



**PUNTA GORDA ISLES CANAL ADVISORY COMMITTEE AGENDA  
120 LAISHLEY COURT, PUNTA GORDA, FLORIDA, 33950  
DECEMBER 15, 2025, 1:30 PM**

Robert F Knabe, Chair  
Ronald P Ludvig, Committee Member  
Harry G Walberg, Committee Member  
Jake Dye, Committee Member  
Jeffrey T D'amico, Committee Member

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**CALL TO ORDER**

Roll Call  
Pledge of Allegiance  
Announcements  
Next Meeting - January 20, 2025

**PUBLIC COMMENTS**

Anyone wishing to address the Punta Gorda Isles Canal Advisory Committee on any subject may do so at the appropriate time during the meeting. Those who choose to speak must state their name for the record. Each person will be allowed to speak up to a maximum of three minutes.

1. **APPROVAL OF MINUTES**

- 1.a **Approval of Minutes: Punta Gorda Isles Canal Advisory Committee Meeting of October 20, 2025.**

2. **REPORTS**

- 2.a **Finance Report November 2025**
- 2.b **Budget Utilization Report November 2025**
- 2.c **Seawall Replacement Status Report November 2025.**
- 2.d **Permits Authorized by City Staff November 2025.**
- 2.e **Punta Gorda Isles Capital Improvement Status Report November 2025.**
- 2.f **Master Permit Agreement Status Report November 2025.**

3. **QUASI-JUDICIAL PUBLIC HEARINGS**

**3.a Special Permit CCSP 01-2025**

**3.b Special Permit CCSP 02-2025**

**3.c Special Permit CCSP 03-2025**

**4. GENERAL BUSINESS**

**STAFF COMMENTS**

**MEMBER COMMENTS**

**ADJOURNMENT**

If any person decides to appeal any matter considered at this meeting, 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@cityofpuntafordafl.com](mailto:humres@cityofpuntafordafl.com), at least two (2) calendars days prior to the meeting.

**PUNTA GORDA ISLES CANAL ADVISORY COMMITTEE  
CITY OF PUNTA GORDA  
12/15/2025**

**APPROVAL OF MINUTES**

**Title:** Approval of Minutes: Punta Gorda Isles Canal Advisory Committee Meeting of October 20, 2025.

**Funds:**

**Recommended Action:** Punta Gorda Isles Canal Advisory Committee approval.

**Summary:** Regular Meetings Minutes of October 20, 2025

**Department/Division:** Public Works

**EXHIBITS:**

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1. [October 20, 2025, Minutes](#)

**CITY OF PUNTA GORDA, FLORIDA  
PUNTA GORDA ISLES CANAL ADVISORY COMMITTEE MEETING MINUTES  
OCTOBER 20, 2025, 1:30 P.M.  
120 LAISHLEY COURT  
PUNTA GORDA, FL 33950**

**MEMBERS PRESENT:** Robert Knabe, Chair  
Jeffrey D’Amico, Jake Dye, Ronald Ludvig

**MEMBERS ABSENT:** Kenneth Rolland, Harry Walberg

**CITY STAFF PRESENT:** Bryan Clemons, Engineering Manager; Marc Storm, Canal Maintenance Supervisor; Alexandra Friend, Board Recorder

**CALL TO ORDER**

Chair Knabe called the meeting to order at 1:30 p.m., followed by the Pledge of Allegiance.

**PUBLIC COMMENTS**

There were none.

**1) APPROVAL OF MINUTES**

1.a Approval of Minutes: Punta Gorda Isles Canal Advisory Committee Meeting of September 15, 2025.

**Exhibits:**

Cover Page

September 15, 2025, Minutes

Member Ludvig **MOVED** to approve the September 15, 2025, minutes, **SECONDED** by Member Dye.

**AYE:** D’Amico, Dye, Knabe, Ludvig

**ABSENT:** Rolland, Walberg

**MOTION CARRIED.**

**2) REPORTS**

2.a Finance Report September 2025

**Exhibits:**

Cover Page

Punta Gorda Isles Canal Maintenance Expenditure Report 09302025

Punta Gorda Isles Canal Maintenance Revenue Report 009302025

Marc Storm, Canal Maintenance Supervisor, presented the report.

2.b Budget Utilization Report September 2025

**Exhibits:**

Cover Page

PGI Utilization 202509

Marc Storm presented the report.

2.c Seawall Replacement Status Report September 2025

**Exhibits:**

Cover Page

NE2\_IAN Seawall Phase II\_Replacement Status\_090925

NW1\_IAN Seawall Phase I\_Replacement Status\_090925

NW2\_Seawall Phase II\_Replacement Status\_090925

SE\_IAN Seawall Phase I\_Replacement Status\_090925

SW\_IAN Seawall Phase II\_Replacement Status\_090925

IanSeawallStatusWithPhase2\_PGI\_Charts20250828

IanSeawallStatusMCG\_Phase2\_Chart20250828

IanSeawallStatusMCG\_Chart20250828

Marc Storm presented the report.

2.d Permits Authorized by City Staff September 2025

**Exhibits:**

Cover Page

PGI Canal Maintenance Report by City Staff 09302025

Marc Storm presented the report.

2.e Punta Gorda Isles Capital Improvement Status Report September 2025

**Exhibits:**

Cover Page

PGI Capital Improvement Status 202509

Marc Storm presented the report.

Discussion ensued regarding securing a spoil site and the challenges with same.

2.f Master Permit Agreement Status Report September 2025

**Exhibits:**

Cover Page

MasterPermitStatus202509PGI

Marc Storm presented the report.

3) QUASI-JUDICIAL PUBLIC HEARINGS

3.a There are no Public Hearings for the October 20, 2025, meeting.

**Exhibits:**

Cover Page

There were none.

4) GENERAL BUSINESS

There was none.

STAFF COMMENTS

There were none.

MEMBER COMMENTS

There were none.

ADJOURNMENT

The meeting adjourned at 1:30 p.m.

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Chair

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Board Recorder

**PUNTA GORDA ISLES CANAL ADVISORY COMMITTEE  
CITY OF PUNTA GORDA  
12/15/2025**

**REPORTS**

**Title:** Finance Report November 2025

**Funds:**

**Recommended Action:** For informational purposes only, no action required.

**Summary:** The attached monthly report provides updates on Expenditures and Revenue Reports for Punta Gorda Isles.

**Department/Division:** Public Works

**EXHIBITS:**

- 
1. [Punta Gorda Isles Canal Maintenance Expenditure Report 11302025](#)
  2. [Punta Gorda Isles Canal Maintenance Revenue Report 11302025](#)
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PUNTA GORDA ISLES CANAL MAINTENANCE EXPENDITURE REPORT  
FY 2026

DATE PREPARED: 12/10/25  
WORKSHEET NAME: YTD103EX

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	ORIGINAL BUDGET	AMENDED BUDGET	Y-T-D EXPENSES	ENCUMBRANCES (P.O.'S)	TOTAL YTD + PO'S	% SPENT	BALANCE
103-0000-581.99-03	PROJECTED CARRYOVER - END	4,635,131	4,635,131	0	0	0		4,635,131
*	ENDING RESERVES	4,635,131	4,635,131	0	0	0		4,635,131
**	PUNTA GORDA ISL CANAL MNT	4,635,131	4,635,131	0	0	0		4,635,131
103-0960-549.12-01	REGULAR SALARIES & WAGES	0	0	1,249	0	1,249		1,249-
103-0960-549.14-00	OVERTIME PAY	0	0	151	0	151		151-
103-0960-549.21-00	F I C A TAXES	0	0	107	0	107		107-
103-0960-572.12-01	REGULAR SALARIES & WAGES	704,945	704,945	122,128	0	122,128	17	582,817
103-0960-572.14-00	OVERTIME PAY	20,000	20,000	13,592	0	13,592	68	6,408
103-0960-572.21-00	F I C A TAXES	54,495	54,495	10,225	0	10,225	19	44,270
103-0960-572.22-00	RETIREMENT CONTRIBUTION	54,175	54,175	6,156	0	6,156	11	48,019
103-0960-572.22-10	RETIREMT -DEFINED CONTRIB	20,665	20,665	3,990	0	3,990	19	16,675
103-0960-572.23-00	EMPLOYEE HLTH & LIFE INS	194,995	194,995	45,740	0	45,740	23	149,255
103-0960-572.23-02	DEP HLTH + EMPL PD LIFE	51,530	51,530	2,207	0	2,207	4	49,323
103-0960-572.24-00	WORKMEN'S COMP PREMIUMS	28,830	28,830	6,937	0	6,937	24	21,893
*	PERSONNEL SERVICES	1,129,635	1,129,635	212,482	0	212,482	19	917,153
103-0960-572.31-13	EMPLOYEE TESTING	0	0	55	0	55		55-
103-0960-572.31-14	ENGINEERING CONSULTANT	10,000	18,350	0	8,350	8,350	46	10,000
103-0960-572.32-00	ACCOUNTING & AUDITING	1,580	3,096	0	1,450	1,450	47	1,646
103-0960-572.34-00	CONTRACTUAL SERVICES	30,000	41,803	0	11,803	11,803	28	30,000
103-0960-572.34-08	CHANNEL MARKERS	15,000	17,529	0	2,528	2,528	14	15,001
103-0960-572.34-10	INLET DREDGE	60,000	60,000	0	0	0		60,000
103-0960-572.34-12	SEAWALL REPLACEMENT	5,450,000	6,950,000	0	1,500,000	1,500,000	22	5,450,000
103-0960-572.34-42	MANGROVE TRIMMING	67,120	67,120	0	65,000	65,000	97	2,120
103-0960-572.40-00	TRAVEL & PER DIEM	600	600	0	0	0		600
103-0960-572.41-00	COMMUNICATIONS SERVICES	4,670	4,670	0	0	0		4,670
103-0960-572.43-01	ELECTRICITY	1,090	1,090	82	0	82	8	1,008
103-0960-572.43-07	LOT MOWING	1,800	1,800	0	0	0		1,800
103-0960-572.44-05	CLOTHING & UNIFORMS	910	910	100	750	850	93	60
103-0960-572.45-01	FIRE/GENERAL LIAB INSUR	23,380	23,380	7,505	0	7,505	32	15,875
103-0960-572.46-00	REPAIR & MAINTENANCE SVCS	800	800	123	678	801	100	1-
103-0960-572.46-08	R&M AUTOS/TRUCKS FLEET	15,000	15,000	1,852	6,148	8,000	53	7,000
103-0960-572.46-09	REPAIR/MNT EQUIP FLEET	10,000	10,000	1,097	5,000	6,097	61	3,903
103-0960-572.49-06	ADMINISTRATIVE CHARGES	357,680	357,680	59,614	0	59,614	17	298,066
103-0960-572.49-07	COMPUTER OVERHEAD	93,310	93,310	15,550	0	15,550	17	77,760
103-0960-572.49-08	COLLECTION COMMISSION	56,250	56,250	15,831	0	15,831	28	40,419
103-0960-572.49-13	LANDFILL FEES	1,800	1,800	0	0	0		1,800
103-0960-572.51-00	OFFICE SUPPLIES	495	495	0	0	0		495
103-0960-572.52-01	GASOLINE, OIL, LUBRICANTS	10,000	10,000	1,760	0	1,760	18	8,240
103-0960-572.52-21	DEPT MATERIALS & SUPPLIES	21,500	21,500	4,756	0	4,756	22	16,744
103-0960-572.52-22	SAFETY SUPPLIES	300	300	192	0	192	64	108
103-0960-572.52-44	SEAWALL PANEL BLDG MTLs	749,700	749,700	2,648	227,229	229,877	31	519,823
103-0960-572.54-00	BOOKS/MEMBS/TRAINING/EDUC	13,640	13,640	1,860	0	1,860	14	11,780
*	OPERATING EXPENSES	6,996,625	8,520,823	113,025	1,828,936	1,941,961	23	6,578,862
103-0960-572.63-00	IMPROVE OTHER THAN BLDGS	225,000	225,000	0	0	0		225,000
103-0960-572.64-01	AUTOS & ON-ROAD VEHICLES	55,000	91,488	36,488	0	36,488	40	55,000
103-0960-572.64-03	EQUIPMENT	59,200	59,200	0	0	0		59,200
*	CAPITAL OUTLAY	339,200	375,688	36,488	0	36,488	10	339,200
103-0960-572.90-01	RESERVE FOR CONTINGENCIES	50,000	50,000	0	0	0		50,000

PUNTA GORDA ISLES CANAL MAINTENANCE EXPENDITURE REPORT  
FY 2026

DATE PREPARED: 12/10/25  
WORKSHEET NAME: YTD103EX

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	ORIGINAL BUDGET	AMENDED BUDGET	Y-T-D EXPENSES	ENCUMBRANCES (P.O.'S)	TOTAL YTD + PO'S	% SPENT	BALANCE
*	CONTINGENCIES	50,000	50,000	0	0	0		50,000
**	P G I CANAL MAINTENANCE	8,515,460	10,076,146	361,995	1,828,936	2,190,931	22	7,885,215
103-3000-572.63-80	SEAWALL REPLACEMENT	0	5,815,600	527,043	5,542,447	6,069,490	104	253,890-
*	CAPITAL OUTLAY	0	5,815,600	527,043	5,542,447	6,069,490	104	253,890-
**	CAPITAL CONSTR PROJECTS	0	5,815,600	527,043	5,542,447	6,069,490	104	253,890-
		13,150,591	20,526,877	889,038	7,371,383	8,260,421	40	12,266,456

PUNTA GORDA ISLES CANAL MAINTENANCE REVENUE REPORT  
FY 2026

DATE PREPARED: 12/10/25  
WORKSHEET NAME: YTD103RV

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	ORIGINAL BUDGET	AMENDED BUDGET	Y-T-D REVENUES	% REC'D	BALANCE
103-0000-325.30-00	SPEC ASSMTS - CANAL ASSMT	7,020,415	7,020,415	791,562	11	6,228,853
103-0000-361.10-00	INTEREST ON INVESTMENTS	157,500	157,500	38,467	24	119,033
103-0000-369.90-00	MISCELLANEOUS REVENUE	500	500	0		500
103-0000-381.01-00	GENERAL	0	5,815,600	0		5,815,600
103-0000-389.90-01	PROJ CARRYOVER-BEGINNING	5,972,176	5,972,176	0		5,972,176
103-0000-389.90-02	PRIOR YEAR ENCUMBRANCES	0	1,560,686	0		1,560,686
*		13,150,591	20,526,877	830,029	4	19,696,848
**	PUNTA GORDA ISL CANAL MNT	13,150,591	20,526,877	830,029	4	19,696,848
		13,150,591	20,526,877	830,029	4	19,696,848

**PUNTA GORDA ISLES CANAL ADVISORY COMMITTEE  
CITY OF PUNTA GORDA  
12/15/2025**

**REPORTS**

**Title:** Budget Utilization Report November 2025

**Funds:**

**Recommended Action:** For information purposes only, no action required.

**Summary:** The attached monthly report provides updates on monthly report of work completed and expenditures for seawall repairs and maintenance.

**Department/Division:** Public Works

**EXHIBITS:**

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1. [PGI Utilization 202512](#)

City of **PUNTA GORDA** Florida

REPORTING PERIOD AS OF: December 3, 2025							
PUBLIC WORKS							FY - 10/01/2025 - 09/30/2026
PGI CANAL MAINTENANCE							1075
MONTHLY REPORT OF WORK COMPLETED AND EXPENDITURES FOR SEAWALL R&M							
DESCRIPTION:	ANNUAL SCHEDULED WORK QUANTITY	AMENDED SCHEDULED WORK QUANTITY	UNIT	CURRENT MONTH WORK Nov-25	YTD COMP WORK	% COMP	REMAINING QUANTITY
Seawall Replacement	\$6,950,000	\$6,950,000	BUD	\$0	\$0	0%	\$6,950,000
Seawall Panels/Supplies	\$749,700	\$749,700	BUD	\$0	\$0	0%	\$749,700
Hurricane Ian Seawall Replacement	\$5,815,600	\$6,069,490	BUD	\$527,043	\$527,043	9%	\$5,542,447
Mangrove Trimming	\$67,120	\$67,120	BUD	\$0	\$0	0%	\$67,120
Inlet Dredging	\$60,000	\$60,000	BUD	\$0	\$0	0%	\$60,000
Spoil Site Channel Permitting/Seawall Assessment	\$30,000	\$41,803	BUD	\$0	\$0	0%	\$41,803

**NOTE:** City seawall program has 3 more SOW's to complete in 2025 with \$1.5 million, rollover remaining into FY26 which is at \$5.4 million. Hurricane Ian update still not processed for FEMA funds. Inlet dredging has some rollover from last year to this year. Some rollover funds available for spoil site project and seawall assessment in FY26

**PUNTA GORDA ISLES CANAL ADVISORY COMMITTEE  
CITY OF PUNTA GORDA  
12/15/2025**

**REPORTS**

**Title:** Seawall Replacement Status Report November 2025.

**Funds:**

**Recommended Action:** For informational purposes only, no action required.

**Summary:** The attached monthly report provides updates on the Punta Gorda Isles Seawall Replacement Work Program FY 2022/2023.

**Department/Division:** Public Works

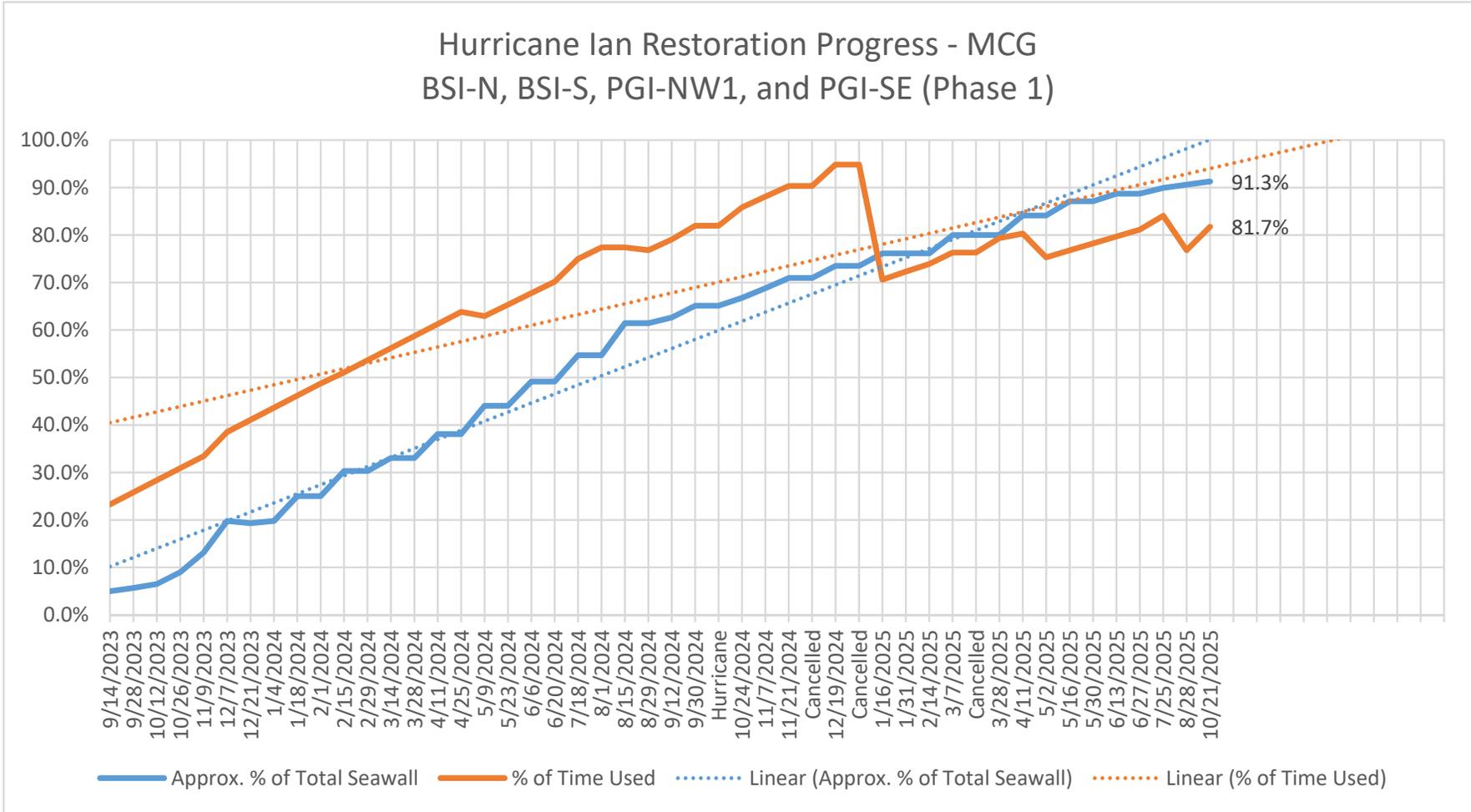
**EXHIBITS:**

1. [PGI seawall replacement 2512](#)
2. [IanSeawallStatusMCG\\_Phase1\\_Chart20251021](#)
3. [IanSeawallStatusMCG\\_Phase2\\_Chart20251021](#)
4. [IanSeawallStatusWithPhase2\\_PGI\\_Charts20251021](#)
5. [NE2\\_IAN Seawall Phase II\\_Replacement Status\\_120525](#)
6. [NW1\\_IAN Seawall Phase I\\_Replacement Status\\_120525](#)
7. [NW2\\_IAN Seawall Phase II\\_Replacement Status\\_120525](#)
8. [SE\\_IAN Seawall Phase I\\_Replacement Status\\_120525](#)
9. [SW\\_IAN Seawall Phase II\\_Replacement Status\\_120525](#)

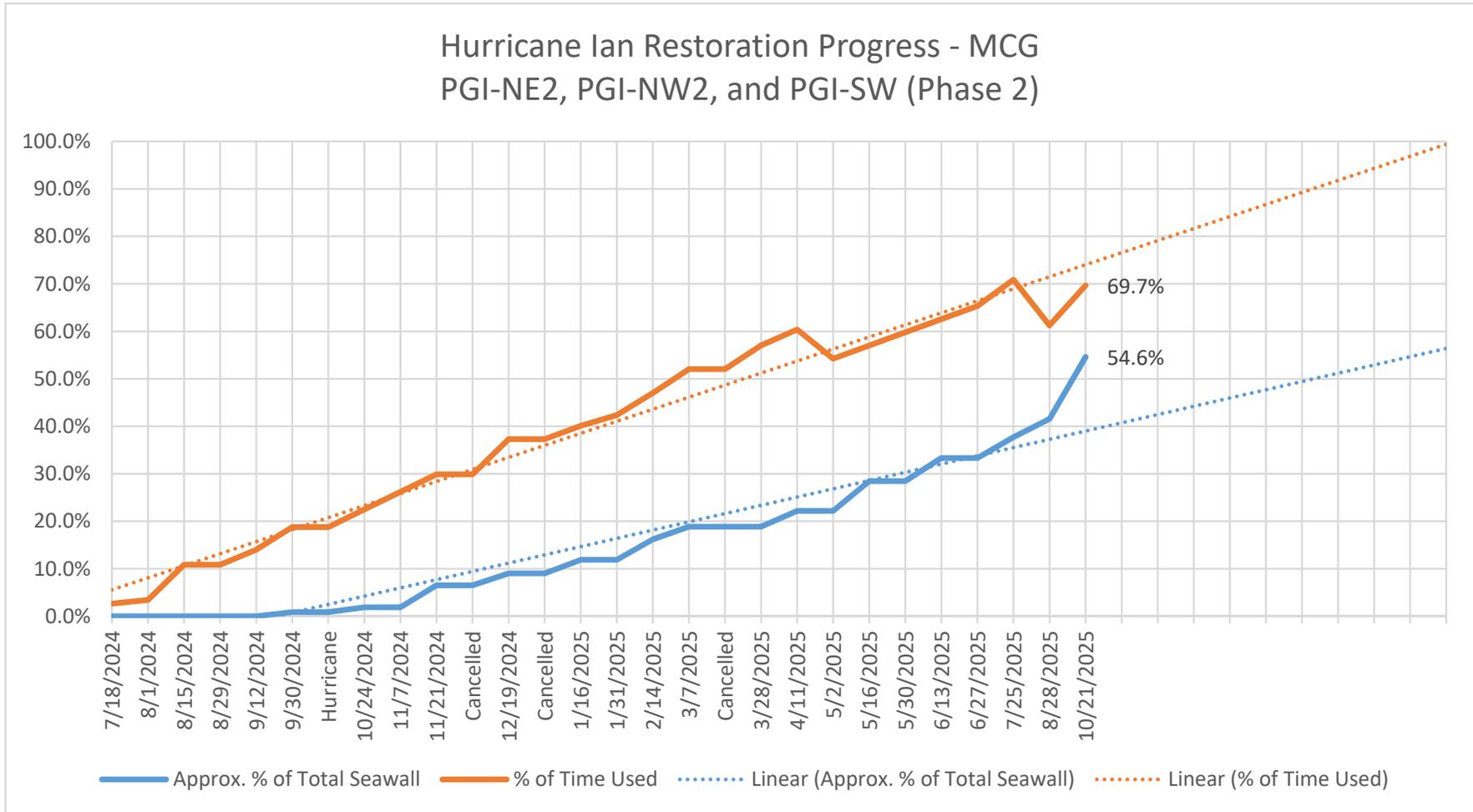
Seawall Maintenance Replacement  
FY 23/24

