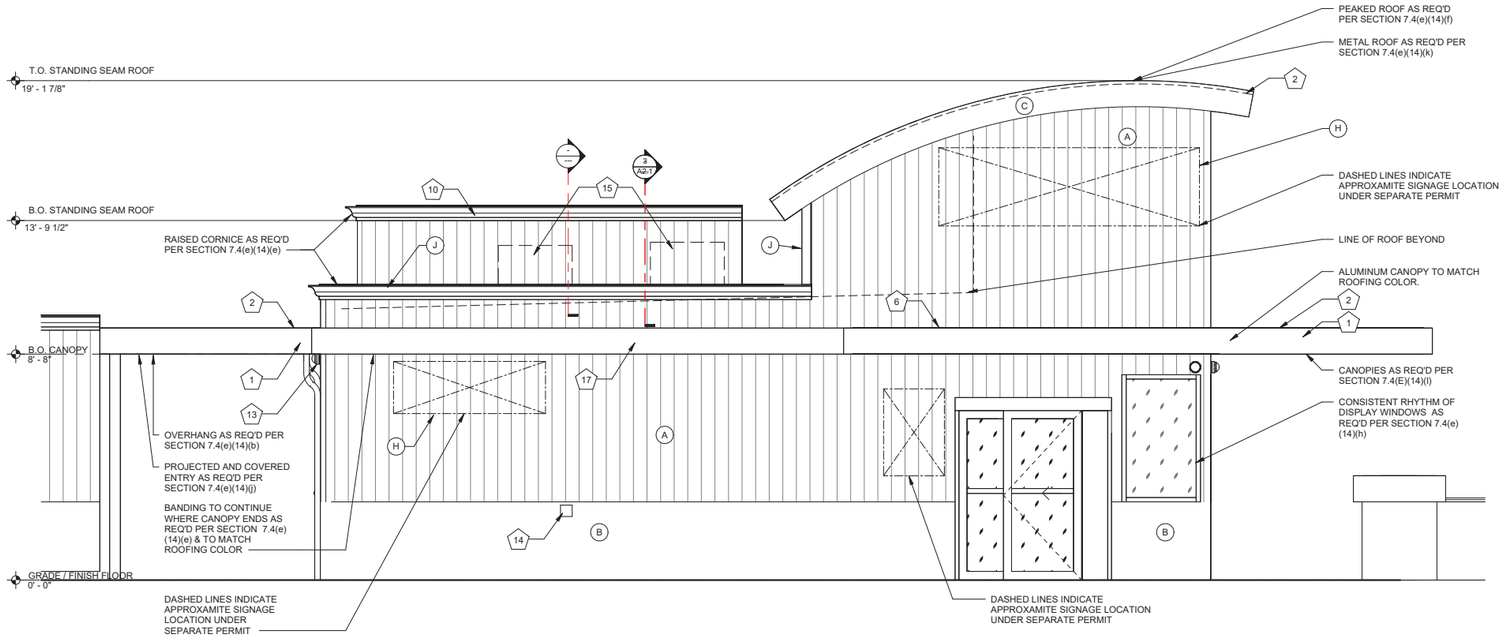
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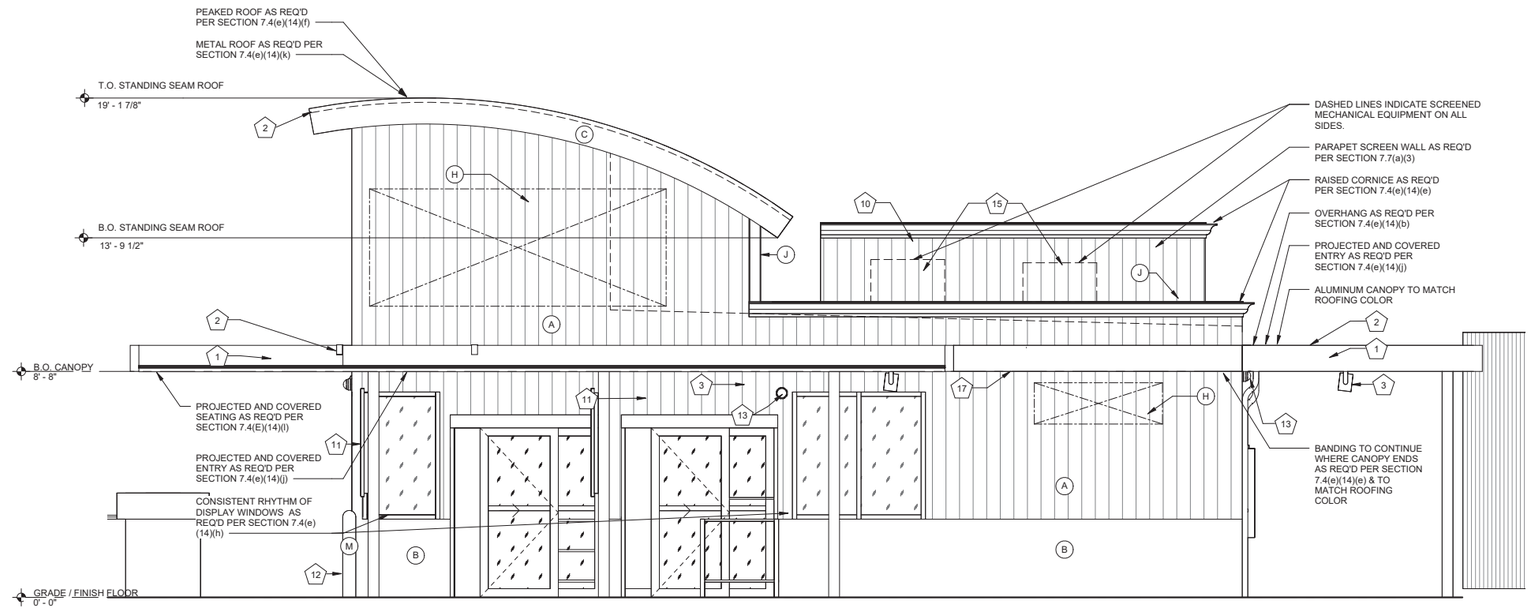
Date: 09/19/2025

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2 **EXTERIOR ELEVATION - EAST**
3/8" = 1'-0"



1 **EXTERIOR ELEVATION - WEST**
3/8" = 1'-0"

EXTERIOR ELEVATION MATERIALS LEGEND

NOTE NUMBER	NOTE TEXT
A	FIBER CEMENT PANELS RIBBED
B	FIBER CEMENT PANELS SANDSTONE
C	REGAL BLUE BRAKE METAL FASCIA
D	REGAL BLUE SOFFIT PANELS
E	REGAL BLUE STANDING SEAM ROOF PANELS
F	COLUMN, PAINT TO MATCH ROYAL BLUE ROOFING
H	SIGNAGE PROVIDED UNDER SEPERATE PERMIT
J	ROYAL BLUE BRAKE METAL CAP
M	BOLLARD, PAINT TO MATCH ROYAL BLUE ROOFING
N	ROYAL BLUE CORNICE
O	CMU CAP



BRAND: NICHIHA
STYLE: SANDSTONE
FINISH: DESERT BEIGE



BRAND: NICHIHA
STYLE: RIBBED
FINISH: CASA BLACA



BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH

EXTERIOR ELEVATION KEYNOTES

NOTE NUMBER	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; SEE SHOP DRAWINGS
2	LED FLEX LIGHT
3	OUTDOOR SPEAKERS MOUNTED TO CANOPIES - TYP OF (3) REF: SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT; SEE ELECTRICAL
6	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
7	ROOF SCUPPER DRAIN - TYP OF 2
8	SURFACE MOUNTED SIGN BOX
9	TOP OF FOOTER. COORDINATE WITH CIVIL. NOTE G.C. TO COORDINATE WITH CANOPY MFG TO IDENTIFY FINAL QUANTITY OF COLUMNS AND FOOTINGS REQ'D AND EXACT DIMENSIONAL LAYOUT.
10	SCREENED PARAPET WALL AS REQ'D PER LOCAL CODES.
11	SAMSUNG DIGITAL DISPLAYS - TYP OF (2) REF: SYSTEMS PLAN
12	BOLLARD. COORDINATE WITH CIVIL.
13	SECURITY CAMERA - INSTALLED IN FIELD BY SECURITY PROVIDER
14	HOSE BIB REF PLUMBING
15	HVAC EQUIPMENT; REF MECHANICAL DRAWINGS
16	STOREFRONT TO BE RECESSED A MIN OF 1/2"
17	BANDING TO CONTINUE WHERE CANOPY ENDS TO MEET LOCAL CODE REQ'D

b·u·f STUDIO
702 SE 5TH ST STE 50
BENTONVILLE, AR 72712
TEL: 479.579.9959

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7 BREW DRIVE-THRU
1225 TAMIAMI TRAIL
PUNTA GORDA, FL 33950

STATE OF FLORIDA
RYAN M FAUST
AR97905
REGISTERED ARCHITECT

Ryan M Faust: License # AR97905
Expiration Date: February 28, 2027
09/19/2025

Architect Name - RYAN M FAUST
Architect Number - AR97905

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REVISIONS

NO.	DATE	DESCRIPTION
1	06/24/2025	ADD 1
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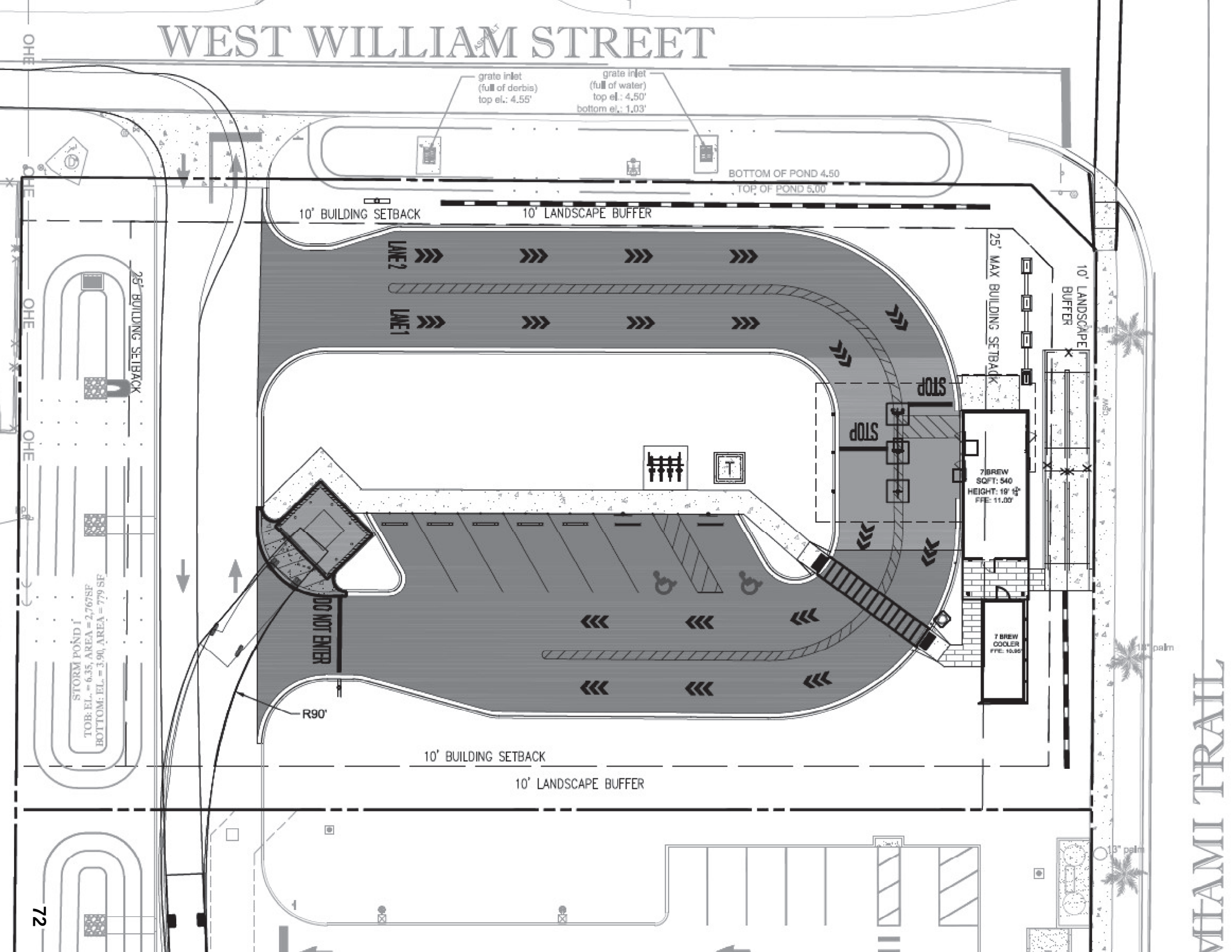
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Drawn By:	Checked By:
DM	CCMB

Title:
EXTERIOR ELEVATIONS

Sheet Number:
A2.0

Date: 09/19/2025

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WEST WILLIAM STREET
grate inlet
(full of debris)
top el.: 4.55'
grate inlet
(full of water)
top el.: 4.50'
bottom el.: 1.03'
BOTTOM OF POND 4.50
TOP OF POND 5.00
10' BUILDING SETBACK
10' LANDSCAPE BUFFER
LANE 2
LANE 1
25' MAX BUILDING SETBACK
10' LANDSCAPE BUFFER
STOP
STOP
7 BREW
SQFT: 540
HEIGHT: 19' 4"
FFE: 11.00'
7 BREW
COOLER
FFE: 10.95'
DO NOT ENTER
R90'
25' BUILDING SETBACK
STORM POND 1
TOB: EL. = 6.35, AREA = 2,767SF
BOTTOM: EL. = 3.90, AREA = 779 SF
10' BUILDING SETBACK
10' LANDSCAPE BUFFER
OHE
OHE
OHE
OHE
13" palm
13" palm
MIAMI TRAIL

VARIANCE STAFF REPORT

TO: City of Punta Gorda City Council

FROM: Rachel Barry, Zoning Official

HEARING DATE: March 11, 2026

RE: V-08-2025 – 1225 Tamiami Trail

Applicant Request:

V-08-2025: A request by Bowman Consulting Group, LTD, Applicant and Agent, authorized by Michelle Miller as Executive Vice President of NNN GP Corp., the Registered General Partner for NNN REIT, LP, Property Owner, for a variance pursuant to Chapter 26, Section 16.10, Punta Gorda Code, from multiple sections of Chapter 26 pertaining to site and building design requirements, to allow the construction of a drive-thru coffee shop on an approximate 0.78-acre parcel located at 1225 Tamiami Trail, Punta Gorda, Florida 33950. The applicant is requesting a variance from Punta Gorda Code, Chapter 26, Section 3.10(g)(8); and Section 7.4, Subsections (a)(1), (a)(2)a., (a)(2)d., (a)(2)e., (a)(2)f., (a)(4)a., (e)(11), and (e)(12).

Hearing Minutes and Board Recommendation(s):

As of the drafting of this staff report, minutes from the February 23, 2026 meeting of the Board of Zoning Appeals (BZA) were not available. The BZA voted unanimously to recommend approval of the request with the following conditions:

1. The applicant shall provide no less than 35% doors and windows along the front façade, faux or otherwise.
2. There shall be no more than 16 feet between doors and windows along the front façade.
3. The applicant shall utilize Nichiha siding, or similar look and style.

Supplemental Material/Issue Analysis Report:

During the Board of Zoning Appeals meeting on February 23, 2026, the applicant agreed to utilize a different type of siding that more closely matches surrounding development; agreed to and clarified the requested reduction of glazing would be a maximum 15% (to request a minimum 35% to 50% doors and windows along the front façade); and agreed to meet the requirements of Section 7.4(e)(12) of the Land Development Regulations.

The subject property, located at 1225 Tamiami Trail, Punta Gorda, Florida 33950, and otherwise

identified by the Charlotte County Property Appraiser as parcel 412307177002, is zoned Highway Commercial (HC) and has a Flex Commercial Corridor (FCC) future land use designation. Pursuant to Section 3.10, Highway Commercial District, of Chapter 26, Land Development Regulations (LDRs), Punta Gorda Code, a drive-thru window facility is a use permitted with conditions. Said conditions are listed in Section 4.17, Drive-Through Window Facilities, LDRs.

Section 3.10(e), LDRs, requires new development to comply with Article 7, Architectural Provisions, LDRs, and Section 3.10(g), LDRs, further lists development standards for the Highway Commercial District. The Applicant is requesting relief from the following Sections of the LDRs:

Section 3.10, HC, Highway Commercial District,

- *Subsection (g), Development Standards,*
    - *Paragraph (8) – requires 70% frontage build-out;*
      The pre-fabricated building design proposed by the applicant provides for a structure that is approximately 65 feet long on a property that is approximately 140 feet wide. The applicant proposes to add a decorative wall along the front property line, as well as a covered seating area. The proposed structure, decorative wall, and covered seating area would exceed the 70% build-out requirement.

Section 7.4, Building Principles,

- *Subsection (a), General Building Principles,*
    - *Paragraph (1) – encourages similar mass and scale compared to surrounding structures;*
      The newest structure in the vicinity is the Fifth Third Bank. While the proposed development may appear similar in width along Tamiami Trail with the inclusion of the covered seating area, the bank contains over 2,000 square feet, whereas the proposed development consists of 770 square feet of enclosed space. Square footage aside, the proposed structure is slightly longer along W William Street when considering the proposed porte-cochere covering the drive through lanes behind the structure.
    - *Paragraph (2) – requires the structure to be architecturally compatible through several options, including, but not limited to, similar silhouettes, proportions and treatments, exterior materials, and scale and massing;*
      Structures on adjoining properties appear to be block or frame construction with masonry or stucco exterior. The proposed structure is metal with fiber cement paneling.

      During the Board of Zoning Appeals meeting on February 23, 2026, the agent agreed to using a masonry-type siding, such as Nichiha (https://www.nichiha.com/products) or similar.
    - *Paragraph (4) – primary entrance architecturally and functionally designed on front façade facing public street;*
      The proposed structure does not have a customer entrance; it is a drive-through only. As such, there is no primary entrance on the front façade.

- *Subsection (e), Highway Commercial Building Principles*
    - *Paragraph (11), 50% of street level frontage being doors or windows*
      The architectural renderings originally submitted with the application show the side of the building fronting on Tamiami Trail containing only one door and one window, which does not meet the 50% requirement.

      During the Board of Zoning Appeals meeting on February 23, 2026, the agent agreed to a minimum 35-50% glazing. The variance request is for a maximum 15% reduction to the 50% requirement.

    - *Paragraph (12)., no portion of frontage unpierced by a door or window for more than 16 feet.*
      The side of the building fronting on Tamiami Trail does not meet this requirement.

      The interior configuration of the structure is not conducive to adding doors and windows along the front façade. During the Board of Zoning Appeals meeting on February 23, 2026, the applicant agreed to having no more than 16 feet between doors and windows on the front façade, faux or otherwise.

Section 16.10, Application for Variance, LDRs.

(a) Application.
Bowman Consulting Group, LTD, Applicant and Agent, authorized by Michelle Miller as Executive Vice President of NNN GP Corp., the Registered General Partner for NNN REIT, LP, Property Owner, has filed an application for a variance with the Urban Design Department. Please see the application for the applicant's responses to the below approval criteria.

(b) Approval Criteria. No variance shall be approved unless all of the following statements are true with respect to the subject property:

(1) That special conditions or circumstances exist which are particular to the size and characteristics of the land, structure or building involved which are not applicable to other lands, structures or buildings in the same zoning district.
This criterion is not true with respect to the land, but is true with respect to the proposed structure. The proposed 7Brew drive-through facility is a company branding design used across the country.

(2) The strict and literal enforcement of the zoning regulations would create an undue hardship as distinguished from a mere inconvenience on the property owners. Physical handicaps or disability of the applicant and other considerations may be considered where relevant to the request.
This criterion is true with respect to the subject property. The strict and literal enforcement of the zoning regulations would cause the applicant to redesign the proposed project, eliminating continuity between multiple business locations. The applicant agreed to add faux windows along the front façade facing Tamiami Trail, utilize an alternative siding, and to comply with the requirements of Section

7.4(e)(12).

(3) That such hardship is not shared generally by other properties in the same zoning district and in the same vicinity.

This criterion is true with the respect to the proposed structure; the design requirements would apply to any property within the city that would allow a drive-through facility.

(4) The granting of the variance would not be injurious to or incompatible with contiguous uses, the surrounding neighborhood or otherwise detrimental to the public welfare.

This criterion is true with respect to the requested variance. The request pertains to design requirements, and not reduced setbacks or other site layout changes that would affect contiguous properties. With the updated request following the February 23rd Board of Zoning Appeals meeting, the aesthetics of the building frontage along Tamiami Trail would be more compatible with surrounding structures.

(5) That the variance requested is the minimum modification of the regulation at issue that will afford relief.

This criterion may be true with respect to the proposed structure. The applicant agreed to request a maximum 15% reduction for the required glazing on the front façade, for a minimum of 35%, and shall maximize the glazing to the highest extent possible to be as close to 50% as possible.

(6) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property and/or the conditions cannot reasonably be corrected or avoided by the applicant.

This criterion is true with respect to the proposed structure. The Applicant and any other person presently having an interest in the property were not involved with the creation or adoption of the LDRs, which outline all of the requirements for design and development. The applicant proposed a design that does not comply with the LDRs, and agreed to make adjustments at the Board of Zoning Appeals meeting to align more closely with the intent of the design regulations. The remaining design requirements for which the variance is being requested cannot reasonably be corrected.

(7) The variance requested does not involve any use which is prohibited in the district where the property is located.

This criterion is true with respect to the requested variance. The proposed drive-through facility is a use permitted with conditions in the Highway Commercial district.

(8) The requested variance is consistent with the City of Punta Gorda Comprehensive Plan.

With the inclusion of covered seating on the site for pedestrians, this criterion is true with respect to the subject property. The following policy and goal of the City of Punta Gorda 2045 Comprehensive Plan (Comp Plan) supports the requested variance:

- Future Land Use Element
  - Policy 1.1.13.11: In order to encourage new commercial and mixed-use development, the City will maintain: […] b) Flexible land development regulations for areas where commercial development is recommended and desirable; […]
  - Goal 1.1: The long-term end toward which land use programs and activities are ultimately directed is the orderly growth and development of Punta Gorda in a high-quality environment. Over the next planning period, it is the intent of the City to continue to create a lively, economically viable, *pedestrian oriented* town with a publicly accessible waterfront, healthy neighborhoods, and a high quality of community character.

(c) Burden of Persuasion. […] The applicant shall be required to demonstrate that the granting of a variance will alleviate a clearly demonstrable hardship approaching confiscation as distinguished from a special privilege or convenience sought by the applicant or that strict application of the ordinance would effectively prohibit or unreasonably restrict reasonable use of the property by reason of any one of the following:

(1) Exceptional narrowness, shallowness, size or shape of a specific piece of property at the time of enactment of this Ordinance.

(2) Exceptional topographic conditions or other extraordinary and exceptional situation or condition of such property.

(3) The condition situation or development of property immediately adjacent to the subject property.

The three criteria listed above do not apply to the subject property. Please see the application for the applicant's explanation of hardship.

(d) Public Hearing.

The application for variance was heard during public hearing before the Punta Gorda Board of Zoning Appeals (BZA) on Monday, February 23, 2026, and will be heard by the Punta Gorda City Council on Wednesday, March 11, 2026.

(e) BZA Review and Recommendation.

Following the public hearing, the BZA voted unanimously to forward a recommendation of approval to City Council with the following recommended conditions of approval:

1. The applicant shall provide no less than 35% doors and windows along the front façade, faux or otherwise.
2. There shall be no more than 16 feet between doors and windows along the front façade.

3. The applicant shall utilize Nichiha siding, or similar look and style.

Staff recommends the following additional conditions of approval for clarity purposes:

4. The applicant shall provide a continuous roof connecting the main building and cooler structure, shall include covered seating on the north side of the building, and shall include decorative walls along the front property line, all of which combined shall exceed the 70% build-out requirement of Section 3.10(g)(8), LDRs.
5. The proposed development is not required to maintain similar massing to surrounding structures, with specific reference to enclosed square footage, but is still encouraged to maintain the proposed scale of the development as indicated on the submitted application.
6. The door located on the front of the structure facing Tamiami Trail, due to the nature of the development, is not required to be a public/customer entrance.

Summary of Findings

Finding #1: The HC District allows a drive-through facility as a use permitted with conditions; said conditions are listed in Section 4.17 of the LDRs. The proposed development complies with the conditions listed in Section 4.17.

Finding #2: The applicant has requested a variance from several design requirements of the LDRs; giving consideration to the updates made during the Board of Zoning Appeals meeting, as noted above in this staff report, the design requirements for which the variance is being requested cannot reasonably be avoided.

Finding #3: The Future Land Use Element of the City of Punta Gorda 2045 Comprehensive Plan contains a policy encouraging new commercial development and flexible land development regulations, and a goal to, in part, create a pedestrian oriented town. The proposed development is consistent with the mentioned policy and goal.

Finding #4: With the recommended conditions of approval, granting the variance would not be incompatible with contiguous uses.

Finding #5: Giving consideration to the updates made during the Board of Zoning Appeals meeting, all statements in Section 16.10(b), LDRs, have been found to be true with respect to the subject property.

Attachments:

Exhibit 1 – Location Map
Exhibit 2 – Proposed Design*, East
Exhibit 3 – Proposed Design*, West
Exhibit 4 – Proposed Design*, North

** The design examples included in the staff report do not reflect the updates made during the February 23, 2026, Board of Zoning Appeals meeting. The applicant will provide updated architectural renderings prior to going before City Council.*

Exhibit 1: Location Map

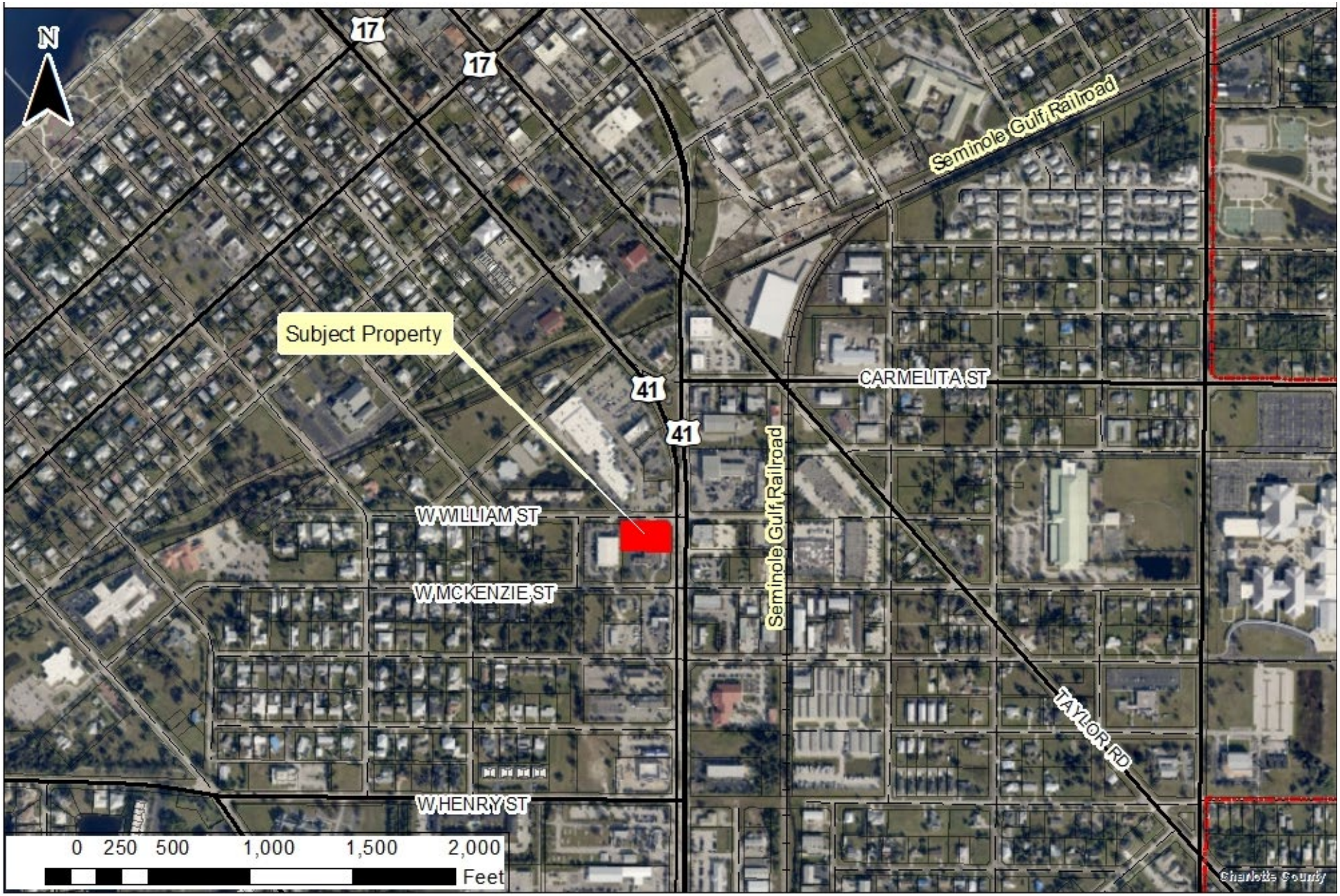
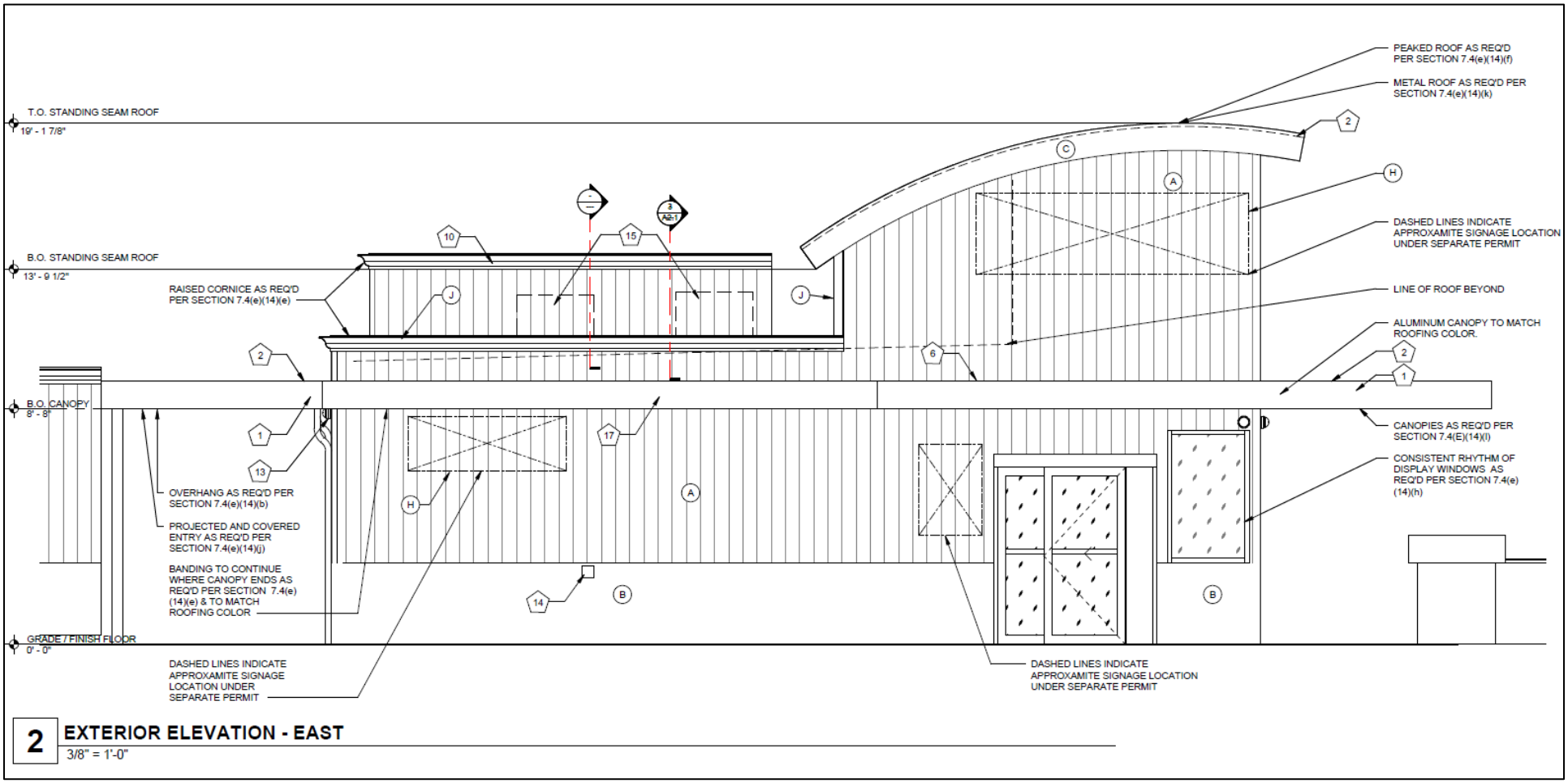
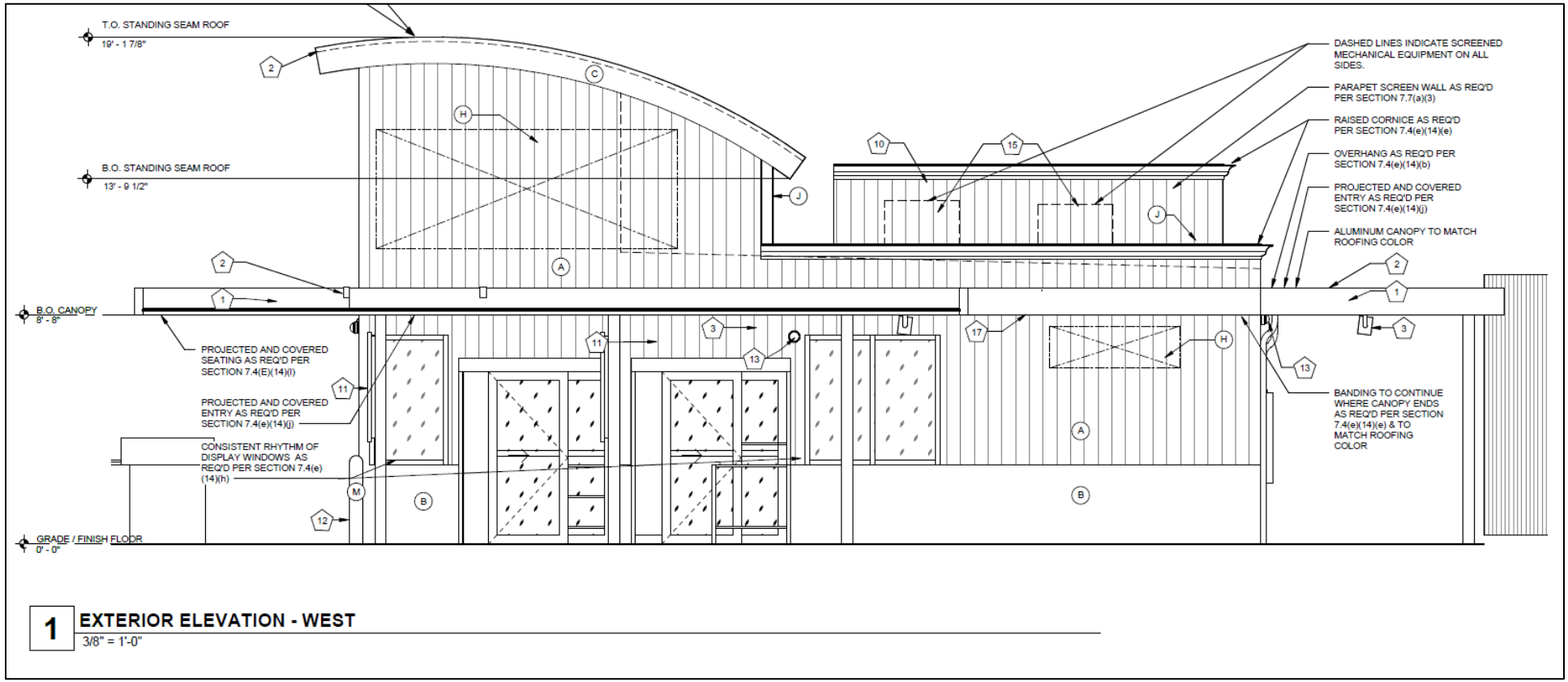