Start Week	Location #	Wall Priority	Address	Estimated Length	Actual Length	Status
5/9/2025	1	SEVERE	SWAN CT 1230	84	83	C
5/27/2025	2	SEVERE	CASEY KEY 1523,1531,1537/USSEPA CT 5005	172	172	C
12/3/2025	3	HIGH	OSPREY DR 1351, 1355, 1359, 1362, 1358	541		U
1/15/2026	4	HIGH	GULFVIEW RD 125, 135, 2101	117		LTR
1/29/2026	5	HIGH	DARIN DR 3631	174		LTR
TBD	6	HIGH	CORONADO 1216	83		
TBD	7	MED	SABAL DR 15,19,23,27	295		
TBD	8	MED	LUCIA DR 802	197		
TBD	9	MED	ST KITTS CT 3805, 3811, 3817, 3823, 3829, 3833, 3839, 3846 /RYAN BLVD2611, 2523, BERMUDA CT 3800	931		
TBD	10	MED	BOCA RATON CT 1756,1764,1748,1772	264		
TBD	11	MED	PAMELA DR 702,704,720,730	486		
TBD	12	MED	PAMELA DR 701	74		
TBD	13	MED	SANTA BRIGIDA CT 910,920,930	255		
TBD	14	MED	RIO CT 2795	100		
TBD	15	LOW	TRINIDAD CT 3367, 3370	297		
TBD	16	LOW	GULFVIEW RD 158	86		
TBD	17	LOW	DIPPER CT 3518,3524,3530,3536/GREBE DR 1424, 1418, 1419	415		
TBD	18	LOW	RAVEN CT 1479,1485/SANDPIPER 3400,3408, 3414, /WREN 1478	258		
TBD	19	LOW	OSPREY CT 1304, 1310	278		
TBD	20	LOW	SEAFAN DR 1419	100		
TBD	21	LOW	CASEY KEY DR 1730, 1734, 1740, 1746, 1750, 1745, 1737	1209		
TBD	22	LOW	CROOKED ISLAND 3967, 3968, 3972	330		
TBD	23	LOW	SEABREEZE 1200	42		
TBD	24	LOW	DON QUIXOTE DR 2800, 2804	116		
TBD	25	LOW	LA SALINA CT 1100, /AQUI ESTA 2285, 2245	140		
TBD	26	LOW	SANCHO PANZA CT 2830, 2826, 2834	198		
TBD	27	LOW	TROPICANA 22, 26	170		
TBD	28	LOW	TROPICANA 70	75		
TBD	29	LOW	TROPICANA 123	104		
TBD	30	LOW	VIA ESPLANADE 801	86		
TBD	31	LOW	RIDING ROCKS 1244, 1234, 1234	229		
TBD	32	LOW	ELEUTHERA 522	75		
TBD	33	LOW	VIA TUNIS 712	107		
TBD	34	LOW	VIA TRIPOLI 1111, 1119, 1123	189		
TBD	35	LOW	MINEO 1335	135		
TBD	36	LOW	APPIAN DR 1605, 1615, 1625	142		
TBD	37	LOW	PARISIAN CT 2612, 2606	100		
TBD	38	LOW	PARISIAN CT 2642	93		
			<b>Total</b>	8747	255	
		LTR	LETTER SENT			
		U	UNDER CONSTRUCTION			
MS	12/3/2025	C	COMPLETE			

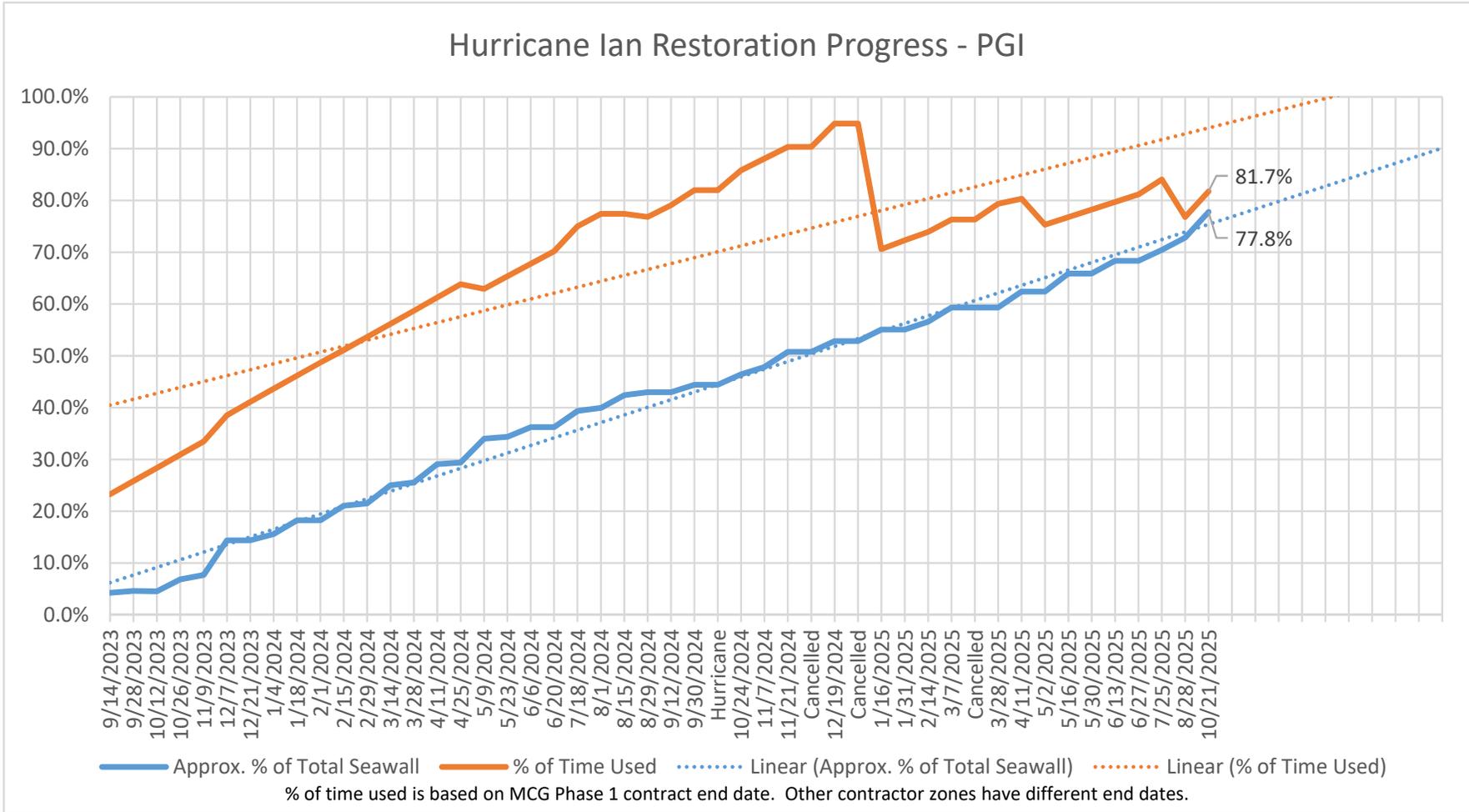
# Hurricane Ian Seawall Restoration Status



### Hurricane Ian Seawall Restoration Status



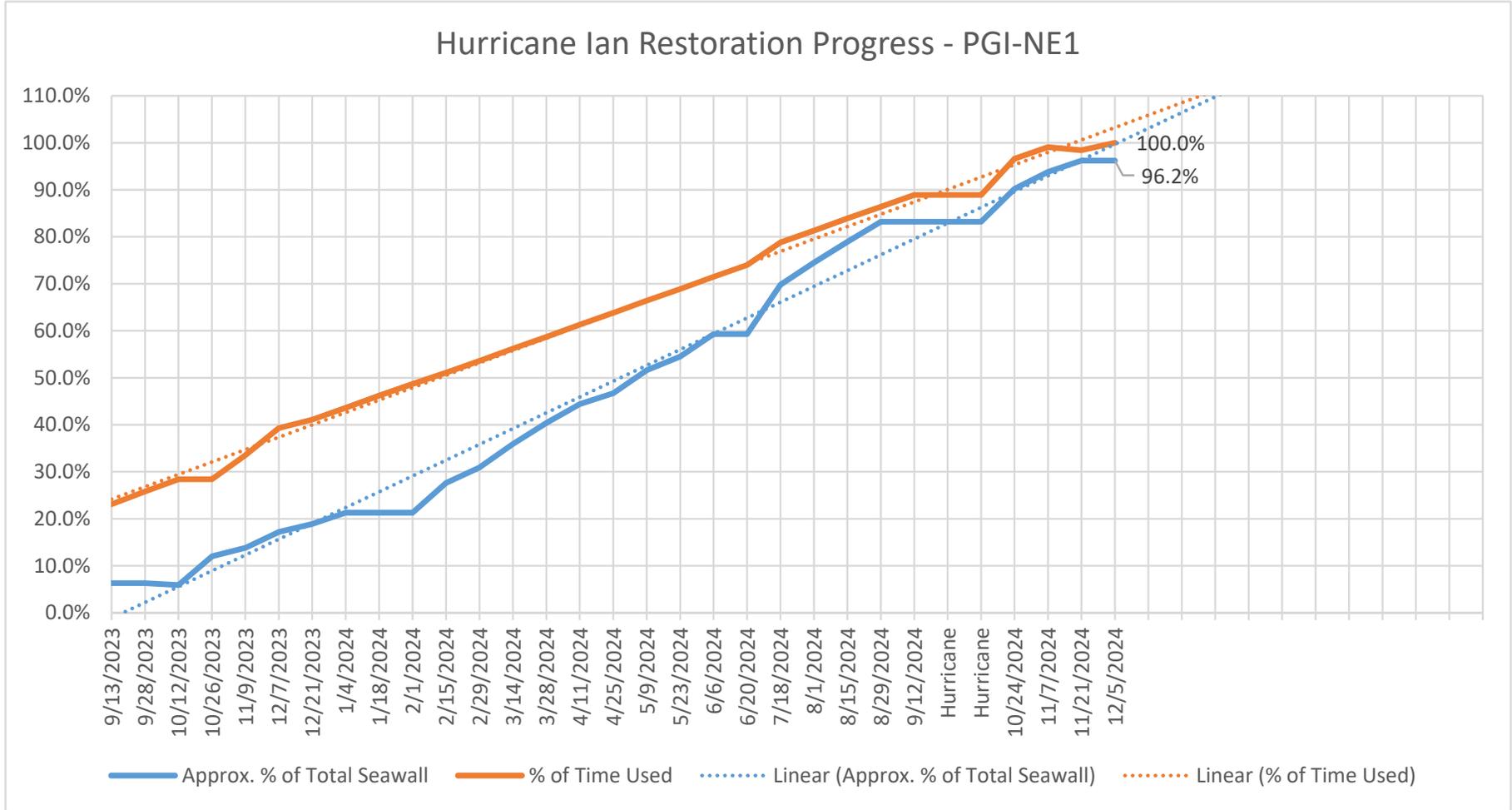
# Hurricane Ian Seawall Restoration Status



# Hurricane Ian Seawall Restoration Status

Contractor: Economy

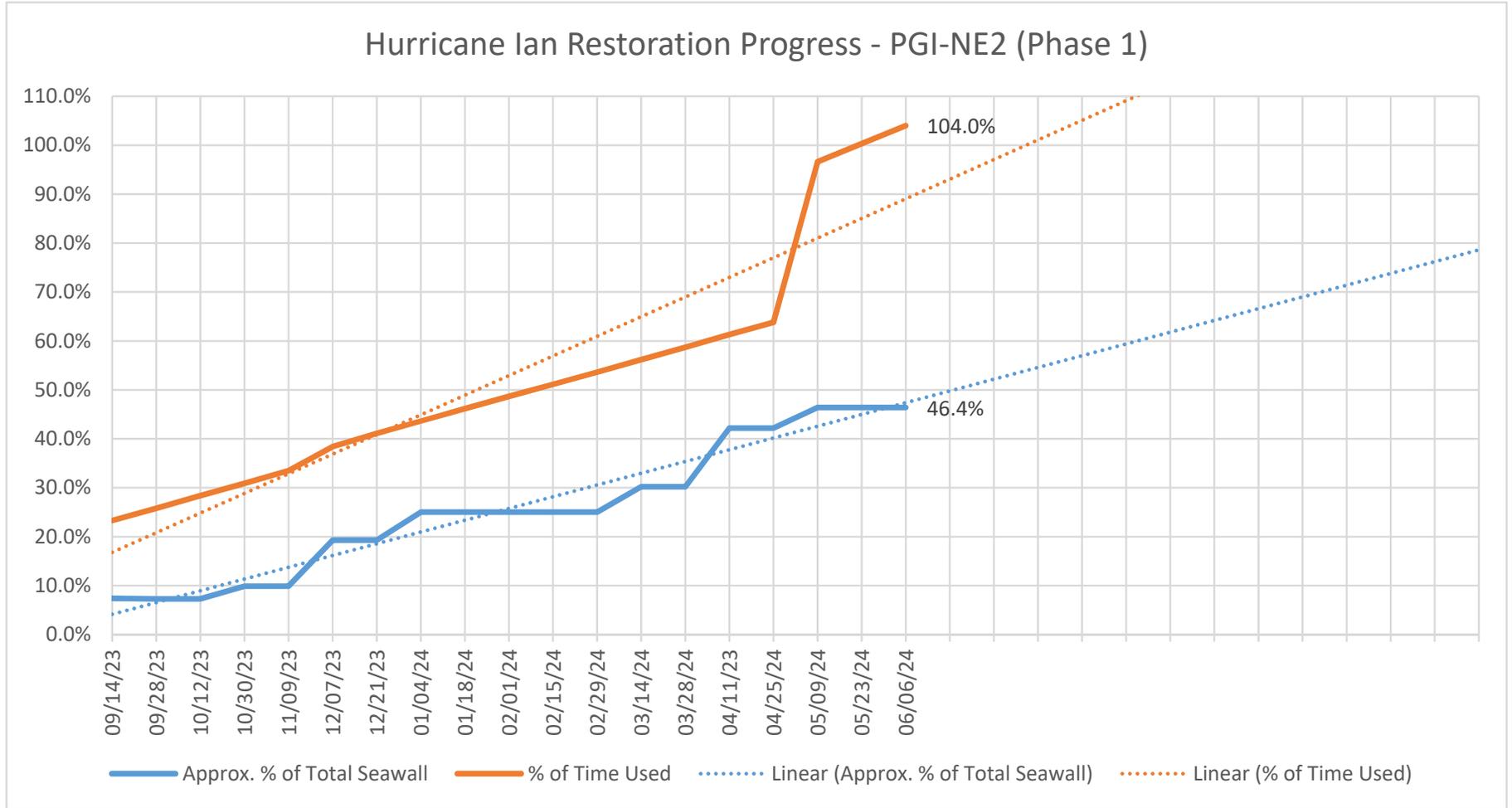
Contract completed, 12/5/2024 was the final meeting.



# Hurricane Ian Seawall Restoration Status

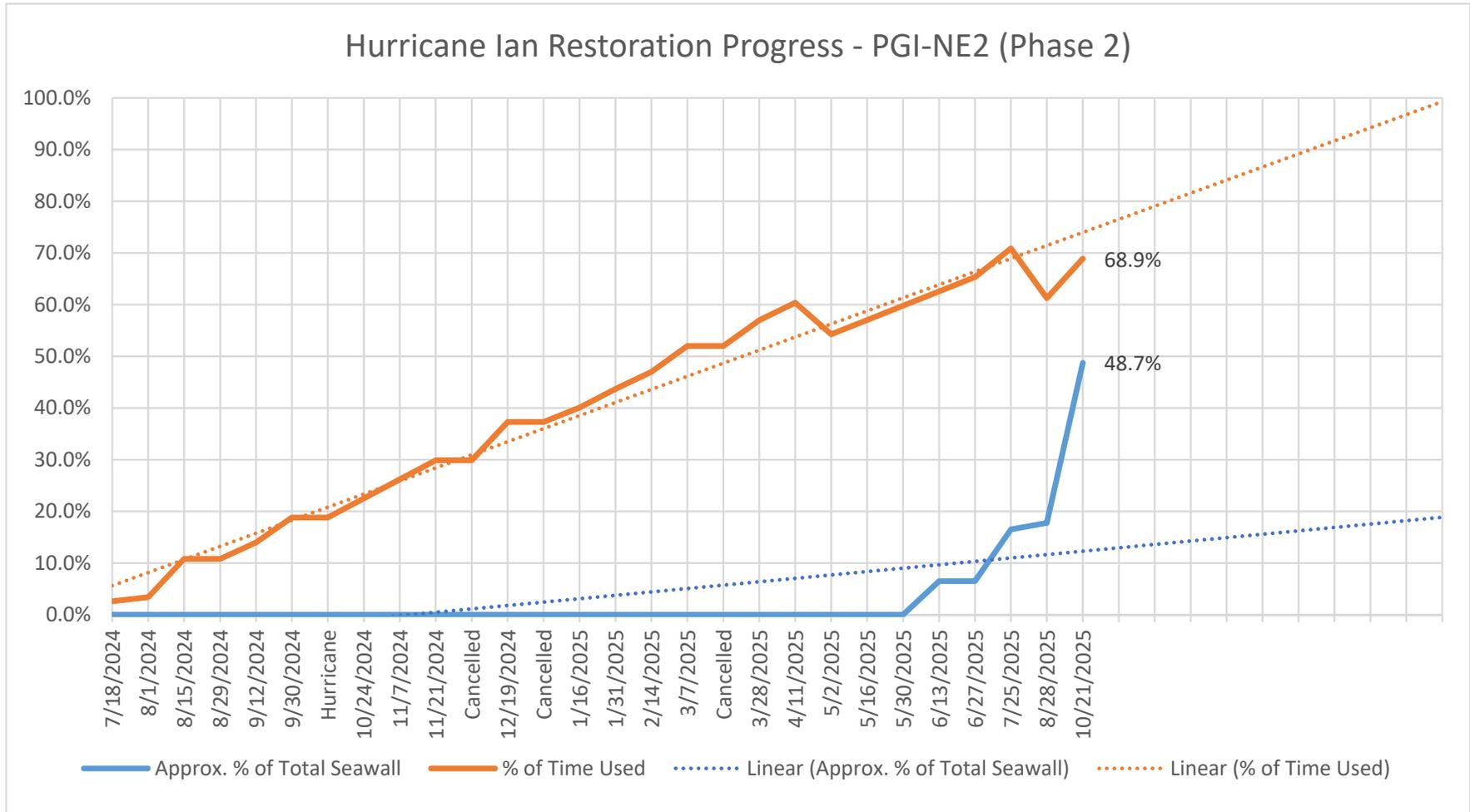
Contractor: RJ Gorman

**Contract cancelled, 6/6/2024 was the final meeting.**



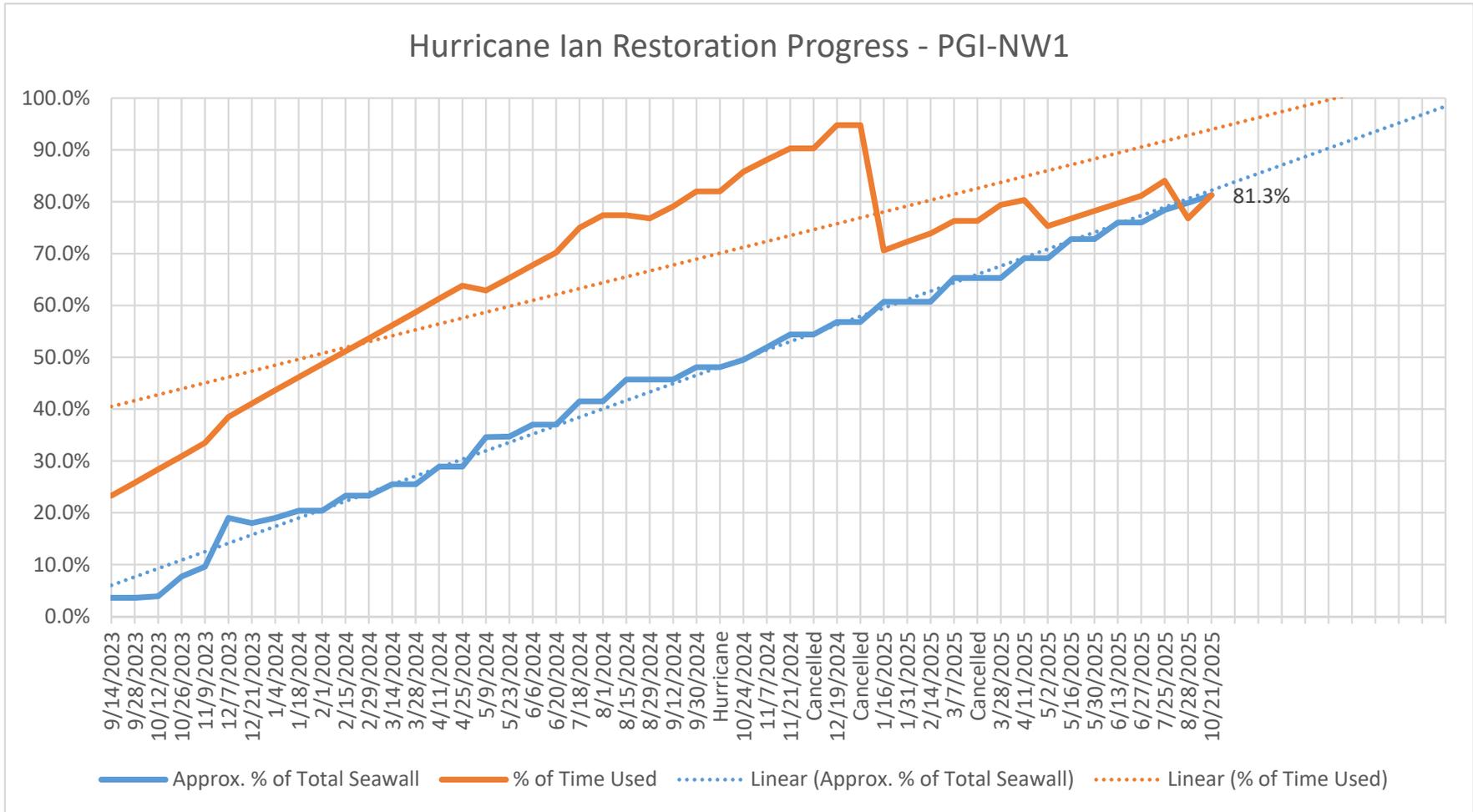
# Hurricane Ian Seawall Restoration Status

Contractor: MCG



# Hurricane Ian Seawall Restoration Status

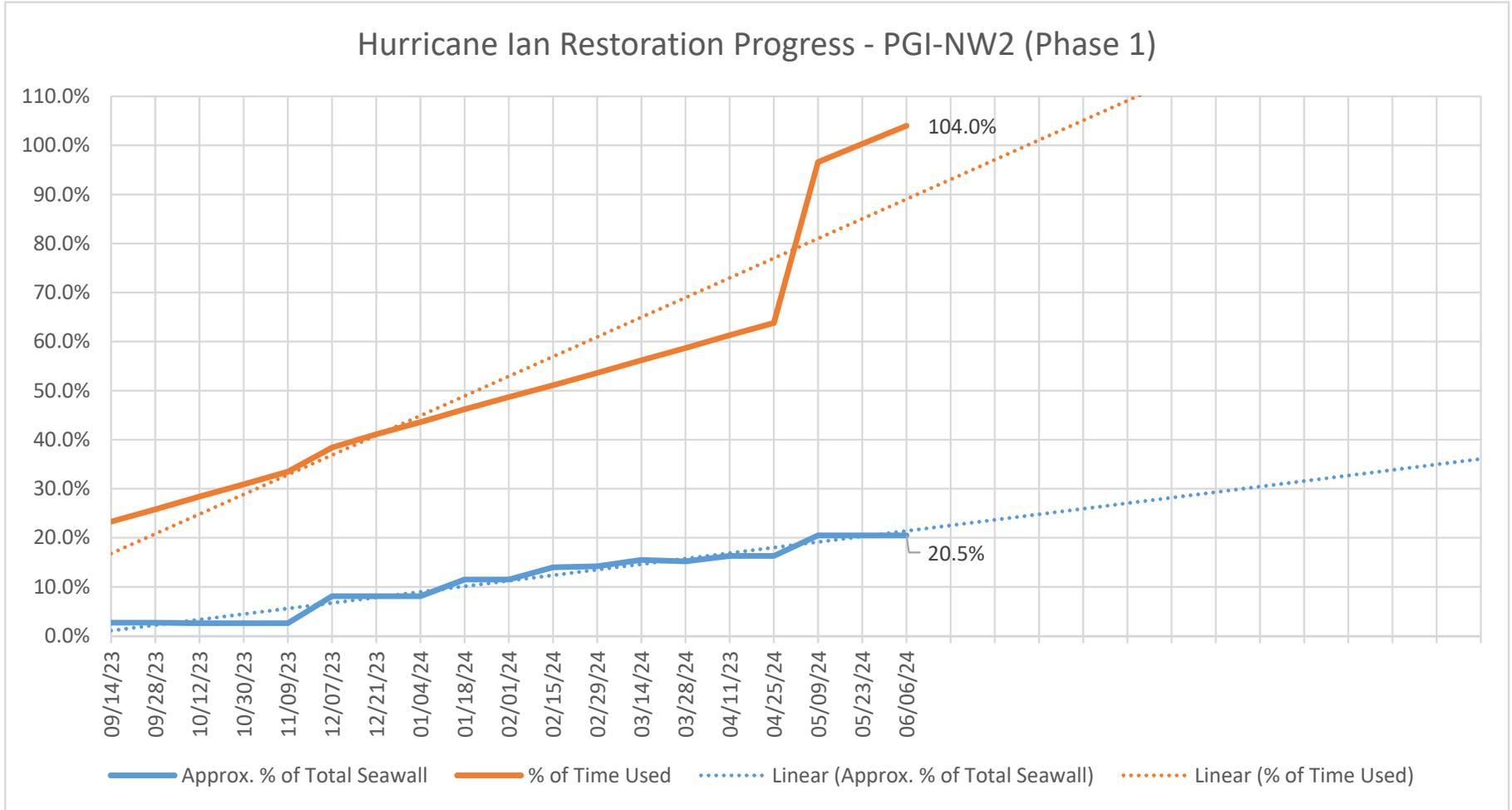
Contractor: MCG



# Hurricane Ian Seawall Restoration Status

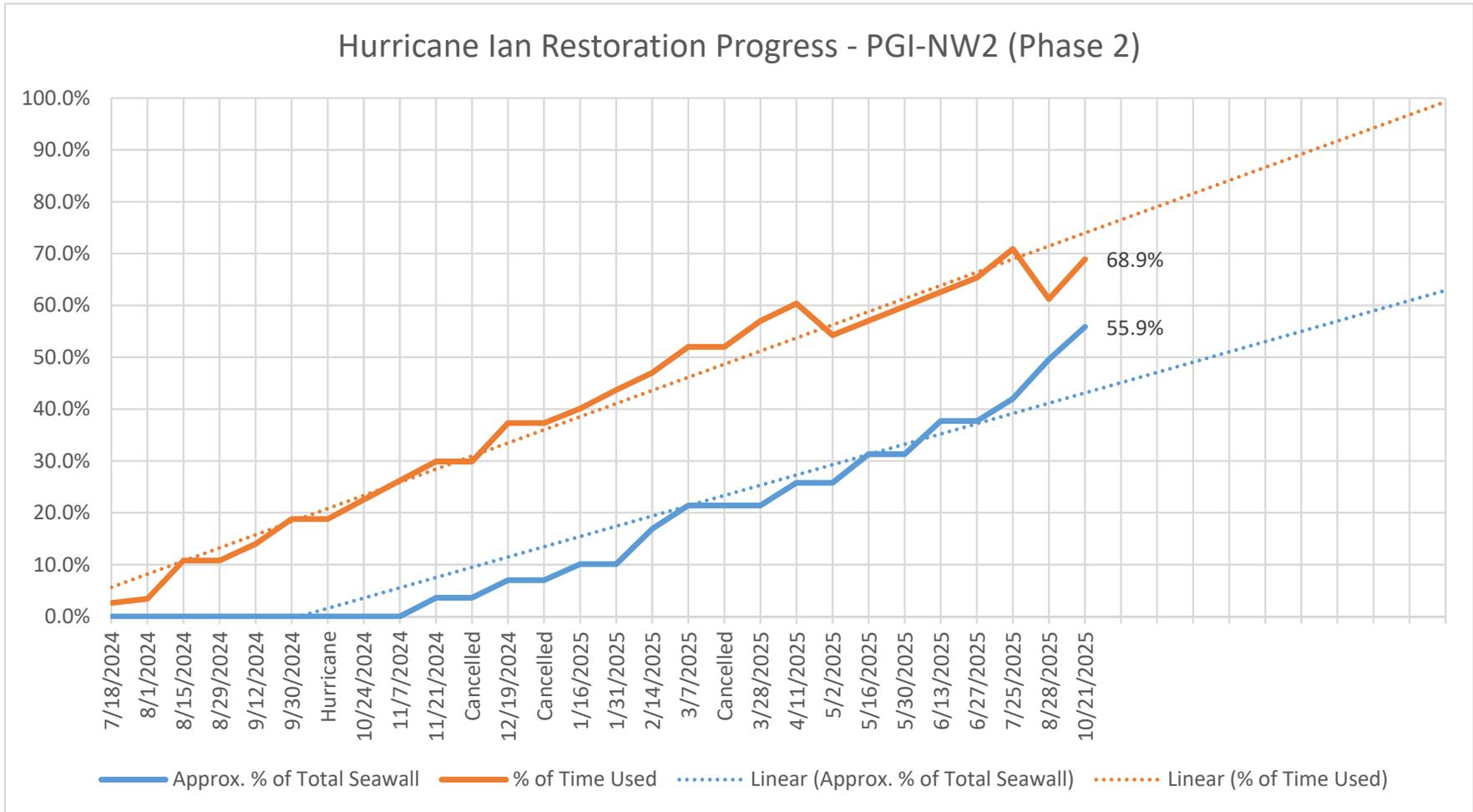
Contractor: RJ Gorman

**Contract cancelled, 6/6/2024 was the final meeting.**



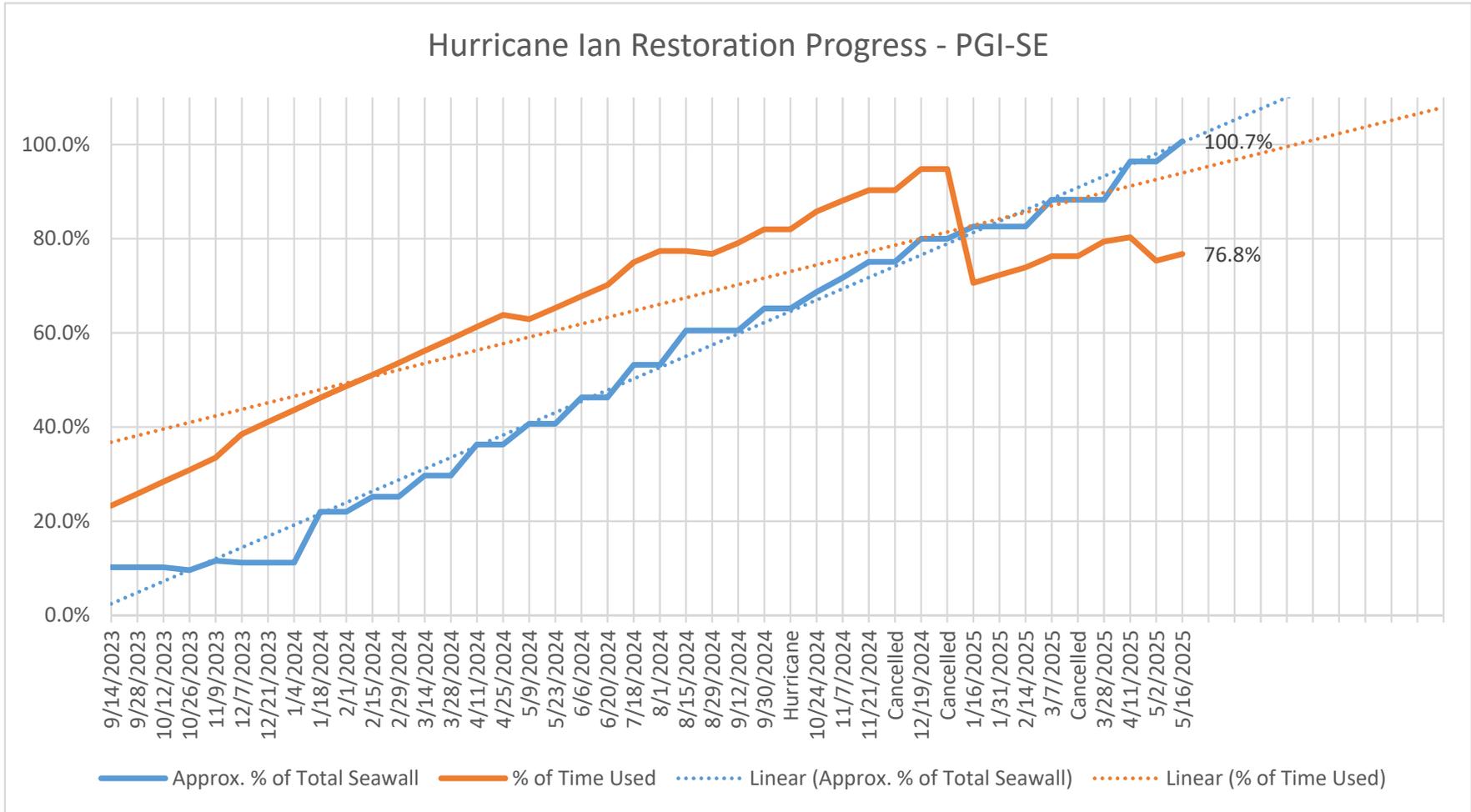
# Hurricane Ian Seawall Restoration Status

Contractor: MCG



### Hurricane Ian Seawall Restoration Status

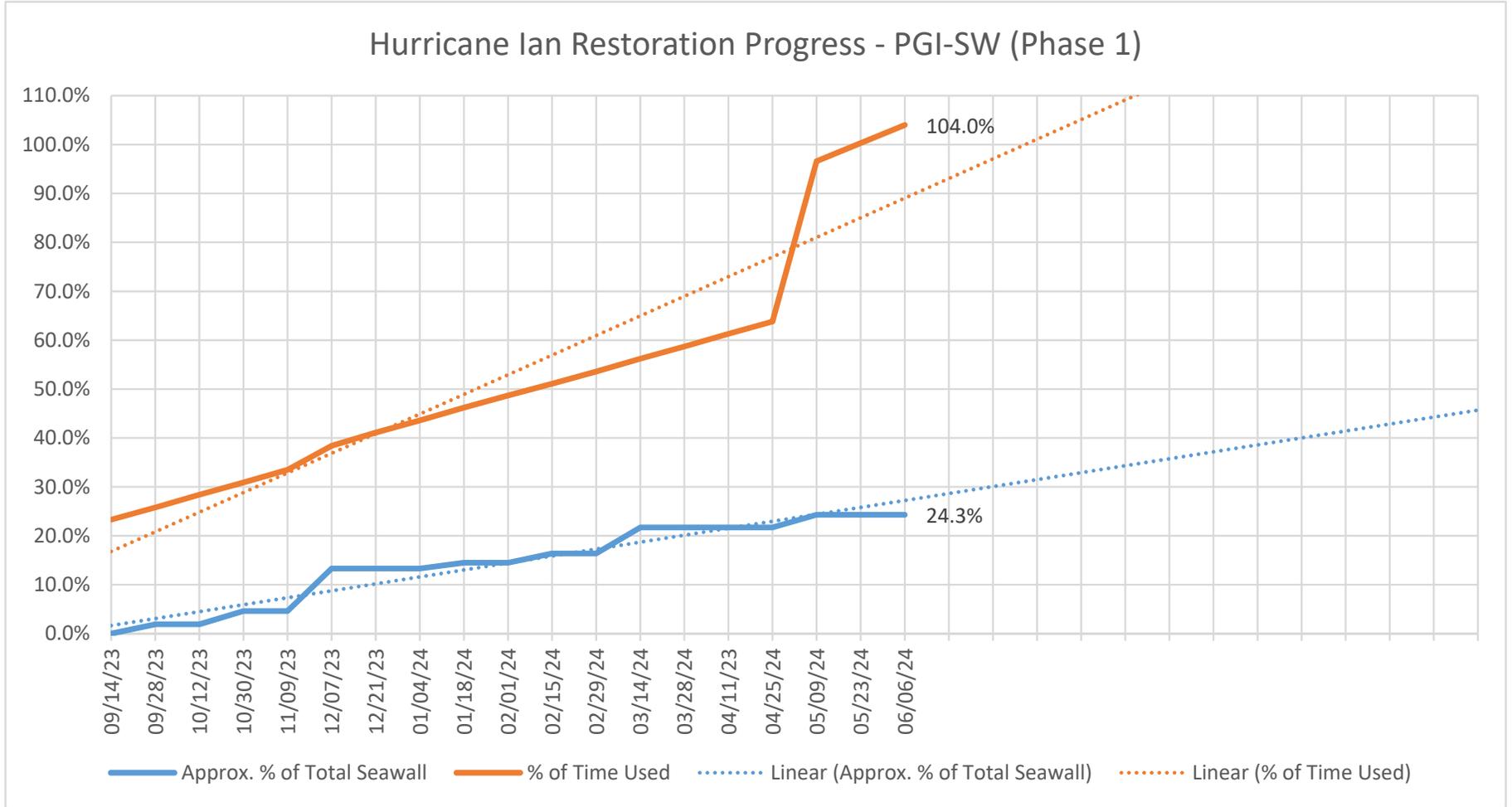
Contractor: MCG      **Zone completed, no further updates.**



# Hurricane Ian Seawall Restoration Status

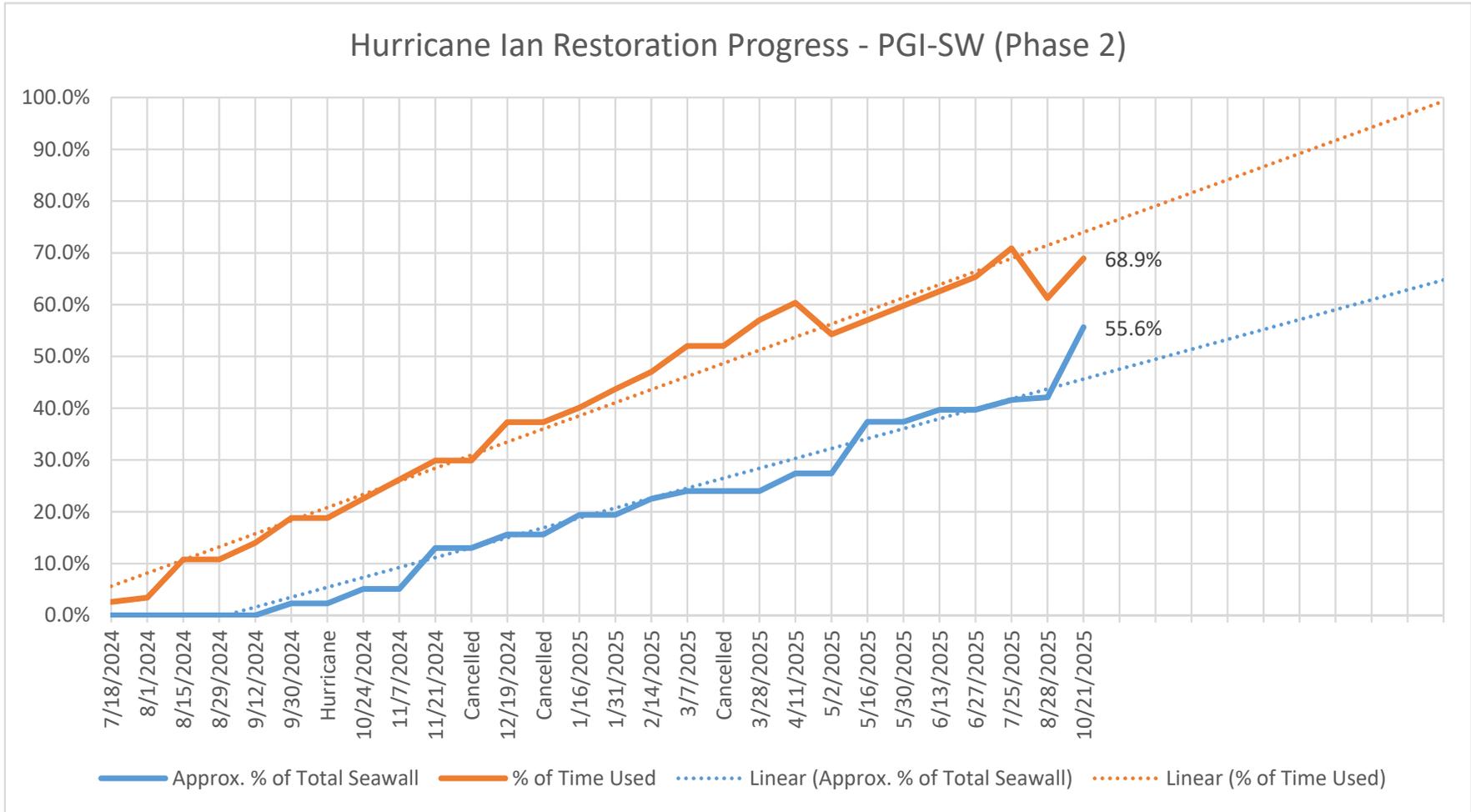
Contractor: RJ Gorman

**Contract cancelled, 6/6/2024 was the final meeting.**



# Hurricane Ian Seawall Restoration Status

Contractor: MCG



**MARINE CONTRACTING GROUP PHASE II**  
**NE2 - SEAWALL REPLACEMENT WORK PROGRAM FY 2024/2025**

START WEEK OF	LOCATION #	WALL PRIORITY	ADDRESS	ESTIMATED LENGTH	ACTUAL LENGTH	STATUS
	2003	LOW	DON JUAN CT 915/925/935	132	133	<b>C</b>
	2012	MED	BRENDA CT 704	96	124	<b>C</b>
	2002	LOW	SAN MARINO CT 1580	182		<b>U</b>
	2028	LOW	BAL HARBOR BLVD 416	80	79	<b>U</b>
	2018	LOW	BAL HARBOR BLVD 740/760	74	66	<b>U</b>
	2016	LOW	APPIAN DR 1500/1510	37	30	<b>U</b>
	2020	LOW	VIA BIANCA 1600/1601	160		<b>U</b>
	2022	LOW	VIA BIANCA 1660	48		<b>U</b>
	2007	LOW	VIA TUNIS 601	201		<b>U</b>
			<b>TOTAL</b>	<b>1795</b>	<b>1167</b>	
		<b>LTR</b>	<b>Letter sent</b>			
		<b>U</b>	<b>Under Construction</b>			
		<b>C</b>	<b>Complete</b>			
		<b>HN</b>	<b>Home owner notified</b>			
					Revised	12/5/25

START WEEK OF	LOCATION #	WALL PRIORITY	ADDRESS	ESTIMATED LENGTH	ACTUAL LENGTH	STATUS
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**MARINE CONTRACTING GROUP PHASE I**  
**NW1 - SEAWALL REPLACEMENT WORK PROGRAM FY 2023/2024/2025**

START WEEK OF	WALL PRIORITY	LOCATION	ADDRESS	ESTIMATED LENGTH	ACTUAL LENGTH	STATUS
	Low	3017	CORAL WAY 2886 2892	84	77	C
	Low	3054	COLONY POINT DR 168 174 178 184	244	240	C
	Low	3019	CORAL WAY 2813 2815	82	83	U
	Low	3018	CORAL WAY 2833	80	99	U
	Low	3055	COLONY POINT DR 76 80	100	99	U
	Low	3056	COLONY POINT DR 28 32	108	106	U
	Low	3057	COLONY POINT DR 1	247		U
12/15/25	Low	3009	AQUA CT 2755 2775 2795	106		Ltr
12/22/25	Low	3005	TROPICANA DR 14	85		Ltr
			<b>TOTAL</b>	<b>7716</b>	<b>7172</b>	
		LTR	Letter sent			
		U	Under Construction			
		C	Complete			
		HN	Home owner notified			
					Revised	12/5/25

**MARINE CONTRACTING GROUP PHASE II**

**NW2 - SEAWALL REPLACEMENT WORK PROGRAM FY 2024/2025**

START WEEK OF	WALL PRIORITY	LOCATION #	ADDRESS	ESTIMATED LENGTH	ACTUAL LENGTH	STATUS
	LOW	4048	BAYVIEW RD 2210	30	87	C
	LOW	4002	JAMAICA WAY 1771	96	89	C
	MED	4053	SIERRA LN 2449/2435 - Birds nest delaying	98	151	U
	LOW	4001	JAMAICA WAY 2035/2025/2015	313	317	U
	LOW	4046	GULFVIEW RD 118/110	90	103	U
	LOW	4045	GULFVIEW RD 182/174/166	170		U
	LOW	4007	MARIA CT 179/183	82		U
	LOW	4023	VIA SEVILLE 2141/2181	112		U
	LOW	4024	VIA SEVILLE 2080/2100/2140	100		U
12/8/25	LOW	4026	EL CERITO CT 2237/2255/2275	156		Ltr
12/22/25	LOW	4027	EL CERITO CT 2111	80		Ltr
12/29/25	LOW	4029	BELVEDERE CT 511/517	97		Ltr
1/5/26	LOW	4032	BELVEDERE CT 280/290	53		
1/12/26	LOW	4034	DE LIDO CT 341/361	107		
1/19/26	LOW	4035	DE LIDO CT 381	69		
1/26/26	LOW	4036	DE LIDO CT 399	45		
2/2/26	LOW	4037	DE LIDO CT 380/399	54		
2/9/26	LOW	4040	BELAIRE CT 255	80		
2/16/26	LOW	4041	BELAIRE CT 355/365/375	88		
12/8/25	LOW	4010	BOCA RATON CT 1751/1743	142		Ltr
12/22/25	LOW	4011	BELLE CT 1799/1797	220		Ltr
1/12/26	LOW	4012	BELLE CT 1793	138		
1/26/26	LOW	4013	BAL HARBOR BLVD 515/533/551	104		
			<b>TOTAL</b>	<b>5019</b>	<b>3463</b>	
		<b>LTR</b>	<b>Letter sent</b>			
		<b>U</b>	<b>Under Construction</b>			
		<b>C</b>	<b>Complete</b>			
		<b>HN</b>	<b>Home owner notified</b>			
					Revised	12/5/25

**MARINE CONTRACTING GROUP PHASE I**

**SE - SEAWALL REPLACEMENT WORK PROGRAM FY 2023/2024/2025**

<b>START WEEK OF</b>	<b>WALL PRIORITY</b>	<b>LOCATION</b>	<b>ADDRESS</b>	<b>ESTIMATED LENGTH</b>	<b>ACTUAL LENGTH</b>	<b>STATUS</b>
	<b>Low</b>	<b>5015</b>	WAXWING CT 1406	100		<b>U</b>
			<b>TOTAL</b>	<b>4152</b>	<b>4181</b>	
	<b>U</b>		<b>Under Construction</b>			
	<b>C</b>		<b>Complete</b>			
	<b>LTR</b>		<b>Letter sent</b>		Revised	12/5/25