Exhibit 2: Proposed Design* – East, Facing Tamiami Trail



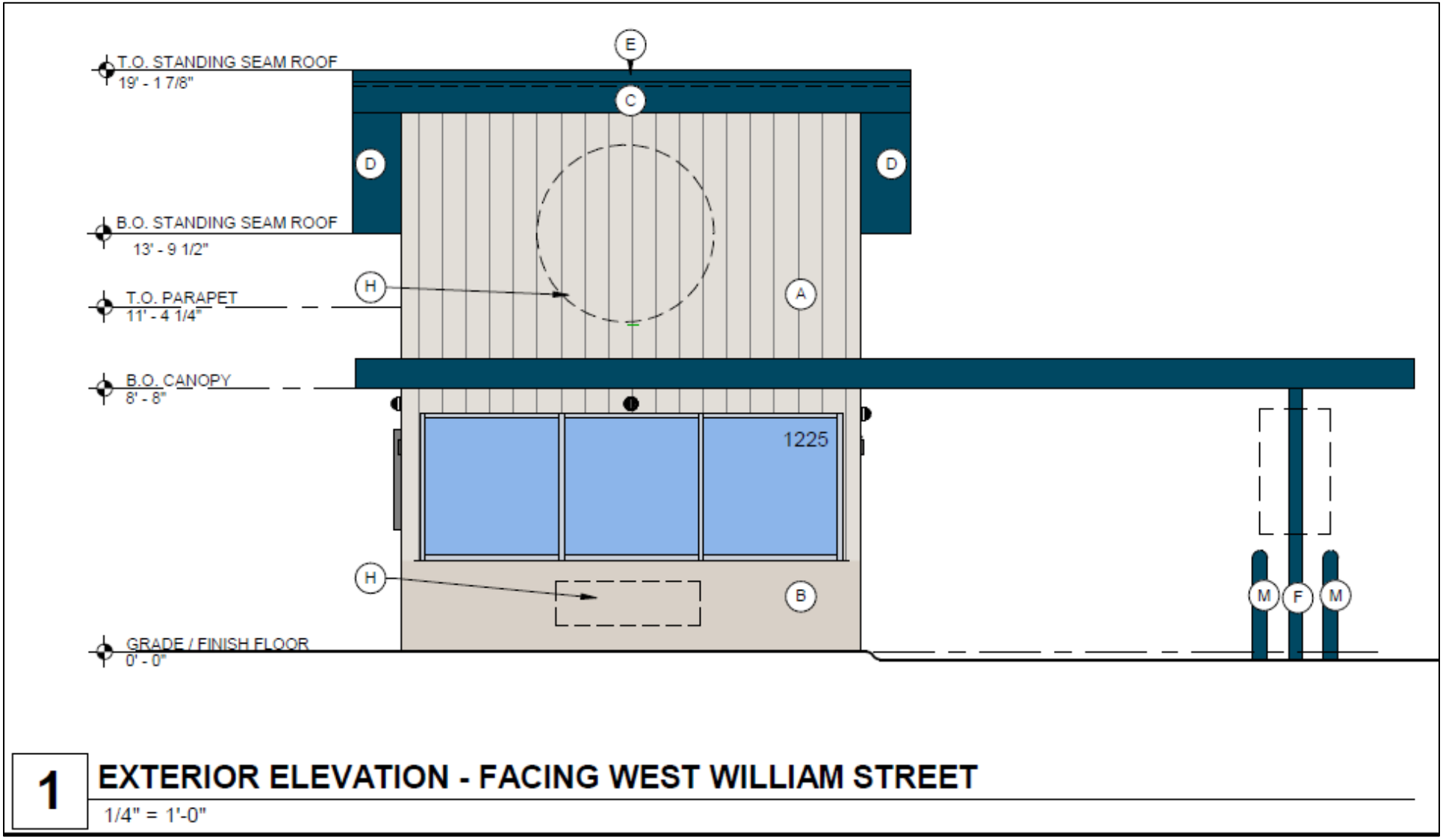
*(*Not to scale; snippet from elevation set by Buf Studio provided with the application. The above example does not reflect the updates made during the February 23, 2026, Board of Zoning Appeals meeting. The applicant will provide updated architectural renderings prior to going before City Council.)*

Exhibit 3: Proposed Design* – West, Facing the multi-tenant office building on Orange St.



*(*Not to scale; snippet from elevation set by Buf Studio provided with the application. The above example does not reflect the updates made during the February 23, 2026, Board of Zoning Appeals meeting. The applicant will provide updated architectural renderings prior to going before City Council.)*

Exhibit 4: Proposed Design* – North, Facing W William Street



*(*Not to scale; snippet from elevation set by Buf Studio provided with the application. The above example does not reflect the updates made during the February 23, 2026, Board of Zoning Appeals meeting. The applicant will provide updated architectural renderings prior to going before City Council.)*

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

ORDINANCES / RESOLUTIONS
(No Public Hearing Required)

Title:	A Resolution of the City Council of the City of Punta Gorda, Florida amending the budget for the Fiscal Year beginning October 1, 2025 by providing for re-appropriations and supplemental appropriations in the amounts identified in Exhibit A; and providing an effective date.
Funds:	General Fund
Recommended Action:	City Council approval.
Summary:	Finance has reviewed the re-appropriations/appropriations requested. Discussions were completed with the divisions to remove those items that were determined as not needed at this time reducing the requests by $172,000 Re-appropriations are items that were budgeted in FY 2025 that either did not get purchased, were not received, or were not completed in the fiscal year. Appropriations are items that have come up for FY 2026 approval that need to be added to the plan. Funding for these requested appropriations are from remaining FY 2025 unspent budget.
Department/Division:	Finance

EXHIBITS:

1. Department Justifications
2. Proposed Resolution

CITY OF PUNTA GORDA
POLICE DEPARTMENT RESERVE ACCOUNTS
As of September 30, 2025

Police Reserve Accounts	Account Number	Prior Yr's Reserve Bal Appropriated	Actual Revenue Expenditures	Encumbr and Pre- Encumbr	Amount Available
Law Enforcement Trust					
Revenue Account	001-0000-369-70-02		1,000.00		1,000.00
Expense Account	001-1200-521-58-22		22,283.66		(22,283.66)
Reserve Account	001-0000-247-07-00	37,725.20			37,725.20
Law Enf. Trust Total					**16,441.54**
Dare					
Revenue Account	001-0000-369-70-15		-		-
Expense Account	001-0000-590-99-15		-	-	-
Reserve Account	001-0000-247-28-00	0.00			-
Dare Total					**-**
Canine					
Revenue Account	001-0000-369-70-16		1,821.00		1,821.00
Expense Account	001-0000-590-99-16		3,232.03		(3,232.03)
Reserve Account	001-0000-247-33-00	26,761.79			26,761.79
Canine Total					**25,350.76**
Police Trading Cards					
Revenue Account	001-0000-369-70-20		-		-
Expense Account	001-0000-590-99-20		-		-
Reserve Account	001-0000-247-29-00	598.39			598.39
Trading Cards Total					**598.39**
Volunteers in Policing					
Revenue Account	001-0000-369-70-21		-		-
Expense Account	001-0000-590-99-18		-		-
Reserve Account	001-0000-247-34-00	11,866.95			11,866.95
Vol. in Policing Total					**11,866.95**
Police Jammers Program					
Revenue Account	001-0000-369-70-42		300.00		300.00
Expense Account	001-0000-590-99-42		-	-	-
Reserve Account	001-0000-247-32-00	17,704.19			17,704.19
Jammers Total					**18,004.19**
Veterans Crisis Assistance Team					
Revenue Account	001-0000-369-70-43		-		-
Expense Account	001-0000-590-99-49		-		-
Reserve Account	001-0000-247-35-00	500.00			500.00
Vet Crisis Assistance Total					**500.00**
Opiod Settlement Funds					
Revenue Account	001-0000-369-35-00		13,886.78		13,886.78
Expense Account	001-0000-590-99-51		-	-	-
Reserve Account	001-0000-247-36-00	32,081.58			32,081.58
Vet Crisis Assistance Total					**45,968.36**

CITY OF PUNTA GORDA
OTHER DEPARTMENT RESERVE ACCOUNTS
As of September 30, 2025

Other Reserve Accounts	Account Number	Prior Yr's Reserve Bal Appropriated	Actual Revenue Expenditures	Encumbr and Pre- Encumbr	Amount Available
Historic Preservation Board					
Revenue Account	001-0000-369-70-17		-		-
Expense Account	001-0000-590-99-17		-	-	-
Reserve Account	001-0000-247-17-00	196.08	-		196.08
Historic Perserv Adv Bd Total					**196.08**
Parks Donations Program					
Revenue Account	001-0000-366-32-00		4,500.00		4,500.00
Revenue Account	001-0000-366-32-00		-		-
Expense Account	001-1500-513-52-43	6,619.00	2,487.00		(2,487.00)
Expense Account	001-1500-513-52-43	1,500.00	-		-
Prior Year Reappr		8,119.00			8,119.00
Parks Donations Total					**10,132.00**
Fire Donations - Education Program					
Revenue Account	001-0000-366-31-00		900.00		900.00
Expense Account	001-1300-522-52-21	806.00	64.99		(64.99)
Expense Account	001-1300-522-52-12	900.00	425.95		(425.95)
Prior Year Reappr		806.88			806.88
Fire Donations Total					**1,215.94**
				HONGD	741.89
				Fire Prevention	474.05

001. 0000. 513. 4800 (unencumb $ 5,000.00)

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-0000-513-4800 $ 5,000.00
Use of funds will not over expend the division budget. _____
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.
We are requesting a reappropriation of funds under Promotional Activities/Halloween. Due to the past couple years of hurricanes many of the decorations and supplies have been needed to get replaced. Also with the introduction of the City's Fall Fest and other community outreach, these funds would help us be able to achieve our goals for community outreach and employee engagement.

Explain why the need was not addressed in the year in which the funds were budgeted.

Explain why the need cannot be handled within the new fiscal year budget.

If not approved, what will be the alternative solution?

Approved By: Melissa Reichert Date: 2/25/2026

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-0000-5196-3403 $ ~~232,763.45~~ @ 150,000
Use of funds will not over expend the division budget.
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.

Requesting to re-appropriate these funds to FY 26 to aid in researching the costs and feasibility of bringing the Lot Mow Program in-house.

Explain why the need was not addressed in the year in which the funds were budgeted.

This potential change arose near the end of FY 25, after budget hearing processes were already underway.

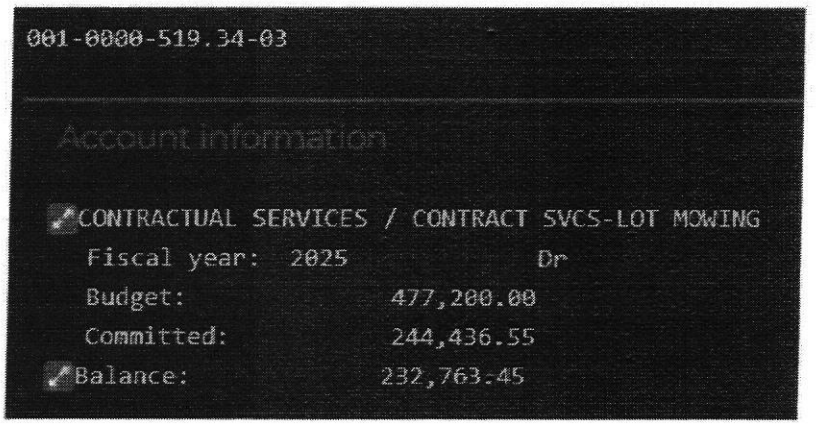
Explain why the need cannot be handled within the new fiscal year budget.

TGA has been awarded an updated contract, which is currently set to cover the next three (3) years. The funds currently in the account will be used to pay for FY 26 services.

If not approved, what will be the alternative solution?

There is no immediate alternative solution; we will continue to pay a third-party to perform a service that could potentially be handled in-house at a lower cost, and aim to request funding in the next fiscal year.

Approved By: _____ Date: 10/22/2025



001. 0200. 512. 4800 (unencumb $ 5,000.00)

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-0200-512-4800 $ 5,000.00
Use of funds will not over expend the division budget.
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

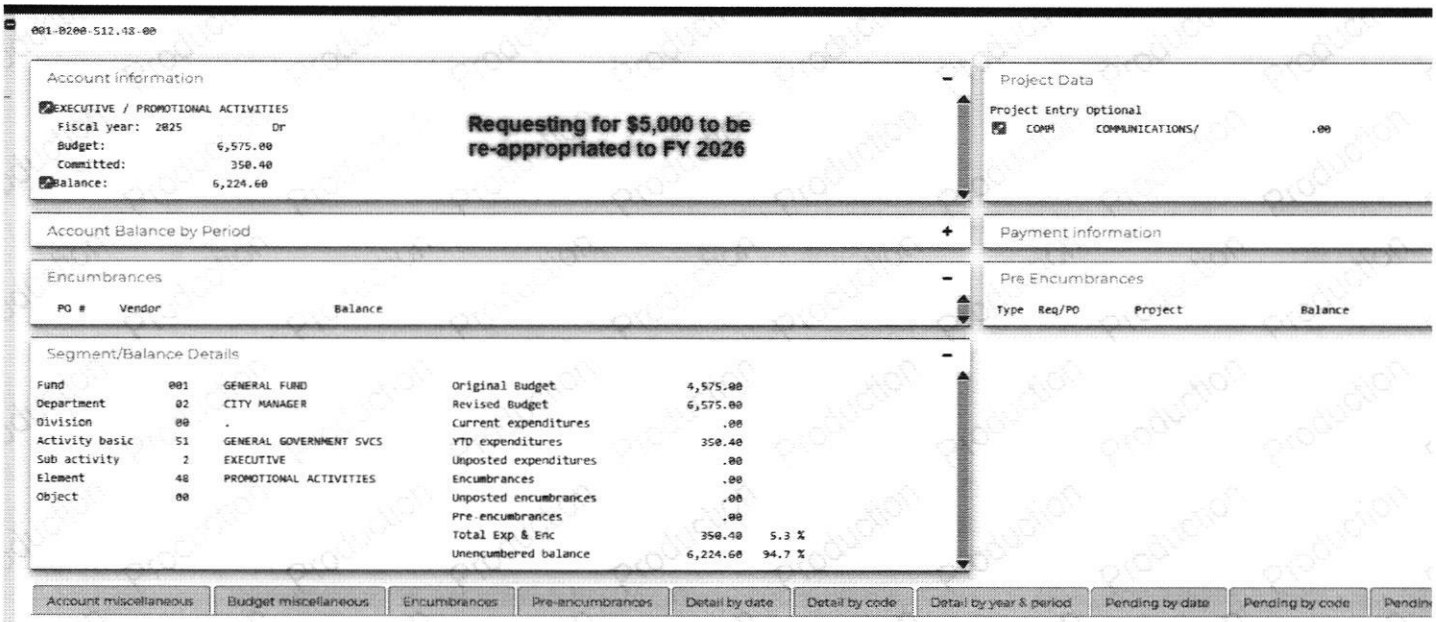
Describe the specific need. Names, locations, measurements, pricing, etc.
We are requesting a reappropriation of funds under Promotional Activities to allow flexibility to respond to unanticipated needs or special opportunities for community engagement. This account is also used to procure "Mayor's Awards", which recognize outstanding contributions to the community.

Explain why the need was not addressed in the year in which the funds were budgeted.

Explain why the need cannot be handled within the new fiscal year budget.

If not approved, what will be the alternative solution?

Approved By: Melissa Reichert Date: Feb. 04, 2026


001-0200-512.48-00
Account information
EXECUTIVE / PROMOTIONAL ACTIVITIES
Fiscal year: 2025 Dr
Budget: 6,575.00
Committed: 350.40
Balance: 6,224.60
Requesting for $5,000 to be re-appropriated to FY 2026
Project Data
Project Entry Optional
COMM COMMUNICATIONS/ .00
Account Balance by Period
Payment information
Encumbrances
PO # Vendor Balance
Pre Encumbrances
Type Req/PO Project Balance
Segment/Balance Details
Fund 001 GENERAL FUND
Department 02 CITY MANAGER
Division 00 .
Activity basic 51 GENERAL GOVERNMENT SVCS
Sub activity 2 EXECUTIVE
Element 48 PROMOTIONAL ACTIVITIES
Object 00
Original Budget 4,575.00
Revised Budget 6,575.00
Current expenditures .00
YTD expenditures 350.40
Unposted expenditures .00
Encumbrances .00
Unposted encumbrances .00
Pre-encumbrances .00
Total Exp & Enc 350.40 5.3 %
Unencumbered balance 6,224.60 94.7 %
Account miscellaneous
Budget miscellaneous
Encumbrances
Pre-encumbrances
Detail by date
Detail by code
Detail by year & period
Pending by date
Pending by code

001. 0200. 512. 5100 (unencumb $2,000.00) KR 11/12/25

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-0200-512-5100 $ 2,000.00
Use of funds will not over expend the division budget.
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

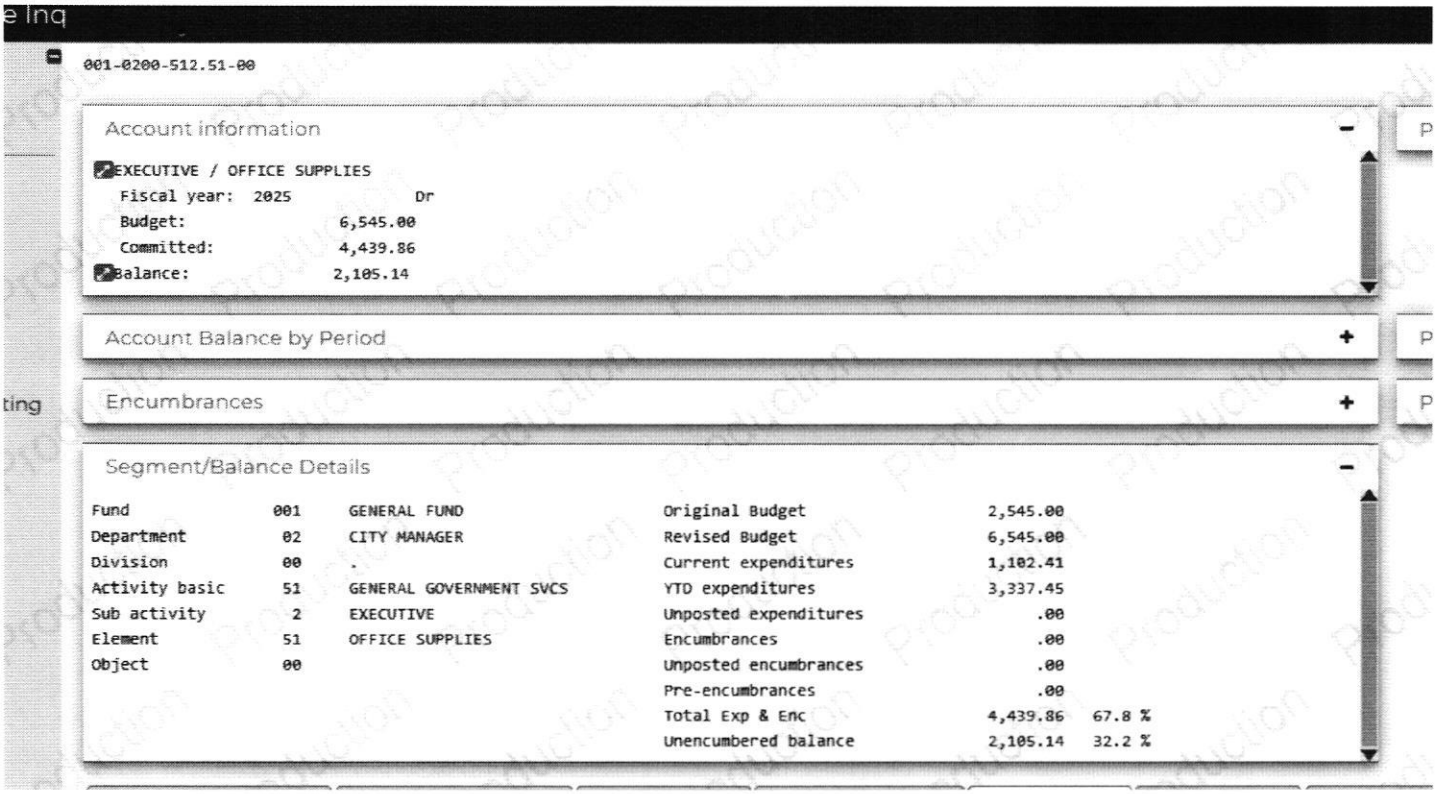
Describe the specific need. Names, locations, measurements, pricing, etc.
We are requesting a reappropriation of funds under Office supplies to allow the department to be able to purchase supplies once we hire a new Assistant City Manager.

Explain why the need was not addressed in the year in which the funds were budgeted.

Explain why the need cannot be handled within the new fiscal year budget.

If not approved, what will be the alternative solution?

Approved By: Melessa Reichert Date: Feb 24, 2026


e Inq
001-0200-512.51-00
Account information
EXECUTIVE / OFFICE SUPPLIES
Fiscal year: 2025 Dr
Budget: 6,545.00
Committed: 4,439.86
Balance: 2,105.14
Account Balance by Period
Encumbrances
Segment/Balance Details
Fund 001 GENERAL FUND
Department 02 CITY MANAGER
Division 00 .
Activity basic 51 GENERAL GOVERNMENT SVCS
Sub activity 2 EXECUTIVE
Element 51 OFFICE SUPPLIES
Object 00
Original Budget 2,545.00
Revised Budget 6,545.00
Current expenditures 1,102.41
YTD expenditures 3,337.45
Unposted expenditures .00
Encumbrances .00
Unposted encumbrances .00
Pre-encumbrances .00
Total Exp & Enc 4,439.86 67.8 %
Unencumbered balance 2,105.14 32.2 %

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-0218-513.31-13 $ ~~7239.00~~ 6,000
Use of funds will not over expend the division budget. no
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.
These funds will be used for drug testing, with new testing on the horizon for Marijuana which will increase cost to the city. An increased number of CDL holders Will also increase this annual cost, as well as inflationary costs in the test themselves. Also, city is seeking a new drug testing company with additional testing locations Which may increase cost. Money will be spent throughout the year as needed. President Just announced additional items for CDL holders for safety which may add costs as well.

Explain why the need was not addressed in the year in which the funds were budgeted.
New tests have not yet been made available, and costs are still unknown.

Explain why the need cannot be handled within the new fiscal year budget.
Funds are only budgeted to cover the needs for the fiscal year.

If not approved, what will be the alternative solution?
Transfer funds from another account.

Approved By: [signature] Date: 10·23·2025

001. 0218. 513. 3400 (unencumb $ 15,045.00)

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-0218-513.34-00 $ 15045.00
Use of funds will not over expend the division budget. no
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.
This money will be used for employee training as needed throughout the year.
City needs to do additional safety training to reduce motor vehicle accidents and this Could address that issue.

Explain why the need was not addressed in the year in which the funds were budgeted.
HR has been contacting training vendors but no purchase has been made.

Explain why the need cannot be handled within the new fiscal year budget.
Funds are only budgeted to cover the needs for the fiscal year.

If not approved, what will be the alternative solution?
Transfer funds from another account.

Approved By: _____ Date: 10.22.2025

001. 0218. 513. 4000 (unencumb $13,492)

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-0218-513.40-00 $ 13,492 (000)
Use of funds will not over expend the division budget. no
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.
The past year was such that we did not do any of our planned training due to various issues. Risk and Safety coordinators were unable to travel for training this year, resulting in Unexpended funds. Retirement of benefit coordinator will create need for additional Training for that position as well which is very important as that position deals with May technical issues.

Explain why the need was not addressed in the year in which the funds were budgeted.
Staff had confidential personal issues which prevented them from traveling.

Explain why the need cannot be handled within the new fiscal year budget.
Need for Safety and Risk coordinators to attend same training and build same knowledge Level. Also, new benefits coordinator will need training as well.

If not approved, what will be the alternative solution?
Transfer funds from another account.

Approved By: [signature] Date: 10-22-2025

001.0218.513.5100 (unencumb $ 6362.00)

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-0218-513.51-00 $ ~~7629~~ 6000.00
Use of funds will not over expend the division budget. no
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.
Funds will be used for badges, badge holders, clips, lanyards, etc for security System. Funds can also be used to purchase supplies for job fairs. Additionally, These funds could be used to get an external printing company for open enrollment materials freeing up a tremendous amount of staff time and lessening strain on aging printers in the office. Supplies for new SDS binders and safety manuals will increase need for office supplies and printing.

Explain why the need was not addressed in the year in which the funds were budgeted.
The new hire orientation tour requires rental of a van to transport new hires. A full year Of rentals will increase spending. Use of printer for open enrollment will add cost But save staff time and help increase office printer lifespan.

Explain why the need cannot be handled within the new fiscal year budget.
Funds are only budgeted for current year, and costs are still largely unknown at this time.

If not approved, what will be the alternative solution?
Transfer funds from another account.

Approved By: [signature] Date: 10-22-2025

001. 0218. 513. 5400 (unencumb $ 3402.00) ✓

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-0218-513.54-00 $ 3400 ✓
Use of funds will not over expend the division budget. no
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.
These funds will be used for professional memberships for staff. These memberships Are an important factor in training new staff and helping them network with others In the area performing the same functions.

Explain why the need was not addressed in the year in which the funds were budgeted.
Hiring a safety coordinator who needed training from the ground up took a tremendous Amount of staff time.

Explain why the need cannot be handled within the new fiscal year budget.
Funds are only budgeted for current year, and costs are still largely unknown at this time.

If not approved, what will be the alternative solution?
Transfer funds from another account.

Approved By: [signature] Date: 10-22-2025

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account:
Fiscal Year 2025 001-0300-512-3400 $40,000
Use of funds will not over expend the division budget. Correct

Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.
The City Clerk's Office needs to transfer funds to the FY 2026 001-0300-512-3400 account to pay for a consultant to assist in implementing a records management plan to be utilized across the City's departments. This plan will establish management of access to records by staff and the public, secure retention in accordance with all laws, timely disposition in accordance with state requirements, and policies and procedures to ensure appropriate preservation of records. Training will be provided to all departments, and five City departments will be scheduled a day to review their records with the consultant to determine what actions should be taken. Given the importance of appropriate records management in ensuring compliance with state laws and reducing costs by disposing of records which have met disposition in a timely manner, the City Clerk's Office desires to proceed expeditiously with instituting a plan which will address hardcopy and digital records. We are seeking to transfer $40,000 to this account in order to ensure we have sufficient funds for this training.