**MARINE CONTRACTING GROUP PHASE II**  
**SW - SEAWALL REPLACEMENT WORK PROGRAM FY 2024/2025**

START WEEK OF	WALL PRIORITY	LOCATION #	ADDRESS	ESTIMATED LENGTH	ACTUAL LENGTH	STATUS
	LOW	6042	RYAN BLVD 2750	170	172	C
	LOW	6045	LA COSTA ISLAND CT 3900/3906	126	137	C
	LOW	6044	AVES ISLAND CT 3835	130	127	C
	LOW	6038	CARMICHAEL DR 3649/3701	134	126	U
	LOW	6039	BONAIRE CT 3623/3617	111		U
	LOW	6040	ARUBA CT 3652/3658/3664/3670	185		U
12/15/25	LOW	6028	DEBORAH DR 2216/2224	90		Ltr
12/22/25	LOW	6029	DEBORAH DR 2240/2246/2300	102		Ltr
12/29/25	LOW	6030	ST DAVIDS ISLAND CT 2361/2349	52		Ltr
1/5/26	LOW	6024	GRENADA CT 3338	44		
1/12/26	LOW	6023	GRENADA CT 3341/3345	278		
1/26/26	LOW	6011	SOCORRO DR 1129/1135	52		
12/8/25	LOW	6019	ANTIGUA DR 3200/3205	107		Ltr
12/29/25	LOW	6018	ANTIGUA DR 3200/3206	193		Ltr
1/12/26	LOW	6017	MAYAGUANA CT 2737/2740	185		
1/26/26	LOW	6007	LA SALINA CT 1117/1123/1127/1131/1135	148		
2/9/26	LOW	6008	LA SALINA CT 1134/1140	186		
			<b>TOTAL</b>	<b>3824</b>	<b>2059</b>	
		<b>LTR</b>	<b>Letter sent</b>			
		<b>U</b>	<b>Under Construction</b>			
		<b>C</b>	<b>Complete</b>			
		<b>HN</b>	<b>Home owner notified</b>			
					Revised	12/5/25

**PUNTA GORDA ISLES CANAL ADVISORY COMMITTEE  
CITY OF PUNTA GORDA  
12/15/2025**

**REPORTS**

**Title:** Permits Authorized by City Staff November 2025.

**Funds:**

**Recommended Action:** No action required for informational purposes only.

**Summary:** The monthly report provides updates on permits provided by City Staff.

**Department/Division:** Public Works

**EXHIBITS:**

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1. [PGI Canal Maintenance Report by City Staff 11302025](#)

## PGI Canal Maintenance Report

App Yr	App Number	Appl Type	Appl Date	Application Description	Street No.	Str Dir	Street Name	Str Suff	Lot	Block	Sub Div	Sec
25	196116	BCNL	11/3/2025	CALL FOR FINAL ONCE COMPLETED	1457		SURFBIRD	CT	0224	0014	PGI	014
		BCNL	11/3/2025	INSTALLATION OF THREE NEW BUMPER	1457		SURFBIRD	CT	0224	0014	PGI	014
		BCNL	11/3/2025	PILINGS, STRAIGHTEN THREE BUMPER PILINGS	1457		SURFBIRD	CT	0224	0014	PGI	014
		BCNL	11/3/2025	11/3/2025, 12:30:41 PM APASTOR	1457		SURFBIRD	CT	0224	0014	PGI	014
196119	BCNL	11/3/2025	***NOC ENCLOSED W/ PERMIT***	2571		BRAZILIA	CT	0047	0018	PGI	006	
		11/3/2025	CALL FOR FINAL ONCE COMPLETED	2571		BRAZILIA	CT	0047	0018	PGI	006	
		11/3/2025	HOMEOWNER HIRING LIVINGSTON ELECTRIC	2571		BRAZILIA	CT	0047	0018	PGI	006	
		11/3/2025	INDEPENDENTLY OF MCG FOR ALL ELECTRICAL	2571		BRAZILIA	CT	0047	0018	PGI	006	
		11/3/2025	INSTALLATION OF BOAT LIFT	2571		BRAZILIA	CT	0047	0018	PGI	006	
		11/3/2025	WORK	2571		BRAZILIA	CT	0047	0018	PGI	006	
		11/3/2025	11/3/2025, 2:39:13 PM APASTOR	2571		BRAZILIA	CT	0047	0018	PGI	006	
196129	BCNL	11/4/2025	**NO HARD FILE** NOC ATTACHED	2240		VIA VENICE		0027	0023	PGI	005	
		11/4/2025	ADDED DIMENSION OF DOCK, THANK YOU.	2240		VIA VENICE		0027	0023	PGI	005	
		11/4/2025	CALL FOR FINAL ONCE JOB IS COMPLETED	2240		VIA VENICE		0027	0023	PGI	005	
		11/4/2025	HOMEOWNER IS HIRING ALLIANCE REPAIR &	2240		VIA VENICE		0027	0023	PGI	005	
		11/4/2025	INSTALL DOCK AND BOAT LIFT	2240		VIA VENICE		0027	0023	PGI	005	
		11/4/2025	MAINTENANCE INDEPENDENTLY OF MCG TO	2240		VIA VENICE		0027	0023	PGI	005	
		11/4/2025	PERFORM ALL ELECTRICAL WORK	2240		VIA VENICE		0027	0023	PGI	005	
		11/4/2025	11/19/2025, 3:12:06 PM SCARLAW	2240		VIA VENICE		0027	0023	PGI	005	
		11/4/2025	11/4/2025, 9:43:49 AM SCARLAW	2240		VIA VENICE		0027	0023	PGI	005	
		196148	BCNL	11/5/2025	***NOC ATTACHED***	1361		WILLET	CT	0213	0005	PGI
11/5/2025	**ELECTRICAL: THE BOAT LIFT PROS			1361		WILLET	CT	0213	0005	PGI	014	
11/5/2025	CALL FOR FINAL ONCE COMPLETED			1361		WILLET	CT	0213	0005	PGI	014	
11/5/2025	INSTALL NEW 13K LIFT AND NEW PILINGS			1361		WILLET	CT	0213	0005	PGI	014	
11/5/2025	11/5/2025, 9:17:23 AM APASTOR			1361		WILLET	CT	0213	0005	PGI	014	
196175	BCNL	11/6/2025	CALL FOR FINAL ONCE COMPLETED	2600		VIA VENETC		0055	0004	PGI	006	
		11/6/2025	REMOVAL OF BOATLIFT AND ITS FOUR PILINGS	2600		VIA VENETC		0055	0004	PGI	006	
		11/6/2025	11/6/2025, 12:03:02 PM APASTOR	2600		VIA VENETC		0055	0004	PGI	006	
196185	BCNL	11/7/2025	CALL FOR FINAL INSPECTION WHEN JOB	1014		FRANCESCA	CT	0083	0019	PGI	007	

## PGI Canal Maintenance Report

App Yr	App Number	Appl Type	Appl Date	Application Description	Street No.	Str Dir	Street Name	Str Suff	Lot	Block	Sub Div	Sec
25	196185	BCNL	11/7/2025	COMPLETED	1014		FRANCESCA	CT	0083	0019	PGI	007
		BCNL	11/7/2025	CONTRACTOR NEEDS TO RENEW PRIOR TO ISSU	1014		FRANCESCA	CT	0083	0019	PGI	007
		BCNL	11/7/2025	NEED NOC PRIOR TO FIRST INSPECTION	1014		FRANCESCA	CT	0083	0019	PGI	007
		BCNL	11/7/2025	REINSTALL BOAT LIFT WITH 4 NEW PILINGS	1014		FRANCESCA	CT	0083	0019	PGI	007
		BCNL	11/7/2025	11/7/2025, 8:44:20 AM LGRANGER	1014		FRANCESCA	CT	0083	0019	PGI	007
196193	BCNL	11/7/2025	***NOC ENCLOSED W/ PERMIT***	30		OCEAN	DR	0011	0013	PGI	004	
		11/7/2025	CALL FOR FINAL ONCE COMPLETED	30		OCEAN	DR	0011	0013	PGI	004	
		11/7/2025	INSTALLATION OF DOCK EXTENSIONS	30		OCEAN	DR	0011	0013	PGI	004	
		11/7/2025	11/7/2025, 11:59:47 AM APASTOR	30		OCEAN	DR	0011	0013	PGI	004	
196195	BCNL	11/7/2025	CALL FOR FINAL INSPECTION WHEN JOB	1251		PARTRIDGE	DR	0217	0015	PGI	014	
		11/7/2025	COMPLETED	1251		PARTRIDGE	DR	0217	0015	PGI	014	
		11/7/2025	INSTALL USED BOAT LIFT ON EXISTING	1251		PARTRIDGE	DR	0217	0015	PGI	014	
		11/7/2025	PILINGS	1251		PARTRIDGE	DR	0217	0015	PGI	014	
		11/7/2025	11/7/2025, 1:52:48 PM LGRANGER	1251		PARTRIDGE	DR	0217	0015	PGI	014	
196196	BCNL	11/7/2025	**NO HARD FILE**	3256		WHITE IBIS	CT	0180	0013	PGI	014	
		11/7/2025	CALL FOR FINAL ONCEN JOB IS FINISHED	3256		WHITE IBIS	CT	0180	0013	PGI	014	
		11/7/2025	REPLACE MOORING PILINGS -SLIP #7	3256		WHITE IBIS	CT	0180	0013	PGI	014	
		11/7/2025	11/7/2025, 2:10:17 PM SCARLAW	3256		WHITE IBIS	CT	0180	0013	PGI	014	
196197	BCNL	11/7/2025	CALL FOR FINAL INSPECTION WHEN JOB	1206		RIDING RO	LN	0106	0011	PGI	011	
		11/7/2025	COMPLETED	1206		RIDING RO	LN	0106	0011	PGI	011	
		11/7/2025	INSTALL DOLPHIN MODEL 212 #25000 BOAT	1206		RIDING RO	LN	0106	0011	PGI	011	
		11/7/2025	INSTALL 2- 7'X22.5' CONCRETE DOCK	1206		RIDING RO	LN	0106	0011	PGI	011	
		11/7/2025	LIFT	1206		RIDING RO	LN	0106	0011	PGI	011	
		11/7/2025	NOC WITH APPLICATION	1206		RIDING RO	LN	0106	0011	PGI	011	
		11/7/2025	11/7/2025, 2:21:58 PM LGRANGER	1206		RIDING RO	LN	0106	0011	PGI	011	
196198	BCNL	11/7/2025	CALL FOR FINAL INSPECTION WHEN JOB	2824		CORAL	WAY	0020	0006	PGI	002	
		11/7/2025	CHECK FOR ANY ELECTRICAL WORK NOT	2824		CORAL	WAY	0020	0006	PGI	002	
		11/7/2025	COMPLETED	2824		CORAL	WAY	0020	0006	PGI	002	
		11/7/2025	CONCRETE DOCK	2824		CORAL	WAY	0020	0006	PGI	002	
		11/7/2025	INCLUDED ON THIS PERMIT	2824		CORAL	WAY	0020	0006	PGI	002	

## PGI Canal Maintenance Report

App Yr	App Number	Appl Type	Appl Date	Application Description	Street No.	Str Dir	Street Name	Str Suff	Lot	Block	Sub Div	Sec
25	196198	BCNL	11/7/2025	REPLACE EXISTING DOCK WITH A 7' X 30'	2824		CORAL	WAY	0020	0006	PGI	002
		BCNL	11/7/2025	11/7/2025, 2:31:08 PM LGRANGER	2824		CORAL	WAY	0020	0006	PGI	002
	196199	BCNL	11/7/2025	CALL FOR FINAL INSPECTION WHEN JOB	3756		WHIP-POOR	BLV	0208	0027	PGI	014
		BCNL	11/7/2025	COMPLETED	3756		WHIP-POOR	BLV	0208	0027	PGI	014
		BCNL	11/7/2025	CONCRETE DOCK	3756		WHIP-POOR	BLV	0208	0027	PGI	014
		BCNL	11/7/2025	INCLUDED WITH PERMIT	3756		WHIP-POOR	BLV	0208	0027	PGI	014
		BCNL	11/7/2025	NOC WITH APPLICATION	3756		WHIP-POOR	BLV	0208	0027	PGI	014
		BCNL	11/7/2025	PLEASE CHECK FOR ELECTRICAL WORK NOT	3756		WHIP-POOR	BLV	0208	0027	PGI	014
		BCNL	11/7/2025	REPLACED EXISTING DOCKS WITH A 7' X 30'	3756		WHIP-POOR	BLV	0208	0027	PGI	014
		BCNL	11/7/2025	11/7/2025, 2:35:50 PM LGRANGER	3756		WHIP-POOR	BLV	0208	0027	PGI	014
196202		BCNL	11/7/2025	CALL FOR FINAL INSPECTION WHEN JOB	8		OCEAN	DR	0011	0018	PGI	004
		BCNL	11/7/2025	COMPLETED	8		OCEAN	DR	0011	0018	PGI	004
		BCNL	11/7/2025	DOLPHIN MODEL 209	8		OCEAN	DR	0011	0018	PGI	004
		BCNL	11/7/2025	INSTALL 8'X74' CONCRETE DOCK, INSTALL	8		OCEAN	DR	0011	0018	PGI	004
		BCNL	11/7/2025	NOC WITH APPLICATION	8		OCEAN	DR	0011	0018	PGI	004
		BCNL	11/7/2025	11/7/2025, 2:55:38 PM LGRANGER	8		OCEAN	DR	0011	0018	PGI	004
196208		BCNL	11/10/2025	**NO HARD FILE** NOC ATTACHED	2261		BAYVIEW	RD	0004	0015	PGI	004
		BCNL	11/10/2025	BOAT LIFT	2261		BAYVIEW	RD	0004	0015	PGI	004
		BCNL	11/10/2025	CALL FOR FINAL ONCE JOB IS COMPLETED	2261		BAYVIEW	RD	0004	0015	PGI	004
		BCNL	11/10/2025	ELE SUB IS MATHEIS ELE	2261		BAYVIEW	RD	0004	0015	PGI	004
		BCNL	11/10/2025	HOMEOWNER HIRING MATHEIS ELECTRIC	2261		BAYVIEW	RD	0004	0015	PGI	004
		BCNL	11/10/2025	INDEPENDENTLY OF MCG FOR ALL ELECTRICAL	2261		BAYVIEW	RD	0004	0015	PGI	004
		BCNL	11/10/2025	REPLACE BOAT LIFT- USING OWNER SUPPLIED	2261		BAYVIEW	RD	0004	0015	PGI	004
		BCNL	11/10/2025	WORK	2261		BAYVIEW	RD	0004	0015	PGI	004
		BCNL	11/10/2025	11/10/2025, 8:53:39 AM SCARLAW	2261		BAYVIEW	RD	0004	0015	PGI	004
196213		BCNL	11/10/2025	**NO HARD FILE** NOC ASTTACHED	379		BAL HARBO	BLV	0036	0005	PGI	005
		BCNL	11/10/2025	BOAT LIFT	379		BAL HARBO	BLV	0036	0005	PGI	005
		BCNL	11/10/2025	CALL FOR FINAL ONCE JOB IS COMPLETED	379		BAL HARBO	BLV	0036	0005	PGI	005
		BCNL	11/10/2025	HOMEOWNER HIRING LIVINGSTON ELECTRIC	379		BAL HARBO	BLV	0036	0005	PGI	005
		BCNL	11/10/2025	INDEPENDENTLY OF MCG FOR ALL ELECTRICAL	379		BAL HARBO	BLV	0036	0005	PGI	005

## PGI Canal Maintenance Report

App Yr	App Number	Appl Type	Appl Date	Application Description	Street No.	Str Dir	Street Name	Str Suff	Lot	Block	Sub Div	Sec
25	196213	BCNL	11/10/2025	INSTALLATION OF DOCK AND DOWNER SUPPLIED	379		BAL HARBO	BLV	0036	0005	PGI	005
		BCNL	11/10/2025	WORK	379		BAL HARBO	BLV	0036	0005	PGI	005
		BCNL	11/10/2025	11/10/2025, 12:19:42 PM SCARLAW	379		BAL HARBO	BLV	0036	0005	PGI	005
196324	BCNL	11/20/2025	**NO HARD FILE**NOC WITH PERMIT**	3900		LA COSTA IS	CT	0142	0007	PGI	012	
		11/20/2025	CALL FOR FINAL ONCE JOB IS COMPLETED	3900		LA COSTA IS	CT	0142	0007	PGI	012	
		11/20/2025	INSTALLATION OF TWO PILINGS FOR MOORING	3900		LA COSTA IS	CT	0142	0007	PGI	012	
		11/20/2025	PILINGS	3900		LA COSTA IS	CT	0142	0007	PGI	012	
		11/20/2025	SYSTEM ALSO REMOVAL OF TWO OUTER LIFT	3900		LA COSTA IS	CT	0142	0007	PGI	012	
		11/20/2025	11/20/2025, 8:37:35 AM SCARLAW	3900		LA COSTA IS	CT	0142	0007	PGI	012	
196333	BCNL	11/20/2025	***NOC ENCLOSED W/ PERMIT***	1620		SEA HAVEN	DR	0000	00TE	PGI	09B	
		11/20/2025	CALL FOR FINAL ONCE COMPLETED	1620		SEA HAVEN	DR	0000	00TE	PGI	09B	
		11/20/2025	ELECTRICAL WORK	1620		SEA HAVEN	DR	0000	00TE	PGI	09B	
		11/20/2025	HOMEOWNER HIRING LIVINGSTON ELECTRIC	1620		SEA HAVEN	DR	0000	00TE	PGI	09B	
		11/20/2025	INDEPENDENTLY OF MCG TO PERFORM ALL	1620		SEA HAVEN	DR	0000	00TE	PGI	09B	
		11/20/2025	INSTALLATION OF BOAT LIFT ON EXISITNG	1620		SEA HAVEN	DR	0000	00TE	PGI	09B	
		11/20/2025	PILINGS - SLIP 24	1620		SEA HAVEN	DR	0000	00TE	PGI	09B	
		11/20/2025	11/20/2025, 11:48:13 AM APASTOR	1620		SEA HAVEN	DR	0000	00TE	PGI	09B	
196334	BCNL	11/20/2025	***NOC ENCLOSED W/ PERMIT***	1405		BLUE JAY	CT	0197	0016	PGI	014	
		11/20/2025	CALL FOR FINAL ONCE COMPLETED	1405		BLUE JAY	CT	0197	0016	PGI	014	
		11/20/2025	REPLACE SECTION OF DOCK	1405		BLUE JAY	CT	0197	0016	PGI	014	
		11/20/2025	11/20/2025, 11:56:13 AM APASTOR	1405		BLUE JAY	CT	0197	0016	PGI	014	
196343	BCNL	11/21/2025	**NO HARD FILE** NOC ATTACHED	1625		COMPASS P	CT	T00E	0000	PGI	09B	
		11/21/2025	ELE SUB IS LIVINGSTON ELECTRIC	1625		COMPASS P	CT	T00E	0000	PGI	09B	
		11/21/2025	INSTALLATION OF TBOAT LIFT ON EXISTING	1625		COMPASS P	CT	T00E	0000	PGI	09B	
		11/21/2025	PILINGS-SLIP 26	1625		COMPASS P	CT	T00E	0000	PGI	09B	
		11/21/2025	11/21/2025, 11:30:42 AM SCARLAW	1625		COMPASS P	CT	T00E	0000	PGI	09B	
196351	BCNL	11/21/2025	***NOC ENCLOSED W/ PERMIT**	2795		LUNA	CT	0018	0009	PGI	002	
		11/21/2025	**ELECTRCAL: ELECTRICAL SOLUTIONS OF SWF	2795		LUNA	CT	0018	0009	PGI	002	
		11/21/2025	BOAT LIFT REMOVAL AND ADD 3 MOORING	2795		LUNA	CT	0018	0009	PGI	002	
		11/21/2025	CALL FOR FINAL ONCE COMPLETED	2795		LUNA	CT	0018	0009	PGI	002	

## PGI Canal Maintenance Report

App Yr	App Number	Appl Type	Appl Date	Application Description	Street No.	Str Dir	Street Name	Str Suff	Lot	Block	Sub Div	Sec
25	196351	BCNL	11/21/2025	PILING	2795		LUNA	CT	0018	0009	PGI	002
		BCNL	11/21/2025	11/21/2025, 3:32:38 PM APASTOR	2795		LUNA	CT	0018	0009	PGI	002
	196375	BCNL	11/25/2025	CALL FOR FINAL INSPECTION WHEN JOB	424		VIA CINTIA		0063	0006	PGI	007
		BCNL	11/25/2025	COMPLETED	424		VIA CINTIA		0063	0006	PGI	007
		BCNL	11/25/2025	NOC WITH APPLICATION	424		VIA CINTIA		0063	0006	PGI	007
		BCNL	11/25/2025	REPLACE EXISTING LIFT WITH DOLPHIN MODEL	424		VIA CINTIA		0063	0006	PGI	007
		BCNL	11/25/2025	11/25/2025, 11:03:16 AM LGRANGER	424		VIA CINTIA		0063	0006	PGI	007
		BCNL	11/25/2025	202 7,000# BOAT LIFT	424		VIA CINTIA		0063	0006	PGI	007
	196377	BCNL	11/25/2025	CALL FOR FINAL INSPECTION WHEN JOB	3805		BERMUDA	CT	0136	0002	PGI	012
		BCNL	11/25/2025	COMPLETED	3805		BERMUDA	CT	0136	0002	PGI	012
		BCNL	11/25/2025	NOC WITH APPLICATION	3805		BERMUDA	CT	0136	0002	PGI	012
		BCNL	11/25/2025	REPLACE EXISTING LIFT WITH DOLPHIN MODEL	3805		BERMUDA	CT	0136	0002	PGI	012
		BCNL	11/25/2025	11/25/2025, 11:20:45 AM LGRANGER	3805		BERMUDA	CT	0136	0002	PGI	012
		BCNL	11/25/2025	205 10,000# LIFT	3805		BERMUDA	CT	0136	0002	PGI	012
	196378	BCNL	11/25/2025	CALL FOR FINAL INSPECTION WHEN JOB	500		MATARES	DR	0064	0010	PGI	007
		BCNL	11/25/2025	COMPLETED	500		MATARES	DR	0064	0010	PGI	007
		BCNL	11/25/2025	CONCRETE DOCK	500		MATARES	DR	0064	0010	PGI	007
		BCNL	11/25/2025	NOC WITH APPLICATION	500		MATARES	DR	0064	0010	PGI	007
		BCNL	11/25/2025	REPLACE EXISTING DOCK W/ A 7'X33'	500		MATARES	DR	0064	0010	PGI	007
		BCNL	11/25/2025	11/25/2025, 11:26:05 AM LGRANGER	500		MATARES	DR	0064	0010	PGI	007
	196380	BCNL	11/25/2025	CALL FOR FINAL INSPECTION WHEN JOB	1446		KITTIWAKE	DR	0211	0008	PGI	014
		BCNL	11/25/2025	COMPLETED	1446		KITTIWAKE	DR	0211	0008	PGI	014
		BCNL	11/25/2025	CONCRETE DOCK	1446		KITTIWAKE	DR	0211	0008	PGI	014
		BCNL	11/25/2025	NOC WITH APPLICATION	1446		KITTIWAKE	DR	0211	0008	PGI	014
		BCNL	11/25/2025	REPLACE EXISTING DOCK WITH A 7'X90'	1446		KITTIWAKE	DR	0211	0008	PGI	014
		BCNL	11/25/2025	11/25/2025, 11:29:43 AM LGRANGER	1446		KITTIWAKE	DR	0211	0008	PGI	014
	196381	BCNL	11/25/2025	CALL FOR FINAL INSPECTION WHEN JOB	125		HIBISCUS	DR	0018	0024	PGI	002
		BCNL	11/25/2025	COMPLETED	125		HIBISCUS	DR	0018	0024	PGI	002
		BCNL	11/25/2025	CONCRETE DOCK	125		HIBISCUS	DR	0018	0024	PGI	002
		BCNL	11/25/2025	NOC WITH APPLICATION	125		HIBISCUS	DR	0018	0024	PGI	002

## PGI Canal Maintenance Report

App Yr	App Number	Appl Type	Appl Date	Application Description	Street No.	Str Dir	Street Name	Str Suff	Lot	Block	Sub Div	Sec
25	196381	BCNL	11/25/2025	REPLACE EXISTING DOCK WITH A 7'X70'	125		HIBISCUS	DR	0018	0024	PGI	002
		BCNL	11/25/2025	11/25/2025, 11:34:28 AM LGRANGER	125		HIBISCUS	DR	0018	0024	PGI	002
25	196385	BCNL	11/25/2025	**NO HARD FILE** NOC ATTACHED TO PERMIT	720		BIMINI	LN	0098	0015	PGI	011
		BCNL	11/25/2025	CALL FOR FINAL ONCE JOB IS COMPLETED	720		BIMINI	LN	0098	0015	PGI	011
		BCNL	11/25/2025	HOMEOWNER HIRING LIVINGSTON ELECTRIC TO	720		BIMINI	LN	0098	0015	PGI	011
		BCNL	11/25/2025	INDEPENDENTLY OF MCG	720		BIMINI	LN	0098	0015	PGI	011
		BCNL	11/25/2025	INSTALLATION OF BOAT LIFT	720		BIMINI	LN	0098	0015	PGI	011
		BCNL	11/25/2025	PERFORM ALL ELECTRICAL WORK	720		BIMINI	LN	0098	0015	PGI	011
		BCNL	11/25/2025	11/25/2025, 12:50:22 PM SCARLAW	720		BIMINI	LN	0098	0015	PGI	011

**PUNTA GORDA ISLES CANAL ADVISORY COMMITTEE  
CITY OF PUNTA GORDA  
12/15/2025**

**REPORTS**

**Title:** Punta Gorda Isles Capital Improvement Status Report November 2025.

**Funds:**

**Recommended Action:** For informational purposes only, no action required.

**Summary:** The attached monthly report provides updates on Punta Gorda Isles Canal Maintenance Capital Improvement Program.