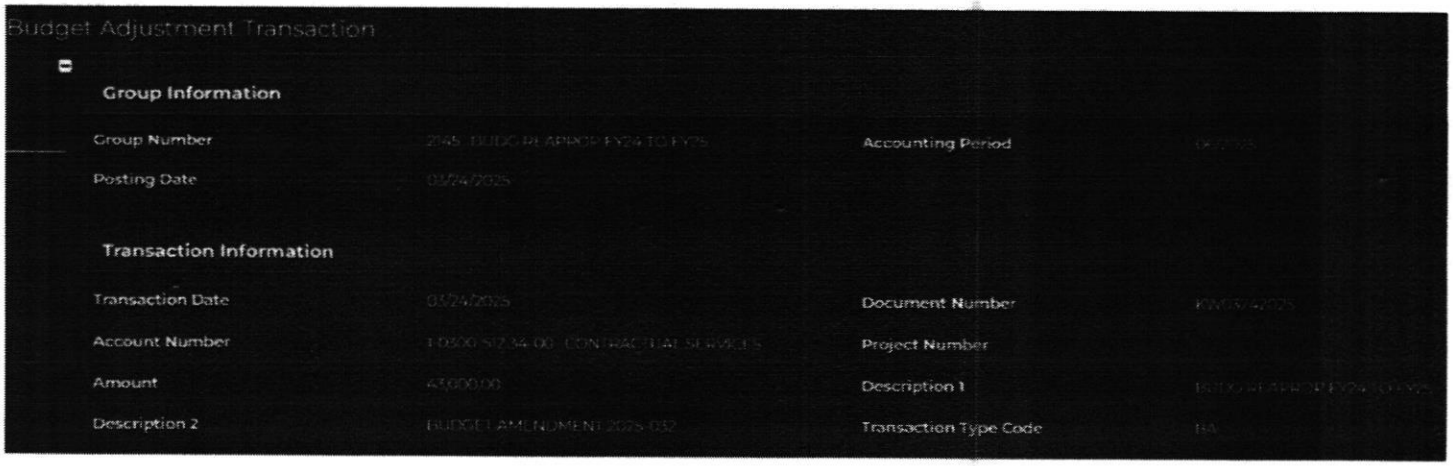
Explain why the need was not addressed in the year in which the funds were budgeted.
Due to the need to bid this project and the large number of high-priority projects working through the procurement process, the records management plan project was unable to be processed within FY 2024 or FY 2025.

Explain why the need cannot be handled within the new fiscal year budget.
As this was a special project, the required funds were not included in the budget intended for our typical expenses. The plan is to move forward the unexpended funds from FY 2025 instead.

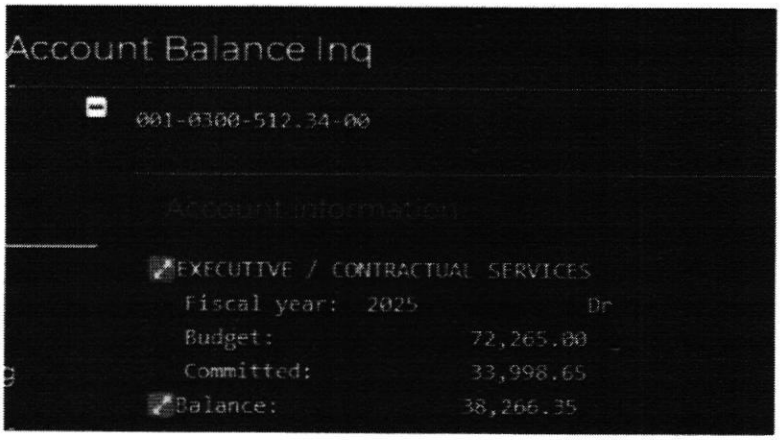
If not approved, what will be the alternative solution?
The City Clerk's Office will not be able to pursue the implementation of a citywide records management plan under the guidance of a consultant to minimize liability related to records issues.

Approved By: Dana Welch Date: 10/14/2022

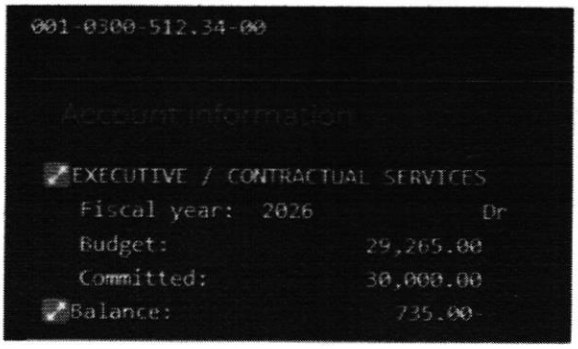
Fiscal Year 2025 Appropriation:



Fiscal Year 2025 Contractual Services Account



Fiscal Year 2026 without Reappropriation:



City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-0916-541-6401 $ 94,800.00
Use of funds will not over expend the division budget.
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.
With the addiction of employees and the work that we are going to take on. The department needed an extra truck that could handle heavy loads. I am respectfully requesting a crew cab truck with the ability to dump debris. This would help with the concrete work as well as asphalt repairs.

Explain why the need was not addressed in the year in which the funds were budgeted.
Unable to get it through procurement do to vender issues.

Explain why the need cannot be handled within the new fiscal year budget.
The truck will be order this fiscal year

If not approved, what will be the alternative solution?
With the demand of work that the Right of Way department is expected to accomplish it Will cause us difficulty if we do not get the right equipment to do the work that is Required.

Approved By: David Meyers Date: 10/20/25

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-0919-519-3402 $ ~~17,148.00~~ $17,000
Use of funds will not over expend the division budget.
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.

This account is for the removal, trimming and maintenance of trees.
This account is also for grinding of stumps throughout the city.

Explain why the need was not addressed in the year in which the funds were budgeted.

Do to hurricane restoration efforts a lot of the tree projects were postponed.
For example the annual tree care at Public Safety and the Fire Training Station.

Explain why the need cannot be handled within the new fiscal year budget.

The budget that was given for 2026 was less then 2025 and is not enough for the work that still needs to be done from the previous budget and current budget.

If not approved, what will be the alternative solution?

Projects and needed maintenance will not be completed resulting in unfavorable apperance and potential hazards with low hanging limbs and stumps not addressed as tripping hazards.

Approved By: [signature] Date: 2.24.26

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-0919-519-3442 $58,205 ✓
Use of funds will not over expend the division budget. _____
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.
Contractual Mangrove trimming

Explain why the need was not addressed in the year in which the funds were budgeted.
Due to hurricanes this project was not able to be completed before the end of the year.

Explain why the need cannot be handled within the new fiscal year budget.
This project ran over to FY26 due to hurricanes. We will have insufficient funds to complete this project.

If not approved, what will be the alternative solution?
We will have to skip a year of mangrove trimming or pull money from another project to complete.

Approved By: _____ Date: 10.30.25

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-0919-519-4600 ~~$31,369~~ $31,000
Use of funds will not over expend the division budget.
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.
Maintenance and repairs for all City parks.

Explain why the need was not addressed in the year in which the funds were budgeted.
Due to focusing on hurricane repairs not all job and projects were completed that we intended on getting done.

Explain why the need cannot be handled within the new fiscal year budget.
FY26 budget is significantly smaller and we will quickly run out of money to complete projects and stay on top of repairs and maintenance for City Parks

If not approved, what will be the alternative solution?
Smaller projects will be done but there will be a lack of repairs and maintenance done in City Parks.

Approved By: [signature] Date: 10.30.25

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-0919-519-4631 $ 70,000
Use of funds will not over expend the division budget.
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.
Repairs and Maintenance to Laishley Park amenities.

Explain why the need was not addressed in the year in which the funds were budgeted.
We are trying to build up this account for larger repairs and maintenance to done.

Explain why the need cannot be handled within the new fiscal year budget.
This account should be carried over every year for larger repairs and projects to be done.

If not approved, what will be the alternative solution?
We will do smaller repairs but this park will lack maintenance and repairs on larger projects.

Approved By: [signature] Date: 10-30-25

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-0919-519-6401 $ 117,600
Use of funds will not over expend the division budget.
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.
Replacement of 4x4 pick up and 1 ton pick up.

Explain why the need was not addressed in the year in which the funds were budgeted.
Due to focusing on hurricane repairs, proper requisitions were not entered.

Explain why the need cannot be handled within the new fiscal year budget.
We have a total of four Trucks that need to be replaced and there will be insufficient funds to replace them.

If not approved, what will be the alternative solution?
Increased cost of maintenance and loss of productivity due to trucks breaking down.

Approved By: [signature] Date: 10.30.25

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-0919-519-6403 $~~72,152.54~~ 72150.00
Use of funds will not over expend the division budget.
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.
This is to replace Machinery and equipment that is used daily to maintain City parks.

Mowers and Trailers that were budgeted for replacement in FY 2025

Explain why the need was not addressed in the year in which the funds were budgeted.
Some equipment was replaced but we still have older equipment and machines that need to be replaced.

Explain why the need cannot be handled within the new fiscal year budget.
We have several old mowers, and trailers that need to be replaced as well as some heavy equipment that is getting old and needs replaced.

If not approved, what will be the alternative solution?
Increased cost of maintenance of older equipment and loss of productivity due to old equipment breaking down.

Approved By: _____ Date: 10.30.25

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-1200-521-5224 ~~$ 16,309.55~~ $16,500
Use of funds will not over expend the division budget.
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.

A project was planned for last fiscal year to replace the brightwork on existing officers' and corporals' Class A uniforms. Currently, gold brightwork is used for officers, which is improper uniform etiquette. New officers have been receiving the proper silver brightwork. A purchase was made for silver nameplates, badges, and collar brass.

Explain why the need was not addressed in the year in which the funds were budgeted.

The order with the vendor was made with the intention of the project being completed within last fiscal year. A portion of the items were backordered and were not received before the end of the fiscal year.

Explain why the need cannot be handled within the new fiscal year budget.

This project was planned for last fiscal year and was not figured into the budget for the new fiscal year. If funds cannot be reappropriated, the project would have to be cancelled.

If not approved, what will be the alternative solution?

The alternative would be to cancel the project and return the portion of the items that are not customized.

Approved By: Chief Daniel Smith Date: 10/20/25

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-1200-521-6401 $ ~~152,845.52~~ 185,000
Use of funds will not over expend the division budget.
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.

Police department fleet purchases.

Explain why the need was not addressed in the year in which the funds were budgeted.

Fleet purchase were processed successfully in FY 2024.

Explain why the need cannot be handled within the new fiscal year budget.

Each year surplus funds from fleet purchases are reappropriated to the next fiscal year to maintain proper funding levels for our fleet acquisitions.

If not approved, what will be the alternative solution?

Reduction in the ability to maintain a consistent fleet purchasing program.

Approved By: Chief Tomulat Smith Date: 10/20/25

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026 $ 280,745

Funds are available in account: 001-1200-521-6404 $ ~~8,407.60~~ 39250C
Use of funds will not over expend the division budget.
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.

This project was related to a grant through the Marine Advisory Council for a new marine unit boat. The procurement process could not be completed in the last fiscal year. & dive trailer

Explain why the need was not addressed in the year in which the funds were budgeted.

The procurement process was not completed and a vendor was not identified.

Explain why the need cannot be handled within the new fiscal year budget.

This project is related to grant funding from last fiscal year. Grant was extended to complete purchases.

If not approved, what will be the alternative solution?

If not approved, the grant would be cancelled and project not completed.

Approved By: Chief Pamela Smith Date: 10/20/25

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-1300-522.31-13 ~~$ 1,110.00~~ 6,000
Use of funds will not over expend the division budget. Correct
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.
Employees are required to have annual mask fit testing. This is part of our annual employee testing procedure to ensure firefighter safety and comply with federal regulations.

Explain why the need was not addressed in the year in which the funds were budgeted.
Due to scheduling a conflict with the vendor we had to push the testing back a month.

Explain why the need cannot be handled within the new fiscal year budget.
We plan on testing again in September of 2026 to get us back on schedule and this may leave us with a shortfall in this account.

If not approved, what will be the alternative solution?
If not approved, we would look to finance to assist with funding.

Approved By: Holden Gill Date: 10/23/25

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-1300-522.46-00 $ ~~11,318.00~~ 12,000 Needs to go to 6401
Use of funds will not over expend the division budget. Correct
Attach documentation from budget forms that demonstrate this specific need was budgeted for. Cost overrun for the additional equipment

Describe the specific need. Names, locations, measurements, pricing, etc.
Department is needing to purchase emergency lights, sirens and equipment for the recently purchased Operations Chief's vehicle for emergency response.

Explain why the need was not addressed in the year in which the funds were budgeted.
The vehicle was not received by the City until late September and we did not have enough time to get emergency equipment ordered and installed during the last fiscal year

Explain why the need cannot be handled within the new fiscal year budget.
This purchase was not planned to take place in this fiscal year and may leave a shortfall.

If not approved, what will be the alternative solution?
If not approved, we would look at other accounts to fund this purchase.

Approved By: Holden Gibb Date: 10/23/25

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-1300-522.46-01 $ ~~11,118.36~~ 11,100 cc
Use of funds will not over expend the division budget. Correct
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.
This account is used to make repairs, replace furniture, equipment and appliances, and upgrades to the fire departments living facilities. Charlotte County Fire Rescue pays the City of Punta Gorda $26,200.00 annually to supply accommodations for 2 Rescues. City council agreed at the time this contract was put in place that the funds would be used exclusively for repairs, maintenance, and upgrades to the stations with any unused Funds rolled to the next year.

Explain why the need was not addressed in the year in which the funds were budgeted.
Funds were used toward replacement of appliances and furniture at all Fire Stations. Large scale projects can require the build-up of funds to cover the cost. We are planning on replacing broken cabinets in the near future.

Explain why the need cannot be handled within the new fiscal year budget.
We consistently have maintenance, repairs and upgrades that are difficult to anticipate. The constant use and wear and tear on appliances, furniture and equipment require repairs and replacement throughout the year.

If not approved, what will be the alternative solution?
The alternative would be to look to finance to find funding for repairs, maintenance and upgrades for fire stations.

Approved By: Holden Gill Date: 10/23/25

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-1300-522.54-00 $ ~~10,698.67~~ $20900
Use of funds will not over expend the division budget Correct
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.
We have three members in Paramedic School currently and 2 more personnel that have Shown interest in attending Paramedic School in 2026. The current union contract allows for paramedic school payments of $5,000 per member. These expenses are in addition to the books, training and education used by the rest of the department.

Explain why the need was not addressed in the year in which the funds were budgeted.
With the hiring of new additional personnel, we have more interest in personnel attending paramedic school and require new hires to become Paramedics within 5 years.

Explain why the need cannot be handled within the new fiscal year budget.
Paramedics are in high demand nationwide. Sending personnel to paramedic school will use 60% of our training and education budget. Annual training of all our personnel is extremely important and in some cases required.

If not approved, what will be the alternative solution?
If not approved, we would look to the finance department for assistance with finding funds.

Approved By: [signature] Date: 10/23/25

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-1300-522.64-03 ~~58,806.32~~ $53,990
Use of funds will not over expend the division budget Correct
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

41320 - ALSEQ
12,670-SUPEQ
PPGear over Budget

Describe the specific need. Names, locations, measurements, pricing, etc.
ALS Equipment, Radio Equipment, Personnel Protective Gear, and Suppression Equipment as per CIP plans should roll forward to cover future larger project cost.

Explain why the need was not addressed in the year in which the funds were budgeted.
All capital funds were not needed in the year in which the funds were budgeted but available if an unforeseen event were to occur. Knowing that we will have failures with large ticket assets, we are spreading the cost of such occurrences over a five year period.

Explain why the need cannot be handled within the new fiscal year budget.
Large scale project replacement cost will likely exceed the current fiscal year budget.

If not approved, what will be the alternative solution?
We would look to the finance department for assistance with finding funds.

Approved By: [signature] Date: 10/23/25

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account 001-1500-513.34-09 $209,420.00
Use of funds will not over expend the division budget. $209,420.00
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.

With the repeal of the 2024 Land Development Regulations it will become necessary to complete amendments to the Comprehensive Plan and the existing Land Development Regulations so that both documents are in compliance. In addition, the commercial property annexations proposed in FY 2026 on the US 41 and Jones Loop corridors will require amendments to the Comprehensive Plan's Future Land Use Map.

Explain why the need was not addressed in the year in which the funds were budgeted.

These needs were developed in the later part of FY 2025 and are therefore proposed for completion in FY 2026.

Explain why the need cannot be handled within the new fiscal year budget.

No Funds budgeted knowing remaining funds would be carried over.

If not approved, what will be the alternative solution?

Approved By: Boyd Laurence, Date: 10/22/25

001-1500-513.34-09

Account information

CONTRACTUAL SERVICES / COMPREHENSIVE PLANNING

Fiscal year:	2025	Dr
Budget:	209,420.00	
Committed:	.00	
Balance:	209,420.00	

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account 001-1500-513.54-00 ~~$2745.93~~ $2740.00
Use of funds will not over expend the division budget. $2745.93
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.
Request carryover of funds that will be needed for training of new Zoning and Urban Design staff that came onboard in FY 2025. The Department was understaffed in FY 2025 and new staff were brought on which will require training in FY 2026.

Explain why the need was not addressed in the year in which the funds were budgeted.
Turnover in the earlier part of FY 2025 and understaffing left the remaining funds unused. The department is fully staffed with mostly new staff which will increase the need for training in FY 2026.

Explain why the need cannot be handled within the new fiscal year budget.

If not approved, what will be the alternative solution?

Approved By: [signature] Date: 10/22/2025
001-1500-513.54-00

Account information

FINANCIAL & ADMINISTRATV / BOOKS/MEMBS/TRAINING/EDU

Fiscal year:	2025	Dr
Budget:	6,775.00	
Committed:	4,029.07	
Balance:	2,745.93	

City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-1510-524-3483 $ ~~59,240.00~~ 60,000
Use of funds will not over expend the division budget.
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.

Requesting the entire balance be reappropriated to FY26 to assist in curing nuisance code violations which pose a threat to public health and safety. Specifics are not available at this time, as they will be case-specific; nuisance abatement can range from $150 to $5,000 or more.

Explain why the need was not addressed in the year in which the funds were budgeted.

Due to the timing of Hurricanes Helene and Milton, Code Compliance was not proactively pursuing violations during the first half of the fiscal year and only used this account to maintain the grounds of distressed properties, i.e., debris clean up and grass mowing.

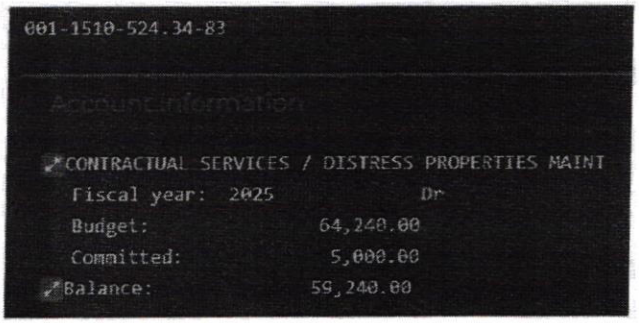
Explain why the need cannot be handled within the new fiscal year budget.

The new fiscal year budget only contains enough funding to cover distressed properties, not nuisance abatement. The first PO of the FY encumbered more than half of the budgeted funds.

If not approved, what will be the alternative solution?

Nuisance violations posing a threat to public health and safety, which are neglected by property owners, will remain unresolved.

Approved By: _____ Date: 10/22/2025



City of Punta Gorda, FL
Reappropriation Justification Form
Request for Reappropriation of funds for specific budgeted need that was not fulfilled
From FY2025 to FY2026

Funds are available in account: 001-1510-524-5221 $ ~~3107.14~~ $3100 1500
Use of funds will not over expend the division budget.
Attach documentation from budget forms that demonstrate this specific need was budgeted for.

Describe the specific need. Names, locations, measurements, pricing, etc.

Following the relocation back to the City Annex, with more employees than were previously housed in this office, there is a need for partitions and storage supplies.

Explain why the need was not addressed in the year in which the funds were budgeted.

It was not known that the office move would occur during FY 25, therefore additional funds for the above were not requested.

Explain why the need cannot be handled within the new fiscal year budget.

The entirety of the funds currently budgeted for FY 26 would only be enough to cover the partitions for the office, and would deplete the account.

If not approved, what will be the alternative solution?

Staff will continue to function in the current environment, having little noise suppression between the majority of department staff.

Approved By: Rachel Boy Date: 10/22/2025

001-1510-524.52-21

Account information

OPERATING SUPPLIES / DEPT MATERIALS & SUPPLIES
Fiscal year: 2025 Dr
Budget: 7,180.00
Committed: 4,072.86
Balance: 3,107.14

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PUNTA GORDA, FLORIDA AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 BY PROVIDING FOR RE-APPROPRIATIONS AND SUPPLEMENTAL APPROPRIATIONS IN THE AMOUNTS IDENTIFIED IN EXHIBIT A; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Punta Gorda, adopted its Operating Budget, Revenues and Expenditures, on September 24, 2025 and said budget being $203,669,943; and

WHEREAS, the City needs to amend said budget so as to provide for re-appropriations and supplemental appropriations in the amounts identified in Exhibit A;

NOW, THEREFORE, BE IT RESOLVED THAT:

I. The budget for the fiscal year commencing October 1, 2025 is hereby amended by providing for supplemental appropriations in the amounts identified in Exhibit A, attached hereto and incorporated herein.

II. This resolution shall take effect immediately upon adoption.

ADOPTED by the City Council of the City of Punta Gorda, Florida this ___ day of _____, 2026.

CITY OF PUNTA GORDA, FLORIDA

By: _____
DR DEBORAH LUX, Mayor

ATTEST:

_____
SARA WELCH, City Clerk

APPROVED AS TO FORM AND CONTENT:

_____
STEVEN LESKOVICH, ESQ., City Attorney
Bar # 194840

Exhibit A
City of Punta Gorda, FL
Budget Amendment

FY 26 Re-Appropriation

Fund 001 - General Fund

Account		Line Description	Use	Source	Department Comment/ Justification
001-1200-521-5822		Law Enforcement Trust	16,441		Per Reconciliation
001-0000-590-9916		Canine Donations	25,350		Per Reconciliation
001-0000-590-9920		Police Trading Card Donations	598		Per Reconciliation
001-0000-590-9918		Volunteers in Policing Donations	11,866		Per Reconciliation
001-0000-590-9942		Police Jammers Donations	18,004		Per Reconciliation
001-0000-590-9949		Veterans Crisis Assistance Team Donations	500		Per Reconciliation
001-0000-590-9951		Opioid Settlement Funding	45,968		Per Reconciliation
001-0000-590-9917		Historic Preservatin Bd donations	196		Per Reconciliation
001-1500-513-5243	H&LSCP	Hardscape/Landscape - Parks	8,632		City Bench Donation program per reconciliation
001-1500-513-5243	TREES	Hardscape/Landscape - Parks	1,500		City Tree Planting Donation program per reconciliation
001-0000-513-4800		Promotional Activities	5,000		Decorations/Supplies for City Events including Fall Fest
001-0000-519-3403		Contract Services-Lot Mowing Program	150,000		Lot Mowing program carryover
001-0200-512-4800		Promotional Activities	5,000		Mayor's Awards/ Community Engagement
001-0200-512-5100		Office Supplies	2,000		New Assistant Manager Office Supplies/ Equipment
001-0218-513-3113		Random Employee Testing	6,000		Increased CDL holders within City + increased state req.
001-0218-513-3400		Contractual Services	15,045		Add 'l Vehicle safety Training to reduce Accidents
001-0218-513-4000		Travel & Per Diem	13,000		Add 'l training for new Safety and Benefits Coordinator
001-0218-513-5100		Office Supplies	6,000		Safety Data Sheets/Binder & Safety Manual updates/ Job Fair Supplies/ External Printing of Open Enrollment packages
001-0218-513-5400		Books/Memberships/Training/Education	3,400		Add 'l training for new Safety and Benefits Coordinator
001-0300-512-3400		Contractual Services	40,000		FY 24 Roll forward - Rec'd Management Plan & Study
001-0916-541-6401		Machinery/ Autos	94,880		Dump Truck
001-0919-519-3402		Trees	17,000		Purchase of New Trees for the City
001-0919-519-3442		Mangrove Trimming	58,205		Mangrove trimming delayed due to Hurricane
001-0919-519-4600		Repair/ Maint Services	31,000		Repairs for Parks after Hurricanes (not hurricane related repairs)
001-0919-519-4631		Laishley Park Amenities Maint	70,000		Carryover for larger projects as needed
001-0919-519-6401		Machinery/ Autos	117,600		Pick up truck and 1 Ton pickup
001-0919-519-6403		Machinery/ Equipment	72,150		Multiple low bed & Flat bed Trailers + two riding mowers
001-1200-521-5224		Clothing & Uniforms	16,500		Uniform Proj. for Officers & Corporals Class A's
001-1200-521-6401	PDVEH	Autos & On-Road Vehicles	185,000		C/O of unencumbered Funds to maintain proper funding
001-1200-521-6404	39250C	Grant Equipment	280,745		MAC FY25 C/O for Dive Trailer & Marine Boat Unit
001-1300-522-3113		Employee Testing	6,000		Annual (every Sept) Testing delayed
001-1300-522-4600		Repair & Maintenance Services	12,000		Emergency lights & Sirens/ equipment for Op. Chief's Vehicle
001-1300-522-4601		Repair & Maintenance Services - Bldg	11,100		R&M for living areas - funded by county rent
001-1300-522-5400		Books/ Members/Training/Education	2,090		Paramedic School for add'l personnel as part of hiring req.
001-1300-522-6403	ALSEQ	Equipment	41,320		ALS Equipment Carry over per CIP sheet
001-1300-522-6403	SUPEQ	Equipment	12,670		Suppression Equipment Carry over per CIP sheet
001-1500-513-3409		Comprehensive Planning	209,420		Update to Comp Plan to ensure compliance with New Land Development Regulations (LDR's)
001-1500-513-5400		Books/ Members/Training/Education	2,740		Add 'l training for new Staff
001-1510-524-3483		Distress Properties Maintenance	60,000		Nuisance Abatement for Public Health & Code Violations
001-1510-524-5221		Office Supplies	1,500		Partitions & Storage supplies for relocation to Annex
001-0000-337-2200	39250C	Marine Advisory Boater Impr		280,745	
001-0000-389-9005		Prior Year Reappropriation		1,395,675	

Description: Re-Appropriations From Remaining FY 2025 budgets. Justifications from departments attached to agenda item.

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

CONSENT AGENDA

Title: January 29, 2026, City Council Meeting Minutes

Funds:

Recommended Action: Approval of the minutes.

Summary:

Department/Division: City Clerk

EXHIBITS:

1. January 29, 2026, Minutes

CITY OF PUNTA GORDA, FLORIDA
CITY COUNCIL REGULAR MEETING MINUTES
JANUARY 29, 2026, 9:00 A.M.
120 LAISHLEY COURT
PUNTA GORDA, FL 33950

MEMBERS PRESENT: Denton, Julian, Lockhart, Lux, Polk

CITY STAFF PRESENT: City Manager Reichert; Interim City Attorney Leskovich; Kristin Simeone, Finance Director; Tom Spencer, Utilities Director; Ron Everts, Public Works Director; Jeff Payne, Human Resources Manager; Boyd Lawrence, Planning Director; Pam Smith, Police Chief; Holden Gibbs, Fire Chief; Anne Heinen, Procurement Manager; Bradford Schuette, Information Technology Manager; Deputy City Clerk Falkner

CALL TO ORDER

Mayor Lux called the meeting to order at 9:00 a.m.
Carlo Gargiulo provided the invocation, which was followed by the Pledge of Allegiance.

AGENDA APPROVAL

There were no changes to the agenda.

1) PROCLAMATIONS / PRESENTATIONS

1.a Paint Punta Gorda Purple Day

Exhibits:
Cover Page
Paint Punta Gorda Purple Day Proclamation

Councilmember Lockhart presented the proclamation to Victoria Naskale, Florida Gulf Coast Chapter Alzheimer's Association.
Victoria Naskale thanked Council for the recognition, encouraging residents to participate in Paint Punta Gorda Purple Day.

2) PUBLIC INPUT

2.a Those wishing to introduce themselves as nominees for a board or committee may do so at this time. Those who choose to speak must state their name for the record.

Exhibits:

William Pappadake introduced himself as an applicant for the Punta Gorda Isles Canal Advisory Committee, providing a summary of his qualifications and expertise.
Jaha Cummings introduced himself as an applicant for the Police Officers' Pension Board, noting the City's pension fund was favorably recognized at a recent conference in Scottsdale, Arizona.

Terry Zeigler introduced himself as an applicant for the Historic Preservation Advisory Board, thanking Council for the nomination. He provided a summary of his interests and qualifications.
Councilmember Lockhart requested the Interim City Attorney provide an opinion on freedom of speech related to public comment procedure.
Discussion ensued regarding advice from the Interim City Attorney.

2.b Anyone wishing to address the Council on any matter must state their name for the record. Each person will be allowed to speak up to a maximum of three minutes.
Exhibits:
Attachment

Wendy Mueller thanked Marco Huembes, Utilities Maintenance Worker, for his assistance addressing a recent incident involving a broken pipe at her property.
Cindy O'Hara spoke against the Bayfront Center tiki project.
Jerry Waxler spoke on Item 6.b., stating Peace River Community Housing Partners, Inc. (PORCH) was requesting an extended deadline since construction had not yet started.
Bob Fritz spoke on Item 6.a., expressing concern that equipment calibration was not addressed in the proposed agreement. He also expressed concern about the timeframe for enforcement. He then spoke on the proposed parking ordinance, expressing concern that the parking requirement was not strict enough for effective enforcement.
Mark Powell spoke on the Herald Court parking garage elevator, expressing frustration about chronic equipment failure.
Kay Abbs, Punta Gorda Isles Civic Association Government Liaison, spoke on meeting and social media decorum, noting recent incidents in Sarasota County.
Tim Ritchie spoke on free speech and commented on recent incidents with Mosaic.

3) PUBLIC HEARING AGENDA (Quasi-Judicial and Legislative)

3.a QUASI-JUDICIAL: VR-01-2025 - A request by Don B. Construction, Inc., property owner, for an initial determination of vested rights, pursuant to Chapter 27, Vested Rights Determination, Punta Gorda Code, to allow the applicant to continue forward with development of a five-unit rowhouse on the subject properties.
Exhibits:
Cover Page
VR-01-2025 Staff Report
Application
Survey, Site Plans, and Legal Description
Progress Plans, Site Plans, Floor Plans, Elevations, Sewer Map
Repealed Chapter 26, Section 3.2(c)(10) Historic Overlay
Repealed Chapter 26, Section 3.2(d) Rowhouse
Repealed Chapter 26, Section 7.1-7.6, Architectural Provisions
Repealed Chapter 26, Section 10.6 TPG Parking

Interim City Attorney Leskovich read the agenda item by title and swore in participants.