**Department/Division:** Public Works

**EXHIBITS:**

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1. [PGI Capital Improvement Status 202512](#)

# PUNTA GORDA ISLES – CANAL MAINTENANCE

## Capital Improvement Program

December 2025

### SPOIL SITE CHANNEL– CONSULTING SERVICES

To obtain necessary permitting for dredging a channel from Ponce De Leon Inlet through the shallow basin directly to the Spoil Site.

Budget Amount: \$126,000      Feasibility Study \$12,800      Permitting \$34,105

#### Status:

- 12/3/2025 Moving forward with scheduled work for the survey request
- 12/2/2025 Again our consultant asked the Army Corps for a status report, waiting on response
- 11/26/2025 Army Corps has responded from October request; NMFS has not responded to the RAI. Mr. Miller PSM, is now contracted to locate the MHWL and the corners of the property relative to the request from the State Parks regarding impacts from the project
- 11/3/25 DEP State Parks requested a new survey to delineate location of property limits and the mean high-water line abutting the waterway proposed for the access channel to the barge landing. Mitigation options sent to the DEP State Parks regarding mangrove restoration.
- 10/31/25 Army Corps responded advising everything sent to NMFS with no response back. Currently NMFS is furloughed so everything is on hold with government shutdown
- 10/6/2025 Hans Wilson and DEP provided more mapping, data and support for the project to the State Park Representatives. Including more legal description, land ownership, and other options that were included in the evaluation of going with this selected site on Colony Point.
- 9/30/2025 Teams meeting was held with State Park representatives, Hans Wilson Associates, FDEP and City Staff
- 9/16/2025 Public Works Director drafted our letter for our State Governor, for assistance on State Parks project refusal to continue moving forward at the current location
- 9/16/2025 HWA filed with the Army Corps RAI response
- 9/9/2025 City staff waiting on confirmation date and time to meet with FDEP and State Parks
- 8/27/2025 Hans Wilson our consultant coordinated with City Staff on a support letter from City Council approval. Also coordinating a meeting with DEP staff, State Park Staff, and City staff to discuss the project.
- 8/21/2025 Advised by Army Corps that they issued a Public Noting on August 7<sup>th</sup>. Still no response from lobbyist
- 8/18/2025 Committee unanimous decision on support of project, valuable to our community and City seawall progress
- 8/4/25 Reached out to State Rep. again and no answers received
- 7/28/25 Checked in with State Rep. for an report and the Army Corps for a project status
- 6/30/25 Hans Wilson emailed for an update our contact person and was given back a reply no update to report
- 5/30/2025 Received State Parks denied letter for review and making comments for project being built to our Current design
- 5/15/2025 Received notice about State Parks deny letter for going forward with project, staff meeting with Engineer (Hans Wilson), moving forward with discussion at Governor’s Office using our State Representatives and Legislators to talk to the State Park officials to approve permitting to build spoil site area
- 5/14/2025 Sent out response to Army Corps from questions they had presented on April 22<sup>nd</sup>
- 4/30/2025 Requesting the deed for our ownership (and Lease) is described by a legal description. Legal should be Mapped/overlaid on the drawings to discern what portions of the project lie within or outside State Park Boundaries
- 4/24/2025 Army Corps responded with RAI, which is due May 22<sup>nd</sup>. Hans Wilson to forward them the RAI response
- 3/28/2025 Confirmed FDEP received LPIMB credit payment and mapping overlay
- 3/20/2025 Reached out to Army Corps for project review status no reply back
- 3/18/2025 Provided exhibit for overlay of State Park boundary, plus filed LPIMB mitigation credit letter
- 3/12/2025 Hans Wilson and Staff meeting with FDEP, needed information to get us to construction
- 2/20/2025 Asked FDEP and Army Corps for project drawing status no answer
- 1/20/2025 Forwarded FDEP and Army Corps the redesigned barge landing drawing set
- 12/23/2024 Same as last month no response

11/22/2024 Reached out to Corps for status still waiting on response back

10/23/2024 Reached out to Corps for status no response

10/21/2024 DEP phone conference in support of revisions

08/29/2024 Consultant submitted RAI response to FDEP

08/16/2024 Received an additional FDEP RAI

07/18/2024 Consultant submitted RAI response to ACOE and submitted revised plans to FDEP.

07/18/2024 Received an additional NMFS RAI from ACOE.

07/11/2024 Consultant submitted RAI response to City for review.

06/07/2024 The submerged land purchase was finalized.

05/20/2024 ACOE sent an RAI from NMFS issued in October 2023.

05/15/2024 City Council approved the submerged land purchase.

04/01/2024 The City continues to work through the submerged land ownership issue.

03/20/2024 Consultant submitted RAI response to FWC.

02/29/2024 The City continues to work through the submerged land ownership issue.

11/22/2023 Consultant submitted RAI response to ACOE.

10/27/2023 Received RAI from ACOE.

10/18/2023 ACOE issued a Public Notice.

08/30/2023 Received request to revise RAI response from ACOE.

08/29/2023 Consultant submitted RAI response to ACOE.

08/17/2023 Consultant submitted RAI response to FDEP.

07/03/2023 Received RAI from ACOE.

05/19/2023 Received RAI from FDEP.

04/24/2023 FDEP has assigned a project manager to the application.

04/19/2023 ERP application submitted to FDEP and federal application submitted to ACOE.

11/30/2022 Consultant is preparing state and federal application packages.

11/23/2022 PO issued to Hans Wilson & Associates for design and permitting.

06/20/2022 Consultant presented Feasibility report to the PGICAC.

04/22/2022 Final Feasibility Report received from consultant.

09/30/2021 PO issued to Hans Wilson & Associates for Feasibility Study.

07/14/2021 Staff initiated Specific Authorization process.

04/01/2021 Spoil Site Channel project split from Ponce De Leon project.

**PUNTA GORDA ISLES CANAL ADVISORY COMMITTEE  
CITY OF PUNTA GORDA  
12/15/2025**

**REPORTS**

**Title:** Master Permit Agreement Status Report November 2025.

**Funds:**

**Recommended Action:** For informational purposes only, no action required.

**Summary:** The attached monthly reports provide updates on Canal Maintenance Master Permit Agreements.

**Department/Division:** Public Works

**EXHIBITS:**

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1. [MasterPermitStatus202512PGI](#)

**CANAL MAINTENANCE**  
**Master Permit Agreement**  
**December 2025**

**SPOIL SITE CHANNEL (SA07) and (SA10)**

To obtain necessary permitting for dredging a channel from Ponce De Leon Inlet through the shallow basin directly to the Spoil Site.

Contract Amount: \$126,000      Feasibility Study \$12,800      Permitting \$34,105

Status:

12/3/2025 Moving forward with scheduled work for the survey request

12/2/2025 Again our consultant asked the Army Corps for a status report

11/26/2025 Army Corps has responded from October request; NMFS has not responded to the RAI. Mr. Miller PSM, in now contracted to locate the MHWL and the corners of the property relative to the request from the State Parks regarding impacts from the project

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2/20/2025 Asked FDEP and Army Corps for project drawing status no answer

1/20/2025 Sent FDEP and Army Corps redesigned barge landing drawings

12/23/2025 Same as last month, need to redesign the Barge landing location per direction from DEP

11/22/2024 Reached out to Corps for a status no reply

10/23/2024 Reached out to Corps for status no reply

10/21/2024 DEP conference call for support on revisions

08/29/2024 Consultant submitted RAI response to FDEP

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**PUNTA GORDA ISLES CANAL ADVISORY COMMITTEE  
CITY OF PUNTA GORDA  
12/15/2025**

**QUASI-JUDICIAL PUBLIC HEARINGS**

**Title:** Special Permit CCSP 01-2025

**Funds:**

**Recommended Action:** Staff does not recommend favorable consideration of the application based on its review of Article 2 Sec. 2-1 (e) 4.

**Summary:** Chapter 6, Article 2, Section 2-1 (e) of the Punta Gorda Code provides guidance for property owners petitioning the City to seek relief from the provisions contained in Section 2-1 (c), Punta Gorda Code. For single-family residential lots with less than eighty-five (85) feet of seawall, Article 2-1 (c) (1), Punta Gorda Code of Ordinances permits a freestanding concrete dock, and one (1) boat lift to be constructed within the structure limitation lines (45-degree angle). For lots with 50 feet or less of seawall, an approved extension aid is allowed. The petitioner is seeking a Three (3) of the pilings, and a portion of the boat lift are outside the structure limitation lines

Owner/Petitioner Michael MacKenzie is seeking approval to install a four (4) piling boat lift with three (3) of the pilings, and a portion of the boat lift outside the structure limitation lines.

Location: Lot 8, Block 133, Section 12, a/k/a 3719 Carmichael Dr., Punta Gorda, FL 33950.

Owner/Petitioner: Robert Meraglio  
Charlotte County Parcel: 412223105009

**Department/Division:** Public Works

**EXHIBITS:**

1. [Agenda CCSP01-25](#)

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**CITY OF PUNTA GORDA, FLORIDA  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION**

**INTEROFFICE MEMO**

**TO:** Members of the Punta Gorda Isles Canal Advisory Committee  
**FROM:** Thomas Macy, Senior Project Manager  
**THRU:** Ron Everts, Public Works Director  
Bryan Clemons, Senior Engineering Manager  
**DATE:** November 21, 2025  
**SUBJ:** Staff Report for December 15, 2025 PGICAC Public Hearing CCSP 01-2025

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**SUMMARY EXPLANATION/BACKGROUND INFORMATION:**

Chapter 6, Article 2 Section 2-1 (e) of the Punta Gorda Code provides guidance for property owners petitioning the City to seek relief from the provisions contained in Section 2-1 (c), Punta Gorda Code.

For Single Family residential lots with less than eighty-five (85) feet of seawall, Article 2-1 (c) (1), Punta Gorda Code of Ordinances permits a freestanding concrete dock and one (1) boat lift to be constructed within the structure limitation lines (45 degree angle). For lots with 50 feet or less of seawall an approved extension aid is allowed.

Owner/Petitioner Michael MacKenzie is seeking approval to install a four (4) piling boat lift with three (3) of the pilings, and a portion of the boat lift outside the structure limitation lines. The proposed construction location is at Lot 8, Block 133, Section 12, a/k/a 3719 Carmichael Dr., Punta Gorda, FL 33950.

Per the submitted Plans, the property has thirty five feet (35') of seawall.

**THIS PETITION IS BEFORE YOU BECAUSE OF THE FOLLOWING:**

Three (3) of the pilings, and a portion of the boat lift are outside the structure limitation lines

**RECOMMENDATION:**

Staff does not recommend favorable consideration of the application based its review of Article 2 Sec. 2-1 (e) 4.

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**Encs:** Public Hearing Notice  
Petition w/attachments



**CITY OF PUNTA GORDA, FLORIDA  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION**

INTEROFFICE MEMO

THRU: Ron Everts, Director of Public Works *Ron Everts*  
Bryan Clemons, Senior Engineering Manager *ABC*  
TO: Sara Welch, City Clerk  
FROM: Thomas Macy, Senior Project Manager *TM*  
DATE: November 18, 2025

SUBJECT: Notice for PGI Canal Advisory Committee.

Please advertise the following petition for special permit 15 days prior to the PGICAC public hearing scheduled for December 15, 2025

CCSP 01-2025

PETITION FOR SPECIAL PERMIT UNDER THE PROVISIONS OF CHAPTER 6, SECTION 2-1 (e) OF THE PUNTA GORDA CODE TO INSTALL A BOAT LIFT WITH THREE (3) BOAT LIFT PILINGS, AND PORTION OF THE BOAT LIFT OUTSIDE THE STRUCTURE LIMITATION LINES WHICH IS PROHIBITED BY SECTION 2-1 c (5) PUNTA GORDA CODE AT LOT 8, BLOCK 133, SECTION 12, AKA 3719 CARMICHAEL DR., PUNTA GORDA, FLORIDA 33950

OWNER/PETITIONER: MICHAEL MACKENZIE  
Charlotte County Parcel: 412223105009

Please send the attached drawings with the notice to the adjacent property owners and forward a notice to Keesling Construction, Inc. at 615 Dupont St. Punta Gorda Fl. 33950

Please direct questions/correspondence relative to the petition to Thomas Macy, Public Works-Engineering Division.

Encl: Petition w/att.  
Drawings/aerial map

CC: Public Works Administration



**Canal Construction Special Permit Application**

Date Received: 8-15-25  
 Application Fee: \$450.00

File #: CCSP-01-2025

**Office use only:**

Ad Date	BSI CAC	PGI CAC	City Council
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**Application and all pertinent required data (listed below) MUST be submitted with this application.**

- ORIGINAL Signed & Notarized Application and Affidavit Authorization for Agent, if applicable
- A copy of the deed or other evidence of ownership
- Approval letter from association, if applicable
- Site Plan
- Engineered Drawings

**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 Public Works Engineering Division, 3130 Cooper Street, Punta Gorda, Florida 33950, where it can be reviewed by the staff prior to filing.

The City of Punta Gorda 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

The applicant or his/her representative **MUST** be present at all hearings.

**1. Applicant**

Name: Michael MacKenzie

Address: 3719 Carmichael Dr.	City: Punta Gorda	State: FL	Zip: 33950
Phone: 207-252-2578	Email address Macshomeimprovements@gmail.com		

**2. Owner(s) of Record**

Name: Same as above

Address:	City:	State:	Zip:
Phone:	Email address		

<b>3. Authorized Agent – (if applicable – Property Owner must sign AGENT Affidavit below)</b>					
Name:		Keesling Construction, Inc.			
Address: 615 Dupont St.		City:	Punta Gorda	State:	FL
		Zip:	33950		
Phone: 941-639-3166		Email address info@keesling.biz			
<b>4. Property Address</b>					
Address: 3719 Carmichael Dr, Punta Gorda FL 33950					
Parcel ID /Account #	Lot #	Block#	Section	Total Sq. Feet	Total Acres
412223105009	8	133	12		
<b>5. Legal Description of Property (Attach separate sheet if necessary)</b>					
PGI 012 0133 0008					
<b>6. Existing Zoning Classification</b>				GS 3.5	
<b>7. Is this special permit request for new construction?</b>				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>8. Is this request the result of a Violation?</b>			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>When?</b>	
<b>9. Are there any existing structures on the property?</b>				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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. Single family home, concrete dock, boat lift with two inside pilings to remain for the new lift.					
<b>10. Description of Work and Justification for Special Permit Request:</b>					
Replace existing boat lift with 16,000#, 4-piling boat lift. Existing 3-piling lift is not stable enough and difficult to ensure the boat is balanced. The special permit is required because 3 pilings, portion of the boat lift are outside the Structure Limitation Line. All structure is inside the vessel limitation lines.					

**.11. Approval Criteria - No special permit shall be granted 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 for the request:**

**a. Would be in harmony with the general intent and purpose of Chapter 6, Article 1-Section 1.3 and Article 2-Section 2.1 (a-d), Punta Gorda Code**

True

**b. Would not be injurious to the waterway involved**

True

**c. Would not impede safe navigation**

True

**d. Would not allow a structure or use aesthetically or functionally incompatible with existing structures or uses on surrounding lands**

True

**e. Would not permit any structure or activity that would interfere with or be detrimental to the quiet and peaceful use and enjoyment of any nearby land**

True

**f. Would not otherwise be a detriment to public health, welfare and safety**

True

**In making its decision on such a special permit petition, the Canal Advisory Committee or City Council shall consider only the reports, testimony, and other evidence presented at the public hearing thereon.**

**In granting any such petition for special permit, the Canal Advisory Committee or City Council may prescribe appropriate conditions and safeguards in conformity with the provisions of Section 6-6(c), Punta Gorda Code, including, but not limited to, reasonable time limits within which the action implementing the approved petition for special permit must be begun, completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the petition for special permit is approved, shall be cause for the revocation of said approval.**

I/We, 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.

By submitting this application the owner(s) of the subject property does hereby grant his/her consent for authorized City representatives, 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.

**AFFIDAVIT**

[Signature]  
Signature of Owner or Authorized Agent

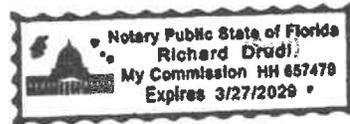
Klint Keesling, President  
Print Name & Title

8-4-2025  
Date

STATE OF FL.  
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 4 day of 8, 2025, by Richard Drudi who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

[Signature]  
Notary Public, State of Florida  
My commission Expires: 3-27-29



**AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)**

I/We Michael Mackenzie, property owner(s), hereby authorize Keesling Construction to act as **Agent** on our behalf regarding the Petition for Special Permit on the property commonly known as \_\_\_\_\_ 3719 Carmichael Dr \_\_\_\_\_ in Punta Gorda, Florida.

[Signature]  
Signature of Property Owner

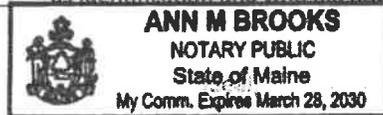
Michael Mackenzie  
Print Name of Property Owner

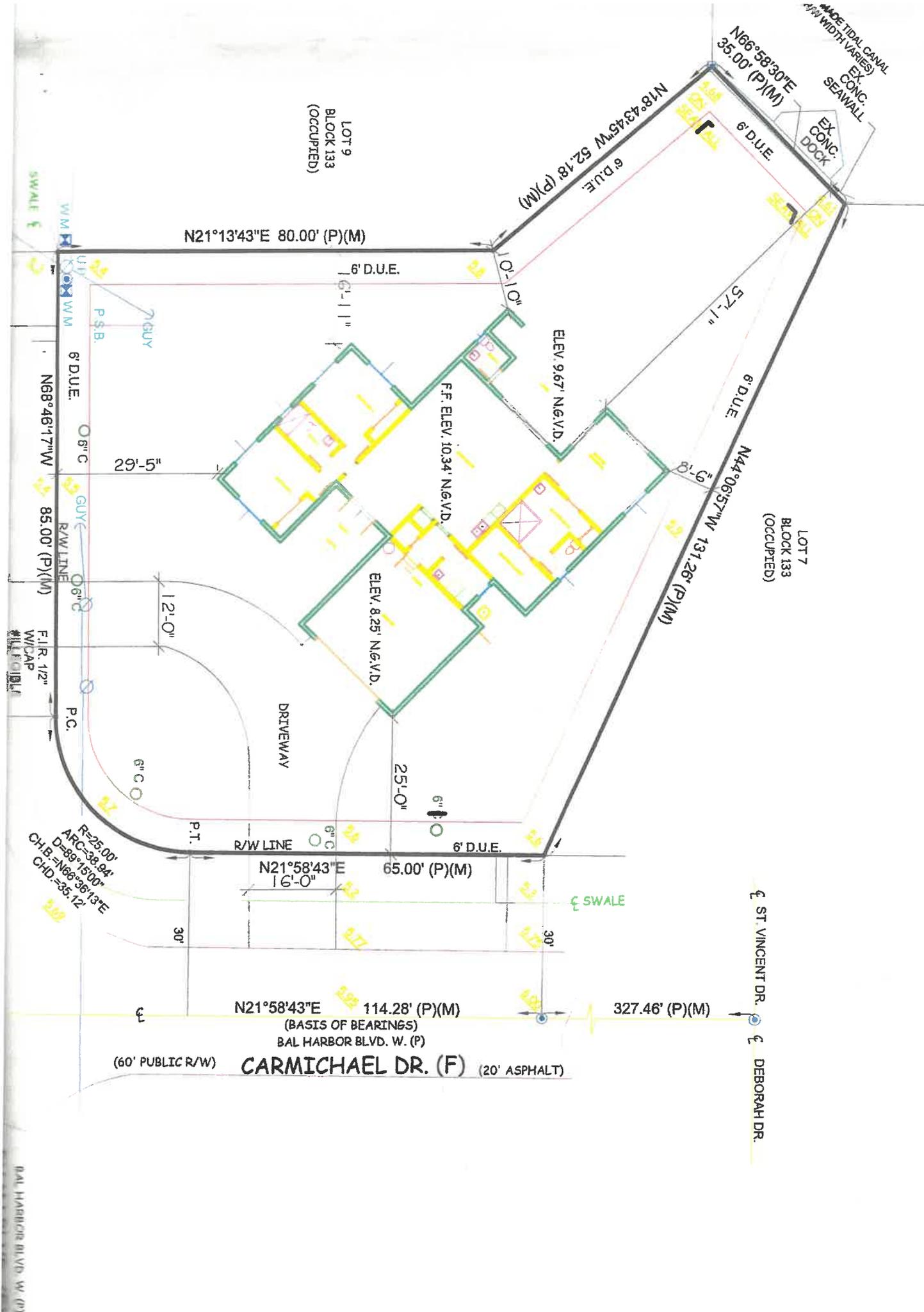
7-3-25  
Date

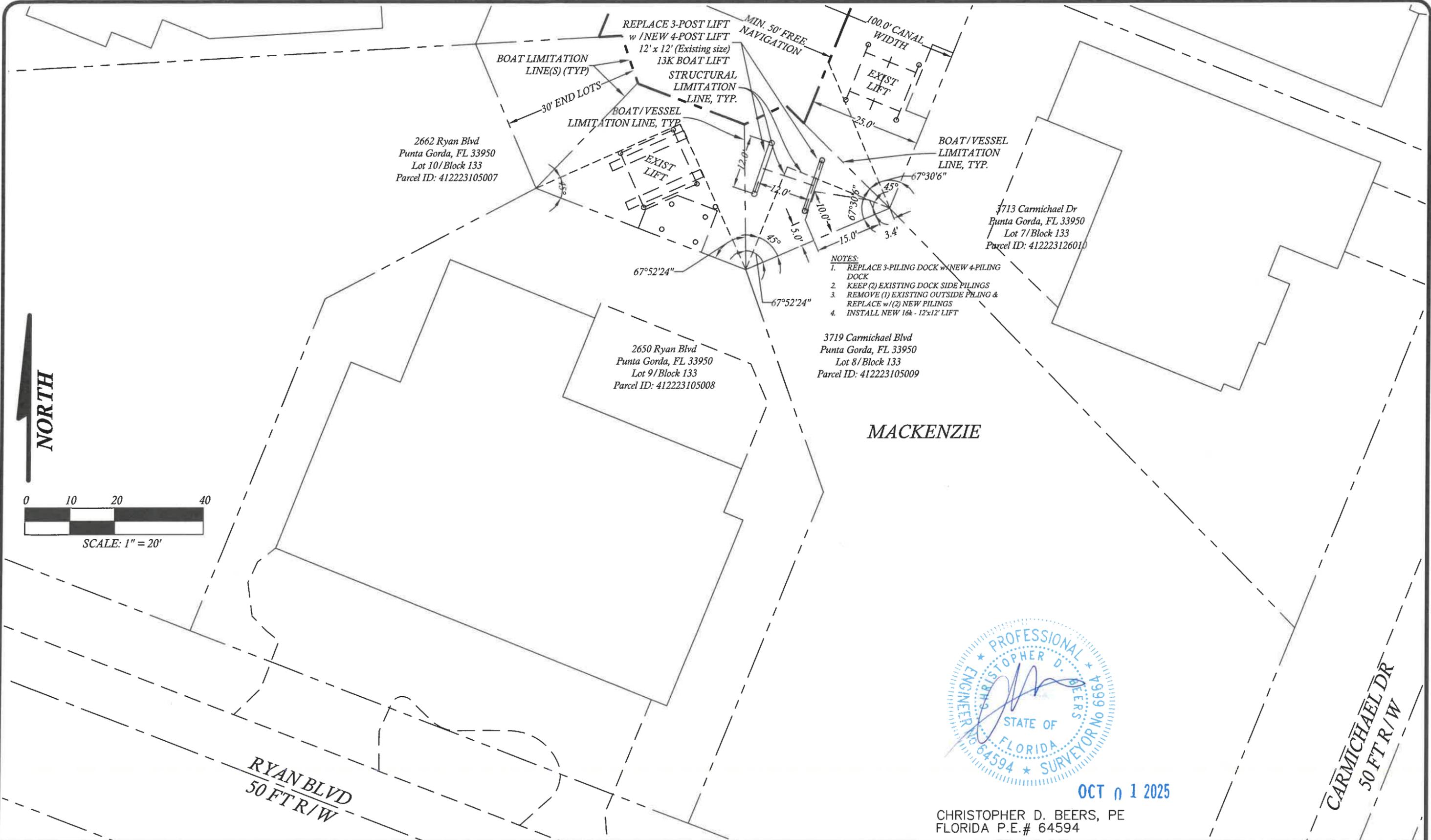
STATE OF Maine  
COUNTY OF York

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of July 2025, by Michael Mackenzie who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

[Signature]  
Notary Public, State of Florida Maine  
My commission Expires: March 28, 2030







OCT 01 2025

CHRISTOPHER D. BEERS, PE  
FLORIDA P.E.# 64594

**WA TECH, LLC.**  
WATER, AIR, LAND

23254 Van Buren Ave Port Charlotte, FL 3380  
PH: (941)628-0635 EMAIL: Chrisbeers@rocketmail.com

REVISION	DATE	BY	NO.