Geri Waksler, attorney for applicant, provided an overview of the request for vested rights regarding the properties located at 297 East Virginia Avenue and 407 Wood Street. She explained the properties were proposed to be developed as a 5-unit rowhouse platted for individual ownership, which was not allowed under the current Land Development Regulations (LDRs) but had been allowed under the repealed LDRs. She reviewed the costs expended to date, noting same provided evidence of a good faith investment. She indicated the Planning Commission recommend approval of the application for vested rights pursuant to staff's conditions, noting the Planning Commission's recommendation that the period for vested rights be reduced to 3 years.
Boyd Lawrence, Planning Director, clarified that Council was making a final determination and reiterated that City staff recommended approval.
Mayor Lux opened the floor for public comment, calling three times for same.
Tim Ritchie spoke against allowing rowhouses on the subject property, expressing concern that same would overburden municipal utilities. He requested Council deny the application for vested rights.
Councilmember Julian **MOVED** to close the public hearing, **SECONDED** by Councilmember Denton.
MOTION UNANIMOUSLY CARRIED.
Councilmember Denton opined the application qualified for a finding of vested rights.
Interim City Attorney Leskovich stated the application did qualify for same based on his analysis.
Mayor Lux clarified the 3-year timeframe, noting it ran from the date the vested rights were granted. She suggested allowing 2 years with initial Council approval, with the option to request a 1-year extension if needed.
Boyd Lawrence clarified that the 2-year timeline would run from the date the building permits were issued.
Geri Waksler stated the applicant had no objection to Council's proposed revisions.
Councilmember Polk **MOVED** to approve final determination of vested rights subject to staff's conditions, the Planning Commission's recommendation, and revisions discussed this date, **SECONDED** by Councilmember Denton.
MOTION UNANIMOUSLY CARRIED.

4) ORDINANCES / RESOLUTIONS (No Public Hearing Required)

4.a LEGISLATIVE: ZA-04-2025 - An Ordinance of the City of Punta Gorda, Florida, amending Chapter 26, Punta Gorda Code, the City of Punta Gorda Land Development Regulations, to improve efficiency in review of development applications and to update other affected sections; amending Article 3, Regulating Districts, Section 3.5(a), GM, General Multi-Family Residential District - Permitted Principal Uses and Structures, and Section 3.20(a), EPCO, Emerald Pointe Condominium Overlay District - Permitted Principal Uses and Structures; amending Article 5, Planned Development, Section 5.9(b), Procedures - Planned Development [PD] Plans; amending Article 8, Standards of General Applicability, Section 8.6, Live-Aboard Boats, Houseboats, and Other Watercraft, Section 8.17(b), Underground Utilities - Distribution Systems, and Section 8.28, Pedi-Cabs and Horse Drawn Carriages; amending Article 10, Parking and Loading, Section 10.3(l), Parking Specifications - Distribution Systems; amending Article 12, Landscaping Standards, Section 12.4(c), Types of Landscaping - Street Tree

Canopy; amending Article 15, Review Authorities, Section 15.2, Development Review Committee [DRC]; amending Article 16, Section 16.4(b), Application for Concurrency - Concurrency Review, Section 16.4(e), Application for Concurrency - Capital Improvements Program Review, and Section 16.6, Application for Development Plan; amending Article 19, Definitions, Section 19.3(145), Definitions- Marina; providing a savings clause; providing for non-codification and scrivener's errors; providing for conflicts; providing for severability; and providing an effective date. SECOND READING.

Exhibits:

Cover Page
ZA-04-2025 Ordinance
ZA-04-2025 Business Impact Estimate

Interim City Attorney Leskovich read the ordinance by title only.
Councilmember Denton **MOVED** approval of the proposed ordinance, **SECONDED** by Councilmember Polk.
MOTION UNANIMOUSLY CARRIED.

4.b LEGISLATIVE: GA-01-2026 - An Ordinance of the City of Punta Gorda, Florida, Amending the City Code of Ordinances, Chapter 23, Traffic, Article II, Parking Areas, Section 23-23, "Parking in City lots, garages, public streets or other property", to provide rules and regulations for City owned and operated parking lots; and providing an effective date. SECOND READING.

Exhibits:

Cover Page
Herald Court Garage Signage
Section 23-23 Parking Lots Amendments

Interim City Attorney Leskovich read the ordinance by title only.
Councilmember Julian stated support for resident recommendations to prohibit parking between 2:00 a.m. and 5:00 a.m.
Councilmember Lockhart concurred, noting prohibitions should be consistent with existing regulations.
Councilmember Julian also spoke in favor of revised parking regulations at Laishley Marina.
Mayor Lux inquired about permitted parking in the downtown area.
Deputy City Clerk Falkner clarified the Historic District parking permits were only available to residents.
Councilmember Denton spoke in favor of allowing 24-hour parking at Laishley Marina.
Councilmember Lockhart **MOVED** to approve GA-01-2026 with a parking prohibition between 1:00 a.m. and 5:00 a.m., exempting Laishley Marina parking.
MOTION DIED FOR LACK OF A SECOND.
Councilmember Denton **MOVED** approval of the proposed ordinance with a parking prohibition between 2:00 a.m. and 5:00 a.m. and an allowance for overnight parking at Laishley Marina, **SECONDED** by Councilmember Julian.
MOTION UNANIMOUSLY CARRIED.

5) CONSENT AGENDA

Councilmember Lockhart **MOVED** approval of the Consent Agenda, **SECONDED** by Councilmember Julian.
MOTION UNANIMOUSLY CARRIED.

5.a Invoice of Leskovich Law Group, P.A. for legal services rendered through December 2025 in the amount of $8,837.50
Exhibits:
Cover Page
Invoice No 1225 Dec 2025

5.b January 6, 2026, Workshop Meeting Minutes
Exhibits:
Cover Page
January 6, 2026, Workshop Minutes

5.c January 12, 2026, Pre-Agenda Meeting Minutes
Exhibits:
Cover Page
January 12, 2026, Pre-Agenda Minutes

6) REGULAR AGENDA

6.a Approval to piggyback Charlotte County's contract with Redspeed Florida, LLC of Sarasota, Florida to provide a violator funded School Zone Speed Enforcement Program to include all school zone areas within the City.
Exhibits:
Cover Page
Agreement
Award Recommendation

Anne Heinen, Procurement Manager, reviewed the proposed agreement with Redspeed Florida LLC ("Redspeed"). She stated the citations would be $100, reviewing how that amount was apportioned amongst various County and City entities. She noted staff was recommending approval of the agreement.
Councilmember Julian requested clarification on calibration, number of cameras, and signage.
Jeff DuFloth, Redspeed, noted the calibration was done annually by an independent third party. He stated the number of cameras would be determined by results from the speed study. He also stated that Florida Department of Transportation (FDOT) had strict regulations regarding signage. He noted that calibration and signage costs were borne by Redspeed.
Councilmember Lockhart inquired about citations issued in an event where the school zone flashing light was inoperable.
Jeff DuFloth responded that Redspeed coordinated with the schools on their schedule, noting that any violations issued when the lights were not flashing were refunded.
Councilmember Polk inquired about citation disputes and staff capacity to handle same.

Pam Smith, Police Chief, responded that Code Compliance stated they were adequately staffed to handle citations, noting that special magistrates could also be an option with the related fee assessed to the violator.
Discussion ensued regarding whether a special magistrate was appropriate for speed camera citation appeals.
Mayor Lux inquired about scope of a speed study and questioned whether citation parameters were appropriate to adequately address student safety.
Jeff DuFloth stated the cameras was operational 30 minutes before school until 30 minutes after school, noting there was a drastic reduction in violations once the cameras were installed, providing examples from Sarasota and Bradenton.
Councilmember Lockhart inquired about citations issued during unexpected school closures.
Pam Smith stated there was human verification to address same, clarifying the limits at which citations were issued, both for when the lights were flashing and when they were not.
Councilmember Denton **MOVED** approval to piggyback Charlotte County's agreement with Redspeed Florida, LLC, **SECONDED** by Councilmember Lockhart.
MOTION UNANIMOUSLY CARRIED.

6.b Development Agreement between the City of Punta Gorda, Florida and Peace River Community Housing Partners, Inc. (PORCH) For the Scott Street Septic-to-Sewer Extension Project

Exhibits:

Cover Page
SCOTT STREET DEVELOPER AGREEMENT
Exhibit A
Exhibit B
Exhibit C

Tom Spencer, Utilities Director, reviewed the request for a development agreement from Peace River Community Housing Partners, Inc (PORCH) for the Scott Street septic-to-sewer extension project. He noted there was no cost to the City, stating the funds were provided by a State grant for septic-to-sewer conversion.
Councilmember Lockhart **MOVED** approval of the development agreement with PORCH with the requested extension until April 30, 2026, **SECONDED** by Councilmember Julian.
MOTION UNANIMOUSLY CARRIED.

6.c Quarterly Revenue and Expenditure Financial Update

Exhibits:

Cover Page
Fiscal Year 2026 First Quarter Update

Kristin Simeone, Finance Director, provided an update on general fund revenues and expenditures for the first quarter of Fiscal Year 2025/2026. She noted that 97% of ad valorem taxes were collected within the first 6 months of the fiscal year, reviewing collection timeframes for various other fees. She noted current revenues collected were 46%, with current expenditures at 21.5%.

Mayor Lux received confirmation the City was on track for ad valorem revenues collected.
Kristin Simeone then reviewed first quarter revenues and expenditures for the Punta Gorda Isles and Burnt Store Isles Canal Maintenance Districts, the Special Use Fund, Five and Six Cent Gas Tax Funds, 1% Sales Tax Fund, and City-Leased Property Fund. She recalled Council had approved lease terminations for Punta Gorda Chocolate & Wine and Punta Gorda Coffee & Tea, along with Fire Department administrative staff relocation, noting same would impact revenues and expenditures for Herald Court as the fiscal year progressed. She then reviewed first quarter revenues and expenditures for the General Construction Fund, noting current encumbrances of $1.5 million as purchase orders were issued. She continued with review of the Utilities O.M.R. Fund and Utilities Construction Fund, Sanitation Fund, Building Fund, Laishley Park Marina Fund, and Information Technology Fund.

6.d Strategic Plan

Exhibits:

Cover Page
Strategic Plan Quarter 1

Department heads provided updates on their progress on action items from the City's 2026 Strategic Plan.
Councilmember Denton inquired about increasing building permit fees.
Boyd Lawrence, Planning Director, stated same was being analyzed by the Building Official.
Councilmember Lockhart inquired about grant funds for Police Department radio encryption and timeline for acquisition.
Pam Smith responded that equipment could be acquired and programmed within 6 months, expressing uncertainty regarding the grant funds.
Councilmember Denton inquired about pickleball court improvements.
Ron Everts, Public Works Director, responded that same was out for bid, noting the bid closed today.
City Manager Reichert requested an update on the Herald Court elevator.
Ron Everts stated the contractor was actively working on electrical issues.
Councilmember Julian noted proposed legislation would require online payment availability, questioning whether same would be feasible to implement.
Kristin Simeone, Finance Director, stated some payments were accessible online, noting IT would be heavily involved if online payments needed to be expanded.
Councilmember Denton thanked staff for hiring manual water meter readers, noting there had been a reduction in estimated readings and resident complaints.
Councilmember Lockhart requested action on Police Department radio encryption, suggesting the City prioritize this project and look for available funds.
Councilmember Julian opined that reserve funds would be appropriate in this instance.
Kristin Simeone requested the Interim City Attorney review the eligibility for 1% sales tax program, suggesting same could fund the radio encryption project.
Consensus of Council was to discuss same at the February 11, 2026, meeting.
Councilmember Lockhart addressed the technical difficulties with the livestream and recapped the Police Department radio discussion.

City Manager Reichert stated they had received information that the equipment grant for the Police Department radios was not being funded.

6.e Road Closure Request: Event Permit 25-195951 - Sullivan Street Craft Fair - March 7-8, 2026

Exhibits:

Cover Page
Application

Adrianna Gehrke, Planner, reviewed the request for closure of Sullivan Street from West Retta Esplanade to West Virginia Avenue for Event Permit 25-195951 from March 7 through 8, 2026.

Councilmember Polk expressed concern about traffic congestion and increased risk to public safety during these events, suggesting they be moved to Laishley Park.

Councilmember Denton suggested moving the event to Taylor Street or further north on Sullivan Street.

Sean McLaughlin, Punta Gorda Chamber of Commerce, stated he was amenable to moving the location. He noted the intent was to drive foot traffic to the downtown area.

Mayor Lux concurred with alternate locations.

Councilmember **MOVED** approval of the road closure for Event Permit 25-195951, **SECONDED** by Councilmember Julian.

MOTION UNANIMOUSLY CARRIED.

6.f Road Closure Request: Event Permit 25-195951 - Sullivan Street Craft Fair - September 19-20, 2026

Exhibits:

Cover Page
Application

Sean McLaughlin, applicant, reviewed the request for closure of Sullivan Street from West Retta Esplanade to West Virginia Avenue for Event Permit 25-195951 from September 19 through 20, 2026, noting that all marketing materials had been made for the 2026 events but he would consider Council comments regarding location, pedestrian safety, and traffic congestion during planning for 2027 events.

Councilmember Lockhart **MOVED** approval of the road closure for Event Permit 25-195951, **SECONDED** by Councilmember Polk.

MOTION UNANIMOUSLY CARRIED.

6.g Road Closure Request: Event Permit 25-195951 - Sullivan Street Craft Fair - November 28-29, 2026

Exhibits:

Cover Page
Application

Councilmember Denton **MOVED** approval of the road closure for Event Permit 25-195951, **SECONDED** by Councilmember Lockhart.

MOTION UNANIMOUSLY CARRIED.

6.h Civility Pledge

Exhibits:

Cover Page
Legislators for Good Government Pledge
Resolution regarding Civility Pledge
Mayor Sheet
Councilmember Sheet
Podium Sheet

Deputy City Clerk Falkner provided an overview of the proposed resolution, explaining the scripts for meetings could be amended to comply with recent court decisions regarding free speech. She noted an amendment was recommended for the Civility Pledge to indicate Councilmembers would strive to refrain from personal attacks. She stated the City could use a modeling approach to promote civility, offering to assemble training materials for City Council, the City's boards, and the public.

Discussion ensued regarding application to public comment portion of meetings and social media posts.

Interim City Attorney Leskovich stated that freedom of speech was not absolute, addressing City Council's ability to restrict speech. He reviewed court opinions that stated designated public forums had regulations on free speech, noting that same applied to City Council meetings. He stated Council could restrict speech to address only agenda items, but Council could not restrict speech based on viewpoint. He elaborated that in order to restrict speech in a limited public forum, the restrictions needed to be reasonable and viewpoint neutral. He reviewed the public comment language contained in Council agendas, suggesting same be revised to read "on any agenda matter" or "on any matter related to City business."

Councilmember Lockhart indicated she did not desire to amend City Council's current policies and procedures regarding scope of public comment and would continue to call point of order where appropriate.

Councilmember Polk expressed concern thresholds varied between individuals regarding what necessitated a point of order.

Councilmember Polk **MOVED** to approve the proposed resolution with inclusion of "strives to" as recommended by staff, **SECONDED** by Councilmember Lockhart.

MOTION UNANIMOUSLY CARRIED.

6.i Project Updates

Exhibits:

Cover Page
PW-Project Log - 1-13-26
CIP Projects New Spreadsheet in Progress

City Manager Reichert provided an update on the City's capital improvement projects.

Councilmember Lockhart received confirmation from City Manager Reichert that the City Hall Council Chambers was out to bid.

7) BOARDS / COMMITTEE

7.a Appeal of Forfeiture: Code Enforcement Board (1 Regular)
Exhibits:
Cover Page

Deputy City Clerk Falkner explained Robert Engelhart forfeit his seat on the Code Enforcement Board per Florida Statute as he missed two consecutive meetings. She noted Robert Engelhart requested City Council reinstate him to a seat on the board.
Councilmember Polk **MOVED** reinstatement of Robert Engelhart to the Code Enforcement Board, **SECONDED** by Councilmember Lockhart.
MOTION UNANIMOUSLY CARRIED.

7.b Announcement of Vacancies: Burnt Store Isles Canal Advisory Committee (1 regular and 1 alternate)
Exhibits:
Cover Page
Burnt Store Isles Canal Advisory Committee

Deputy City Clerk Falkner announced the vacancies.

7.c Announcement of Vacancies: Code Enforcement Board (2 regular and 2 alternates)
Exhibits:
Cover Page
Code Enforcement Board

Deputy City Clerk Falkner announced the vacancies.

7.d Announcement of Vacancies: General Employees' Pension Board (2 City resident seats)
Exhibits:
Cover Page
General Employees' Pension Board

Deputy City Clerk Falkner announced the vacancies.

7.e Announcement of Vacancies: Punta Gorda Isles Canal Advisory Committee (1 regular and 1 alternate)
Exhibits:
Cover Page
Punta Gorda Isles Canal Advisory Committee

Deputy City Clerk Falkner announced the vacancies.

7.f Nominations: Police Officers' Pension Board (1 City resident member)
Exhibits:
Cover Page
Police Officers' Pension Board
Cummings Application

Deputy City Clerk Falkner stated City Council could nominate and reappoint Jaha Cummings by motion if desired.
Councilmember Lockhart **NOMINATED** Jaha Cummings.

7.g Appointments: Historic Preservation Advisory Board (1 regular)
Exhibits:
Cover Page
Historic Preservation Advisory Board
Noble Application
Zeigler Application
Attachment

Deputy City Clerk Falkner distributed voting sheets to Councilmembers, then collected them once voting was complete. She tallied the results, announcing Charles Noble was reappointed to the Historic Preservation Advisory Board.

8) REPORTS FROM CITY OFFICERS

8.a City Clerk

Deputy City Clerk Falkner provided an update on the status of City Council's travel account. She noted the current travel policy allowed for Councilmembers to use City funds for community event registrations.
Mayor Lux requested that policy be reconsidered.
Consensus was to schedule an agenda item to discuss same.

8.b City Manager

City Manager Reichert reported that she and Tom Spencer, Utilities Director, would meet with Charlotte County staff to discuss water supply topics. She then announced the group interested in a private/public partnership for marina operations would be conducting a site visit in the near future and she would report back.

8.c Interim City Attorney

Interim City Attorney Leskovich reported the City was requesting a motion to dismiss the suit brought against the City for not picking up hurricane debris fast enough. He then stated the Burt Harris Act inquiry for 1000 West Marion Avenue was moving forward. He noted he would be coordinating a shade meeting for the RJ Gorman case.

9) COUNCIL MEMBER COMMENTS

Councilmember Denton reported on an incident in the rim canal, suggesting that additional signage or enforcement options be explored.
Councilmember Lockhart commented positively on the FLC Legislative Action Days meetings. She then spoke on golf cart usage on roads, noting that North Port had recently implemented same.

Councilmember Julian spoke positively on the FLC Legislative Action Days trip, thanking Rosanna Catalano, Arrow Group, for coordinating the meetings. He noted that Senator Albritton had signed on as the Senate sponsor for the City's legislative requests. He spoke on meeting with Representative Alvarez, who was sponsoring a public safety bill, clarifying that the City would be allowed to keep their dispatch system. He suggested implementing a Council meeting discussion prior to next year's trip to strategize and review talking points. He spoke in favor of having a media presence accompany City Council next year.
Councilmember Polk reported on the legislative trip, noting City Council had requested $2 million for the meter reading project and funds for elevating historic homes given the limited number of applicants who were granted an Elevate Florida stipend. She invited those in attendance to the dedication ceremony for David Klein and Wayne Goff and then reviewed safety concerns submitted by a resident. She requested discussion on the Daughters of the American Revolution's request to waive the $150 tent fee.
Mayor Lux requested consensus on an agenda item to discuss deadlines for vested rights and permitting.
Consensus of Council was to add same to a future agenda.
Mayor Lux requested that any language added for the anchoring limitation area did not displace the liveaboard boaters.

10) PUBLIC INPUT

10.a Anyone wishing to address the Council on any matter must state their name for the record. Each person will be allowed to speak up to a maximum of three minutes.

Tim Ritchie thanked the Clerk's Office for their work on the civility pledge. He then spoke on Nextdoor comments that he felt were attacks on residents.
Cindy O'Hara spoke again on the Bayfront Center project.
Kay Abbs spoke on the Bayfront Center project, suggesting it be a walled structure.

ADJOURNMENT

The meeting adjourned at 1:18 p.m.

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

CONSENT AGENDA

Title: February 10, 2026, City Council-Historic Preservation Advisory Board Joint Minutes

Funds:

Recommended Action: Approval of the minutes.

Summary:

Department/Division: City Clerk

EXHIBITS:

1. February 10, 2026, Joint Meeting Minutes

CITY OF PUNTA GORDA, FLORIDA
CITY COUNCIL-HISTORIC PRESERVATION ADVISORY BOARD
JOINT MEETING MINUTES
FEBRUARY 10, 2026, 5:00 P.M.
120 LAISHLEY COURT
PUNTA GORDA, FL 33950

COUNCILMEMBERS PRESENT: Denton, Julian, Lockhart, Lux, Polk

BOARD MEMBERS PRESENT: Teresa Desguin, Dawn Goode, Charles Noble, David Perry, Stephen Valdes

CITY STAFF PRESENT: Interim City Manager Reichert; Interim City Attorney Leskovich; Kristin Simeone, Finance Director; Tom Spencer, Utilities Director; Ron Everts, Public Works Director; Jeff Payne, Human Resources Manager; Boyd Lawrence, Planning Director; Pam Smith, Police Chief; Holden Gibbs, Fire Chief; Anne Heinen, Procurement Manager; City Clerk Welch

CALL TO ORDER

Mayor Lux called the meeting to order at 5:00 p.m.

AGENDA APPROVAL

There were no changes to the agenda.

1) PUBLIC INPUT

1.a Anyone wishing to address the Council on any matter must state their name for the record. Each person will be allowed to speak up to a maximum of three minutes.

There were no public comments.

2) REGULAR AGENDA

2.a Historic Advisory Board Member Attachments

Exhibits:
Cover Page
Supplemental Materials from Board Members

Mayor Lux called attention to the supplemental materials contained in the agenda packet.
Member Desguin explained she had gathered the materials to begin discussions on making the Historic Preservation Advisory Board (HPAB) a decision-making board.

NOTE: Member Noble entered the meeting at 5:05 p.m.

Discussion ensued regarding designating the City as a Certified Local Government (CLG) and considering HPAB's request to become a decision-making board, particularly the scope of the decision-making authority, including decisions regarding demolitions and identifying historic properties. Further discussion took place regarding property owners' responsibilities in maintaining historic structures.
Consensus of City Council was to allow HPAB members to begin developing parameters to present to City Council regarding what decision-making authorities the board wished granted.

2.b Historic Preservation Advisory Board Decision-Making Authority
Exhibits:
Cover Page

Item 2.b discussed under Item 2.a

2.c A.C. Freeman House
Exhibits:
Cover Page

City Manager Reichert provided an update on progress of the A. C. Freeman House rehabilitation.
Member Goode stated there were myriad uses for the A. C. Freeman House, opining same did not need to generate revenue.
Councilmember Polk noted there was not a bathroom downstairs, which could pose a problem if the building were open to the public.
Member Noble suggested consideration of a bathroom separate from the A. C. Freeman House, noting parking was also a concern.
Member Valdes suggested a concept be developed for the A. C. Freeman House prior to beginning construction to ensure the floorplan was compatible with future use.
Discussion ensued regarding the design of and plans for the A. C. Freeman House.

2.d Ordinance/City Policy to Protect Historic Homes
Exhibits:
Cover Page

Councilmember Polk spoke in favor of including the parks in any historic preservation efforts, speaking against further development of those lands.
Discussion ensued with consensus to address all historic preservation, including all City parks and the historic district, in Punta Gorda Code Chapter 26, balancing preservation with private property rights.
Member Noble opined what was considered historic was discretionary.
Mayor Lux spoke in favor of considering additional ways to increase use of permeable surfaces to reduce flooding risks to historic structures.
Member Valdes voiced concern that historic designation of a structure was viewed as an imposition.
Councilmember Polk noted a benefit of designation was exemption from the Federal Emergency Management Agency's (FEMA) 50% rule.

2.e Establishment of a Preservation Fund

Exhibits:

Cover Page

Councilmember Polk questioned if the City's potential designation as a CLG would benefit this topic.
Member Goode replied affirmatively, noting the City would be eligible for additional funding opportunities. She suggested a special assessment could be imposed to raise funds for historic preservation.
Mayor Lux opined a special assessment area would need to be established.
Councilmember Polk suggested the City explore a tourism tax or bed tax.
Member Goode recalled tourism development tax funds were limited to uses that supported tourism.
Councilmember Lockhart concurred with Member Goode, stating she believed uses of those funds were governed by State statute.
Mayor Lux suggested the HPAB explore potential uses of historic preservation funds.
Councilmember Lockhart further suggested exploring what other municipalities did.
Consensus of City Council was for HPAB to discuss funding sources and use of historic preservation funds.

2.f Post Damage and Rebuild Decisions

Exhibits:

Cover Page
Certificate of Appropriateness - Structural Engineers Report Checklist

There was no further discussion.

3) REPORTS FROM CITY OFFICERS

3.a City Manager

There were no comments.

3.b Interim City Attorney

There were no comments.

3.c City Clerk

There were no comments.

4) COUNCIL MEMBER COMMENTS

Member Desguin questioned when the next joint meeting would take place.
City Manager Reichert stated she would work on a date for same.
Rachel Barry, Zoning Official, noted the items that required HPAB follow up would be added to their February 26, 2026, agenda.
Member Goode expressed desire to work closely with staff on these topics, expressing concern regarding the impact on staff time.

Rachel Barry suggested an additional full-time staff member may be necessary to meet HPAB members' expectations.

ADJOURNMENT

The meeting adjourned at 6:09 p.m.

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

CONSENT AGENDA

Title: February 11, 2026, City Council Meeting Minutes

Funds:

Recommended Action: Approval of the minutes.

Summary:

Department/Division: City Clerk

EXHIBITS:

1. February 11, 2026, Minutes

CITY OF PUNTA GORDA, FLORIDA
CITY COUNCIL REGULAR MEETING MINUTES
FEBRUARY 11, 2026, 9:00 A.M.
120 LAISHLEY COURT
PUNTA GORDA, FL 33950

MEMBERS PRESENT: Denton, Julian, Lockhart, Lux, Polk

CITY STAFF PRESENT: City Manager Reichert; Interim City Attorney Leskovich; Kristin Simeone, Finance Director; Tom Spencer, Utilities Director; Ron Everts, Public Works Director; Jeff Payne, Human Resources Manager; Boyd Lawrence, Planning Director; Pam Smith, Police Chief; Holden Gibbs, Fire Chief; Anne Heinen, Procurement Manager; Alicia Oates, Interim Information Technology Manager; City Clerk Welch

CALL TO ORDER

Mayor Lux called the meeting to order at 9:02 a.m.
Carlo Gargiulo provided the invocation, followed by the Pledge of Allegiance.

AGENDA APPROVAL

Mayor Lux noted Item 6.g, Citizen Summit 2026, was being pulled from the agenda.
City Manager Reichert noted the prior plans for this year's Citizen Summit were being reworked.

1) PROCLAMATIONS / PRESENTATIONS

1.a Daughters of the American Revolution Patriot Marker Dedication Day

Exhibits:
Cover Page
DAR Patriot Marker Dedication Day

Councilmember Polk presented the proclamation.

1.b Black History Month

Exhibits:
Cover Page
Black History Month

Councilmember Denton presented the proclamation to Connie Payne, National Association for the Advancement of Colored People of Charlotte County, Florida Branch 5093-B.

1.c National Arbor Day

Exhibits:
Cover Page
National Arbor Day Proclamation

Mayor Lux presented the proclamation to Judi Beaumont, Sandy Brandt, and Frank Conti, Historic Punta Gorda Civic Association.

2) PUBLIC INPUT

2.a Those wishing to introduce themselves as nominees for a board or committee may do so at this time. Those who choose to speak must state their name for the record.

Michael Barrett and Leonard Kolpak introduced themselves as members of the General Employees' Pension Board seeking reappointment.

2.b Anyone wishing to address the Council on any matter must state their name for the record. Each person will be allowed to speak up to a maximum of three minutes.

Cindy O'Hara recalled prior complaints about squeaky breaks on garbage trucks as early as 5:00 a.m., opining same was a disturbance of the peace.
Wendy Mueller requested Councilmembers keep in mind that the goal of the limited accessibility drop-off zones was to promote safe access, expressing concern some of the options on roads with two-way traffic would create problems. She requested consideration for providing cover from rain at the drop-off zones.
Gary Skillicorn expressed concern the City did not have an adequate source of raw water, speaking in favor of withdrawing from the Peace River.
Bill Page expressed desire to take a proactive approach to the potential reduction of revenue for the City if a property tax amendment were passed, speaking against use of reserves and in favor of measures to limit expenditures.
Richard Patrick thanked City Council for the Black History Month proclamation, expressing concern regarding the United States Immigration and Customs Enforcement's (ICE) recent actions throughout the country. He requested City Council add their voice to dissent against ICE.
Terry Zeigler commented positively on discussion at the City Council-Historic Preservation Advisory Board joint meeting. He spoke in favor of pursuing designation as a Certified Local Government and reviewing the process for same, requesting City Council authorize staff to apply for the designation.

3) PUBLIC HEARING AGENDA (Quasi-Judicial and Legislative)

There were no public hearing items.

4) ORDINANCES / RESOLUTIONS (No Public Hearing Required)

There were no ordinances or resolutions scheduled.

5) CONSENT AGENDA

Councilmember Lockhart **MOVED** to approve the Consent Agenda, **SECONDED** by Councilmember Julian.
MOTION UNANIMOUSLY CARRIED.

5.a Invoice of Allen, Norton & Blue, P.A. for legal services rendered on October 31, 2025, in the amount of $401.42.

Invoice of Allen, Norton & Blue, P.A. for legal services rendered on November 30, 2025, in the amount of $100.00.
Exhibits:
Cover Page
Invoice #189677 in the amount of $401.42
Invoice #190111 in the amount of $100.00

5.b Invoice of Persson, Cohen & Mooney, P.A. for legal services rendered through January 6, 2026, in the amount of $762.30.
Exhibits:
Cover Page
Invoice #6643 in the amount of $762.30

5.c January 14, 2026, City Council Minutes
Exhibits:
Cover Page
January 14, 2026, City Council Minutes

5.d January 20, 2026, City Council Minutes
Exhibits:
Cover Page
January 20, 2026, Workshop Minutes

6) REGULAR AGENDA

6.a Tourism Research Presentation
Exhibits:
Cover Page
Presentation

Sean Doherty, Director of Tourism for Punta Gorda/Englewood Beach Visitor and Convention Bureau (VCB), introduced Joseph St. Germain, Downs and St. Germain Research.
Joseph St. Germain provided a presentation, as delineated in the agenda material, on the economic impact of tourism and visitor tracking data for Fiscal Year 2024/2025.
Councilmember Denton inquired as to what Charlotte County did to attract tourists and how the City could help.
Sean Doherty replied the VCB worked to attract sports events as well as meetings and conferences.

6.b Wastewater Credit Discussion
Exhibits:
Cover Page
Wastewater Credit Discussion Presentation
Research - Policies and Forms

Kristin Simeone, Finance Director, provided information on Billing and Collections' policy regarding wastewater credits for non-leak pool refills. She drew attention to responses from other municipalities to a survey on the topic, noting policies varied.