DRAWN BY: CDB  
CHECKED BY: CDB  
DATE: 10/1/25

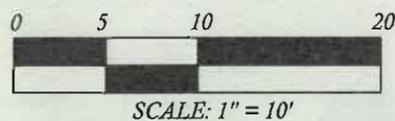
PROPOSED BOAT LIFT  
(NOT A SURVEY)

CLIENT: KEESLING CONSTRUCTION  
LOCATION: 3719 CARMICHAEL DR  
PUNTA GORDA, FL 33950

SHEET: 1 OF 3  
SCALE: 1"=20'  
PROJ # 25-053

AERIAL SOURCE:

- 1) FDOT AERIAL PHOTO LOOK UP SYSTEM (APLUS)
- 2) ORTHOPHOTO IMAGE DATE 2023



2662 Ryan Blvd  
 Punta Gorda, FL 33950  
 Lot 10/Block 133  
 Parcel ID: 412223105007

BOAT LIMITATION  
 LINE(S) (TYP)

30' END LOTS

BOAT/VESSEL  
 LIMITATION LINE, TYP

REPLACE 3-POST LIFT  
 w / NEW 4-POST LIFT  
 12' x 12' (Existing size)  
 13K BOAT LIFT

STRUCTURAL  
 LIMITATION  
 LINE, TYP.

MIN. 50' FREE  
 NAVIGATION

100.0' CANAL  
 WIDTH

EXIST  
 LIFT

BOAT/VESSEL  
 LIMITATION  
 LINE, TYP.

3713 Carmichael Dr  
 Punta Gorda, FL 33950  
 Lot 7/Block 133  
 Parcel ID: 412223126010

67°52'24"

67°52'24"



2650 Ryan Blvd  
 Punta Gorda, FL 33950  
 Lot 9/Block 133  
 Parcel ID: 412223105008

3719 Carmichael Blvd  
 Punta Gorda, FL 33950  
 Lot 8/Block 133  
 Parcel ID: 412223105009

NOTES:

- 1. REPLACE 3-PILING DOCK w/NEW 4-PILING DOCK
- 2. KEEP (2) EXISTING DOCK SIDE PILINGS
- 3. REMOVE (1) EXISTING OUTSIDE PILING & REPLACE w/(2) NEW PILINGS
- 4. INSTALL NEW 16k - 12'x12' LIFT



CHRISTOPHER D. BEERS, PE  
 FLORIDA P.E.# 64594

OCT 01 2025

**WA TECH, LLC.**  
 WATER, AIR, LAND

23254 Van Buren Ave Port Charlotte, FL 3380  
 PH: (941)628-0635 EMAIL: Chrisbeers@rocketmail.com

REVISION	DATE	BY	NO.

DRAWN BY: CB  
 CHECKED BY: CDB  
 DATE: 10/1/25

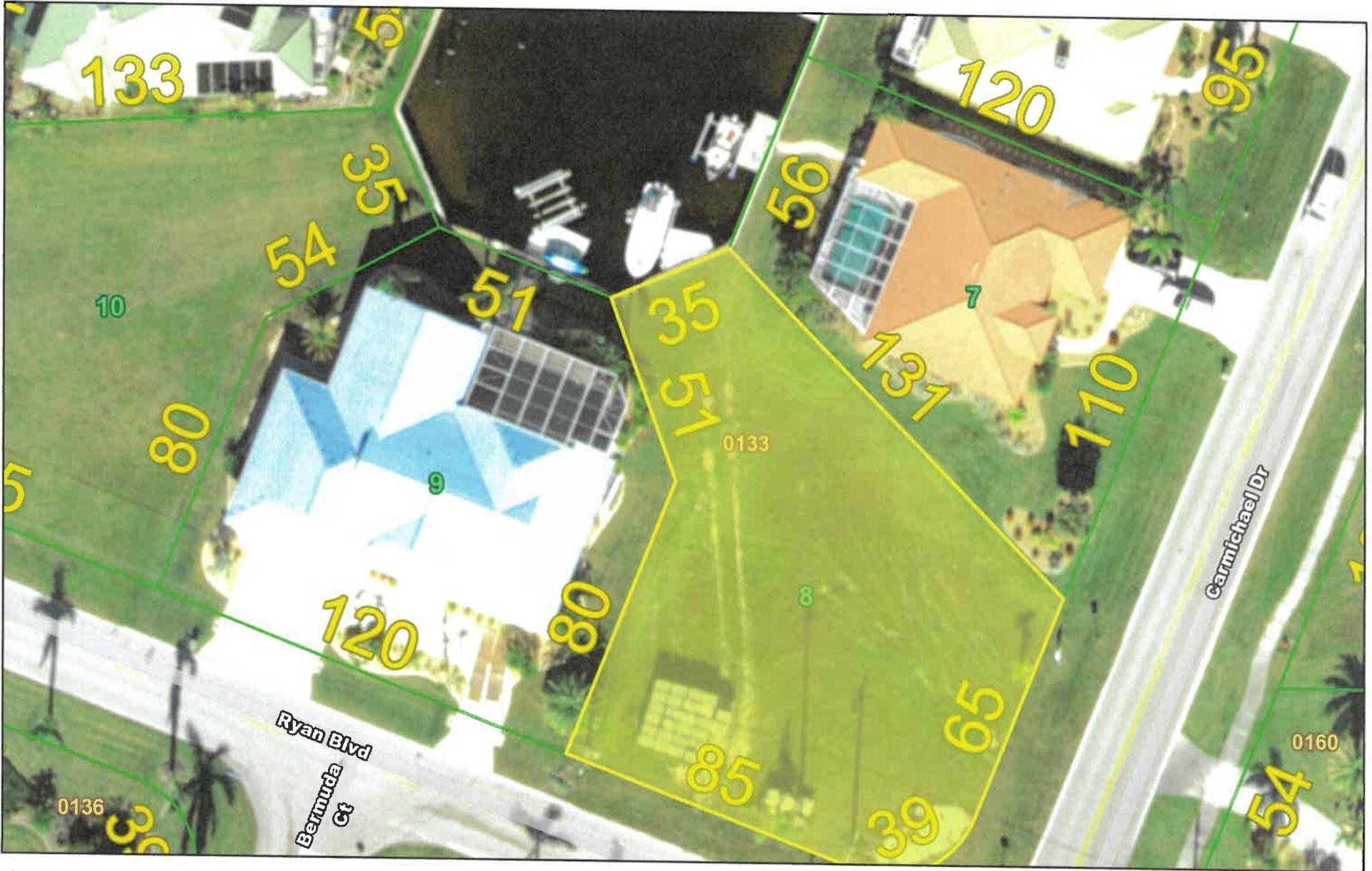
PROPOSED BOAT LIFT  
 (NOT A SURVEY)

CLIENT: KEESLING CONSTRUCTION  
 LOCATION: 3719 CARMICHAEL DR  
 PUNTA GORDA, FL 33950

SHEET: 2 OF 3  
 SCALE: 1"=10'  
 PROJ # 25-053

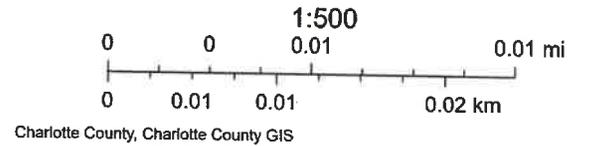


# Map Layout



October 28, 2025

- |   |   |  |
|---|---|--|
|  Override 1       |  Freeway |  Lots               |
|  Road Centerlines |  Highway |  Property Ownership |
|  Collector        |  Local   |  Major Arterial     |
|   |   |  Minor Arterial     |
|   |   |  Block Number       |



Charlotte County GIS

**CITY OF PUNTA GORDA, FLORIDA  
PUBLIC HEARING NOTICE**

Mr. Michael Mackenzie.  
Applicants

CCSP 01-2025, 3719 Carmichael Dr.  
File # & Title

**AFFIDAVIT OF POSTING NOTICE**

**STATE OF FLORIDA  
COUNTY OF CHARLOTTE**

**BEFORE ME**, the undersigned authority, personally appeared Thomas Macy, Public Works Engineering Project Manager, for the City of Punta Gorda who, after being duly sworn, deposes and says:

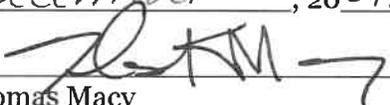
1. That on December 1, 2025 the **NOTICE OF PUBLIC HEARING SIGN** was posted at 3719 Carmichael Dr., Punta Gorda, Florida;

<b>Parcel ID:</b>	412223105009	<b>Property Address:</b>	3719 Carmichael Dr., Gorda, FL 33950.
<b>Short Legal</b>	<b>Legal Description</b>		
PGI 012 0133 0008	PUNTA GORDA ISLES SEC 12 BLK0133 LT8 558/1686 559/133 974/1061 DC1072/588-AT 1226/104 1263/1197 CD1553/839 1533/840 1819/31 4660/2000 4971/1561		

2. That this property is owned by Mr. Michael Mackenzie., The ownership was established through the Charlotte County Property Appraiser's records (ownership tax records). This is the normal procedure used to establish ownership of property.

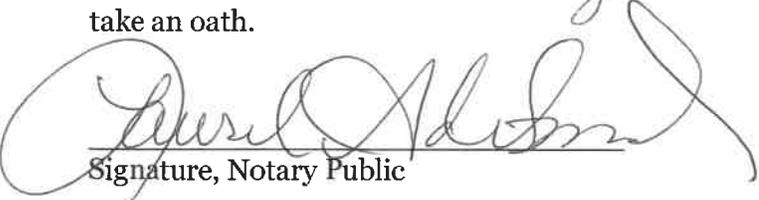
**FURTHER AFFIANT SAYETH NOT.**

Dated this 1 day of December, 2025.

  
\_\_\_\_\_  
Thomas Macy  
Public Works Engineering Project Manager

**STATE OF FLORIDA  
COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me this 1 day of December, 2025 by Thomas macy, who is personally known to me and who did not take an oath.

  
\_\_\_\_\_  
Signature, Notary Public

(SEAL)



**LAUREL ADELMUND**  
Notary Public  
State of Florida  
Comm# HH243087  
Expires 3/21/2026



**NOTICE OF PUBLIC HEARING  
CITY OF PUNTA GORDA,  
FLORIDA**

whose email address is humres@pgorda.us, at least two (2) calendars days prior to the meeting.

**YOU ARE HEREBY** notified that the **Punta Gorda Isles Canal Advisory Committee** will hold a Public Hearing on **Monday, December 15, 2025, at 1:30 p.m.**, or as soon thereafter as may be heard, to consider the following request:

**SARA WELCH, CMC  
CITY CLERK  
CITY OF PUNTA GORDA**  
Publish: 11/28/25  
163352 3976269

**PUBLISHER’S AFFIDAVIT OF  
PUBLICATION STATE OF FLORIDA COUNTY  
OF CHARLOTTE:**

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

11/28/25

as well as being posted online at [www.yoursun.com](http://www.yoursun.com) and [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

**CCSP-01-2025** - Petition for special permit under the provisions of Chapter 6, Section 2-1(e) of the Punta Gorda Code to install a boat lift with three (3) boat lift pilings and a portion of the boat lift outside the structure limitation lines which is prohibited by Section 2-1(c) (5), Punta Gorda Code at Lot 8, Block 133, Section 12, AKA 3719 Carmichael Drive, Punta Gorda, Florida 33950.

Owner/Petitioner: Michael Mackenzie  
Address: 3719 Carmichael Drive  
Charlotte County Parcel: 412223105009

Said hearing will be held at the Laishley Marina Community Room, 120 Laishley Court, Unit 111, Punta Gorda, FL 33950. Any persons desiring to be heard on this matter may appear at the above time and place. If an appeal is to be made of any decision made at this meeting, a verbatim record of the proceeding may be required. A copy of this notice and the associated public hearing documents are available for inspection at the Office of the City Clerk located at 117 Herald Court, Unit 211, Punta Gorda, FL 33950.

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 941-575-3326) 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 West Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3308, and

(Signature of Affiant)

Sworn and subscribed before me this 4th day of December, 2025

(Signature of Notary Public)



Personally known  X  OR   Produced Identification



**CHAPTER 6 SECTION 2-1 (e) (4)**

**CRITERIA TO BE MET FOR THE GRANTING OF PETITION FOR SPECIAL PERMIT**

- a. Would be in harmony with the general intent and purpose of this Article
- b. Would not be injurious to the waterway involved;
- c. Would not impede safe navigation;
- d. Would not allow a structure or use aesthetically or functionally incompatible with existing structures or uses on surrounding lands;
- e. Would not permit any structure or activity that would interfere with or be detrimental to the quiet and peaceful use and enjoyment of any nearby land; and
- f. Would not otherwise be a detriment to public health, welfare and safety.

**PUNTA GORDA ISLES CANAL ADVISORY COMMITTEE  
CITY OF PUNTA GORDA  
12/15/2025**

**QUASI-JUDICIAL PUBLIC HEARINGS**

**Title:** Special Permit CCSP 02-2025

**Funds:**

**Recommended Action:** Staff recommends favorable consideration per its review of Article 2 Sec. 2-1 (e) 4.

**Summary:** Chapter 6, Article 2, Section 2-1 (e) of the Punta Gorda Code provides guidance for property owners petitioning City to seek relief from the provisions contained in Section 2-1 (c), Punta Gorda Code.

For single-family residential lots with less than eighty-five (85) feet of seawall, Article 2-1 (c) (1), Punta Gorda Code of Ordinances permits a freestanding concrete dock, and one (1) boat lift to be constructed within the structure limitation lines (45-degree angle). For lots with 50 feet or less of seawall, an approved extension aid is allowed. This Petitioner is seeking - Four (4) of the pilings, a portion of the boat lift, and a new walkway are outside the structure limitation lines.

Owner/Petitioner Rose Stivers

Location: Lot 14, Block 103, Section 11, a/k/a 2201 Magdalena Dr., Punta Gorda, FL 33950.

Charlotte County Parcel: 412307353005

**Department/Division:** Public Works

**EXHIBITS:**

---

1. [Agenda CCSP 02-25](#)



**CITY OF PUNTA GORDA, FLORIDA  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION**

**INTEROFFICE MEMO**

**TO:** Members of the Punta Gorda Isles Canal Advisory Committee  
**FROM:** Thomas Macy, Senior Project Manager  
**THRU:** Ron Everts, Public Works Director  
Bryan Clemons, Senior Engineering Manager  
**DATE:** November 21, 2025  
**SUBJ:** Staff Report for December 15, 2025 PGICAC Public Hearing CCSP 02-2025

---

**SUMMARY EXPLANATION/BACKGROUND INFORMATION:**

Chapter 6, Article 2 Section 2-1 (e) of the Punta Gorda Code provides guidance for property owners petitioning the City to seek relief from the provisions contained in Section 2-1 (c), Punta Gorda Code.

For Single Family residential lots with less than eighty-five (85) feet of seawall, Article 2-1 (c) (1), Punta Gorda Code of Ordinances permits a freestanding concrete dock and one (1) boat lift to be constructed within the structure limitation lines (45 degree angle). For lots with 50 feet or less of seawall an approved extension aid is allowed.

Owner/Petitioner Rose Stivers is seeking approval to install a four (4) piling boat lift with three (3) of the pilings, a portion of the boat lift and walkway are outside the structure limitation lines. The proposed construction location is at Lot 14, Block 103, Section 11, a/k/a 2201 Magdalena Dr., Punta Gorda, FL 33950.

Per the submitted Plans, the property has thirty five feet (30') of seawall.

**THIS PETITION IS BEFORE YOU BECAUSE OF THE FOLLOWING:**

Four (4) of the pilings, a portion of the boat lift and new walkway are outside the structure limitation lines

**RECOMMENDATION:**

Staff recommends favorable consideration per its review of Article 2 Sec. 2-1 (e) 4.

---

Encs: Public Hearing Notice  
Petition w/attachments



**CITY OF PUNTA GORDA, FLORIDA  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION**

**INTEROFFICE MEMO**

THRU: Ron Everts, Director of Public Works *Ron Everts*  
Bryan Clemons, Senior Engineering Manager *ABC*  
TO: Sara Welch, City Clerk  
FROM: Thomas Macy, Senior Project Manager *TM*  
DATE: November 18, 2025

SUBJECT: Notice for PGI Canal Advisory Committee.

Please advertise the following petition for special permit 15 days prior to the PGICAC public hearing scheduled for December 15, 2025

CCSP 02-2025

PETITION FOR SPECIAL PERMIT UNDER THE PROVISIONS OF CHAPTER 6, SECTION 2-1 (e) OF THE PUNTA GORDA CODE TO INSTALL A BOAT LIFT WITH THREE (3) BOAT LIFT PILINGS, A PORTION OF THE BOAT LIFT AND A PORTION OF THE WALKBOARD WITH ONE (1) PILE OUTSIDE THE STRUCTURE LIMITATION LINES WHICH IS PROHIBITED BY SECTION 2-1 c (5) PUNTA GORDA CODE AT LOT 14, BLOCK 103, SECTION 11, AKA 2201 MAGDALINA DR., PUNTA GORDA, FLORIDA 33950

OWNER/PETITIONER: ROSE STIVERS  
Charlotte County Parcel: 412307353005

Please send the attached drawings with the notice to the adjacent property owners and forward a notice to Keesling Construction, Inc. at 615 Dupont St. Punta Gorda Fl. 33950

Please direct questions/correspondence relative to the petition to Thomas Macy, Public Works-Engineering Division.

Encl: Petition w/att.  
Drawings/aerial map

CC: Public Works Administration



CITY OF PUNTA GORDA  
 PUBLIC WORKS ENGINEERING DIVISION  
 326 WEST MARION AVENUE  
 PUNTA GORDA, FL 33950  
 (941) 575-5050  
 FAX: (941) 575-5044  
 pubworks@CityofPuntaGordaFL.com

### Canal Construction Special Permit Application

Date Received: 8-15-25	File #: CCSP- 02-2025
Application Fee: \$450.00	

<b>Office use only:</b>				
Ad Date	BSI CAC	PGI CAC		City Council

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

- ORIGINAL Signed & Notarized Application and Affidavit Authorization for Agent, if applicable
- A copy of the deed or other evidence of ownership
- Approval letter from association, if applicable
- Site Plan
- Engineered Drawings

**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 Public Works Engineering Division, 3130 Cooper Street, Punta Gorda, Florida 33950, where it can be reviewed by the staff prior to filing.

The City of Punta Gorda 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

The applicant or his/her representative **MUST** be present at all hearings.

**1. Applicant**

Name: Rose Stivers					
Address: 2201 Magdalena Dr	City:	Punta Gorda	State:	FL	Zip: 33950
Phone: 401-726-4692	Email address allpawsoc@yahoo.com				

**2. Owner(s) of Record**

Name: Sae a above					
Address:	City:		State:		Zip:
Phone:	Email address				

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

Name:	Keesling Construction, INC.				
Address: 615 Dupont St.	City:	Punta Gorda	State:	FL	Zip: 33950
Phone: 941-639-3166	Email address info@keesling.biz				

**4. Property Address**

Address: 2201 Magdalena Dr.

Parcel ID /Account #	Lot #	Block#	Section	Total Sq. Feet	Total Acres
412307353005	14	103	11		

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

PGI 011 0103 0014

**6. Existing Zoning Classification**

GS 3.5

**7. Is this special permit request for new construction?**

Yes  No

**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.  
Single family home with pool, boat dock.

**10. Description of Work and Justification for Special Permit Request:**

Remove existing dock and install 10,000# boat lift with 4 pilings and a 24"x 21' boarding walkway. The boarding walkway includes two supporting pilings. A special permit is required because three lift pilings, one walkway support piling, a portion of the walkway and part of the lift structure will be outside the structure limitation lines.

<b>11. Approval Criteria - No special permit shall be granted 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 for the request:</b>
<b>a. Would be in harmony with the general intent and purpose of Chapter 6, Article 1-Section 1.3 and Article 2-Section 2.1 (a-d), Punta Gorda Code</b>
True
<b>b. Would not be injurious to the waterway involved</b>
True
<b>c. Would not impede safe navigation</b>
True
<b>d. Would not allow a structure or use aesthetically or functionally incompatible with existing structures or uses on surrounding lands</b>
True
<b>e. Would not permit any structure or activity that would interfere with or be detrimental to the quiet and peaceful use and enjoyment of any nearby land</b>
True
<b>f. Would not otherwise be a detriment to public health, welfare and safety</b>
True
<b>In making its decision on such a special permit petition, the Canal Advisory Committee or City Council shall consider only the reports, testimony, and other evidence presented at the public hearing thereon.</b>
<b>In granting any such petition for special permit, the Canal Advisory Committee or City Council may prescribe appropriate conditions and safeguards in conformity with the provisions of Section 6-6(c), Punta Gorda Code, including, but not limited to, reasonable time limits within which the action implementing the approved petition for special permit must be begun, completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the petition for special permit is approved, shall be cause for the revocation of said approval.</b>

I/We, 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.

By submitting this application the owner(s) of the subject property does hereby grant his/her consent for authorized City representatives, 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.

**AFFIDAVIT**

Ka L  
Signature of Owner or Authorized Agent

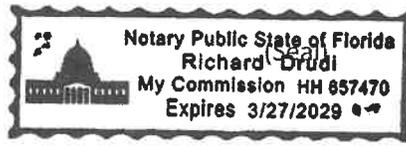
Klint Keesling, Keesling Construction  
Print Name & Title

8-11-2025  
Date

STATE OF Florida  
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 11 day of 8, 2025, by Richard Drudi who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

[Signature]  
Notary Public, State of Florida  
My commission Expires: 03.27.29



**AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)**

I/We Rose Stivers, property owner(s), hereby authorize Keesling Construction to act as **Agent** on our behalf regarding the Petition for Special Permit on the property commonly known as \_\_\_\_\_ 2201 Magdalena Dr. in Punta Gorda, Florida.

RStivers  
Signature of Property Owner

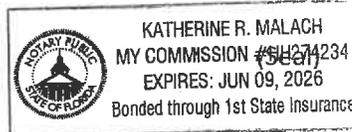
Rose Stivers  
Print Name of Property Owner

4/30/25  
Date

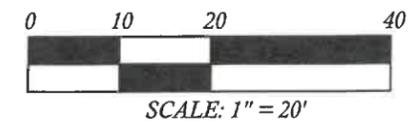
STATE OF Florida  
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 30 day of April, 2025, by Rose Stivers who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

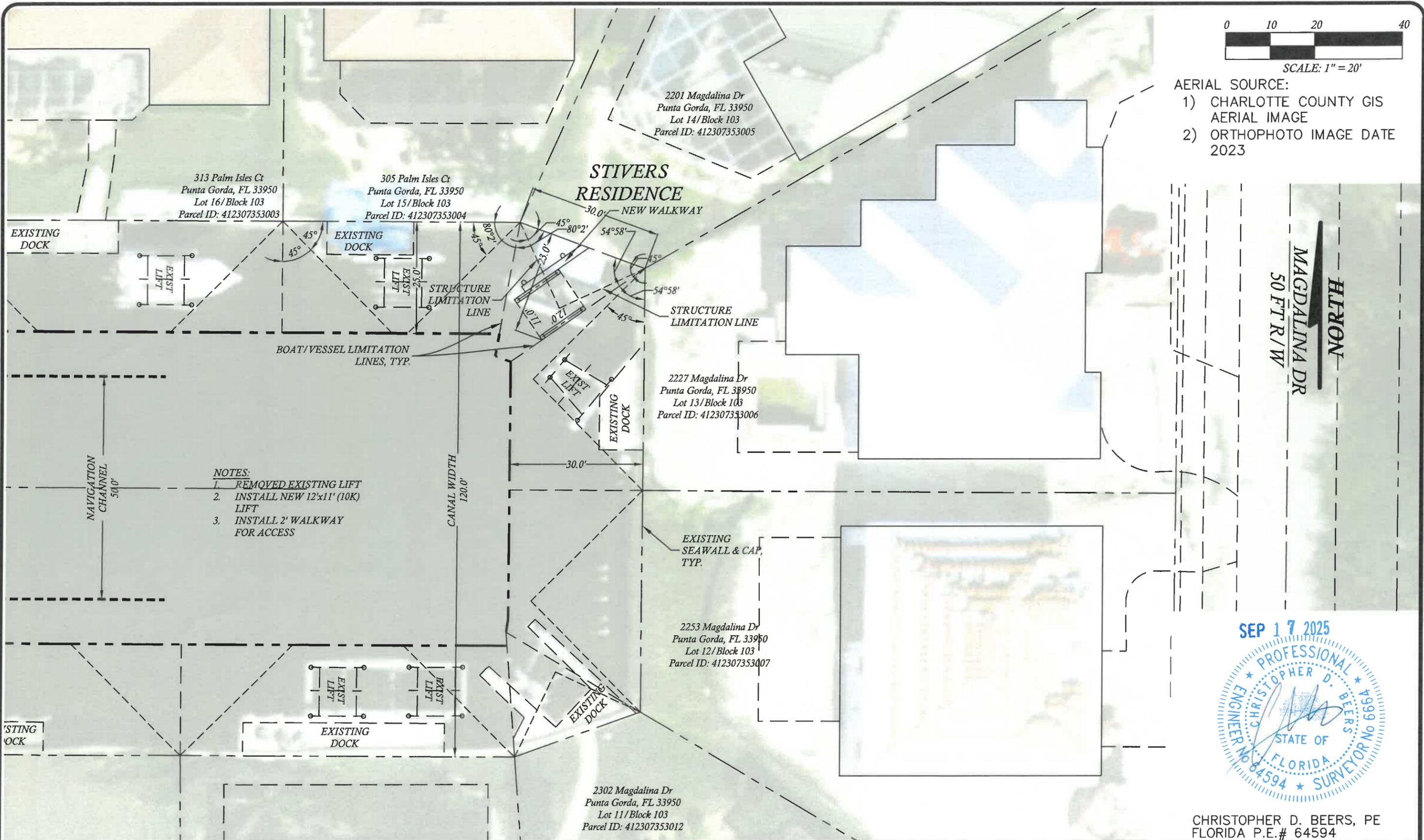
Katherine R. Malach  
Notary Public, State of Florida  
My commission Expires: June 9, 2026







AERIAL SOURCE:  
 1) CHARLOTTE COUNTY GIS AERIAL IMAGE  
 2) ORTHOPHOTO IMAGE DATE 2023



- NOTES:**
1. REMOVED EXISTING LIFT
  2. INSTALL NEW 12'x11' (10K) LIFT
  3. INSTALL 2' WALKWAY FOR ACCESS

NORTH  
 MAGDALINA DR  
 50 FT R/W



CHRISTOPHER D. BEERS, PE  
 FLORIDA P.E.# 64594

**WA TECH, LLC.**  
 WATER, AIR, LAND  
 23254 VAN BUREN AVE PORT CHARLOTTE, FL 33980  
 PH: (941) 628-0635 EMAIL: Chrisbeers@rocketmail.com

REVISION	DATE	BY	NO.
REVISED PER CITY REDLINES	9/16/25	CB	1

DRAWN BY: CDB  
 CHECKED BY: CDB  
 DATE: 6/28/25

SPECIAL PERMIT  
 NEW BOAT LIFT

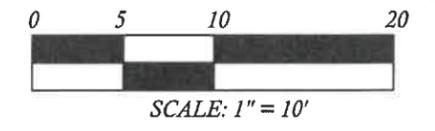
CLIENT: KEESLING CONSTRUCTION  
 LOCATION: SRIVERS RES.  
 2201 MAGDALINA DR  
 PUNTA GORDA, FL 33950

SHEET: 1 OF 3  
 SCALE: 1"=20'  
 PROJ # 25-053

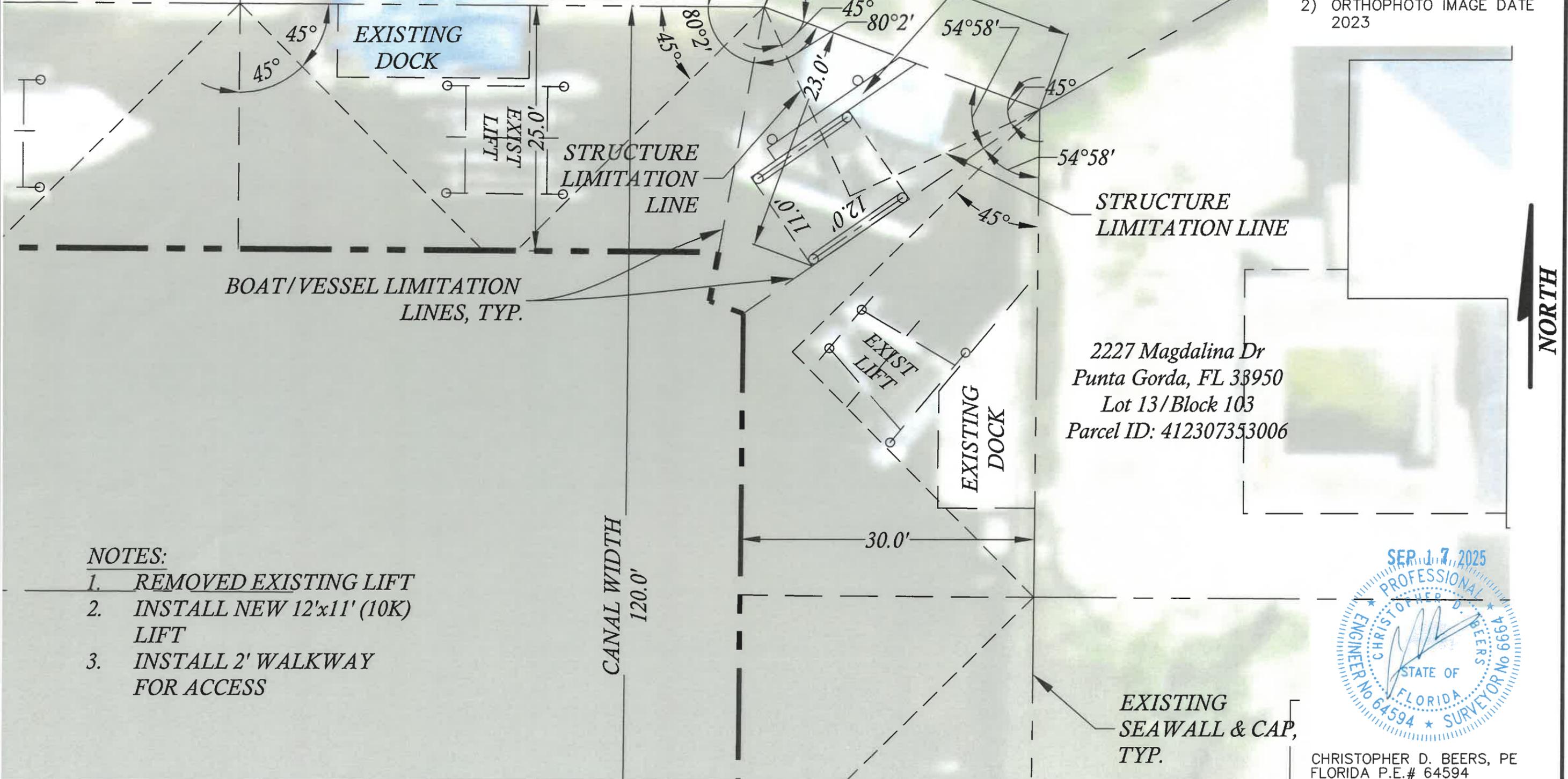
313 Palm Isles Ct  
 Punta Gorda, FL 33950  
 Lot 16/Block 103  
 Parcel ID: 412307353003

305 Palm Isles Ct  
 Punta Gorda, FL 33950  
 Lot 15/Block 103  
 Parcel ID: 412307353004

# STIVERS RESIDENCE



AERIAL SOURCE:  
 1) CHARLOTTE COUNTY GIS AERIAL IMAGE  
 2) ORTHOPHOTO IMAGE DATE 2023



**NOTES:**

1. REMOVED EXISTING LIFT
2. INSTALL NEW 12'x11' (10K) LIFT
3. INSTALL 2' WALKWAY FOR ACCESS



CHRISTOPHER D. BEERS, PE  
 FLORIDA P.E.# 64594

**WA TECH, LLC.**  
 WATER, AIR, LAND  
 23254 VAN BUREN AVE PORT CHARLOTTE, FL 33980  
 PH: (941) 628-0635 EMAIL: Chrisbeers@rocketmail.com

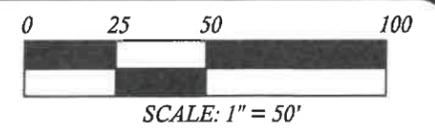
REVISION	DATE	BY	NO.
REVISED PER CITY REDLINES	9/16/25	CB	1

DRAWN BY: CB  
 CHECKED BY: CDB  
 DATE: 6/28/25

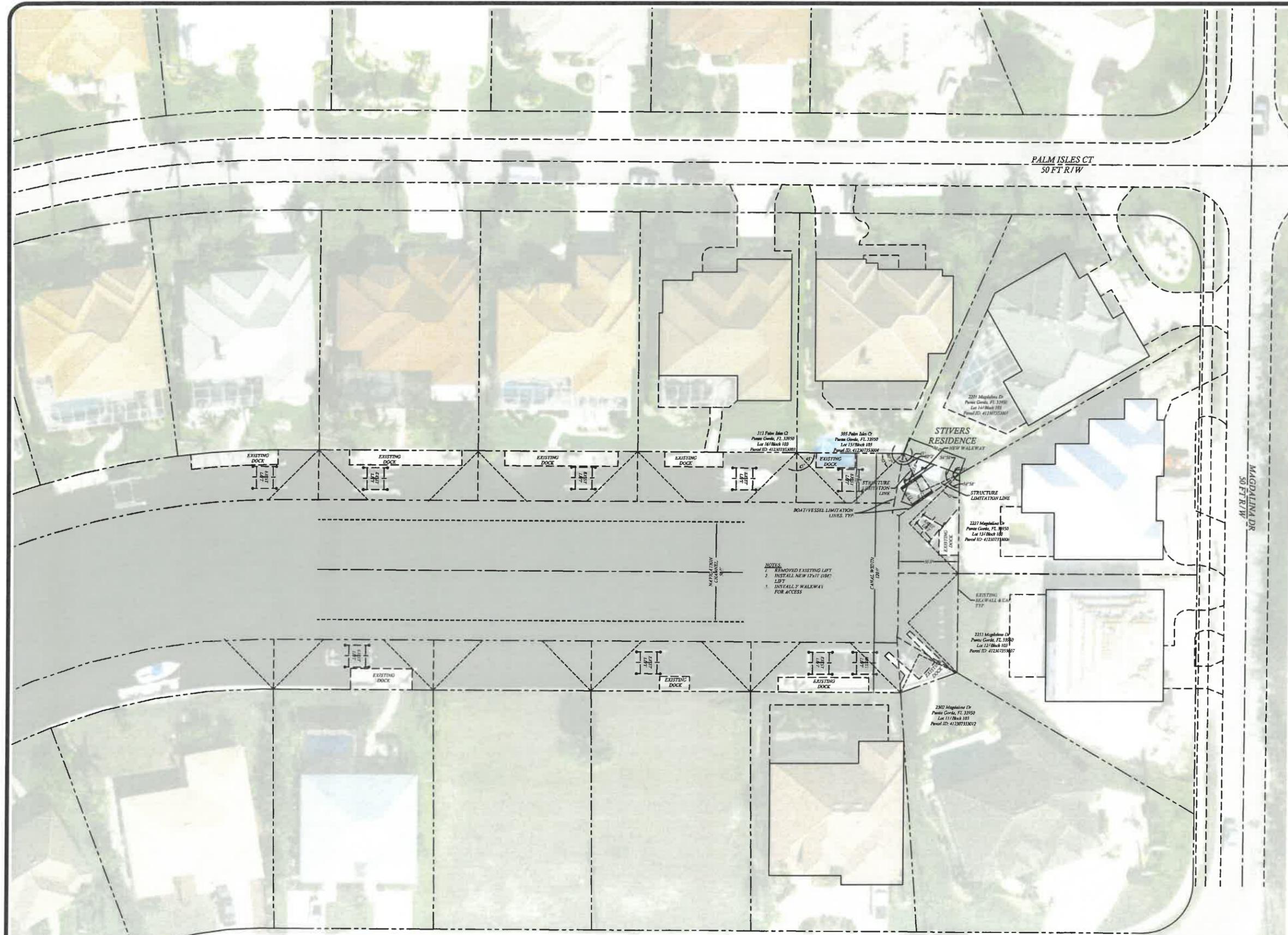
SPECIAL PERMIT  
 NEW BOAT LIFT

CLIENT: KEESLING CONSTRUCTION  
 LOCATION: SRIVERS RES.  
 2201 MAGDALINA DR  
 PUNTA GORDA, FL 33950

SHEET: 2 OF 3  
 SCALE: 1"=10'  
 PROJ #: 25-053



AERIAL SOURCE:  
 1) CHARLOTTE COUNTY GIS AERIAL IMAGE  
 2) ORTHOPHOTO IMAGE DATE 2023



CHRISTOPHER D. BEERS, PE  
 FLORIDA P.E.# 64594

**WA TECH, LLC.**  
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 PH: (941) 628-0635 EMAIL: Chrisbeers@rocketmail.com

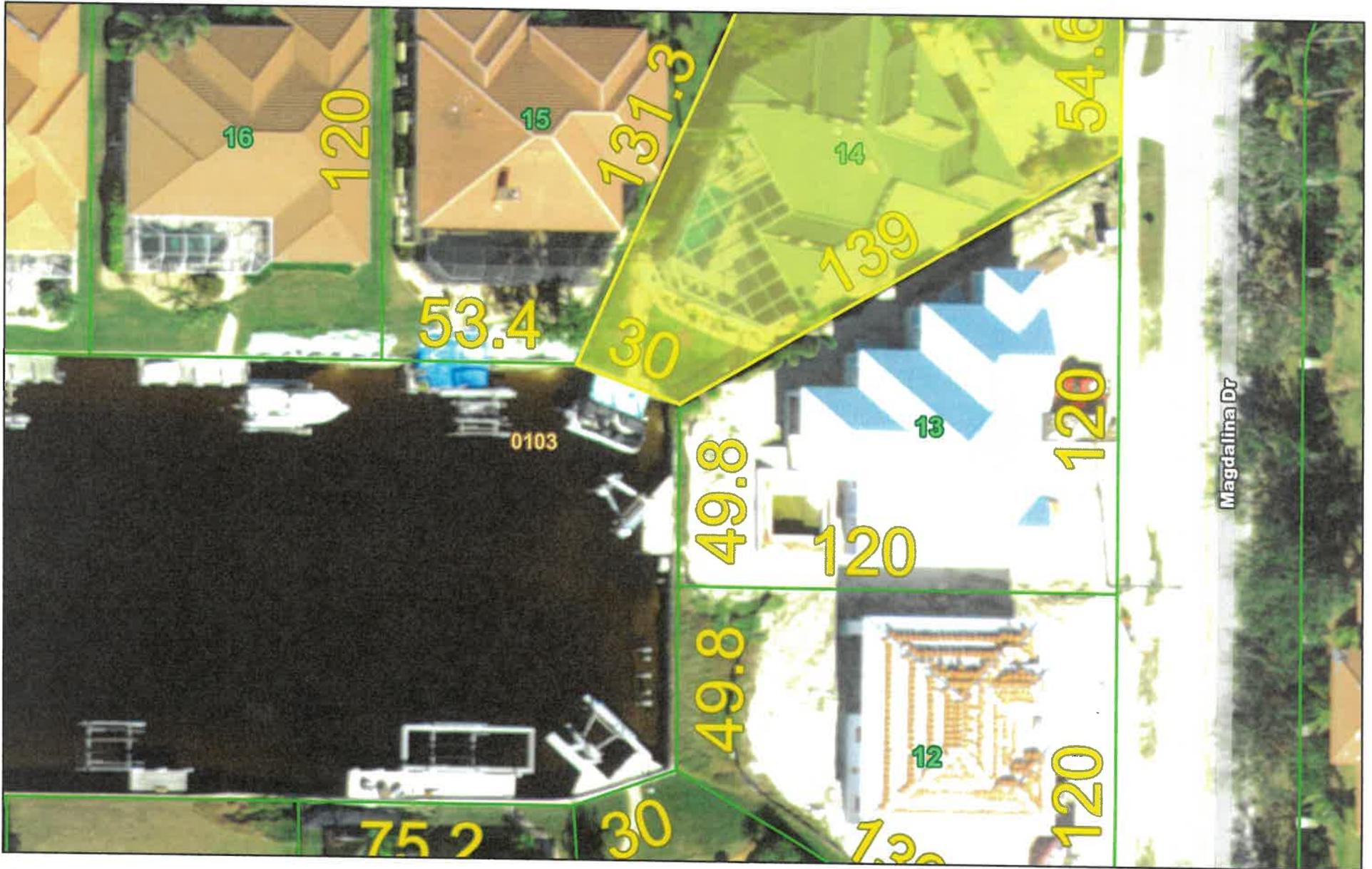
REVISION	DATE	BY	NO.	DRAWN BY:
REVISED PER CITY REDLINES	9/16/25	CB	1	CB
				CHECKED BY: CDB
				DATE: 6/28/25

SPECIAL PERMIT  
 NEW BOAT LIFT

CLIENT: KEESLING CONSTRUCTION  
 LOCATION: SRIVERS RES.  
 2201 MAGDALINA DR  
 PUNTA GORDA, FL 33950

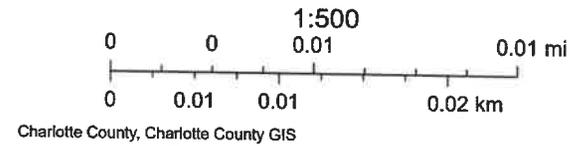
SHEET: 3 OF 3  
 SCALE: 1"=50'  
 PROJ # 25-053

# Map Layout



October 28, 2025

- |   |   |  |
|---|---|--|
|  Override 1       |  Freeway |  Lots               |
|  Road Centerlines |  Highway |  Property Ownership |
|  Collector        |  Local   |  Block Number       |



Charlotte County GIS

CITY OF PUNTA GORDA, FLORIDA  
PUBLIC HEARING NOTICE

Ms. Rose Stivers.  
Applicants

CCSP 02-2025, 2201 Magdalena Dr.  
File # & Title

**AFFIDAVIT OF POSTING NOTICE**

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

**BEFORE ME**, the undersigned authority, personally appeared Thomas Macy, Public Works Engineering Project Manager, for the City of Punta Gorda, who, after being duly sworn, deposes and says:

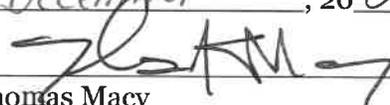
1. That on December 1, 2025 the **NOTICE OF PUBLIC HEARING SIGN** was posted at Dr., Punta Gorda, Florida;

<b>Parcel ID:</b>	412307353005	<b>Property Address:</b>	2201 Magdalena Dr., Punta Gorda, FL 33950.
<b>Short Legal</b>	<b>Legal Description</b>		
PGI 011 01030014	PUNTA GORDA ISLES SEC 11 REP BLK103 LT 14 562/2188-2189 622/142 653/590 937/1252 1609/1164 1916/1601 2993/936 4078/289 4725/17411 3218347 346900		

2. That this property is owned by Ms. Rose Stivers., The ownership was established through the Charlotte County Property Appraiser's records (ownership tax records). This is the normal procedure used to establish ownership of property.

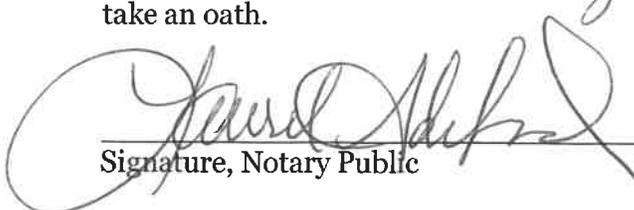
**FURTHER AFFIANT SAYETH NOT.**

Dated this 1 day of December, 20 25.

  
\_\_\_\_\_  
Thomas Macy  
Public Works Engineering Project Manager

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 1 day of December, 20 25 by Thomas macy, who is personally known to me and who did not take an oath.

  
\_\_\_\_\_  
Signature, Notary Public

(SEAL)



LAUREL ADELMUND  
Notary Public  
State of Florida  
Comm# HH243087  
Expires 3/21/2026



**NOTICE OF PUBLIC HEARING  
CITY OF PUNTA GORDA,  
FLORIDA**

whose email address is humres@  
pgorda.us, at least two (2) calen-  
dars days prior to the meeting.

**YOU ARE HEREBY** notified that the **Punta Gorda Isles Canal Advisory Committee** will hold a Public Hearing on **Monday, December 15, 2025, at 1:30 p.m.**, or as soon thereafter as may be heard, to consider the following request:

**SARA WELCH, CMC  
CITY CLERK  
CITY OF PUNTA GORDA**  
Publish: 11/28/25  
102469 3976270

**PUBLISHER’S AFFIDAVIT OF  
PUBLICATION STATE OF FLORIDA COUNTY  
OF CHARLOTTE:**

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

11/28/25

as well as being posted online at [www.yoursun.com](http://www.yoursun.com) and [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

**CCSP-02-2025** - Petition for special permit under the provisions of Chapter 6, Section 2-1(e) of the Punta Gorda Code to install a boat lift with three (3) boat lift pilings, a portion of the boat lift, and a portion of the walkboard with one (1) pile outside the structure limitation lines which is prohibited by Section 2-1(c) (5), Punta Gorda Code at Lot 14, Block 103, Section 11, AKA 2201 Magdalina Drive, Punta Gorda, Florida 33950.

Owner/Petitioner: Rose Stivers  
Address: 2201 Magdalina Drive  
Charlotte County Parcel:  
412307353005

Said hearing will be held at the Laishley Marina Community Room, 120 Laishley Court, Unit 111, Punta Gorda, FL 33950. Any persons desiring to be heard on this matter may appear at the above time and place. If an appeal is to be made of any decision made at this meeting, a verbatim record of the proceeding may be required. A copy of this notice and the associated public hearing documents are available for inspection at the Office of the City Clerk located at 117 Herald Court, Unit 211, Punta Gorda, FL 33950.

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 941-575-3326) 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 West Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3308, and

(Signature of Affiant)

Sworn and subscribed before me this 4th day of  
December, 2025

(Signature of Notary Public)



Personally known  X  OR   Produced Identification



**CHAPTER 6 SECTION 2-1 (e) (4)**

**CRITERIA TO BE MET FOR THE GRANTING OF PETITION FOR SPECIAL PERMIT**

- a. Would be in harmony with the general intent and purpose of this Article
- b. Would not be injurious to the waterway involved;
- c. Would not impede safe navigation;
- d. Would not allow a structure or use aesthetically or functionally incompatible with existing structures or uses on surrounding lands;
- e. Would not permit any structure or activity that would interfere with or be detrimental to the quiet and peaceful use and enjoyment of any nearby land; and
- f. Would not otherwise be a detriment to public health, welfare and safety.

**PUNTA GORDA ISLES CANAL ADVISORY COMMITTEE  
CITY OF PUNTA GORDA  
12/15/2025**

**QUASI-JUDICIAL PUBLIC HEARINGS**

**Title:** Special Permit CCSP 03-2025

**Funds:**

**Recommended Action:** Staff recommends favorable consideration per its review of Article 2 Sec. 2-1 (e) 4.

**Summary:** Chapter 6, Article 2 Section 2-1 (e) of the Punta Gorda Code provides guidance for property owners petitioning the City to seek relief from the provisions contained in Section 2-1 (c), Punta Gorda Code.

For Single Family residential lots with less than eighty-five (85) feet of seawall, Article 2-1 (c) (1), Punta Gorda Code of Ordinances permits a freestanding concrete dock and one (1) boat lift to be constructed within the structure limitation lines (45 degree angle).