Discussion ensued regarding whether to increase bill adjustment allowances for pools being refilled, with Consensus of a majority of Councilmembers to retain the City's current policy for bill adjustment.

6.c Progress Update on Capital Improvement Projects and Discussion on City Hall Rehabilitation Funding and Reallocation

Exhibits:

Cover Page

Capital Improvement Project Update February 2026

Kristin Simeone provided a progress update on Capital Improvement Program projects, with discussion ensuing as follows:

Laishley Park Playground and Interactive Fountain:

Determination not yet made regarding who would reimburse certain City costs.

Downtown Flooding Improvement (Phase III):

Progress on track; consultant performing modeling and gathering survey data from the Florida Department of Transportation (FDOT).

First public meeting would be scheduled for April 2026.

Project was a candidate for sales tax program funding.

King Street Improvements:

Consideration for putting project on hold balanced against risk of trip and falls in the area if parking and lighting were not addressed.

Consideration for overall reduced parking if illegal parking were removed and replaced with legal parking.

Majority of project funds were sourced from mobility impact fees.

Consensus to leave the project in the plan for the time being.

Complete Streets - Shreve Street Improvements:

Lighting would be addressed and the existing path would be widened.

Complete Streets - Virginia Avenue (US 41 to Nesbit Street):

Consideration for overall reduced parking if illegal parking were removed and replaced with legal parking.

Need to address safety issues by adding sidewalks and lighting.

Kristin Simeone requested further direction from City Council during the City Hall Rehabilitation project funding reallocation discussion.

Bayfront Activity Center:

Federal Emergency Management Agency (FEMA) obligation project for submission of an alternate project, which would be subject to certain requirements.

Consensus to submit an alternate project and proceed with the pavilion if the alternate project was denied.

Henry Street Property Improvements:

Consideration to deprioritize this project given it required an additional $1.2 million in funding.

Overall project would be phased; restroom phase was almost ready to proceed.

Living Shoreline Tiki Point at Harborwalk:

Project unlikely to impact a future marina.

Tamiami Trail (US 41 Northbound) Downtown Decorative/Safety Upgrades:

Consideration for consistency of lighting along corridor.

Decorative lighting was more expensive to replace following hurricanes.

Harborwalk - Americans with Disability Act-compliant US 41 Southbound Bridge Ramp:

Project was pulled for funding by FDOT and Charlotte County-Punta Gorda Metropolitan Planning Organization.
Public Safety Building Expansion:
Scope of project would be identified through a needs study.
Fire Training Structure:
General Fund or Public Safety Impact Fees were potential funding sources for remaining $65,000.
Consensus of City Council to fund the remaining costs for this project.
US 41 Airport to Carmalita:
Costs for decorative lighting had not yet been identified.
Consensus of Council was to remove project and focus decorative lighting in the historic area.
Historic City Hall Rehabilitation:
Consideration to let the funds remain with the project for the time being and to reallocate any remaining funds after conclusion of the Historic City Hall Rehabilitation project to projects which would be identified in the Downtown Flooding Study.
Consideration to use a portion of the funds allocated to this project to purchase radios needed for public safety.
Consensus of Council was to remove funding from the Complete Streets - Virginia Avenue (US 41 to Nesbit Street) project.
Traffic Signal - Burnt Store Road and Home Depot:
Project was not guaranteed and required additional funding.
Consensus to let the project remain for the time being.
Marina Projects:
Consideration to use a short-term loan from the General Fund to begin work on the marina.

NOTE: A 10-minute break was called at 11:30 a.m.

6.d Agreement award to Engineered Coatings Solutions, LLC of Sarasota, Florida for interior coating of two sewage equalization tanks at the Booster Pumping Facility.
Exhibits:
Cover Page
Recommendation for Award
Agreement

Anne Heinen, Procurement Manager, reviewed the procurement process which resulted in the proposed agreement, recommending award to Engineered Coatings Solutions, LLC of Sarasota, Florida.
Mayor Lux requested occasions when contingency funds be shared if not needed for a project.
Councilmember Lockhart **MOVED** award of the agreement to Engineered Coatings Solutions, **SECONDED** by Councilmember Polk.
MOTION UNANIMOUSLY CARRIED.

6.e Road Closure Request - Event Permit - 26-196578 - Charlotte High School National Honor Society Color Run - February 21, 2026
Exhibits:
Cover Page
Application

Rachel Barry, Zoning Official, briefly summarized the road closure request.
Councilmember Polk **MOVED** to approve the request, **SECONDED** by Councilmember Julian.
MOTION UNANIMOUSLY CARRIED.

6.f Limited Accessibility Drop-off Zones
Exhibits:
Cover Page
Presentation

Boyd Lawrence, Planning Director, provided a presentation on options for limited accessibility drop-off sites in the downtown area.
Discussion ensued regarding the options presented and their impacts, including potential reduction of sidewalk widths in order to accommodate the drop-off zone parking area and the need to explore parallel parking spaces to reduce such impacts.
Mayor Lux suggested use of the City-owned property on Herald Court currently leased by Winesett House.
Councilmember Julian noted there was a loading zone on Herald Court.
Councilmember Lockhart spoke in favor of utilizing Sullivan Street or the parking garage.
Councilmember Polk suggested several spaces in the Herald Court Centre parking garage be converted to ADA-compliant spaces.
Ron Everts, Public Works Director, clarified parking spaces on the first-floor ramp could not be made ADA-compliant due to the slope.
Additional discussion ensued regarding options, with consensus of Council to explore a limited accessibility drop-off zone on Sullivan Street near the Sunloft Center parking garage.

6.g Citizen Summit 2026
Exhibits:
Cover Page
2026 Citizen Summit Presentation

Item pulled.

6.h Project Updates
Exhibits:
Cover Page
Public Works Project Log 1-28-26
Utilities Project Log
Capital Improvements Program Projects

City Manager Reichert reviewed project and grant updates.
Mayor Lux inquired as to whether the Veterans Park gazebo could be repaired or needed to be torn down.
Boyd Lawrence replied a consultant was examining same.

6.i *Discussion of Water Supply Options
Exhibits:

Cover Page
Water Supply Options

Councilmember Julian stated he and Tom Spencer, Utilities Director, had productive meetings with Charlotte County (County) Commissioners. He stated he also attended a Peace River Manasota Regional Water Supply Authority (PRMRWSA) meeting, indicating there was a way for the City to purchase water from same. He noted the PRMRWSA also had a reservoir that helped them through dry periods. He noted the County Commissioners agreed the County and City needed to establish an interlocal agreement as a defense against the proposed local bill.
Tom Spencer, Utilities Director, reviewed the options of purchasing water from PRMRWSA or modifying the City's water use permit, cautioning that modifying the City's water use permit would take longer to explore and was not guaranteed. He recommended both options be pursued.
Councilmember Julian stated County Commissioner Doherty felt the City should go to the Florida Department of Environmental Protection (FDEP) for assistance rather than the Southwest Florida Water Management District (SWFMD).
Discussion ensued regarding the temporary nature of purchasing water from PRMRWSA, as same was needed only during the dry season and only until the Reverse Osmosis Water Treatment Plant could be expanded. An area of concerned noted was the availability of water from the State water table, with Tom Spencer stating a study indicated water was present for the wells.
Kristin Simeone noted that costs to utility customers would increase to account for the cost of purchasing water from PRMRWSA.
Consensus of City Council was to pursue purchase of water from PRMRWSA and modification of the City's water use permit.

7) BOARDS / COMMITTEE

7.a Announcement of Vacancies: Burnt Store Isles Canal Advisory Committee (1 regular and 1 alternate)
Exhibits:
Cover Page
Burnt Store Isles Canal Advisory Committee

City Clerk Welch announced the vacancies.

7.b Announcement of Vacancies: Code Enforcement Board (1 regular and 2 alternates)
Exhibits:
Cover Page
Code Enforcement Board

City Clerk Welch announced the vacancies.

7.c Announcement of Vacancies: Punta Gorda Isles Canal Advisory Committee (1 alternate)
Exhibits:
Cover Page

Punta Gorda Isles Canal Advisory Committee

City Clerk Welch announced the vacancy.

7.d Nominations: Punta Gorda Isles Canal Advisory Committee (1 regular)

Exhibits:

Cover Page
Punta Gorda Isles Canal Advisory Committee
Pappadake Application

City Clerk Welch recommended City Council nominate and appoint William Pappadake to the Punta Gorda Isles Canal Advisory Committee as the only applicant.
Councilmember Lockhart **MOVED** to nominate and appoint William Pappadake, **SECONDED** by Councilmember Julian.
MOTION UNANIMOUSLY CARRIED.

7.e Nominations: General Employees' Pension Board (2 City resident seats)

Exhibits:

Cover Page
General Employees' Pension Board
Barrett Application
Kolpak Application

City Clerk Welch recommended City Council nominate and reappoint Michael Barrett and Leonard Kolpak.
Councilmember Polk **MOVED** to nominate and reappoint Michael Barrett and Leonard Kolpak, **SECONDED** by Councilmember Lockhart.
MOTION UNANIMOUSLY CARRIED.

8) REPORTS FROM CITY OFFICERS

8.a City Clerk

City Clerk Welch announced the 2026 Candidate Packet had been released, with hard copies available to individuals who requested an appointment to review the materials.

8.b City Manager

City Manager Reichert noted she would meet soon with an individual regarding the potential public-private partnership for the marina. She noted Alicia Oates had been made the Interim IT Director. She then explained property owner of the U-Save lot was not being forced to install a fence. She requested Michael Bonasera, Assistant City Manager, speak on the event planned for March 2026. Michael Bonasera explained the Heart of the Harbor Conversations event would take place in person on March 26, 2026.

8.c Interim City Attorney

Interim City Attorney Leskovich indicated he had no updates.

9) COUNCIL MEMBER COMMENTS

Councilmember Denton noted the City Marketplace property's permit had expired; therefore, it was now possible to enforce the current codes.
Councilmember Julian requested an agenda item regarding pursuit of the Certified Local Government designation.
Consensus of City Council was to do so.
Councilmember Polk noted a grant was available for improving boating access.
City Manager Reichert indicated staff was pursuing same.
Councilmember Denton suggested the dinghy docks be included as well.
Mayor Lux requested consensus for the City's lobbyist to look into House Bill 840.
Consensus of City Council was for same to be requested of the City's lobbyist.
Mayor Lux requested consensus for the City's lobbyist to look into House Bill 1143.
Consensus of Council was to do so.
Mayor Lux requested for the electrical on the light posts in the Bethel-St. Mark Historic District repaired so that they could be decorated for Christmas.
Consensus of Council was to place same on a future agenda.
Mayor Lux requested demolition of two properties owned by Jon Larmore that constituted safety hazards.
Interim City Attorney Steven Leskovich noted the City was limited due to the status of some properties being in bankruptcy or receivership, restricting the actions the City could take for code compliance.
Mayor Lux requested discussion of a process for City Council to review properties which would require high water usage, such as a data center.
Consensus of City Council was to place same on a future agenda.
Mayor Lux noted there was talk of the Veterans Affairs medical services being relocated to North Port, speaking in favor of keeping the facility in the County.
Councilmember Julian stated the matter was discussed as settled at the County Board of Commissioners meeting the day prior, adding there was a transportation service that could assist veterans.

10) PUBLIC INPUT

10.a Anyone wishing to address the Council on any matter must state their name for the record. Each person will be allowed to speak up to a maximum of three minutes.

Wendy Mueller spoke in favor of having limited accessibility drop-off zones on West Marion Avenue and the parking garage.
Cindy O'Hara recommended the City pursue the Larmore property for its pool being a hazard. She suggested hiring a builder for about $1500 to develop a block building, parking, and plan for land utilization.
Joe Tiseo, County Commissioner, indicated the location of the plans for relocating the Veterans Affairs center were finalized, noting there were discussions of repurposing the existing building in the County to serve veterans in some capacity. He recognized Councilmember Julian for his efforts on House Bill 4077, noting he had provided information to PRMRWSA on the issue.

ADJOURNMENT

The meeting adjourned at 12:59 p.m.

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

REGULAR AGENDA

Title:	Punta Gorda Historic Mural Society Sign Approval
Funds:	
Recommended Action:	Council approval
Summary:	Kelly Gaylord, President of the Punta Gorda Historic Mural Society, will present a summary of the Historic Informative Marker they would like to install at the Baker Academy site.
Department/Division:	Urban Design

EXHIBITS:

1. PG Historic Mural Society Sign Presentation

Baker Academy Historical Informative Marker

Donated by Punta Gorda Historic Mural Society

PUNTA GORDA HISTORIC
Mural Society
WWW.PUNTAGORDAMURALS.ORG

Punta Gorda

Urban Design Division
March 11, 2026

Requesting approval for Donation from Punta Gorda Historic Mural Society

Background:

- Non-profit established in 1995
- Mission is to *preserve the rich history of Punta Gorda through art and education*
- Currently 31 murals throughout Punta Gorda featuring local history
- Work in conjunction with other history-based non-profits to promote history education through tours, classes, presentations, murals, informative markers, etc.
- Approved by Historic Preservation Advisory Board (HPAB) February 26, 2026

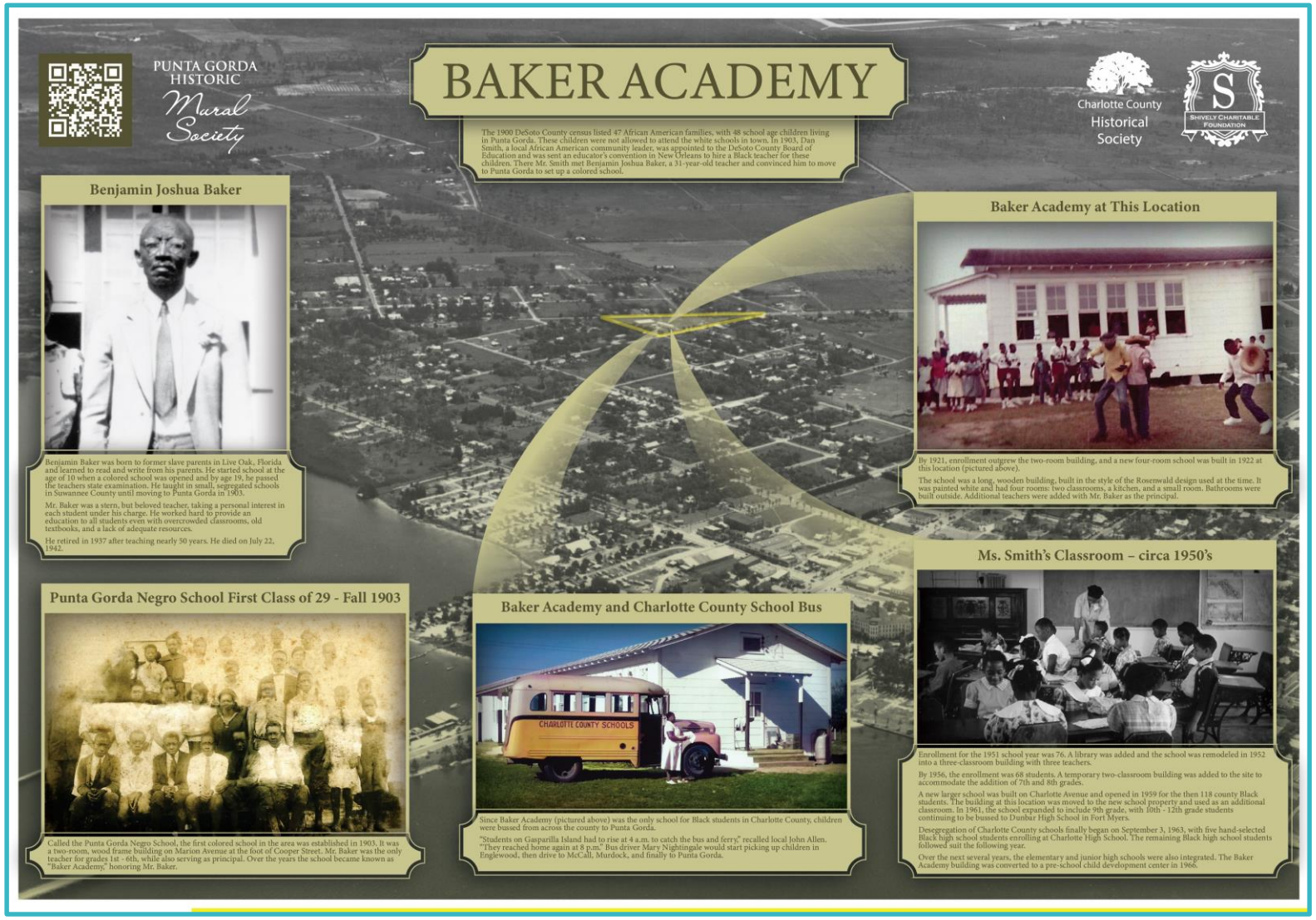
Punta Gorda

The History of Baker Academy

- The Punta Gorda Negro School was established as the first colored school in the area in 1903 on Marion Avenue at the foot of Cooper Street.
- Benjamin Baker was recruited as the first teacher and taught grades 1-6.
- The school became known as Baker Academy.
- A new 4-room school built on Mary Street (at the marker location) in 1922.
- Black children from across the county were bussed there every day.
- After 37 years, a new larger school was finally built in 1958 on Charlotte Avenue and expanded to include 7th grade.
- Expanded to include 8th & 9th grades in 1959.
- Desegregation finally began on September 3, 1963, with Charlotte High School.
- Over the next several years, the remaining county schools were integrated.
- The Baker Academy school building was converted to a pre-school child development center in 1966.

Punta Gorda

Proposed Historical Informative Marker



Punta Gorda

Proposed Historical Informative Marker

Content:

- Background photo highlights the location and building
- Featured Photos:
  - ✓ Benjamin Joshua Baker – first teacher and principal
  - ✓ First Class of 1903
  - ✓ Several photos of the building (only photos we have today)
  - ✓ The inside one of the classrooms
- The text tells the story of the school from 1903 - 1966
- Marker includes a QR Code that points to the Baker Academy panel in our Local Black History Mural, providing more detailed information to the viewer

Punta Gorda

Proposed Historical Informative Marker

- Goal: *to capture, preserve, and present the history of Baker Academy for the community and future generations*
- Type of Marker:
  - Informative (contains photo & text)
  - 45º angle – consistent with other informative markers in town (examples below are from Gilchrist Park)

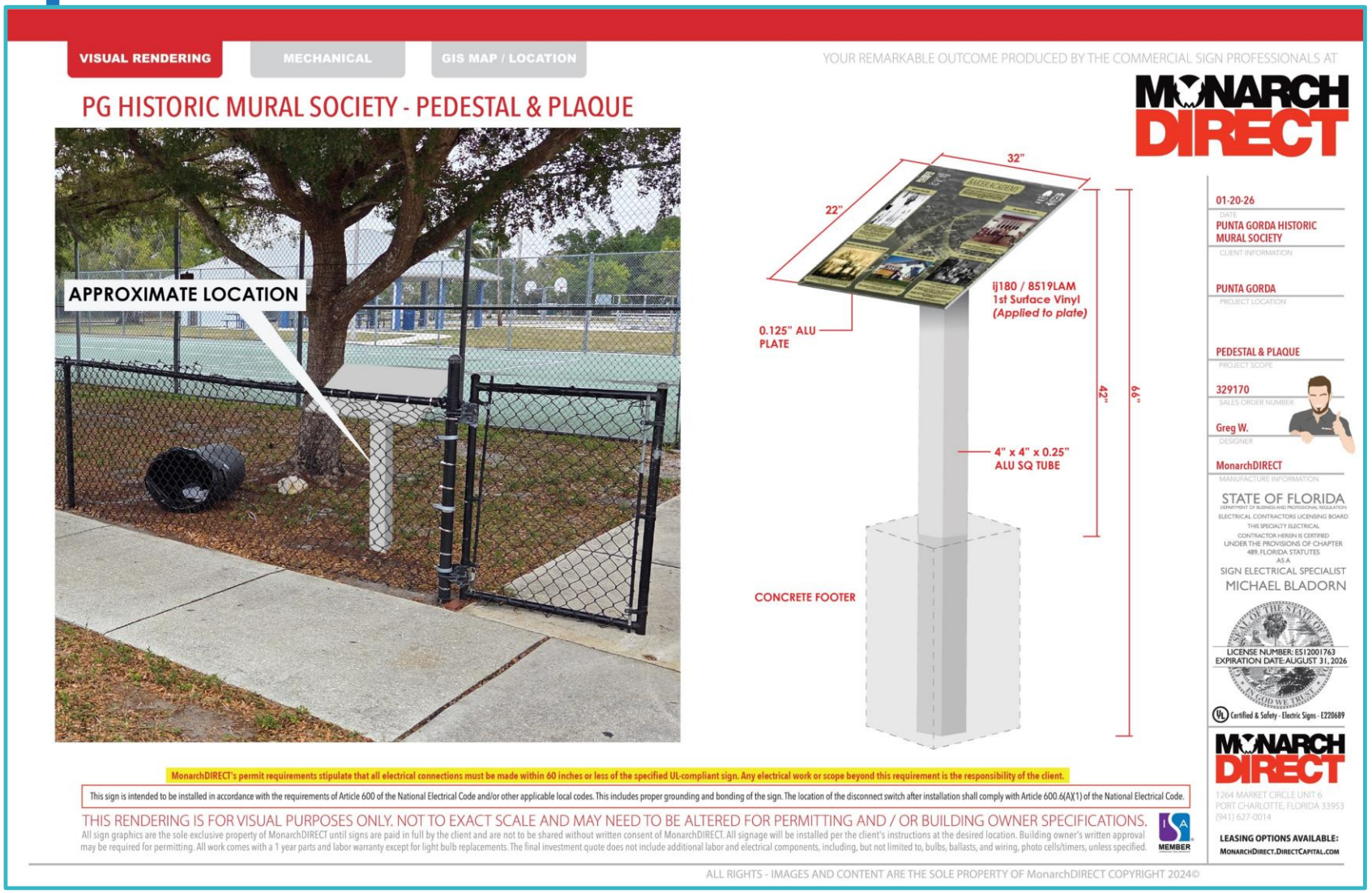


Ponce de Leon marker


Fertilizer Plant marker

Punta Gorda

Proposed Historical Informative Marker



Punta Gorda

Making it Happen

- The marker creation & installation will be funded by:
  - ✓ Punta Gorda Historic Mural Society
  - ✓ Charlotte County Historical Society
  - ✓ Shively Charitable Foundation
- Use same supplier & manufacturing as previously donated informative markers like Fertilizer Plant marker (Monarch Direct)
- Historical research was done by Scot Shively (Blanchard House Historian) & Kelly Gaylord (PG Historic Mural Society)
- Text, photos, and marker design has been reviewed & approved by local community leaders:
  - Rev. Ellison Haddock (attended Baker Academy)
  - Grace Nurse-Carthy & Anna Callwood (CUSI)
- PG Historic Mural Society will provide ongoing maintenance (reprinting & installation of vinyl when fading occurs)
- Seeking Punta Gorda City Council approval

Punta Gorda

Questions?



Thank you !!

PUNTA GORDA HISTORIC
Mural Society
WWW.PUNTAGORDAMURALS.ORG

Punta Gorda

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

REGULAR AGENDA

Title: Florida League of Cities Federal Action Strike Team Fly-In

Funds: City Council travel and registration accounts.

Recommended Action: City Council select one Councilmember to participate in the Federal Action Strike Team Fly-In.

Summary: The Florida League of Cities' (FLC) Federal Action Strike Team (FAST) Fly-In is a federal advocacy trip to Washington, D.C. Events will begin the morning of June 23rd and conclude around 5:00 p.m. on the 24th. During this biannual event, attendees will meet with members of Florida's congressional delegation to discuss key federal issues that affect municipalities.
Due to Florida's Sunshine law, the FLC asks that only one elected official from each city attends. City Council should determine which, if any, Councilmember will attend.
An article in Quality Cities magazine (available here) details the February 2025 FAST Fly-In to provide an idea as to the scope of the event.

Anticipated Costs
Registration: $100
Hotel: $349 per night single room OR $379 per night double room PLUS $16 per night facility fee
Flight: $480 round trip nonstop with 1 carryon bag
Taxi: $50 round trip between airport and hotel

Total Anticipated Cost for Single Room: $1725
Total Anticipated Cost for Double Room: $1815

Department/Division: City Clerk

EXHIBITS:

1. June 2026 Federal Action Strike Team Fly-In Flyer

FLC
FLORIDA LEAGUE OF CITIES

#FASTFlyIn

Save the Dates!

FAST Fly-In

to Washington, D.C.

June 23-24, 2026

The **Federal Action Strike Team (FAST) Fly-In** is a federal advocacy trip to Washington, D.C. Events will begin the morning of June 23rd and conclude around 5:00 p.m. on the 24th. During this biannual event, attendees will meet with members of Florida's congressional delegation to discuss key federal issues that affect municipalities.

Due to Florida's Sunshine law, we ask that only one elected official from each city attends.

HOTEL INFORMATION & REGISTRATION:

Phoenix Park Hotel
520 N. Capitol St. N.W.
Washington, D.C. 20001
Phone: 202.638.6900

$349/night single
$379/night double
$16/night "facility" fee

Information about the room block will be provided once you register for the event. The deadline to register is **May 26, 2026**. If you would like to attend the FAST Fly-In, please register by following the link: ***FAST Fly-In Registration***. There is a $100 registration fee.

Please contact Brenda Jones at ***bjones@flcities.com*** or 850.701.3644 with any questions.







CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

REGULAR AGENDA

Title: Public Safety Radio Project

Funds: 1% Sales Tax Public Safety Expansion account

Recommended Action: Seeking Council approval to utilized 1% Sales Tax funding to purchase new radios for Public Safety.

Summary:

The City of Punta Gorda's public safety mission depends on reliable, secure, and interoperable communications. Our current radio inventory no longer meets that standard due to other local law enforcement agencies converting to Advanced Encryption Standard Multi-Key radio systems. To protect our officers, firefighters, and the community, the City must invest in new, AES multi-key capable radios that ensure seamless interoperability with the Charlotte County Sheriff's Office, Charlotte County Fire, and surrounding jurisdictions.

The Charlotte County Sheriff's Office is in the final stages of implementing an AES Multi-Key encrypted radio system, with full deployment expected within the next few months. Surrounding county law enforcement agencies already utilize encrypted radio systems.

To ensure seamless communication and maximum officer/firefighter safety during critical incidents, it is essential that all agencies have radios capable of encryption and sharing channel keys. Without compatible radios, our public safety personnel risk delays or communication gaps when coordinating with neighboring agencies during emergencies.

By investing in new radios with these encryption capabilities, the City of Punta Gorda will guarantee that its public safety agencies remain fully interoperable with surrounding jurisdictions. This upgrade is not only a step toward enhanced efficiency and collaboration—it is a crucial measure to protect the safety of our officers and the community they serve.

Department/Division: Police

EXHIBITS:

1. Public Safety Radio Upgrade Project

Punta Gorda Public Safety
Radio Interoperability and Encryption Proposal

The City of Punta Gorda's public safety mission depends on reliable, secure, and interoperable communications. Our current public safety radio inventory no longer meets that standard due to other local law enforcement agencies converting to Advanced Encryption Standard Multi-Key radio systems. To protect our officers, firefighters, and the community, the City must invest in new, AES multi-key capable radios that ensure seamless interoperability with the Charlotte County Sheriff's Office, Charlotte County Fire, and surrounding jurisdictions.

Interoperability is Essential to Officer and Public Safety

Critical incidents do not occur in isolation. Active threats, structure fires, vehicle pursuits, hazardous materials incidents, hurricanes, and mass casualty events require coordinated, multi-agency response. Our personnel must be able to communicate instantly and clearly with Charlotte County Sheriff's Office, Charlotte County Fire, and neighboring agencies without delay, patches, or unreliable workarounds. Charlotte County Sheriff's Office, Charlotte County Fire, Sarasota County Sheriff's Office, and Lee County Sheriff's Office all have radio systems with the AES multi-key encrypted capabilities. Having this important technological feature allows them to install other public safety channels to ensure uncomplicated interoperability.

When communication fails or is delayed, coordination suffers—and that directly impacts officer safety and public safety. Modern public safety operations demand a unified communications platform that allows law enforcement and fire personnel to operate as one cohesive team.

Encryption is No Longer Optional

Criminals can easily access radio traffic through scanners and smartphone applications. Unencrypted communications allow suspects to monitor tactical movements, perimeter positions, warrant service plans, and other sensitive information in real time. This creates a direct and unacceptable threat to officer safety.

Encryption protects:

- Tactical operations
- Victim and witness information
- Criminal justice data
- Emergency response strategies

Without encryption capability, we are exposing our personnel and the public to unnecessary risk.

Current Equipment Limitations

The majority of the City's public safety radios are Motorola **AN model APX 6000Li** radios with Advanced Digital Privacy (ADP) encryption (you have to have a shared key in order to hear clear transmissions), but no AES encryption capabilities which is needed for CJIS compliance and the protection of sensitive public safety information. AN and BN models represent different generations of the same series (similar to the APX 6000/7000 or XTS series). The **BN models are the newer generation**, offering significant upgrades in hardware, memory, and performance. Older BN models can be upgraded with the AES encryption and multi-key capabilities.

BN models feature:

- Faster CPUs
- Larger flash memory
- Improved audio quality
- Enhanced overall performance
- Often integrated Wi-Fi or Bluetooth
- Greater long-term serviceability

In contrast, **AN models are older, have limited memory capacity, and are increasingly difficult to repair.** According to research, the AN APX 6000 radios were discontinued in 2016[1]. More critically:

- The AN APX 6000 model can no longer be upgraded for AES multi-key encryption unless it was previously upgraded before the software expiration.
- The City currently has **no AN radios that were previously upgraded for AES encryption.**

As a result, the majority of our existing portable radios **cannot be upgraded** to support the required AES multi-key encrypted channels.

Currently:

- Most City radios are AN APX 6000 models.
- The Police and Fire Departments each have only a limited number of BN APX 6000 radios.
- Upgrading existing BN radios to enable encryption will cost **$1,000 per radio.**

Refurbished Radios: Significant Concerns

The City has received quotes from Motorola for new radios and from Sunny Communications (Lakewood, Colorado) for refurbished radios.

[1] APX 6000 AN Radio Models End of Support Notice

While refurbished radios present a lower initial purchase price, they pose considerable risks:

- Refurbished units may consist of both upgraded AN models and BN models.
- There is **no guarantee of the radio's true age.**
- If the unit is an AN model, it can be assumed to be at least **10 years old.**
- Refurbished radios come with only a **90-day warranty.**
- A five-year extended warranty costs **$615 per radio.**
- Even with the extended warranty, the expected lifespan is significantly shorter than a brand-new unit.

Purchasing refurbished radios would mean investing substantial funds into aging technology with limited service life, unknown prior usage, and minimal warranty protection.

Compliance and Funding Considerations

To qualify for use of the 1% sales tax under the public safety expansion project, the equipment must have a lifespan of **five years or more.** City Attorney Steven Leskovich has verified that the City of Punta Gorda would be in compliance with the law in utilizing the 1% sales tax for the purchase of new radios.

Additionally, the **2023 Florida Medical Services Emergency Communications Plan**[2] requires fire departments to maintain a radio replacement plan that includes:

- Replacement of portable radios every six (6) years
- Replacement of mobile radios every eight (8) years
- Extensions are considered by the Florida Department of Management Services Division of Telecommunications Bureau of Public Safety only if an approved maintenance plan is in place

Because the AN APX 6000Li radios were discontinued in 2016 and are no longer supported by Motorola, securing a long-term maintenance plan for aging AN units will be increasingly difficult. Investing in brand-new radios ensures:

- Compliance with state guidance
- A predictable replacement cycle
- Greater manufacturer support
- Longer overall service life

[2] EMSCommPlan2023-Volume1.pdf, page 71

Departmental Needs

Police Department:

- 99 portable radios (including spares for repairs and assignments)
    - Currently 5 BN portables can be upgraded
- 59 mobile radios for fleet vehicles (including spares)
    - Currently 22 mobiles can be upgraded

Fire Department:

- 40 portable radios (including spares)
    - Currently 26 BN portables can be upgraded, however due to the Florida Medical Services Emergency Communications plan requirement for six-year replacement of portables, it is recommended that only five be upgraded for spares.
- 20 mobile radios for apparatus and equipment (including spares)
- 6 base radios for stations

Purchasing Options

Option One:

The first is the most strategic and responsible option. Purchase all new radios and upgrade several of the existing BN radios. Implementing an entirely new, encryption-capable multi-key radio system would:

- Guarantee maximum lifespan
- Ensure full encryption capability
- Provide seamless interoperability
- Improve audio clarity and performance
- Increase reliability during critical incidents
- Simplify maintenance planning
- Ensure compliance with state requirements
- Strengthen officer and firefighter safety
- Ability to install multiple keys on the radio to communicate with multiple agencies regardless of radio manufacturer

This is not merely a technology purchase. It is a direct investment in the safety of our officers, firefighters, and community. It ensures that when our personnel respond alongside Charlotte County Sheriff's Office, Charlotte County Fire, and surrounding jurisdictions, they can communicate securely, clearly, and without hesitation.

Reliable, encrypted, interoperable communications are foundational to modern public safety operations. To meet today's threats and tomorrow's demands, the City must move forward with a comprehensive replacement of its aging radio system.

Below are charts of three options for purchasing encryption capable radios. The cost estimates include the cost to upgrade existing BN model radios.

The first option would be to purchase all new radios and upgrade the existing BN model radios for encryption. Implementing a completely new radio system would be the strongest and most forward-looking solution. This approach would ensure maximum service life, full manufacturer support, improved reliability, and long-term sustainability. By standardizing the system with new equipment, the City would secure a consistent replacement cycle, simplify maintenance planning, and provide personnel with dependable, encryption-capable radios designed to meet operational demands well into the future.

Option One Cost Breakdown

Police	Amount	Cost Per Radio	Total Cost
New Portables	77	$6,900.00 each	$531,300.00
Upgrade Portables	5	$1,000.00 each	$5,000.00
Upgrade Mobiles	22	$1,000.00 each	$22,000.00
New Mobiles	54	$5,262.00 each	$284,148.00
Police Total			**$842,448.00**
Fire			
New Portables	35	$6,900.00 each	$241,500.00
Upgrade Portables	5	$1,000.00 each	$5,000.00
New Bases	6	$6,018.00 each	$36,108.00
New Mobiles	20	$5,262.00 each	$105,240.00
Fire Total			**$387,848.00**
Estimated Total			**$1,230,296.00**

Option Two:

The second option would involve a hybrid approach: purchasing all **new portable radios to replace AN models and upgrading current BN portable radios**, while acquiring **refurbished mobile radios** for the Police Department fleet and Fire Department apparatus.

The portable radios are at least ten (10) years old and are the most heavily used pieces of equipment carried daily by sworn officers, firefighters, administrative staff, and volunteers. They are routinely exposed to drops, weather conditions, physical strain, and continuous operation. Because of this high level of use and wear, replacing portables with brand-new units would ensure improved reliability, longer lifespan, and enhanced officer and firefighter safety.

Under this option, refurbished mobile radios would be installed in police vehicles and fire apparatus. Unlike portables, mobile radios are mounted securely within vehicles and are subject

to significantly less handling and physical wear. This makes refurbished units a more reasonable consideration for this application.

To mitigate risk and ensure compliance with funding requirements, the extended five-year warranty would be purchased for all refurbished mobile radios. This would help ensure the equipment remains serviceable for at least five (5) years while balancing cost considerations with operational needs.

Option Two Cost Breakdown

Police	Amount	Cost Per Radio	Total Cost
New Portables	77	$6,900.00 each	$531,300.00
Upgrade Portables	5	$1,000.00 each	$5,000.00
Upgrade Mobiles	22	$1,000.00 each	$22,000.00
Refurbished Mobiles	54	$2,840.00 each (includes extended warranty)	$153,360.00
Police Total			**$711,660.00**
Fire			
New Portables	35	$6,900.00 each	$241,500.00
Upgrade Portables	5	$1,000.00 each	$5,000.00
Refurbished Bases	6	$2,840.00 each (includes extended warranty)	$17,040.00
Refurbished Mobiles	20	$2,840.00 each (includes extended warranty)	$56,800.00
Fire Total			**$320,340.00**
Estimated Total			**$1,032,000.00**

Option Three:

The final option is likely the least cost-effective over time. While the initial purchase price may be lower, there is no assurance that the radios would remain operational beyond the five-year extended warranty period. Given that many of the refurbished units would already be at least ten (10) years old at the time of purchase, they would be approximately fifteen (15) years old when the warranty expires. At that stage, it is highly probable that multiple units would require replacement, creating additional and potentially unplanned expenses.

Furthermore, maintaining aging equipment presents significant challenges. Securing a comprehensive maintenance plan for older, discontinued models may prove difficult or even impossible. The inability to obtain or sustain a maintenance plan could directly impact compliance requirements under the 2023 Florida Medical Services Emergency Communications Plan and may jeopardize the Fire Department's Advanced Life Support (ALS) certification.

For these reasons, this option presents higher long-term risk, reduced reliability, and potential compliance concerns that could ultimately outweigh any short-term cost savings.

Option Three Cost Breakdown

Police	Amount	Cost Per Radio	Total Cost
Refurbished Portables	77	$2,490.00 each (includes extended warranty)	$191,730.00
Upgrade Portables	5	$1,000.00 each	$5,000.00
Upgrade Mobiles	22	$1,000.00 each	$22,000.00
Refurbished Mobiles	54	$2,840.00 each (includes extended warranty)	$153,360.00
Police Total			**$372,090.00**
Fire			
Refurbished Portables	14	$2,490.00 each (includes extended warranty)	$34,860.00
Upgrade Portables	26	$1,000.00 each	$26,000.00
Refurbished Bases	6	$2,840.00 each (includes extended warranty)	$17,040.00
Refurbished Mobiles	20	$2,840.00 each (includes extended warranty)	$56,800.00
Fire Total			**$134,700.00**
Estimated Total			**$506,790.00**

In conclusion, this decision is not simply about replacing radios—it is about protecting the men and women who protect our community and ensuring the highest level of public safety.

Our current inventory consists largely of discontinued, aging AN model radios that cannot be upgraded for encryption and are increasingly difficult to maintain. Without encryption capability, sensitive law enforcement and fire operations remain vulnerable to monitoring, placing officers, firefighters, and citizens at unnecessary risk. At the same time, effective interoperability with the Charlotte County Sheriff's Office, Charlotte County Fire, and surrounding jurisdictions is essential for coordinated emergency response. Reliable communication is the backbone of every critical incident, and failure is not an option.

While lower-cost alternatives may appear fiscally attractive in the short term, investing in aging or refurbished equipment introduces long-term uncertainty, reduced lifespan, and potential compliance challenges—particularly with state communications planning requirements and Fire Department ALS certification standards. Deferred replacement today will likely result in higher costs tomorrow.

Purchasing new, encryption-capable radios and upgrading the existing BN models represents the most responsible and strategic course of action. It ensures long-term reliability, manufacturer support, compliance with state guidance, and—most importantly—the safety of our personnel and the public they serve.

Clear, secure, and interoperable communication is not a luxury. It is a fundamental requirement of modern public safety. Investing in a new radio system is an investment in operational readiness, officer and firefighter safety, and the continued protection of the City of Punta Gorda.

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

REGULAR AGENDA

Title: Fire Department Apparatus Replacement

Funds:

Recommended Action: Four Council consideration.

Summary:

The City of Punta Gorda Fire Department (PGFD) strives to be proactive and is working to strategically plan and actively implement our apparatus replacement. By taking this approach, we are able to successfully prioritize the safety of our fire fighters and our residents. According to the National Fire Protection Association (NFPA), it is recommended that apparatus be removed from front-line service after 15 years and completely retired or removed from reserve status after 25 years. In addition, rotating more current apparatus offers us much quicker turn-around time for apparatus service and repairs, eliminates the need for trying to find outdated and costly parts and limits our downtime while providing our crews with the most updated and current technologies. Strategic rotation ensures that we have the ability to stand by our mission to provide a progressive and high-quality fire organization.

PGFD currently safeguards the community and provides critical services from 3 Fire Stations, utilizing a total of 5 apparatus.

Each station houses 1 frontline apparatus (T1, E-2, E-3). Details:

- Recently 2 apparatus down for repairs while 3rd apparatus had a check engine light flashing.
- T1 was down for 2 ½ weeks waiting for parts.

There are 2 reserve apparatus (E-53 and Truck-52), which are 23 and 22 years old respectively. Details:

- Often moved from station to station during routine preventative maintenance and for unexpected repairs.
- In 2025, it was necessary to rotate E-53 into frontline status 16 separate days while running 43 calls.
- Truck 52 operated 14 days while running 50 calls.
- Truck 52 was down for 5 months.

We would be remiss to not be concerned about the overall safety, reliability, and efficiency of the continued use of E-53 without significant

repairs and additional risks. We are proposing the replacement of E-53 with a similar Rescue Pumper rated for a minimum of 1250 GPM and holding 750+ gallons water with additional storage to carry vital emergency equipment. Our goal is to replace E-53 with E-3. E-3 will then be a reserve apparatus that is used on rotation to maintain operational readiness and deliver the high-quality community services our residents have come to expect. The new engine will move to Station 3 and run primary calls.

Department/Division: Fire

EXHIBITS:

1. 2026 Fire Dept. Apparatus Replacement

Fire Department Fleet Replacement

- Purchase of a Class One Pumper, 1250 GPM, 780 gallon Tank
- Order April 2026 & expect delivery November 2028
- Budget Discussion
  - Budget $1,005,000 with the prepayment discount
  - Budget $1,036,000 without prepayment discount.



CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

REGULAR AGENDA

Title: Local Option Sales Tax

Funds:

Recommended Action: Preliminary review of projects proposed for funding through an extension of the local sales tax program.

Summary: This is a presentation of capital improvement program (CIP) projects reviewed and rated by the Sales Tax Committee.
The Committee held regular public meetings from July 2025, through February 2026. The projects are being presented to the City Council for their review and consideration for inclusion on the November 2026 Local Option Sales Tax Referendum.

Department/Division: Urban Design

EXHIBITS:

1. Local Option Sales Tax Program Proposal Presentation
2. All CIP Projects Scoring List
3. Reverse Osmosis Expansion Project Sheet
4. Downtown Flooding Phase III Project Sheet
5. Laishley Marina Improvements Project Sheet
6. Fire Engine Project Sheet
7. Public Safety Building Project Sheet

Local Option Sales Tax

The Local Option Sales Tax (or infrastructure surtax) is authorized under Florida state law and requires approval by Charlotte County voters through a referendum. The City receives a 10% share of the revenue. Revenue from this tax may be used for:

- Planning, financing, or constructing infrastructure
- Acquiring land for public recreation, conservation, or protection of natural resources
- Providing loans, grants, or rebates for residential or commercial energy efficient improvements;
- Economic development projects (up to 15%).

Funds may not be used for operational expenses. Current authorization expires in December 2026.

Punta Gorda

Timeline for 2026 Sales Tax Referendum

Date	Action
June 18, 2025	City Council to formalize committee and provide final appointees to the Sales Tax Committee 2026
July 2025 to January 2026	Focus Group to convene
February 2026	Sales tax committee to hold final meeting and determine final project prioritization for recommendation to the City Council
March 2026	City Council Regular Agenda item for review of proposed projects
April 1, 2026	City Council Regular Agenda Item for final approval of projects
April 7, 2026	List of projects due to Charlotte County
November 3, 2026	General Election

Punta Gorda

Sales Tax Committee

- The Committee consisted of 16 dedicated community members who brought a blend of business and cultural knowledge of the City.
- We held the kickoff meeting on July 8, 2025.
- We conducted a total of seven meetings, concluding with the final meeting on February 24, 2026.
- The Committee reviewed and rated approximately 50 Capital Improvement Program (CIP) projects.
- The Committee delivered prioritized project rankings to the Council and provided valuable feedback on CIP projects throughout the process.

Punta Gorda

Project Recommendations – Top Five

- Reverse Osmosis Water Plant
  - $21 million unfunded portion identified for potential sales tax
- Downtown Flooding Phase 3
  - Master Plan in progress, projects to be identified
- Laishley Marina Improvements
  - Assessments in progress, projects to be identified
- New Replacement Fire Truck
  - To replace 23 year old truck, $1 million cost
- Public Safety Building Expansion
  - $6,950,000 Total Cost, $5,600,000 for potential sales tax

Punta Gorda

Scoring All CIP Projects to Date

Project	Score	Total Cost
Reverse Osmosis Plant Expansion	12.44	$21,000,000 (Unfunded Portion)
Downtown Flooding Phase III	12.38	$3,625,907
Laishley Marina Improvement Projects	11.00	$800,000 (Annual Fund)
New Replacement Fire Truck	10.92	$1,000,000
Public Safety Building Expansion	10.50	$6,950,000
Historic District Infrastructure	10.25	$2,788,000
West Henry St Property Improvements	10.17	$3,227,000
Maud St Angled Parking	10.00	$351,120
US-41 SB Bridge Approach Lighting	9.67	$420,000
Royal Poinciana- Complete Street	9.56	$3,255,840
Ponce de Leon Park Improvements	9.25	$3,645,015
Complete Street – Airport Road, US41 - Cooper	9.17	$1,990,000
Living Shoreline Extension – Shreve, Trabue	9.00	$3,500,000
Traffic Signal - Burnt Store Rd & Home Depot	8.92	$1,337,600
Sidewalk Connections W Marion - Bal Harbor	8.85	$1,918,375
West William Street Drainage Improvements	8.85	$275,000
Complete Street - Virginia Ave - US 41 to Nesbit	8.83	$2,057,000
Channel and Basin Dredging at Boat Club Area	8.69	$370,000
ADA Improvements - Citywide	8.69	$1,853,390
Complete Street - Shreve Street	8.58	$444,500
Gateway Alley 100 W Marion at Herald Court	8.54	$372,750
Glasgow Avenue Improvements	8.54	$825,000
Accessible Pedestrian Signals (APS)	8.46	$800,000
Baynard - Vasco Sidewalks	8.44	$517,105
Waterfront Sports Activity Center	8.42	$3,500,000

Project	Score	Total Cost
Tropicana and Marion Sidewalk Enhancement	8.22	$408,840
Sidewalk Connections Via Tripoli	8.15	$319,980
Complete St - Virginia Ave - Harvey to US 41	8.11	$1,015,695
Historic District Street Lights	7.92	$683,440
Bicycle Capital Improvement Program	7.67	$1,532,160
Harborwalk West – Area 3	7.67	$2,298,000
Gilchrist Park Harborwalk Improvements	7.25	$444,600
Pickleball Court Fencing Replacement	7.08	$110,000
South Punta Gorda Park (Old Fire Station)	7.08	$1,277,000
Trabue Park Improvements	7.00	$1,641,700
Harborwalk Veteran's Park Shade Structure(s)	6.83	$446,800
Harborwalk – Laishley Park Marriage Point	6.75	$999,096
Historic District Interpretation Markers	6.25	$620,000
Sidewalk Improvements	Defer	
Unimproved Alleyways	Defer	
Harborwalk East Phase II	Defer	

Dept/Div:	Utilities/ Administration
Dept Contact:	Thomas Spencer
Project Priority:	**CRITICAL**
Project Lead:	Steve Adams
Project Title:	WTP - Reverse Osmosis RO Expansion
Project Code:	WTP-ROX
Account #:	411-8422-533-65-02



Description/ Justification:	In FY 2026, the City will begin the design and construction of a well field expansion, as identified in the 2024 Water Supply Study. This expansion will increase the water supply capacity, supporting future demand needs. In FY 2026-2027, the project will also include the design and construction of a reverse osmosis (RO) treatment expansion. The Shell Creek Water Treatment Plant's original reverse osmosis facility, constructed in 2020, was designed to accommodate a 4 million gallons per day (MGD) operation. The facility's current groundwater well field and RO treatment capacity were built to support this initial 4 MGD capacity with room for a future expansion. This project will add an additional 4 MGD of groundwater supply and 4 MGD of RO process equipment, doubling the capacity of the existing facility to meet growing demand and ensure reliable water supply for the community.
Priority Alignment:	Infrastructure Sustainability
Goal:	Apply best management practices and systems in infrastructure maintenance.
Community Impact:	Quality of Life and Safety

Timeline:	**Start Date: 10/01/2025**	**0%**	**End Date: 09/30/2026**

Financial Information

5 Year Plan	Total	Prior	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Project Costs							
Design/Engineering	$4,000,000	$4,000,000	$0	$0	$0	$0	$0
Land	$0						
Construction	$52,000,000		$26,000,000	$26,000,000	$0	$0	$0
Equipment	$0						
Contigency	$0						
Total	$56,000,000	$4,000,000	$26,000,000	$26,000,000	$0	$0	$0

5 Year Plan	Total	Prior	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Funding Sources							
Local Unfunded	$0	$0	$0	$0	$0	$0	$0
Fiance (est.) - RF	$0	$0	$0	$0	$0	$0	$0
Insurance Funds							
Applied For	$0	$0	$0	$0	$0	$0	$0
Received	$0	$0	$0	$0	$0	$0	$0
Grant Funds							
Applied For	$0	$0	$0	$0	$0	$0	$0
Received	$0	$0	$0	$0	$0	$0	$0
FEMA Funds							
Applied For	$0	$0	$0	$0	$0	$0	$0
Received	$0	$0	$0	$0	$0	$0	$0
Total Funding	$0	$0	$0	$0	$0	$0	$0
Impact on Operations (negative entry indicates operating reduction)							
Personnel	$0	$0	$0	$0	$0	$0	$0
Contractual	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Other	$0	$0	$0	$0	$0	$0	$0
Insurance							
Annual Cost	$0	$0	$0	$0	$0	$0	$0
Deductible	$0	$0	$0	$0	$0	$0	$0
Maintenance							
Maint. Contract	$0	$0	$0	$0	$0	$0	$0
Labor	$0	$0	$0	$0	$0	$0	$0
Materials	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$0

Cost Tracking

	Design/ Engineering	Land	Construction	Equipment	Contingency	Total
Estimated	$4,000,000	$0	$52,000,000	$0	$0	$56,000,000
Actual	$4,000,000	$0	$0	$0	$0	$4,000,000
Variance	0%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	-93%

Project Timeline and Status

	Projected Start	Actual Start	Status	Completed	Notes
Scoping			0%		
Procurement			0%		
Surveying			0%		
Enginering / Design			0%		
Land			0%		
Equipment			0%		
Permitting			0%		
Construction			0%		

Dept/Div:	Public Works
Contact:	Ron Everts/ Bryan Clemons
Project Title:	Downtown Flooding Phase III
Project Code:	DWTNFD
Account #:	301-3004-541-6316
Description/ Justification:	The City experiences flood conditions on a regular basis in its downtown area as a result of high tides, and is compounded by rainfall. The flooding is exacerbated even more during wind events that create surge within the receiving waters of Charlotte Harbor/Peace River. Recent tropical events have caused significant flooding of streets, homes, businesses and City properties. The City is seeking a Professional Engineering and Surveying Firm to study the drainage system in the downtown area to identify possible solutions to reduce or eliminate flooding in the downtown area. Some of the drainage systems to be examined and possibly modified maybe owned by the Florida Department of Transportation and/or Charlotte County. This project is expected to be a large scale multi-phased project. FY 2025: $150,000 in General Fund for study; $1,375,907 funded from special use to begin engineering and construction once options are provided from study. FY 2026: Unfunded Until we get through the engineering study, the costs of this project are just a guess but it is expected to easily get to $5 million or more.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal.
Community Impact:	Quality of life and safety



Financial Information

5 Year Plan	Total	Prior	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Project Costs							
Design/Engineering	$750,000	$500,000	$250,000	$0	$0	$0	$0
Construction	$2,875,907	$875,907	$1,000,000	$1,000,000	$0	$0	$0
Total	$3,625,907	$1,375,907	$1,250,000	$1,000,000	$0	$0	$0
Funding Sources							
Local - OF	$1,375,907	$1,375,907	$0	$0	$0	$0	$0
Total	$1,375,907	$1,375,907	$0	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel	$0	$0	$0	$0	$0	$0	$0
Contractual	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Other	$2	$0	$500	$500	$500	$500	$0

UNFUNDED PROJECT

Dept/Div:	Urban Design
Contact:	Boyd Lawrence
Project Title:	Laishley Marina Improvements
Project Code:	TBD
Account #:	TBD
Description/ Justification:	The Marina has sustained damage to its infrastructure from recent storms. Assessments are being conducted to identify projects and improvements that will return the Marina to full operations.
Priority:	Quality of Life
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal.
Community Benefits:	Restore the operations of the Marina to its full capacity so that City residents and businesses can experience the maximum recreational and economic benefits.





Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2026**	**FY 2027**	**FY 2028**	**FY 2029**	**FY 2030**
Project Costs							
Construction	$800,000	$0	$800,000				
Total	$800,000	$0	$800,000				
Funding Sources							
UNFUNDED	TBD	$0	$800,000				
Grants	TBD	$0	TBD				
Impacts on Operations (negative entry indicates operating reduction)							

Dept/Div:	Fire Department
Dept Contact:	Holden Gibbs
Project Priority:	**HIGH**
Project Lead:	Tyler Canfield
Project Title:	Fire Engine
Project Code:	
Account #:	001-1300-522-6403



Description/ Justification:	Engine 53 is 22 years old and is frequently used as a backup when other Engines are out of service for repairs and special details for downtown events. As the age of this apparatus continues to increase we will see additional repairs needed and parts will become obsolete and difficult to fix.
Priority Alignment:	Quality of Life
Goal:	Maintain the City's high safety rating, emergency response and storm preparedness.
Community Impact:	Equipment purchased with these funds will directly enhance the abiity to save lives.

Timeline: **Start Date: 10/01/2028** **0%** **End Date: 09/30/2029**

Financial Information

5 Year Plan	Total	Prior	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Project Costs							
Equipment	$1,000,000	$0	$0	$0	$0	$1,000,000	$0
Total	$1,000,000	$0	$0	$0	$0	$1,000,000	$0

5 Year Plan	Total	Prior	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Funding Sources							
Local - GF	$1,000,000	$0	$0	$0	$0	$1,000,000	$0
Insurance Funds							
Applied For	$0	$0	$0	$0	$0	$0	$0
Received	$0	$0	$0	$0	$0	$0	$0
Grant Funds							
Applied For	$0	$0	$0	$0	$0	$0	$0
Received	$0	$0	$0	$0	$0	$0	$0
FEMA Funds							
Applied For	$0	$0	$0	$0	$0	$0	$0
Received	$0	$0	$0	$0	$0	$0	$0
Total Funding	$1,000,000	$0	$0	$0	$0	$1,000,000	$0
Impact on Operations (negative entry indicates operating reduction)							
Personnel	$0	$0	$0	$0	$0	$0	$0
Contractual	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Other	$0	$0	$0	$0	$0	$0	$0
Insurance							
Annual Cost	$0	$0	$0	$0	$0	$0	$0
Deductible	$0	$0	$0	$0	$0	$0	$0
Maintenance							
Maint. Contract	$0	$0	$0	$0	$0	$0	$0
Labor	$0	$0	$0	$0	$0	$0	$0
Materials	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$0

Cost Tracking

	Design/ Engineering	Land	Construction	Equipment	Contingency	Total
Estimated	$0	$0	$0	$1,000,000	$0	$1,000,000
Actual	$0	$0	$0	$0	$0	$0
Variance	0%	0%	0%	-100%	0%	-100%

Project Timeline and Status

	Projected Start	Actual Start	Status	Completed	Notes
Scoping			0%		
Procurement			0%		
Surveying			0%		
Enginering / Design			0%		
Land			0%		
Equipment	10/1/2029		0%		
Permitting			0%		
Construction			0%		

Dept/Div:	Police Department/ Fire Department
Contact:	Dylan Renz/ Holden Gibbs
Project Title:	Public Safety Building(s)
Project Code:	PBSFTY
Account #:	118-3007-521-6216/ 301-3004-521-6216
Description/ Justification:	Create additional space to accommodate growth of police and fire departments. After discussion with City Council, direction was provided that a new location for the police department and the Emergency Operations Center (EOC) to an area that would be in a lesser flood zone would most likely be the best option. This would still require renovation of existing building for the Fire department. Design of police and fire stations is very specialized. Contracted needs analysis to review options should be completed. Funding allocated would be used for needs analysis, possible land acquisition and to design/engineer appropriate facilities and provide estimate for construction/renovation of facilities. Funding: $5,600,000 1% Sales Tax (includes $163,500 for proj. mgmt.) $1,350,000 Est. Public Safety Impact Fees Police Department needs include supporting a community engagement unit, 68+ volunteers, training room, property custodian, evidence storage (inside/outside), and administrative offices. The department will need to grow in staffing for patrol, marine, traffic safety, full-time K-9 officers, and supervisors. It is projected that the EOC will be housed by the Police Department. Fire Station 1 requires additional office space, bunk room, locker room, day room, and kitchen to support additional administrative shift personnel.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality
Community Impact:	Ensure that our public safety departments are providing the resources it needs to our employees so that we may effectively serve the community.



Financial Information

5 Year Plan	Total	Prior	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Project Costs							
Design/ Engineering	$3,850,000	$200,000	$2,182,000	$1,468,000	$0	$0	$0
Land	$3,100,000	$3,100,000	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	TBD	TBD	TBD
Equipement	$0	$0	$0	$0	TBD	TBD	TBD
Total	$6,950,000	$3,300,000	$2,182,000	$1,468,000	$0	$0	$0
Funding Sources							
Local - ST	$5,600,000	$2,550,000	$1,882,000	$1,168,000	TBD	TBD	TBD
Local - FSIF	$1,350,000	$750,000	$300,000	$300,000	TBD	TBD	TBD
UnFunded	$0	$0	$0	$0	TBD	TBD	TBD
Total	$6,950,000	$3,300,000	$2,182,000	$1,468,000	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Contractual	$0	$0	$0	$0	$0	$0	$0

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

REGULAR AGENDA

Title: Project Updates

Funds:

Recommended Action: Informational Purposes Only

Summary: Updates will be provided to Council focusing on key city projects.

Department/Division: Urban Design / City Manager

EXHIBITS:

1. PW-Project Log 2-24-26
2. UT-Project Log 2-25-26
3. CIP Project Updates 2-24-26

Public Works Master Project Log

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Priority	Assigned	Project #	Project Name	Location	Project Code	Account Number	FEMA	Requisitions	Purchase Orders	Notes [LATEST IN DAILY LOG] & Milestones [IN BOLD]	Completion %
	AF	PW-25-003	Gilchrist Park Gazebo	Gilchrist Park	MILGIL IANGZB	113-0919-519.46-12	YES	68991 - Gazebo Repairs 69223 - Gazebo Railing	055447 - Gazebo Repairs [MILTON] 055475 - Gazebo Repairs [IAN]	**10.8.2025** **SOW & SOV completed** **11.25.2025** **REQ 68991 - Gazebo Repairs** **1.16.2026** **PO 055447 issued - Gazebo Repairs [Avant] MILTON** **PO 055475 issued - Gazebo Repairs [Avant] IAN** **2.18.2026** **REQ 69223 - Gazebo Railing** 2.23.2026 Kuykendall roofing is finishing the metal today.	**80%**
	AF	PW-25-004	Laishley Marina Floating Docks Temp Repair	Laishley Marina	MILMAR	113-0945-575.46-00	YES			2.23.2026 Pipe is arriving Thursday 2.26.2026 per Gary confirmed with Core & Main	**90%**
	TM	PW-25-005	Laishley Fishing Pier	Laishley Marina	MILLAI	113-0945-575.63-00	YES	68720 - Hans Wilson Pier Re-assessment 69186 - Hans Wilson Permitting	55253 - Hans Wilson Pier Re-assessment	**10.8.2025** **REQ 68720 - Hans Wilson pier re-assessment** **10.27.2025** **PO 55253 issued - Hans Wilson pier re-assessment** **1.20.2026** **Pier re-assessment complete. Hans Wilson sent signed and sealed report to ABC.** **2.5.2026** **REQ 69186 - Hans Wilson Permitting** 2.17.2026 Override approved	**25%**
	ABC	PW-25-007	Adrienne Pier	Adrienne	MILPRS	113-1515-519.46-00	NO	69187 - Hans Wilson Permitting		**2.5.2025** **REQ 69187 - Hans Wilson Permitting** 2.17.2026 Override approved	**25%**
	AF	PW-25-008	Ponce Park Concrete Dock	Ponce de Leon Park	PONDOC	301-3004-519.63-00	NO	68899 - Hans Wilson Permitting		**10.31.2025** **REQ 68899 submitted - Hans Wilson permitting [Ponce Park]** **11.3.2025** **Budget amendment entered to reassign funds to new project code** 1.09.2025 Received scope of work from Hans for review.	**25%**
	AF	PW-25-009	Bayfront Dinghy Docks	Punta Gorda Boat Club	MILBAY	113-0919-519.46-12	YES	69188 - Hans Wilson Permitting		**10.8.2025** **SOW & SOV completed** **2.5.2026** **REQ 69188 - Hans Wilson Permitting** 2.17.2026 Override approved	**25%**
	TM	PW-25-011	Cooper Rec Main Building Repairs	Cooper Rec	IANCOO	113-1515-519.46-01	YES			11.5.2025 Removed 40 gallon electric water heater from SOW/SOV. Facilities to replace. Jenn created work order	**50%**
	FAC	PW-25-012	Cooper Rec Main Building Flood	Cooper Rec	MILREC	113-1515-519.46-01	YES			1.20.2026 Cody said report was forwarded to ABC	**10%**
	TM	PW-25-013	Public Safety Repairs	1410 Tamiami	IANPSB	113-1515-519.46-01	YES			02.24.2026 Facilities indicated a req would be entered for mold testing.	**10%**
	CH	PW-25-014	Gilchrist Pickle Tennis Fence & Resurfacing	Gilchrist Park	MILGIL	113-0919-519.46-00	YES	68819 - Fence & Refurb		**10.22.2025** **REQ 68819 submitted - Fence & Refurb** 02.09.2026 Award is in the approval process.	**45%**
		PW-25-015	Herald Court Centre Repairs	Herald Court	IANHCT	113-1515-519.46-01	YES			01.09.2026 Working on adding specification to bid documents.	**10%**
	AF	PW-25-016	Laishley Boat Ramp Docks	Laishley Marina	LPMGDS	450-0945-575.34-00	NO	68858 - Hans Wilson Permitting		**10.27.2025** **REQ 68858 submitted - Hans Wilson permitting** 2.17.2026 Override approved	**25%**
	ABC	PW-25-017	MLK Pier	MLK	MILPRS	113-1515-519.46-00	YES	69189 - Hans Wilson Permitting		**2.5.2026** **REQ 69189 - Hans Wilson Permitting** 2.17.2026 Override approved	**25%**

	SU	PW-25-019	Herald Court Inspection	Herald Court		113-1515-519.62-01		64229 - Inspection [Original] 66826 - Inspection add Hurricane & Membrane		**4.4.2022** **REQ 64229 submitted - Inspection [original]** **5.23.2025** **REQ 66826 submitted - Inspection add hurricane & membrane** 2.24.2026 Bid set to close 3-2-2026	**25%**
	ABC	PW-25-020	Henry Street Crosswalk Study	Henry Street	HNRIMP	118-3007-541.63-93	NO	67550 - Conduct Study		**11.22.2024** **REQ 67550 submitted - Conduct study** **12.4.2024** **PW approved REQ** **02.09.2026** **Bid has closed**	**45%**
	SU	PW-25-022	Herald Court Sealing	Herald Court				68834 - Herald Court Sealing		**10.22.2025** **REQ 68834 - Herald Court sealing** **10.24.2025** **PW approved REQ** 02.24.2026 Bid set to close 3-2-2026	**45%**
	TM	PW-25-023	Council Chambers	City Hall	CHPRRH	118-3007-519.62-02	NO	68987 - Council Chambers Repair/Remodel		**11.26.2025** **REQ 68987 - Pre-bid construction meeting and both site vists are completed.** 02.24.26 Bid has closed	**45%**
	AF	PW-25-024	Pirate Ship	Gilchrist Park	IANKID	113-0919-519.63-24	YES	66827		1.26.2026 Made revisions to the bid document based on the discussion had with Anne [procurement] and submitted for review.	**35%**
	ABC	PW-25-026	Mooring Field	Laishley						02.24.2026 Grant application in progress. PW to enter req for permitting and tether design.	**10%**
	TM	PW-25-027	Ponce Park Boardwalk	Ponce de Leon Park	MILPNB	113-0919-519.63-00	YES	69190 - Hans Wilson Permitting		**2.5.2026** **REQ 69190 - Hans Wilson Permitting** 2.17.2026 Override approved	**25%**
		PW-25-028	Laishley Pumpout Bldg	Laishley Marina							**5%**
	AF	PW-25-029	Lashley Marina Basin	Laishley Marina	MILMAR	113-0945-575.46-00	YES	68998 - Hurricane Damage Assessment		**11.26.2025** **REQ 68998 Hurricane Damage Assessment** 12.29.2026 Consulted with Hans Wilson to determine next steps.	**25%**
	SU	PW-25-030	Boca Grande Storm Water	Boca Grande Blvd	CABGDI CABGD2 CABGD3 CADGD4	301-3004-541.63-20 118-3007-541.63-20	NO	69043 - Boca Grande Construction 69231 - CEI Services		**12.12.2025** **Req 69043 entered** 02.24.2026 Req 69231 entered for Construction Management and CEI services.	**25%**
		PW-25-031	Hitoric City Hall Renovation	326 W Marion						This is an Urban Design Project	**5%**
		PW-25-032	Lactation Station	Annex			NO		55535 - Arnolds Office Furniture	02.24.2026 P.O. 55535 has been issued.	**50%**
		PW-25-034	Downtown Flooding - Phase III	Downtown	DWTNFD	301-3004-541.63-16	NO	67406 - Downtown Flood Study Phase III	55023 - Kimley-Horn	02.24.2026 Review of preliminary model schematic complete. Corrdination of first public meeting in April is being coordinated.	**55%**
		PW-25-035	Public Safety_FDEP	1410 S Tamiami Trail			NO			02.24.2026 Public Works continues to determine our options. A meeting will be scheduled with City Staff soon to determne a path forward.	**10%**
		PW-25-036	Fire Training Tower	10051 Burnt Store Rd			NO			02.24.2026 Bid released. PW continues assisting in answering bid questions.	**45%**
		PW-26-001	Laishley Marina Floating Docks	Laishley Marina	MILMAR IANMAR	113-0945-575.46-00 113-0919-519.46-00	YES	69191 - Hans Wilson Permitting		**2.5.2026** **REQ 69191 Hans Wilson Permitting** 2.17.2026 Override approved	**25%**
		PW-26-002	Laishley Marina Dredging	Laishley Marina		450-0945-575.34-07	NO	69192 - Hans Wilson Permitting		**2.5.2026** **REQ 69192 Hans Wilson Permitting** 2.17.2026 Override approved	**25%**
		PW-26-003	Laishley Marina Concrete Docks	Laishley Marina	MILLAI	113-0945-577.63-00	YES	69193 - Hans Wilson Pemritting		**2.5.2026** **REQ 69193 - Hans Wilson Permitting** 2.17.2026 Override approved	**25%**
		PW-26-004	Gilchrist Fishing Pier	Gilchrist Park	MILPRS CITY FUND	113-0919-519.63-00 301-3004-572.63-00	YES	69194 - Hans Wilson Permitting		**2.5.2026** **REQ 69194 Hans Wilson Permitting** 2.17.2026 Override approved	**25%**

Utilities Master Project Log

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1	AMI Meter System Replacement	UTADMIN	AMIMTR	411-8423-533-31-14	AMI Study Complete Draft AMI RFP Package Received	60%
2	Utility Water and Wastewater Master Plan	UTADMIN	UTMAST	411-8423-533-31-14	Developing scope.	5%
3	WWTP Air Condititionng	WWTP	WWBUIL	411-8711-535-62-10		100%
1	WTP Carbon Slurry System Replacement	WTP	CARBON	411-8422-533-63-04	The next step is to request a design build contract from Procurement to rehabilitate and restore the surface WTP process facilities. A new carbon system can be part of the surface WTP rebuild.	
2	Airport Road Water Main Replacement	DISTRIBUTION SYSTEM	AIRPWM	411-8423-533-63-21	Next step is to prepare a draft scope of engineering services, and award a PO to prepare design plans for bid.	45%
2	Bal Harbor Water Main Replacement	DISTRIBUTION SYSTEM	BALHWM	411-8423-533-63-21	Next step is to prepare a draft scope of engineering services, and award a PO to prepare design plans for bid.	45%
2	Aqui Esta Water Main Replacement	DISTRIBUTION SYSTEM	ESTAWM	411-8423-533-63-21	Next step is to prepare a draft scope of engineering services, and award a PO to prepare design plans for bid.	45%
2	Soccoro Water Main Replacement	DISTRIBUTION SYSTEM	SOCCWM	411-8423-533-63-21	Next step is to prepare a draft scope of engineering services, and award a PO to prepare design plans for bid.	45%
2	Solona Water Main Replacement Upgrade	DISTRIBUTION SYSTEM	SOLWMU	411-8423-533-63-21	Next step is to prepare a draft scope of engineering services, and award a PO to prepare design plans for bid.	45%
2	Via Tripoli Water Main Replacement	DISTRIBUTION SYSTEM	VIATWM	411-8423-533-63-21	Next step is to prepare a draft scope of engineering services, and award a PO to prepare design plans for bid.	45%
2	Lift Station 30 Gravity Rehab	WW COLLECTIONS SYSTEM	LS30GS	411-8536-535-63-28	Next step is to prepare a draft scope of services for engineering design, then request engineering services contract from Procurement.	10%
2	Lift Station 56 Rehab	WW COLLECTIONS SYSTEM	LS56GS	411-8536-535-63-28	Next step is to prepare a draft scope of services for engineering design, then request engineering services contract from Procurement.	10%
1	US41 North Bound Utility Relocation	WW COLLECTIONS SYSTEM	US41NB	411-8536-535-63-28	WW collections will need to adjust MH ring at Henry Street as part of US 41 re-paving by FDOT. Project bid date was Sept 18, 2025. Water Dist. will need to adjust water valves.	100%
1	WWTP (Biosolids) Land Application	WWTP	LANDAP	411-8711-535-63-31	completed the DEP permit.	50%
2	WWTP Bio-Solids Off-Site Disposal	WWTP	OS-DIS	411-8711-535-63-31	Preliminary Design Report contract awarded to CDM. 9 months for completion, PO awarded 12-3-25	
1	WWTP Improvement/Expansion	WWTP	WWPEXP	411-8711-535-63-31		90%
2	WWTP Tank Coating	Master & Booster Pumping Facilities	WWP-TC	411-8711-535-63-31	Under construction. 82% complete Nov 2025. Project completion Oct 2026.	45%
1	WW Master & Booster Pumping Facility Upgrades	Master & Booster Pumping Facilities	MPFUPG	411-8711-535-63-33	Contract for PDR awarded to CDM 5-20-25. Estimated completion 12 months.	60%
1	WW Booster Pumping Facility Generator Replacement	Master & Booster Pumping Facilities	WWGEN	411-8711-535-63-39	Project was combined with MPF Upgrade.	

1	WWTP Pond Liner Replacement	WWTP	WWPOND	411-8711-535-63-43		
2	Curred In Place Pipe Lining	WW COLLECTIONS SYSTEM	CIPPLN	411-8536-535-63-56		
1	Henry St. 20" Force Main Replacement Crossing at I-75	WW COLLECTIONS SYSTEM	I75RFM	411-6836-535-63-67	Survey delivery is behind schedule, and the line is under engineering review to confirm its location.	55%
2	Riverside Drive Force Main Extension	WW COLLECTIONS SYSTEM	RIVFM	411-8536-535-63-67	Once verified, staff will prepare and secure the required easements and proceed to final construction plans.	100%
1	WTP Alum Tank Storage Replacement	WTP	ALMTNK	411-8422-533-65-02	Under construction by Odyssey	70%
1	WTP RO Acid Feed System Repair / Restoration	WTP	ROACID	411-8422-533-65-02	Under construction by Odyssey	70%
1	WTP Ammonia Feed & Storage System Replacement	WTP	WPAMMO	411-8422-533-65-02	Under construction by Odyssey	70%
2	WTP Water Use Permit	UTADMIN	RO-WUP	411-8422-533-65-02		
2	WTP Steel Building	WTP	WPBUIL	411-8422-533-65-02		
1	WTP RO Plant & Well Field Expansion	WTP	WTP-ROX	411-8422-533-65-02	The next step is to request a design build contract from Procurement to deliver the RO Expansion, turn key, under one contract.	25%
1	Shell Creek WTP Surface Water Plant Rehabilitation	WTP	WTPSWX	411-8422-533-65-02	The next step is to request a design build contract from Procurement to rehabilitate and restore the surface WTP process facilities.	
3	Septic to Sewer (Area 1)	UTADMIN	S2SA1	411-8536-535-65-03	GWE has been selected to prepare construction plans. The next step is to direct GWE that the project design will be gravity sewer. The next step is for the City to develop a plan for funding the construction project, and perform public information for the property owners. City to purchase land required for lift station facilities.	
1	Burnt Store Rd Elevated Tank Improvement / Replacement	UTADMIN	BOOST	411-8422-533-65-06	JEI has been selected for engineering services. The next step will be to develop a scope of services to evaluate options for maintaining the existing elevated tank, or replacement with a new ground storage tank. The engineer will need to prepare a Preliminary Design Report detailing the proposed project and develop a cost estimate. Once the PDR is accepted by City Council, then the engineer will prepare construction plans.	45%

CIP Master Project Log

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	Ron	Danielle	Anne	Historic Distric Infrastructure East of 41 - Bethel/St. Mark's Area	As recommended from the study completed in 2018, a multi-phased approach for design and improvements includes installing new sidewalks and missing sidewalk connections, decorative and high-mass lighting, and drainage improvements.	HISTDT TWINFS	$275,000 $73,080 C/O	118-3007-541-6520 301-3004-569-6520	YES	#68281 approved Aug 2025		Awaiting Procurement processing. Funding requests pending. Carl re-writing scope based on work completed; need updated assessment.	25%
	Ron	Danielle	TBD	Ponce De Leon Park Improvements	Design & construct new restroom facility, pavilion, boat & trailer parking, and site furnishings.	PONCE	$0	Past budget being used for repairs.	YES	#68899 for concrete dock repair was approved by PW 12-1-25		#68899 for concrete dock repair was approved by PW 12-1-25.	25%
	Bryan	Danielle	Anne	Downtown Flooding - Phase III (this project is also on PW spreadsheet)	PW is seeking a professional engineering & surveying firm to study the drainage system in the downtown area to identify possible solutions to reduce or eliminate flooding.	DWTNFD	$500,000 Design $875,907 Construct	301-3004-541-6316		#67406 - Downtown Flood Study Phase III	55023 - Kimley-Horn	PW has provided tailwater design info along with input on future rainfall data projections.	55%
	Bryan			(Henry Street Crosswalk Study) now called Pedestrian Crosswalk per Anne 12-10-25	Henry Street sidewalk and crosswalk enhancements from FY 23	HNRIMP	$539,000	118-3007-541-6393	NO	#67550 - Conduct Study		11.22.2024 REQ 67550 submitted - Conduct study 12.4.2024 PW approved REQ 12.11.2025 Bid released - set to close 1-11-26.	45%
	Bryan	Danielle		Henry Street Sidewalks	US 41 to Shreve Street - fill network gaps along Henry Street	HENSWK	$151,200	118-3007-541-6319				April 2025 Engineering started application to SWFWMD.	10%
	Bryan	Danielle	Anne	Boca Grande Storm Water	Drainage Improvements	CABGDI	$2,294,887 $1,000,000	118-3007-541-6320 301-3004-541-6320		#69043 - Boca Grande Construction		12.12.2025 Req 69043 entered for construction; working on Req. for CEI Services, working with Dept. of Commerce.	25%
	Ron	Danielle		King Street - Design/Engineering	Design, survey, and construction of King Street due to growth and safety concerns. Project will include drainage, lights, bumper stops, mill & resurfacing.	KINGIM	$550,000	301-3004-541-6394 301-3005-541-6394				January 2025- waiting on owner's response to the drainage easement request.	10%
	Bryan	Danielle	Anne	Shreve Street - Complete Street Improvements	Lighting on the Shreve Street path and widening of existing sidewalk on Pompano. FY 2025: Design to widen the existing 5-foot wide sidewalk on Pompano Terrace from Shreve Street to US 41 to meet the link from the Shreve Street path to the US 41 path.	SHVCOM	$285,406	118-3007-541-6512				May 2025: Bryan to ask new electrician how to design path lighting.	10%
	Ron	Danielle	Anne	Virginia Avenue - Complete Street Improvements - US 41 to Nesbit - Construction	US 41 N to Nesbit Street - sidewalk gaps, install high visibility and/or decorative crosswalks, on-street parking, decorative lighting, and street trees as designed.	VIRCOM	$871,358	118-3007-541-6519		#68452 approved in September. Construction checklist circulating. Carl submitted FDOT connection permit application. When this is complete, Bryan will sign off on Construction checklist. Bryan received word that a permit is not needed; he will complete the Construction Checklist. Per Julie, also need Schedule of Values. Does this need to be updates (2 yrs old)? @ Carl.		September 2025 City Council requested this go out for bid and bring them back the actual cost for final approval. Missy okay'd to go out to bid per e-mail 9/10/25. Bryan says FDOT replied that we don't need a permit. He will sign off on Construction checklist.	25%
	Ron	Danielle	Anne	Laishley Park Playground Replacement	Replacement of interactive fountain pump and filtration system, adding new splash pad features, new playground area and equipment	LPPLAY	$1,435,217	118-3007-572-6377 301-3004-572-6344 110-3000-559-6312		Multiple change orders	#51175 Weiler Engineering #53577 Close Construction	Jan 2026: Contractor working on electrical control issues. Hope to have operating system on Monday 1-12. Will follow up with Dept. of Health (DOH) once system is operational. Chlorine tank needed.	95%
		Rick		Complete Street - Cooper Street	Design improvements to Cooper Street from Airport Road to East Marion Avenue (US 17 SB), providing sidewalks, bicycle facilities, decorative street lights, and street trees. (CPH plans to 30% before project was cancelled in July 2020 per City Council direction - now FDOT LAP Grant, Project #452221-1)	COOCOM	$0	118-3007-541-6516				No budget entered in Naviline. FDOT agreement due back to FDOT in May 2026. Once LAP agreement is executed, FDOT will need to review our Scope of Services, design RFP, and Professional Services Checklist (provided by FDOT).	10%
		Rick	Anne	Tiki Point Harborwalk Living Shoreline Pilot	Planning, design, engineering, and construction of a living shoreline along a segment of the City's Harborwalk.	LIVSH1 LIVSH3	$590,957 $303,607	301-3004-538-6377		#69008 Approved, Professional Services form submitted to Procurement.		Grant funded by FDEP. And CHNEP with City match. Maintenance funds need to be added to CIP sheet in Budget Book. RFQ is with Anne in Procurement; Rick to follow up.	10%
1	Ron	Boyd	Anne	A.C. Freeman House Rehabilitation	Assessment and rehabilitation to correct building issues. CDBIA repairing under lease agreement with City.	FREEMN	$440,000	118-3007-579-6222		#69061	#55415	New roof installed. Hurricane shutters removed; working on exterior carpentry.	55%
1	Ron	Boyd		Historic City Hall Rahabilitation Project (Historic Building)	Rehabilitation of historic City Hall	CHPRRH	TBD	118-3007-519-6202 301-3004-519-6201		#68700 Parker / Mudgett / Smith		Procurement 1-6-2026. Working with Anne on Parker/Mudgett/Smith agreement. Exterior of building - what needs to be done?	25%
1	Tommy	Boyd	Anne	Historic City Hall Rehabilitation Project (Council Chambers)	City Hall 1978 addition - Council Chambers	CHPRRH	$300,000	118-3007-519-6202 301-3004-519-6201	NO	#68987 - Council Chambers Repair/Remodel; Construction Checklist submitted to Procurement.		Draft bid documents have been reviewed by PW and returned to Procurement on 1-6-26. Exterior? Upstairs?	35%
	Bryan	Boyd		Nature Park Trail - ADA Design / Engineering	Replacing structures with new in same location & connecting to parking with accessable route (observation deck & fishing pier)	ADANP NAPARK	$86,245 $347,375	118-3007-515-6300 301-3004-572-6332				The original construction of the Nature Park was apparently permitted through FDEP permits 08-301414-5, 08-0131423-002, and USACOE permit 199703124. The City was apparently in non-compliance and subsequently dedicated a conservation easement, paying a fine as part of the mitigation. Boyd/Ron to resolve permitting issues in order to move forward with 100% construction plans.	35%

				Park Improvements - Citywide								Removed Nature Park Project - not sure what would go here. Keep CIP sheet to show available Park Impact Fees not allocated to another project. Need growth numbers to use funding.	
				W Henry Street Improvements & Connections	Property Improvements to site, additional amenities to increase site usage, and connectivity to attractions including Hounds on Henry dog park, Punta Gorda Charlotte Library, History Park & Community Garden, Peace River Wildlife Center. Public restroom to be added inside History Park.	HENIMP	$154,937 bal $440,135 bal	301-3004-572-6332 118-3007-572-6521				PW removing invasive species per their request. Urban Design has restroom designs ready to present to City Council. PW uses ETI as vendor.	**10%**
				Bayfront Center & Boat Club (Gilchrist Activity Center)		IANBAY	$1.7 m	113-0919-519-6300				Per Kristin, use insurance proceeds first to save 1% Sales Tax budget for other projects. UD meeting with CM 2/5 to discuss budget.	**10%**
				Traffic Signal - Burnt Store Road & Home Depot	Add a traffic signal		unfunded					Remove from list? Wait for 1% sales tax results.	
				Harborwalk - US 41 NB Bridge Underpass	Harborwalk improvement - widen existing walkway; add path lighting.		unfunded					To be discussed with FDOT in future.	
		Rick		South Fork Alligator Creek Pedestrian Bridge	FDOT LAP Grant through County MPO - Design funding only		$821,937					City Council directed staff to move forward with design procurement at 1.14.2026 meeting. Rick working with FDOT on LAP Grant funding. 2.10.2026 - FDOT cancelled the funding on this project - to be deleted from this list.	**5%**
				ADA Transition Plan	Items related to the ADA Transition Plan							ADA Transition Plan update was presented to City Council jointly with Human Resources last Spring. No new allocations were made; HR controls ADA funding. FY 2025 Update is currently being drafted - need input from City departments.	
				Donation Program	Public Space Amenity Gift Program	H&LSCP						Awaiting bench delivery to PW; meeting with Planners and Ben 2/10 to redefine program.	
		Rick		Grants Summary	Monthly update of grants applied for / awarded	Various		Various				1) FDOT LAP Grant agreement and Resolution for Cooper Street to be executed by May; 2) CHNEP ILA for Tiki Point project to City Council Mar 11 for City signature; 3) FDOT LAP Grant agreement and Resolution for Alligator Creek Bridge to be executed by May; 4) Drafted 80% of Recreational Trails Grant for Nature Park. Will bring letter of support in from council to pursue the grant on Februay 24 Council meeting; 5) Boat Club Inlet Dredging MAC grant was submitted; 6) Eastern Mooring Field Grant with Florida Boaters Improvement Program is being drafted. Opens Feb 9. Already did a kick off with a small grant team. Requires proof of Environmental Permit or Exemption from the regulatory agency; 7) SUN Trail grant for construction of Alligator Creek Bridge is open until March 30. Drafted much of the application. Cost and line item estimate was provided by Charlotte County in 2023. Needs Review from our team; 8) FDEM grant for Watershed Master Plan is 80% drafted. Still requires the latest CRS score sheet and confirmation about local match.	

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

BOARDS / COMMITTEE

Title: **Announcement of Vacancies:** Building Board (1 regular)

Funds: Not applicable.

Recommended Action: City Council announce the vacancy.

Summary: Juliet Merolla's second term on the Building Board will expire on June 19, 2026, thereby creating a vacancy for a 3-year term.

Building Board – Meets monthly on the 4th Tuesday at 9:00 a.m. in City Council Chambers – City residency not required. Five-member board with one alternate member. Three-year terms. Maximum of three terms. Three members must be involved with the building industry and two members must be consumer advocates who are not, nor ever have been, involved with building industry. Financial disclosure required.

Makes recommendations to City Council on the minimum qualifying requirements for obtaining Certificates of Competency in the various construction trades and the fees for same. Periodically reviews and holds public hearings on all building, electrical, plumbing, housing, gas, fire prevention and other related codes. Reviews enforcement of all codes relating to construction standards and acts as condemnation board in matters of violation of minimum standards. Hears alleged complaints against contractors.

Department/Division: City Clerk

EXHIBITS:

1. Building Board

REVIEWED
By Sara Welch at 2:27 pm, Mar 19, 2025

City of Punta Gorda, FL

Building Board

Board Details

Makes recommendations to City Council on the minimum qualifying requirements for obtaining Certificates of Competency in the various construction trades and the fees for same. Periodically reviews and holds public hearings on all building, electrical, plumbing, housing, gas, fire prevention and other related codes. Reviews enforcement of all codes relating to construction standards and acts as condemnation board in matters of violation of minimum standards. Hears alleged complaints against contractors.

Overview

Size 7 Seats

Term Length 3 Years

Term Limit 3 Terms

Contact

Name Suz Russell

Email srussell@cityofpuntagordafl.com

Phone n/a

Additional

Documents for New Appointees

Form_1_2023_Sample.pdf
Chapter_7_Building_Regulations.pdf
Building_Board_Bylaws.pdf
Board_Member_Handbook.pdf
2023_Guide_to_the_Sunshine_Amendment_and_Code_of_Ethics.pdf

Meetings

Regular meetings of the Building Board shall be held in the City Council Chambers, 326 West Marion Avenue, Punta Gorda, Florida, at 9:00 a.m., the fourth Tuesday of each month. Special and emergency meetings and/or workshops may be held at the call of the Chairman or, in his/her absence, the Vice Chairman. All meetings shall be open to the public. In the event that a quorum of the members is not present for a scheduled meeting, such meeting will be rescheduled as soon as possible, consistent with notice requirements.

Duties

The Building Board shall have the following responsibilities: A. To hear complaints regarding locally licensed or registered contractors alleged to have violated the provisions of Chapter 7 of the City Code. Upon a finding of violation, the Board is granted authority to take any of the following actions against the locally licensed or registered contractor: (1) Order probation. (2) Suspend the guilty party's local license. (3) Revoke the guilty party's local license. (4) Order restitution. (5) Levy a fine up to five thousand dollars ($5,000.00) per offense. (6) Assess reasonable legal and investigation costs incurred by the City of Punta Gorda to prosecute the case against the contractor. (7) Issue a recommended penalty to the State of Florida Construction Industry Licensing Board. Said recommended penalty may include a recommendation for no further action, or a recommendation for suspension, revocation or restriction of the contractor's State registration, or a fine to be levied by the State of Florida Construction Industry Licensing Board, or a combination of such penalties. B. To hear complaints regarding state certified contractors alleged to have violated the provisions of Chapter 7 of the City Code. Upon a finding of violation, the Board is granted authority to take any of the following actions against the state certified contractor: (1) Deny, suspend or revoke the authority of the certified contractor to obtain a building permit or limit such authority to obtaining a permit of permits with specific conditions if the Building Board finds the certified contractor guilty of fraud or a willful building code violation in the City of Punta Gorda. (2) Deny, suspend or revoke the authority of the certified contractor to obtain a building permit or limit such authority to obtaining a permit or permits with specific conditions if the Building Board has proof that such contractor, through the public hearing process, has been found guilty in another county or municipality within the past 12 months of fraud or a willful building code violation and finds, that such fraud or violation would have been fraud or a violation if committed in the City of Punta Gorda. (3) Refuse to issue permits with specific conditions to a contractor who has committed and has been disciplined for multiple violations when the additional provisions of section 489.131(3)(f), Florida Statutes, have been met. C. To recommend to City Council certain amendments to Chapter One of the Florida Building Code as may be allowed by Florida Statutes. D. To act as condemnation Board in matters of violation of minimum standards and making inspections and reports when so requested by the Building Official. In this regard, the Board may secure the services of the Fire Chief, sanitarian, architects, engineers or other professionals as required and, upon making findings of fact, shall render a final decision. E. To hear and act upon Appeals from orders, requirements, decisions or determinations made by the Building Official under the provisions of Chapter 7, Article IV, City of Punta Gorda Code, the "Unsafe Building Abatement Code". F. To make a determination on applications for Certificate of Competency when so requested by the Building Official in cases where the established standards may not have been met, but extenuating circumstances may be evident. G. To hear and act upon any appeal timely filed to contest the validity of any notice of false alarm or fee assessment issued under Chapter 15, Section 15-19, Punta Gorda Code.

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

BOARDS / COMMITTEE

Title:	**Announcement of Vacancies:** Burnt Store Isles Canal Advisory Committee (1 regular and 1 alternate)
Funds:	Not applicable.
Recommended Action:	Staff recommends City Council announce the vacancies.
Summary:	Mr. Stuart Griffin Burgh's term is expiring February 14, 2026, and he is not seeking reappointment. The vacancy will be for a regular with a three-year term expiring 2029. Under the Committee's new bylaws, there is also a vacancy for 1 alternate seat with a three-year term expiring 2029. **Burnt Store Isles Canal Advisory Committee (BSI CAC)** – Meets monthly on the second Tuesday at 1:30 p.m. in City Council Chambers. Must be resident of Burnt Store Isles Canal Maintenance Assessment District. Five-member board with one alternate member. Three-year terms. Maximum of three terms. Financial disclosure required. Makes recommendations to City Council on effective maintenance of existing canals, waterways and navigable channels within the district, together with the maintenance and reconstruction of seawalls. Holds public hearings and makes final decision on petitions for Canal Construction Special Permits.
Department/Division:	City Clerk

EXHIBITS:

1. Burnt Store Isles Canal Advisory Committee

City of Punta Gorda, FL

Burnt Store Isles Canal Advisory Committee

Board Details

Makes recommendations to City Council on effective maintenance of existing canals, waterways and navigable channels within the district, together with the maintenance and reconstruction of seawalls. Holds public hearings and makes final decision on petitions for Canal Construction Special Permits. Must be resident of Burnt Store Isles Canal Maintenance Assessment District to apply.

Overview

Size 6 Seats

Term Length 3 Years

Term Limit 3 Terms

Contact

Name Laurel Adelmund

Email ladelmund@cityofpuntagordafl.com

Phone (941) 575-5002

Additional

Documents for New Appointees

Meetings

Regular meetings of the Burnt Store Isles Canal Advisory Committee are held at the Laishley Community Room, 120 Laishley Court, the second Tuesday of each month at 1:30 p.m., unless noticed otherwise. All meetings shall be open to the public.

Duties

A. Make recommendations to the City Council on: 1. The effective maintenance of existing canals, waterways and navigable channels, including the Burnt Store Isles boat lock, within the district together with the maintenance and reconstruction of bulkheads and retaining walls. 2. The adoption of construction standards for seawalls, docks, davits, boat lifts and associated pilings. 3. The proposed fiscal year operational budget, sources of revenue and any other expenditure of funds for the district. 4. Proposed ordinances or resolutions pertaining to district operations. 5. Requests to include lands not currently included within the district. 6. Requests for variances located on land abutting and lying within six feet of the seawall. B. Review and consider comments and concerns from residents related but not limited to enforcement issues such as excessive boat speeds, excessive wake, anchoring in navigable channels, illegal netting, operation of boats without lighting and interference with navigation in order to make recommendations and/or forward to the applicable City enforcement department. C. Decide on petitions for variances to the provisions of Punta Gorda Code Chapter 6, Article 2, Section 2-1.

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

BOARDS / COMMITTEE

Title:	**Announcement of Vacancies:** Code Enforcement Board (1 regular)
Funds:	Not applicable.
Recommended Action:	City Council announce the vacancy.
Summary:	Keith Johnson's first term on the Code Enforcement Board will expire on May 17, 2026, thereby creating a vacancy for a 3-year term until May 17, 2029. ***Code Enforcement Board*** – Meets monthly on the 3rd Thursday at 9:00 a.m. in City Council Chambers. Must be City resident. Seven-member board with two alternate members. Three-year terms. Maximum of three terms or partial term plus 2 more terms. Financial disclosure required. Hears & decides alleged violations of the City Code of Ordinances.
Department/Division:	City Clerk

EXHIBITS:

1. Code Enforcement Board

City of Punta Gorda, FL

Code Enforcement Board

REVIEWED
By Sara Welch at 2:27 pm, Mar 19, 2025

Board Details

Hears and decides alleged violations of the City Code of Ordinances.

Overview

Size 9 Seats

Term Length 3 Years

Term Limit 3 Terms

Contact

Name Ashley Omelanski-Carney

Email acarney@cityofpuntagordafl.com

Phone n/a

Additional

Documents for New Appointees

Chapter_9a_Code_Enforcement.pdf
2023_Guide_to_the_Sunshine_Amendment_and_Code_of_Ethics.pdf
Form_1_2023_Sample.pdf
Board_Member_Handbook.pdf
Code_Enforcement_Information_Presentation.pdf

Meetings

Regular meetings of the Code Enforcement Board shall be held in the City Council Chambers, 326 West Marion Avenue, Punta Gorda, Florida, at 9:00 a.m., the fourth Wednesday of each month. Special meetings and/or workshops may be held at the call of the Chairman or, in his/her absence, the Vice Chairman. All meetings shall be open to the public. In the event that a quorum of the members is not present for a scheduled meeting, such meeting will be rescheduled as soon as possible, consistent with notice requirements.

Duties

The Code Enforcement Board shall have the power to: (a) Adopt rules for the conduct of its hearings. (b) Subpoena alleged violators and witnesses to hearings. Subpoenas may be served by sheriff's service or by the police department of the City or some other law enforcement officer or other person designated by City Council. (c) Subpoena records, surveys, plats and other evidentiary material. (d) Take testimony under oath. (e) Issue orders having the force of law to command whatever steps are necessary to bring a violation into compliance. (f) Issue fines pursuant to Section 9A-8 of this Chapter and include therein all costs incurred in prosecuting the case before the Code Enforcement Board. Such costs shall be included in the lien authorized by this Chapter. (g) Reduce or compromise fines upon such terms and conditions as the Code Enforcement Board deems reasonable and just. (h) The Code Enforcement Board shall serve as an equalizing board to hear and consider any and all complaints concerning the amount of any special assessment established pursuant to the procedures set forth in Chapter 9, Article I, Section 9-5, Punta Gorda Code, and shall adjust and equalize the special assessments, when it deems such action is necessary. The Code Enforcement Board may only adjust or equalize the established special assessment upon a showing by an interested party that the amount of the established special assessment is unreasonable or that the property will not derive any special benefit from the improvements made by the City. The Code Enforcement Boarc shall follow the procedures set forth in Chapter 9, Article I, Section 9-5, Punta Gorda Code. (i) Pursuant to Chapter 9, Article II, Section 9-7, Punta Gorda Code, the Code Enforcement Board shall hold a hearing to consider objections by property owners to the City’s intent to revoke an exemption under the City’s Mandatory Lot Mowing Program. At such hearings, it should be the property owner’s burden to demonstrate good cause why the exemption should not be revoked. The Code Enforcement Board shall issue a written order either granting or denying a property owner’s request that their exemption should not be revoked. (j) Pursuant to Chapter 9, Article II, Section 9-7, Punta Gorda Code, the Code Enforcement Board shall have the duty and responsibility to hold hearings to consider any objections or defenses to the levy of a lien against the delinquent properties under the City’s Mandatory Lot Mowing Program. The owner of record of any property proposed to be liened for delinquent lot mowing fees, or any person having an interest therein, may appear at the hearings and voice any objections to the proposed lien or the amount thereof. Objections may also be submitted in writing either prior to or at the time of the hearing. At the hearing, the Code Enforcement Board may recommend to City Council a modification or correction of any proposed lien amount, provided that no lien amount may be increased over the amount in the proposed roll. After the hearing, the Code Enforcement Board shall certify the delinquent user fee roll to the City Council. (k) Pursuant to Chapter 9, Article II, Section 9-8, Punta Gorda Code, the Code Enforcement Board shall hear all appeals by any person aggrieved by any order or notice issued by the City pursuant to the City’s Mandatory Lot Mowing Program. It shall be the burden of any aggrieved person to demonstrate that the contested order or notice was unreasonable. (l) The Code Enforcement Board shall have such other duties and powers as assigned to it by the City Council pursuant to duly adopted ordinances of the City.

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

BOARDS / COMMITTEE

Title:	**Announcement of Vacancies:** Utility Advisory Board (1 regular and 1 alternate)
Funds:	Not applicable.
Recommended Action:	City Council announce the vacancies.
Summary:	George Ruchti's second term on the Utility Advisory Board will expire June 22, 2026, thereby creating a vacancy for a 3-year term. Additionally, the Board was granted an alternate seat, which has not yet been filled. ***Utility Advisory Board (UAB)*** – Meets the 3rd Tuesday at 9:00 a.m. in City Council Chambers. Must be City resident or customer of the Punta Gorda Utility Service Area. Five-member board with one alternate member. Three-year terms – maximum of three terms. Makes recommendations to City Council with regard to, but not limited to, revisions to the utility construction standards, alleged billing discrepancies and review of utility drawings and specifications.
Department/Division:	City Clerk

EXHIBITS:

1. Utility Advisory Board

City of Punta Gorda, FL

Utility Advisory Board

REVIEWED
By Sara Welch at 2:29 pm, Mar 19, 2025

Board Details

Makes recommendations to City Council with regard to, but not limited to, revisions to utility construction standards, alleged billing discrepancies and review of utility drawings and specifications.

Overview

Size 7 Seats

Term Length 3

Term Limit 3

Contact

Name Courtney Malmberg

Email CMalmberg@CityofPuntaGordaFL.com

Phone (941) 575-3331

Additional

Documents for New Appointees

Board_Member_Handbook.pdf

2024_Guide_to_the_Sunshine_Ammendment_and_Code_of_Ethics.pdf

Utility_Advisory_Board_Bylaws_-_Final.pdf

Meetings

Regular meetings of the Utility Advisory Board shall be held in the City Council Chambers, 326 West Marion Avenue, Punta Gorda, Florida, at 9:00 A.M., the fourth Monday of each month, unless noticed otherwise. Meeting dates may be changed or cancelled by staff or by consensus of the Board during a public meeting. Members shall be notified immediately of any meeting date changes made by staff. Special meetings and/or workshops may be held at the call of staff, the Chair or, in his/her absence, the Vice Chair. All meetings shall be open to the public.

Duties

The Utility Advisory Board may make recommendations to the City Council for: A. Service area expansions or modifications. B. Utility rate studies and any proposed utility rate changes. C. Proposed ordinances, resolutions, interlocal agreements and the budget concerning utilities. D. Revisions to utility construction standards. E. Alleged utility billing discrepancies and disputes. F. Public petitions concerning utility service(s). G. Review utility drawings and specifications. H. Other matters referred to the Board by the City Council or City Manager.

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

BOARDS / COMMITTEE

Title: **Nominations:** Punta Gorda Housing Authority (1 commissioner seat)

Funds: Not applicable.

Recommended Action: Staff recommends City Council nominate and reappoint Alexia Martin.

Summary: Alexia Martin currently serves on and is seeking reappointment to the Punta Gorda Housing Authority.

Punta Gorda Housing Authority - Meets the 3rd Thursday at 8:30 a.m. at the PGHA Community Room, 340 Gulf Breeze Avenue, Punta Gorda. Must be a resident of Charlotte County or the City of North Port. At least one commissioner shall reside within the Housing Authority's jurisdiction and receive rent subsidy through a program administered by the Authority. Seven-member board. Four-year terms – no term limits.

The mission of the Housing Authority is to provide quality, affordable housing that is well maintained and free from drugs, violent crime, and discrimination while serving residents with the highest degree of professional courtesy, empathy and respect.

Department/Division: City Clerk

EXHIBITS:

1. Martin Application

Application Form

Introductory Information

Public Record Acknowledgement

I acknowledge that my application and any attachments, including my resume, will become public record pursuant to Florida Statutes. I further acknowledge it is my responsibility to inform the City Clerk's Office if any of my personal identifying information qualifies for exemption from public disclosure.

☑ I Agree

Profile

Alexia
First Name

Martin
Last Name

alexia.martin@whitcoinsurance.com
Email Address

25191 Olympia Ave Suite 2
Home Address

Punta Gorda, FL
City

FL
State

33950
Postal Code

Mobile: (941) 421-2977
Primary Phone

Business: (941) 257-0692
Alternate Phone

Do you reside within the incorporated City limits of Punta Gorda?

○ Yes ◉ No

Are you a full-time resident of the City?

○ Yes ◉ No

Alexia_Resume_2026.docx
Upload a Resume

Why are you interested in serving on a board or commission?

Already serving on Punta Gorda Housing Authority Board and Renewal coming up in May 2026

Which Boards would you like to apply for?

Punta Gorda Housing Authority: On Agenda

Bylaws/Ordinances

I have reviewed the governing document(s) for the board(s) to which I am applying and understand what my role as a member will be, and I have the necessary time to devote to serving on the board(s) to which I am applying.

☑ I Agree

Compliance with Laws

I will comply with all applicable laws including, but not limited to, Florida's Public Records Law (Florida Statutes Chapter 119) and the Sunshine Law (Florida Statutes Section 286.011). I will review materials supplied on these subjects by the City Clerk's Office.

☑ I Agree

Have you served on a City of Punta Gorda Board previously?

◉ Yes ○ No

Please indicate the Board(s) of prior service and dates served.

Punta Gorda Housing Authority 2024-2026

Are you currently serving on a City Board?

◉ Yes ○ No

Which Board(s)?

Punta Gorda Housing Authority

Are you a graduate of the Punta Gorda Citizens' Academy?

○ Yes ◉ No

Concluding Information

WHITCO INSURANCE 25191 Olympia Ave Unit B Punta Gorda FL 33950 Office: 941-257-0692
ALEXIA MARTIN AGENCY 115 N Tamiami Trl Unit 5 Nokomis FL 34275 Office 941-244-0804

February 11, 2026
Alexia Martin
941-421-2977 |alexia.martin@whitcoinsurance.com

Summary

Detail-Oriented Commercial Insurance Agent & Agency Owner with over 20 years of experience driving sales growth, managing operations, and leading high-performing teams across multiple locations in Punta Gorda and Nokomis, serving clients throughout the Florida region. Proven track record in building lasting client relationships, delivering tailored insurance solutions, and consistently exceeding sales and retention goals. Committed to giving back to the community through the investment of time, talent, and resources.

Experience

• Exp Analyze client requirements and design customized insurance programs for personal, commercial, and specialty lines.
• Review, write, and quote large commercial accounts, ensuring comprehensive coverage and risk management strategies for business clients.
• Build and maintain relationships with over 3,000+ clients, driving retention rates above 90% through proactive communication and service.
• Develop and execute strategic marketing initiatives to expand brand presence and grow the client base.
• Monitor industry regulations and market trends to provide clients with accurate, timely policy updates.
• Recruit, train, and mentor a high-performing team of licensed agents and customer service staff, fostering professional growth and consistent performance.
• Oversee all aspects of agency operations, including budgeting, staffing, compliance, and performance management to achieve revenue and growth goals.

Organizations

Chapter President, American Business Women’s Association, Punta Gorda Chapter, 2024-Current
Commissioner, Punta Gorda Housing Authority 2023-Current
Board Secretary, Charlotte County Art Guild dba Visual Arts Center, 2025-Current
Board Director, The Florida Philharmonic, 2026-Current
Council Chair, SW FL ABWA Area Council, 2024-2026
Board Director, Visual Arts Center Endowment Trust, 2023-2025
Chair, Punta Gorda Chamber of Commerce, 2021-2022
Board President, Charlotte County Art Guild, Inc dba Visual Arts Center, 2018-2020

Board President, Visual Arts Center Endowment Trust, 2021-2023
Leadership Charlotte, Class of 2015
Valerie’s House Mentor, 2020-2021

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

BOARDS / COMMITTEE

Title:	**Nominations:** Punta Gorda Isles Canal Advisory Committee (1 alternate)
Funds:	Not applicable.
Recommended Action:	Staff recommends City Council nominate and appoint James Merritt.
Summary:	Under the Committee's new bylaws, there is a vacancy for an alternate member. The appointment will be for a three-year term expiring 2029. James Merritt is interested in and eligible to serve on the Punta Gorda Isles Canal Advisory Committee. **Punta Gorda Isles Canal Advisory Committee (PGI CAC)** – Meets monthly on the third Monday at 1:30 p.m. in City Council Chambers. Must be resident of Punta Gorda Isles Canal Maintenance Assessment District. Five members with 1 alternate member. Three-year terms. Maximum of three terms. Financial disclosure required. Makes recommendations to City Council on effective maintenance of existing canals, waterways and navigable channels within the district, together with the maintenance and reconstruction of seawalls. Holds public hearings and makes final decision on petitions for Canal Construction Special Permits.
Department/Division:	City Clerk

EXHIBITS:

1. Punta Gorda Isles Canal Advisory Committee
2. Merritt Application

City of Punta Gorda, FL

Punta Gorda Isles Canal Advisory Committee

Board Details

Makes recommendations to City Council on effective maintenance of existing canals, waterways and navigable channels within the district, together with the maintenance and reconstruction of seawalls. Holds public hearings and makes final decision on petitions for Canal Construction Special Permit. Must be resident of Punta Gorda Isles Canal Maintenance Assessment District to apply.

Overview

Size 6 Seats

Term Length 3 Years

Term Limit 3 Terms

Contact

Name Laurel Adelmund

Email LAdelmund@CityofPuntaGordaFL.com

Phone (941) 575-5002

Additional

Documents for New Appointees

Meetings

Regular meetings of the Punta Gorda Isles Canal Advisory Committee are held at the Laishley Community Room, 120 Laishley Court, the third Monday of each month at 1:30 p.m., unless noticed otherwise. Meeting dates may be changed or cancelled by staff or by consensus of the Committee during a public meeting. All meetings shall be open to the public.

Duties

The Punta Gorda Isles Canal Advisory Committee shall have no authority other than as stipulated by the Bylaws and approved by the City Council. The Committee may: A. Make recommendations to the City Council on: 1. The effective maintenance of existing canals, waterways and navigable channels within the district together with the maintenance and reconstruction of bulkheads and retaining walls. 2. The adoption of construction standards for seawalls, docks, davits, boat lifts and associated pilings. 3. The proposed fiscal year operational budget, sources of revenue and any other expenditure of funds for the district. 4. Proposed ordinances or resolutions pertaining to district operations. 5. Requests to include lands not currently included within the district. 6. Requests for variances located on land abutting and lying within six feet of the seawall. B. Review and consider comments and concerns from residents related but not limited to enforcement issues such as excessive boat speeds, excessive wake, anchoring in navigable channels, illegal netting, operation of boats without lighting and interference with navigation in order to make recommendations and/or forward to the applicable City enforcement department. C. Decide on petitions for variances to the provisions of Punta Gorda Code Chapter 6, Article 2, Section 2-1.

Application Form

Introductory Information

Public Record Acknowledgement

I acknowledge that my application and any attachments, including my resume, will become public record pursuant to Florida Statutes. I further acknowledge it is my responsibility to inform the City Clerk's Office if any of my personal identifying information qualifies for exemption from public disclosure.

☑ I Agree

Profile

James
First Name

A.
Middle Initial

Merritt
Last Name

jimmerritt51@gmail.com
Email Address

3640 Bal Harbor Blvd Apt 133
Home Address

Punta Gorda
City

FL
State

33950
Postal Code

Home: (941) 276-1553
Primary Phone

Mobile: (941) 276-1553
Alternate Phone

Do you reside within the incorporated City limits of Punta Gorda?

◉ Yes ○ No

Are you a full-time resident of the City?

◉ Yes ○ No

Resume_Jim_Merritt.doc
Upload a Resume

Why are you interested in serving on a board or commission?

As a 13 yr resident of the Isles and an avid boater I am interested in being a part of the process to provide safe and viable canal system.

Which Boards would you like to apply for?

Punta Gorda Isles Canal Advisory Committee: On Agenda

Question applies to multiple boards

Financial Disclosure Acknowledgement

If I am appointed to a board requiring financial disclosure, I agree to file the Form 1 Financial Disclosure and Form 1F Final Statement via the Florida Commission on Ethics online portal within the required timeframes.

☑ I Agree

Bylaws/Ordinances

I have reviewed the governing document(s) for the board(s) to which I am applying and understand what my role as a member will be, and I have the necessary time to devote to serving on the board(s) to which I am applying.

☑ I Agree

Compliance with Laws

I will comply with all applicable laws including, but not limited to, Florida's Public Records Law (Florida Statutes Chapter 119) and the Sunshine Law (Florida Statutes Section 286.011). I will review materials supplied on these subjects by the City Clerk's Office.

☑ I Agree

Question applies to Punta Gorda Isles Canal Advisory Committee

I am a resident of the Punta Gorda Isles Canal Maintenance Assessment District.

◉ Yes ○ No

Have you served on a City of Punta Gorda Board previously?

○ Yes ◉ No

Are you currently serving on a City Board?

○ Yes ◉ No

Are you a graduate of the Punta Gorda Citizens' Academy?

○ Yes ◉ No

Concluding Information

JAMES A. MERRITT
3640 Bal Harbor Blvd, Apt 133, Punta Gorda, FL 33950
jimmerritt51@gmail.com
941-276-1553

SUMMARY

Highly effective and experienced director level executive experienced in all aspects of lean manufacturing techniques. Change champion with a proven record of leading plant start-ups and challenging turnaround situations. Build highly effective cross-functional teams through consensus management and fostering an environment that allows individuals to reach their potential. Strategic leader with broad grasp of core business values.

PROFESSIONAL EXPERIENCE

Isles Yacht Club Punta Gorda, Florida 2012 to June, 2025
Dockmaster
Job description: Responsible for fuel inventory and management, full-time tenants, reciprocal transient dockage and maintenance of slips, and fuel and pump-out equipment. Also involved with yacht club facility maintenance. Supervised staff of four assistant dockmasters.

CHARLOTTE HARBOR SAILING Punta Gorda Florida 2016 to 2023
Charter Captain and Sailing Instructor
Worked as charter captain and certified ASA sailing instructor utilizing a Catalina 310 sailboat. Sunset tours through overnight instruction using my 100-ton master license and American Sailing Association instructor certifications.

SAILING HIATUS 2010 to 2012

After selling my inspection business my wife and I embarked on a trip to sail the west coast to the Panama Canal, transit and return to the USA.

WIN HOME INSPECTION Bellevue, Washington 2003 to 2010
Owner operator of franchise operation engaged in the inspection of homes for buyers and sellers. Operated a successful business built by referrals doing approximately 300 inspections annually.

PERFECT STARTS Puyallup, Washington 2002 to 2003
Created small business to cater to office with small automatic espresso machine and locally roasted gourmet beans.

TRC Kent, Washington 2001
Recruited by the President of TRC to act as Vice President of Operations on a consultant basis. TRC is a 4-million-dollar business in the automotive transmission replacement industry.

- Evaluated the operation for the suitability of lean manufacturing
- Evaluated the profitability of individual product lines

DERBY CYCLE (RALEIGH & DIAMONDBACK) Kent, Washington 1997 to 2001
Director of Manufacturing
Recruited by the President of Raleigh to update bicycle manufacturing operations and expand capacity. Responsible for the culturally diverse workforce during growth from 50 million to 140 million in sales.

- Responsible for West coast finished goods distribution of bicycles from two 100,000 sq. ft facilities in Washington and California.
- Responsible for a $10 million warehouse for raw materials. Led change in policies to improve inventory accuracy and turns.
- Led re-engineering process in wheel building that identified core issues, evaluated existing technologies, and built consensus on appropriate solutions. Program resulted in 50% quality improvement and 100k dollars in improved efficiencies.

- Engendered out of the box thinking resulting in an exquisitely simple solution to longstanding painting bottleneck. Implementation resulted in $400k savings and sufficient added capacity to eliminate the second shift.
- Led culture change from quantity ("close is good enough") to quality ("we expect to exceed customers' expectations) through innovative management and team building practices.
- Built relationships, educated, and monitored Far Eastern frame vendors by numerous visits to China and Taiwan to teach, observe, and communicate precise expectations. Significantly improved quality of frames and virtually eliminated rework.
- Transitioned hourly workforce from 25% temporary to 100% permanent, resulting in consistent quality and improved morale.
- Participated in setting acquisition strategies for two separate buyouts in the past three years.

PERSNICKETY'S Goodlettsville, Tennessee 1995 to 1997
Owner/Manager
Sold successful retail ice cream business at a profit when recruited to lead the operations at Raleigh Bicycle.

WILSON SPORTING GOODS 1978 to 1994

Plant Manager, Springfield, Tennessee 1990 to 1994
Selected by Wilson's President to convert an unprofitable, traditional, low margin factory to a streamlined responsive LEAN operation. Managed the national distribution center for golf bags and golf clothing.

Combining JIT manufacturing strategies with national distribution of bags and clothing to reduce inventory while improving out of stock and improve turns.

Managed nationwide call center and custom embroidery operation necessary to grow soft goods market share.

Gained acceptance of long-tenured employees, through pilot program, to move to lean cellular centers.
- Reduced lead times from 4-6 weeks to 72 hours.
- Reduced raw material and WIP inventory by 40% ($400,000).
- Reduced costs 15% by eliminating "nonvalue added" time

Plant Manager, St. Vincent, West Indies 1988 to 1990
Accepted overseas assignment to turn around failing $12 million dollar cost center, engaged in the manufacture of high performance, composite tennis rackets. Assignment required total immersion into the local culture and politics of the island, while maintaining the morale of my expatriate managers and their families.

- Built a multi-national team, to expand and modernize West Indies facility.
- Successfully introduced six new products including the first wide body large head racket to meet durability specifications.
- Vertically integrated operation by starting up the process to manufacture resin impregnated graphite sheets (Prepreg) resulting in $1 million dollar cost reduction.

Production Manager, Humboldt, Tennessee 1982 to 1988
Production Superintendent, Fountain Inn, South Carolina 1979 to 1982

EDUCATION AND AFFILIATIONS

B.S., Business Administration **Member of APICS since 1987**
University of Illinois
Champaign.Urbana, Illinois **US Coast Guard Sailing Master 100-Ton – expired 2025**

CITY COUNCIL
CITY OF PUNTA GORDA
03/11/2026

BOARDS / COMMITTEE

Title: **Appointment:** Police Officers' Pension Board (1 City resident member)

Funds: Not applicable.

Recommended Action: Staff recommends City Council reappoint Jaha Cummings.

Summary: Jaha Cummings's term as a City resident representative on the board will end March 20, 2026. He is eligible for reappointment and has been nominated. To date, no other applications for this opening have been received. The next term will be for a 4-year period until March 20, 2030.

Police Officers' Pension Board – Meets quarterly & as called in Council Chambers. Five members – two City residents at-large, two pension plan members and one member appointed by the Board. Four-year terms – no maximum. Financial disclosure required.

Charged with management of the Police Officers' Pension Fund.

Department/Division: City Clerk

EXHIBITS:

1. Police Officers' Pension Board
2. Cummings Application

City of Punta Gorda, FL

Police Officers' Pension Board

Board Details

Charged with management of the Police Officers’ Pension Fund. Members must be Plan members or City residents.

Overview

Size 5 Seats

Term Length 4 Years

Term Limit N/A

Contact

Name Chrissy Stoker

Email Christine.Stoker@foster-foster.com

Phone n/a

Additional

Documents for New Appointees

Meetings

Regular meetings of the Board are held at the Laishley Community Room, 120 Laishley Court, quarterly as established by the Board, unless noticed otherwise. All meetings shall be open to the public.

Duties

Charged with management of the Police Officers’ Pension Fund.

Application Form

Introductory Information

Public Record Acknowledgement

I acknowledge that my application and any attachments, including my resume, will become public record pursuant to Florida Statutes. I further acknowledge it is my responsibility to inform the City Clerk's Office if any of my personal identifying information qualifies for exemption from public disclosure.

☑ I Agree

Profile

Jaha
First Name

Cummings
Last Name

jaha.cummings@cbsunstar.com
Email Address

402 Ida Avenue
Home Address

Punta Gorda
City

FL
State

33950
Postal Code

Do you reside within the incorporated City limits of Punta Gorda?

◉ Yes ○ No

Are you a full-time resident of the City?

◉ Yes ○ No

Jaha_Cummings__Resume.pdf
Upload a Resume

Why are you interested in serving on a board or commission?

I am passionate about serving on the Police Officers' Pension Board because it offers an opportunity to give back to the officers who selflessly protect our community every day. With over 25 years in business and financial services, I bring a comprehensive understanding of both public administration and investment management. My three terms on the City Council allowed me to gain substantial expertise in municipal finance, which I have further developed through my current role as a partner at a leading investment bank. My experience includes providing thought leadership to pensions and sovereign wealth funds on strategic investment practices, which equips me with a nuanced understanding of institutional financial security and risk management. I am eager to apply this knowledge to ensure that the pension plan remains robust, offering stability and reassurance to our officers and their families.

Which Boards would you like to apply for?

Police Officers' Pension Board: Appointed

Bylaws/Ordinances

I have reviewed the governing document(s) for the board(s) to which I am applying and understand what my role as a member will be, and I have the necessary time to devote to serving on the board(s) to which I am applying.

☑ I Agree

Compliance with Laws

I will comply with all applicable laws including, but not limited to, Florida's Public Records Law (Florida Statutes Chapter 119) and the Sunshine Law (Florida Statutes Section 286.011). I will review materials supplied on these subjects by the City Clerk's Office.

☑ I Agree

Have you served on a City of Punta Gorda Board previously?

◉ Yes ○ No

Please indicate the Board(s) of prior service and dates served.

Punta Gorda City Council, Nov. 2016 - Nov. 2022

Are you currently serving on a City Board?

○ Yes ◉ No

Which Board(s)?

none

Are you a graduate of the Punta Gorda Citizens' Academy?

○ Yes ◉ No

Concluding Information

Jaha Cummings
Global Capital Strategist & Real Estate Development Investment Advisor | Expertise in Capital Placement & Raising, Development Projects | Economic & Historic Preservation Initiatives
Punta Gorda, Florida
Jaha.cummings@cbsunstar.com

Certifications
Financial Industry Regulatory Agency (FINRA): Series 82, Securities Industry Essentials (SIE)
North American Securities Administrators Association (NASAA): Series 63
National Association of Realtors (NAR): Certified International Property Specialist (CIPS) & Seniors Real Estate Specialist (SRES)
Florida Real Estate License

Summary
Over 20 years of experience, I specialize in capital placement, raising, and development across real estate, energy, healthcare, entertainment, and publishing. My leadership in commercial real estate development covers multifamily, office, retail, industrial, and more, driving growth through public-private-philanthropic partnerships with local governments. My tenure as a local elected official underscores my deep understanding of importance of local government to the day-to-day lives of citizens.

Areas of Expertise:
- Multi-sector Capital Placement & Raising
- Commercial Real Estate Investment & Development
- Economic and Cultural Revitalization Initiatives
- Public-Private Partnership Development
- International Business & Market Expansion

Recent Thought Leadership:
- Speaker on alternative asset resilience, working with local governments, and PPPs for economic revitalization to pensions and sovereign wealth fund managers.
- Active member in key industry committees, involving infrastructure, logistics, and community development.

Experience
Harvard Business Review - Advisory Council
May 2024 - Present

Finalis – Partner & Registered Representative
October 2023 - Present
Specializing in Private Placement and Capital Raising for Real Estate, Energy, Healthcare, and Entertainment. Finalis is the world's fastest-growing network of Investment Bankers, M&A Advisors, Funds & Companies seeking new opportunities in the capital markets. Finalis has $32B+ in active deals, 300+ qualified professionals, 1,000+ active deals, and $3B+ closed deals. Securities offered through Finalis

Securities LLC Member FINRA/SIPC. Cummings Commercial Group and Finalis Securities LLC are separate, unaffiliated entities.

Blanchard House Institute - Founder
June 2022 - Present
Blanchard House Institute (BHI) supports 250+ underinvested and rural communities impacted by Urban Renewal and historic neglect to address the gap where the American Dream has remained unfulfilled. As an extension of the Blanchard House Museum, BHI's signature programs are at the nexus of civic engagement, entrepreneurship, and the preservation of heritage and culture. BHI is a coalition partner of Milken Institute's 10,000 Communities Initiative.

Cummings Commercial Group, Coldwell Banker Sunstar - Principal
June 2021 - Present
Among our qualifications are participation on state, regional, and local governmental, civic, and economic development boards. We have strong market relationships throughout Southwest Florida & the Heartland. Our mission is to provide institutional quality, development strategies structured to protect and grow capital with risk-adjusted returns provided. We assist our Customers with guidance on real estate/infrastructure as an investment alternative for pensions and sovereign wealth funds; strategy planning to include: market studies, business infrastructure, training and development, regulatory compliance, local partnerships, & logistics. Securities offered through Finalis Securities LLC Member FINRA/SIPC. Cummings Commercial Group and Finalis Securities LLC are separate, unaffiliated entities.

Coldwell Banker Sunstar Realty - Manager, Coldwell Banker Sunstar, Schmidt Family of Companies
June 2021 - Present
Schmidt Family of Companies (SFOC) is the parent company to the Coldwell Banker franchises - Sunstar Realty, Paradise and Premier Properties. SFOC is a full-service real estate brokerage firm offering title and mortgage services, property management and relocation services.

Florida Department of Transportation - Member, Florida Freight Advisory Committee
March 2021 – Present
This state advisory committee was developed in accordance to provide guidance in federal transportation legislation, including both the Moving Ahead for Progress in the 21st Century (MAP-21) and Fixing America's Surface Transportation (FAST) Act. The Florida Freight Advisory Committee (FLFAC) is charged with:

- Advising the State on freight-related priorities, issues, projects, and funding needs
- Serving as a forum for discussion of State decisions affecting freight transportation
- Communicating and coordinating regional priorities with other organizations
- Promoting the sharing of information between the private and public sectors on freight issues
- Participating in the development of the State's Freight Plan

Southwest Florida Regional Planning Council - Disaster Recovery Coordinator
January 2023 - June 2024
Fort Myers, Florida
This position was created by the U.S. Department of Commerce, Economic Development Administration.

Provide critical assistance to businesses, growers, non-profit organizations, and government agencies in Southwest Florida for post-Hurricane Ian recovery.

City of Punta Gorda Florida - City Council Member
November 2016 - November 2022
Punta Gorda, Florida
Responsible for managing a $187M budget, 280 employees, Community Redevelopment Authority (CRA), and creating special taxing districts. Represented the City and County on a number of Regional and State boards.

Southwest Florida Regional Planning Council - Treasurer
November 2016 - November 2022
Fort Myers, Florida
Florida's Regional Planning Councils (RPC's) are public organizations that serve as bridges between state and local governments representing an area in which resources, characteristics, and issues co-exist. RPC's provide comprehensive planning and intergovernmental coordination for managed, responsible growth. Florida Statutes 186.502(4)(1) recognize RPCs as Florida's only multipurpose regional entities in a position to plan for and coordinate intergovernmental solutions to growth-related problems on greater- than-local issues, provide technical assistance to local governments, and meet other needs of the communities in each region. Southwest Florida RPC serves Regional District 9 and consists of six counties. The six counties in the Southwest Florida Region include: Charlotte, Collier, Glades, Hendry, Lee, and Sarasota.

Punta Gorda/Englewood Beach, the Charlotte Harbor Gulf Island Coast - Vice Chairman
November 2016 - November 2022
Punta Gorda, Florida
The Tourist Development Council (TDC) oversees the operations of the Punta Gorda/Englewood Beach Visitor & Convention Bureau (VCB). Other functions, powers, and duties of the TDC are as follows:

- Define the VCB's purpose and establish its governing principles.
- Provide advice and consent with regard to policy and goals.
- Approve the annual operating budget and monitor the VCB's finances.
- Represent the VCB's interests to external audiences.
- Serve as an advocate for tourism and destination issues.

Education
Dartmouth College - Asian Studies, with Special Studies in Space Technology & Portuguese and Japanese Language Immersion (1995)
Florida League of Cities University - Institute for Elected Municipal Officials (2017)
Florida League of Cities University - Advanced Institute for Elected Municipal Officials (IEMO-II) (2017)
Florida League of Cities University - Advanced Institute for Elected Municipal Officials III (2018)
Florida League of Cities University - Advanced Institute for Elected Municipal Officials IV (2018)