Owner/Petitioner: Michael Peet  
Location: Lot 7, Block 360, Section 17, a/k/a 2838 Sancho Panza Ct.,  
Punta Gorda, FL 33950.  
Charlotte County Parcel: 41221457005

**Department/Division:** Public Works

**EXHIBITS:**

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1. [Agenda CCSP 03-25](#)



**CITY OF PUNTA GORDA, FLORIDA  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION**

**INTEROFFICE MEMO**

**TO:** Members of the Punta Gorda Isles Canal Advisory Committee  
**FROM:** Thomas Macy, Senior Project Manager  
**THRU:** Ron Everts, Public Works Director  
Bryan Clemons, Senior Engineering Manager  
**DATE:** November 21, 2025  
**SUBJ:** Staff Report for December 15, 2025 PGICAC Public Hearing CCSP 03-2025

---

**SUMMARY EXPLANATION/BACKGROUND INFORMATION:**

Chapter 6, Article 2 Section 2-1 (e) of the Punta Gorda Code provides guidance for property owners petitioning the City to seek relief from the provisions contained in Section 2-1 (c), Punta Gorda Code.

For Single Family residential lots with less than eighty-five (85) feet of seawall, Article 2-1 (c) (1), Punta Gorda Code of Ordinances permits a freestanding concrete dock and one (1) boat lift to be constructed within the structure limitation lines (45 degree angle).

Owner/Petitioner Michael Peet is seeking approval to install a second boat lift on single family lot with less than eighty-five (85) feet of seawall. The proposed construction location is at Lot 7, Block 360, Section 17, a/k/a 2838 Sancho Panza Ct., Punta Gorda, FL 33950.

Per the submitted Plans, the property has eighty (80) feet of seawall.

**THIS PETITION IS BEFORE YOU BECAUSE OF THE FOLLOWING:**

To install a second boat lift (East Side) with less than 85 feet of seawall length.

**RECOMMENDATION:**

Staff recommends favorable consideration per its review of Article 2 Sec. 2-1 (e) 4.

---

Encs: Public Hearing Notice  
Petition w/attachments



**CITY OF PUNTA GORDA, FLORIDA  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION**

**INTEROFFICE MEMO**

THRU: Ron Everts, Director of Public Works *Ron Everts*  
Bryan Clemons, Senior Engineering Manager *ABC*  
TO: Sara Welch, City Clerk  
FROM: Thomas Macy, Senior Project Manager *TM*  
DATE: November 18, 2025

SUBJECT: Notice for PGI Canal Advisory Committee

Please advertise the following petition for special permit 15 days prior to the PGICAC public hearing scheduled for December 15, 2025

CCSP 03-2025

PETITION FOR SPECIAL PERMIT UNDER THE PROVISIONS OF CHAPTER 6, SECTION 2-1 (e) OF THE PUNTA GORDA CODE TO INSTALL A SECOND BOAT LIFT AT A PROPERTY WITH LESS THAN 85 FEET OF SEAWALL WHICH IS PROHIBITED BY SECTION 2-1 c (1) PUNTA GORDA CODE AT LOT 7, BLOCK 360, SECTION 17, AKA 2838 SANCHO PANZA CT., PUNTA GORDA, FLORIDA 33950

OWNERS/PETITIONERS: Michael Peet  
Charlotte County Parcel: 412214157005

Please send the attached drawings with the notice to the adjacent property owners and forward a notice to Keesling Construction, Inc. at 615 Dupont St. Punta Gorda Fl. 33950

Please direct questions/correspondence relative to the petition to Thomas Macy, Public Works-Engineering Division.

Encl: Petition w/att.  
Drawings/aerial map

CC: Public Works Administration



CITY OF PUNTA GORDA

PUBLIC WORKS ENGINEERING DIVISION  
 326 WEST MARION AVENUE  
 PUNTA GORDA, FL 33950  
 (941) 575-5050  
 FAX: (941) 575-5044  
 pubworks@CityofPuntaGordaFL.com

**Canal Construction Special Permit Application**

Date Received: <b>9/19/25</b> Application Fee: \$450.00	File #: <b>CCSP- 03-25</b>
--	----------------------------

<b>Office use only:</b>				
Ad Date		BSI CAC	PGI CAC	City Council

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

- ORIGINAL Signed & Notarized Application and Affidavit Authorization for Agent, if applicable
- A copy of the deed or other evidence of ownership
- Approval letter from association, if applicable
- Site Plan
- Engineered Drawings

**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 Public Works Engineering Division, 3130 Cooper Street, Punta Gorda, Florida 33950, where it can be reviewed by the staff prior to filing.

The City of Punta Gorda 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

The applicant or his/her representative **MUST** be present at all hearings.

**1. Applicant**

Name: Michael Peet						
Address: 2838 Sancho Panza Ct.			City: Punta Gorda	State: FL	Zip: 33950	
Phone: 941-380-3150			Email address michaelgpeet@gmail.com			

**2. Owner(s) of Record**

Name: Same as above						
Address:			City:	State:	Zip:	
Phone:			Email address			

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

Name:	Keesling Construction, Inc.				
Address: 615 Dupont St.	City:	Punta Gorda	State:	FL	Zip: 33950
Phone: 941-639-3166	Email address info@keesling.biz				

**4. Property Address**

Address: 2838 Sancho Panza Ct., Punta Gorda, FL 33950

Parcel ID /Account #	Lot #	Block#	Section	Total Sq. Feet	Total Acres
412214157005	7	360	17		

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

PGI 017 0360 0007

**6. Existing Zoning Classification**

GS 3.5

**7. Is this special permit request for new construction?**

Yes  No

**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.  
Single family home, concrete dock, boat lift

**10. Description of Work and Justification for Special Permit Request:**

The existing dock and boat lift are to be replaced by a new dock and two boat lifts. A special permit is required because two boat lifts are proposed on a property with only 80' of seawall. The East lift requires the special permit.

<p><b>11. Approval Criteria - No special permit shall be granted 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 for the request:</b></p>
<p><b>a. Would be in harmony with the general intent and purpose of Chapter 6, Article 1-Section 1.3 and Article 2-Section 2.1 (a-d), Punta Gorda Code</b></p>
<p>True</p>
<p><b>b. Would not be injurious to the waterway involved</b></p>
<p>True</p>
<p><b>c. Would not impede safe navigation</b></p>
<p>True</p>
<p><b>d. Would not allow a structure or use aesthetically or functionally incompatible with existing structures or uses on surrounding lands</b></p>
<p>True</p>
<p><b>e. Would not permit any structure or activity that would interfere with or be detrimental to the quiet and peaceful use and enjoyment of any nearby land</b></p>
<p>True</p>
<p><b>f. Would not otherwise be a detriment to public health, welfare and safety</b></p>
<p>True</p>
<p>In making its decision on such a special permit petition, the Canal Advisory Committee or City Council shall consider only the reports, testimony, and other evidence presented at the public hearing thereon.</p>
<p>In granting any such petition for special permit, the Canal Advisory Committee or City Council may prescribe appropriate conditions and safeguards in conformity with the provisions of Section 6-6(c), Punta Gorda Code, including, but not limited to, reasonable time limits within which the action implementing the approved petition for special permit must be begun, completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the petition for special permit is approved, shall be cause for the revocation of said approval.</p>

I/We, 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.

By submitting this application the owner(s) of the subject property does hereby grant his/her consent for authorized City representatives, 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.

**AFFIDAVIT**

[Signature]  
Signature of Owner or Authorized Agent

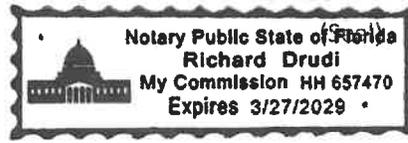
Klint Keesling, Keesling Construction Inc  
Print Name & Title

8-4-2025  
Date

STATE OF FL.  
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 4 day of 8, 2025, by Richard Drudi who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

[Signature]  
Notary Public, State of Florida  
My commission Expires: 3.27.29



**AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)**

I/We Michael Peet, property owner(s), hereby authorize Keesling Construction to act as **Agent** on our behalf regarding the Petition for Special Permit on the property commonly known as \_\_\_\_\_ 2838 Sancho Panza Ct in Punta Gorda, Florida.

[Signature]  
Signature of Property Owner

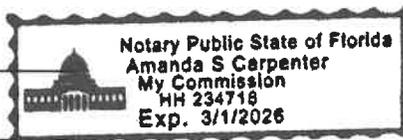
Michael Peet  
Print Name of Property Owner

6/17/25  
Date

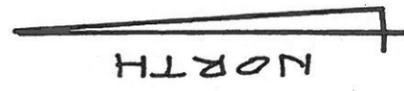
STATE OF Florida  
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of June 2025, by Michael Peet who is personally known to me or who has produced Personally Known as identification and who did not take an oath.

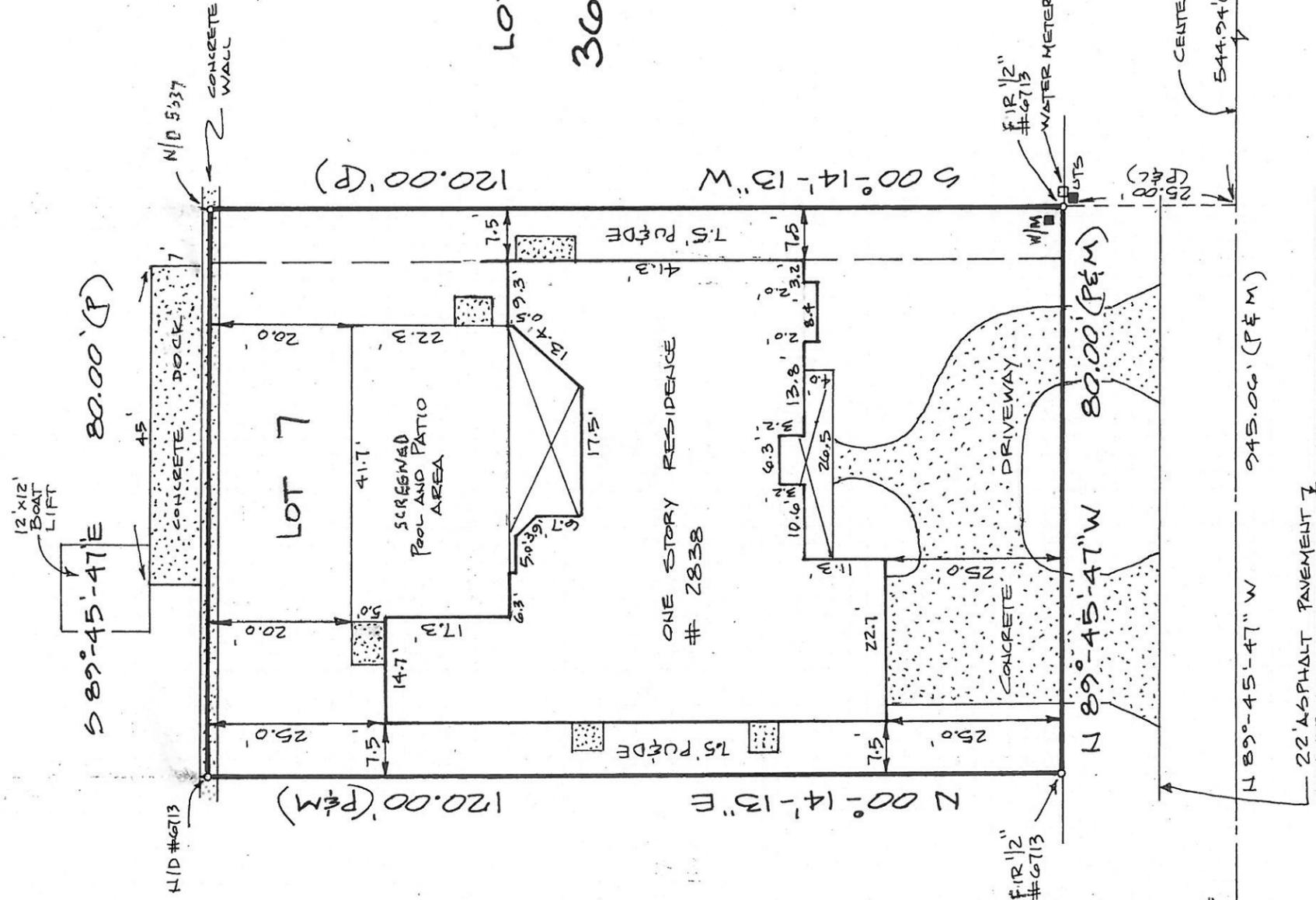
[Signature]  
Notary Public, State of Florida  
My commission Expires: 03/01/2026



(Seal)



CANAL



U/D #3969  
 FOUND  
 CENTERLINE POINT  
 OPPOSITE LOT LINE  
 30 AND 31



BOUNDARY SURVEY:

LOT 7, BLOCK 360, PUNTA GORDA ISLES, SECTION 17, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 88, INCLUSIVE PAGES 8A-8B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

LEGEND:  
 IR: IRON ROD  
 DH: DRILL HOLE  
 CM: CONCRETE MONUMENT  
 IP: IRON PIPE  
 N/D: NAIL & DISC  
 POP: PERMANENT CONTROL POINT  
 F: FOUND  
 S: SET  
 CTV: CABLE TELEVISION  
 CP: CABBAGE PALM

UE: UTILITY EASEMENT  
 DE: DRAINAGE EASEMENT  
 M: MEASURED  
 C: CALCULATED  
 P: PLAT  
 D: DEED  
 S: FLORIDA POWER & LIGHT  
 W/M: WATER METER  
 NAVD 88: NORTH AMERICAN VERTICAL DATUM 88  
 BFE: BASE FLOOD ELEVATION

C: CENTERLINE  
 X&B: EXISTING ELEVATION  
 P: POWER POLE  
 CON: CONCRETE  
 BR: BRICK  
 \* : TO BE SET

1. UNDERGROUND FEATURES ARE SHOWN FOR INFORMATION PURPOSES ONLY
2. TITLE SEARCH PROVIDED BY OTHERS
3. TREE LOCATIONS ARE APPROXIMATE ONLY, AND ARE BASED ON FIELD OBSERVATIONS.

BEARING BASIS: CENTERLINE OF SANCHO PANZA COURT- PLAT

CERTIFIED TO: MICHAEL PEET

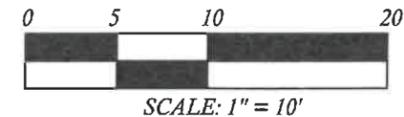
JOB NUMBER: 24-1233

ELEVATIONS ARE BASED ON: NAVD 88  
 FLOOD ZONE: AE  
 BASE FLOOD ELEVATION: 9.0  
 COMMUNITY MAP #: 120062  
 PANEL #: 02376 12/15/2022

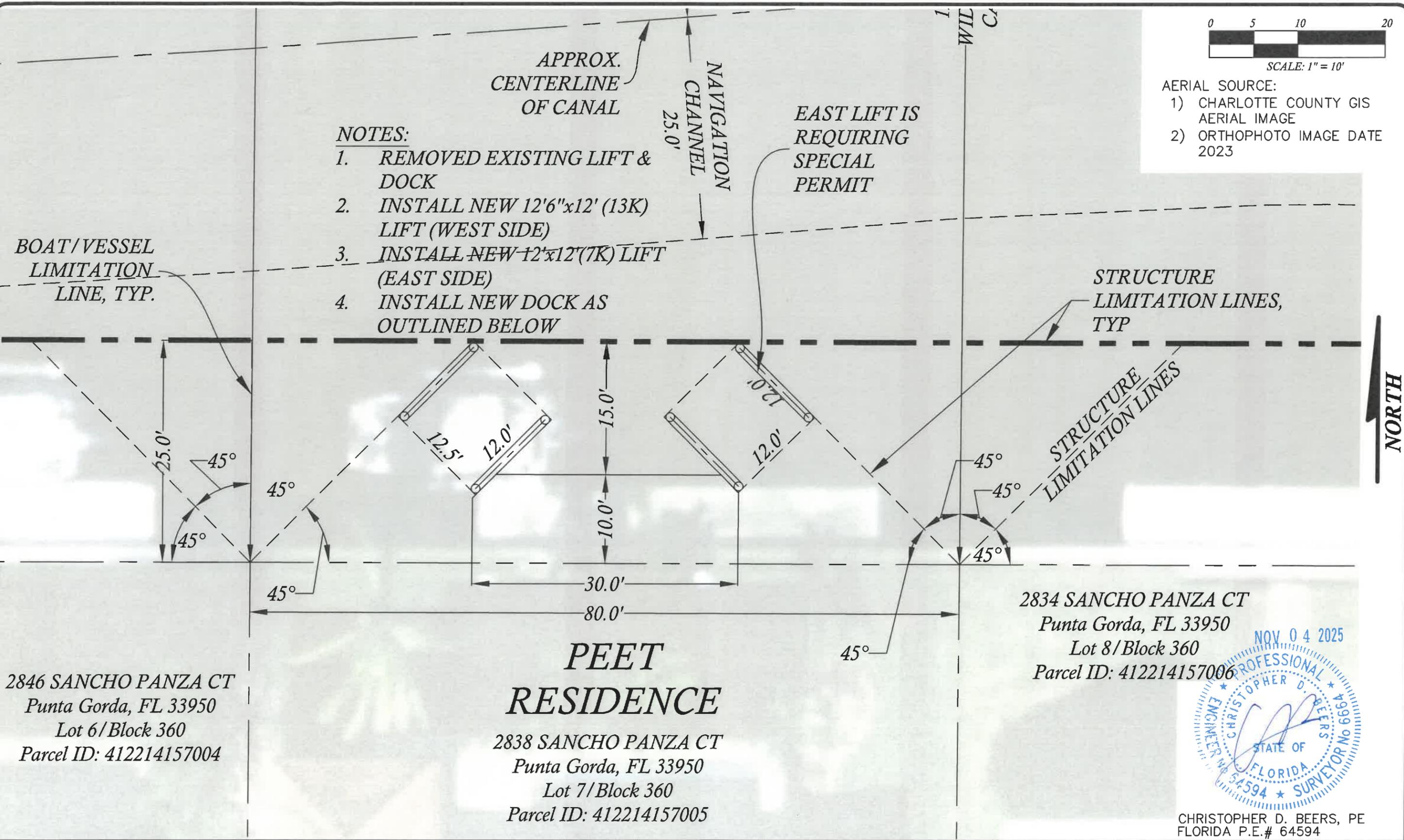
FIELD: BP/CM  
 FIELD DATE: 10/23/24  
 COMPS: HH  
 DRAFTING: JM

MELILLO and PLATT  
 LAND SURVEYING  
 20020 VETERANS BLVD., UNIT 20  
 PORT CHARLOTTE, FL 33954

INFO@MPSURVEYS.COM  
 (941) 505-0366  
 10/24/2024  
 WILLIAM C. PLATT, R.S.&M. 5735, LB 8611  
 THIS SURVEY IS HEREBY CERTIFIED AS MEETING THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, F.A.C. PURSUANT TO SECTION 472.027, F.S. AND IS CORRECT TO THE BEST OF MY KNOWLEDGE



AERIAL SOURCE:  
 1) CHARLOTTE COUNTY GIS AERIAL IMAGE  
 2) ORTHOPHOTO IMAGE DATE 2023



**NOTES:**

1. REMOVED EXISTING LIFT & DOCK
2. INSTALL NEW 12'6"x12' (13K) LIFT (WEST SIDE)
3. INSTALL NEW 12'x12' (7K) LIFT (EAST SIDE)
4. INSTALL NEW DOCK AS OUTLINED BELOW

BOAT/VESSEL  
LIMITATION  
LINE, TYP.

STRUCTURE  
LIMITATION LINES,  
TYP

STRUCTURE  
LIMITATION LINES

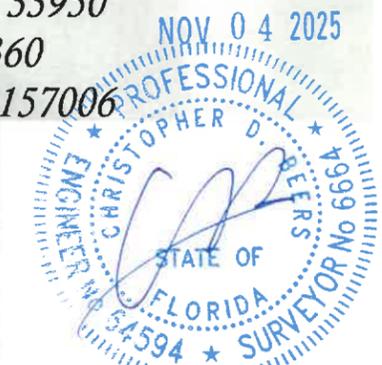
NORTH

2846 SANCHO PANZA CT  
 Punta Gorda, FL 33950  
 Lot 6/Block 360  
 Parcel ID: 412214157004

**PEET  
RESIDENCE**

2838 SANCHO PANZA CT  
 Punta Gorda, FL 33950  
 Lot 7/Block 360  
 Parcel ID: 412214157005

2834 SANCHO PANZA CT  
 Punta Gorda, FL 33950  
 Lot 8/Block 360  
 Parcel ID: 412214157006



CHRISTOPHER D. BEERS, PE  
 FLORIDA P.E.# 64594



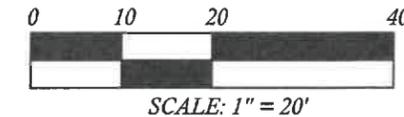
23254 VAN BUREN AVE PORT CHARLOTTE, FL 33980  
 PH: (941) 628-0635 EMAIL: Chrisbeers@rocketmail.com

REVISION	DATE	BY	NO.	DRAWN BY:
CITY COMMENTS ON OCT 27	11/5/25	CB	1	CB
				CHECKED BY: CDB
				DATE: 6/29/25

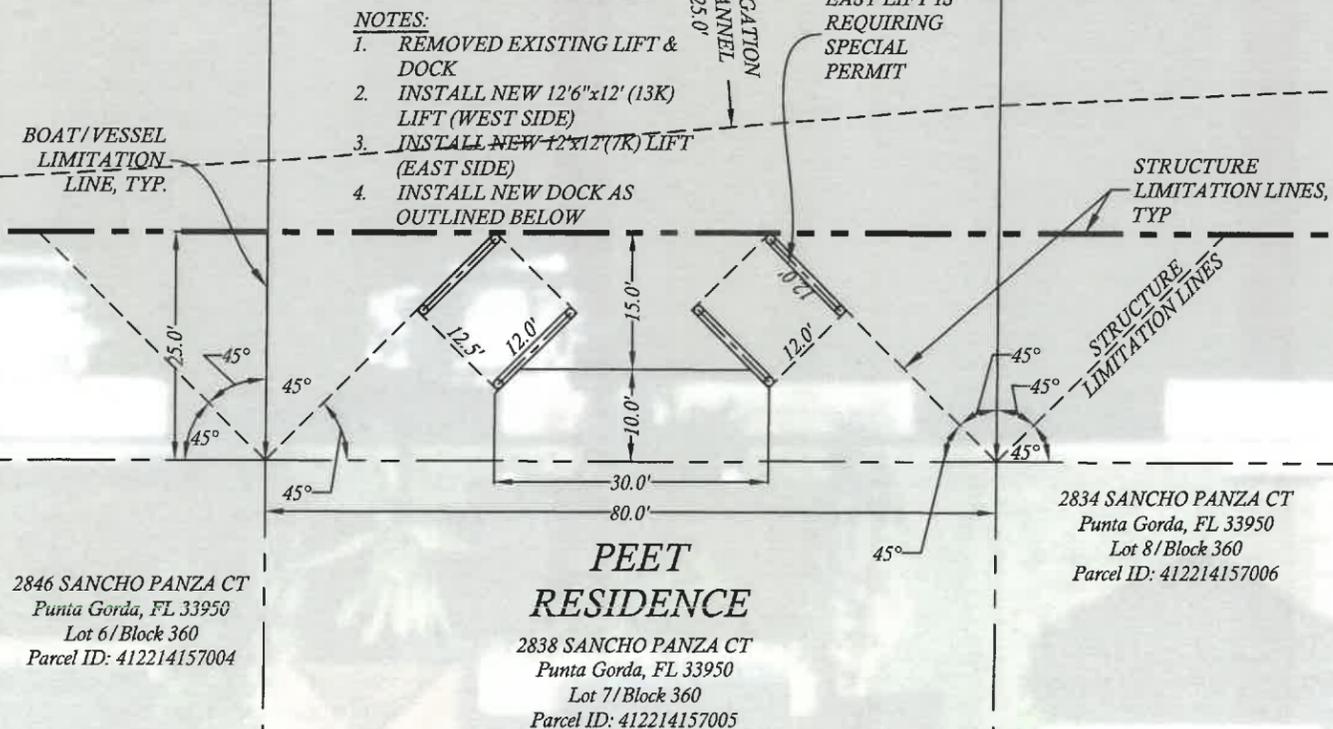
SPECIAL PERMIT  
 NEW BOAT LIFT

CLIENT: KEESLING CONSTRUCTION  
 LOCATION: PEET RES.  
 2838 SANCHO PANZA CT  
 PUNTA GORDA, FL 33950

SHEET: 2 OF 3  
 SCALE: 1"=10'  
 PROJ #: 25-053



AERIAL SOURCE:  
 1) CHARLOTTE COUNTY GIS AERIAL IMAGE  
 2) ORTHOPHOTO IMAGE DATE 2023



2846 SANCHO PANZA CT  
 Punta Gorda, FL 33950  
 Lot 6/Block 360  
 Parcel ID: 412214157004

**PEET RESIDENCE**  
 2838 SANCHO PANZA CT  
 Punta Gorda, FL 33950  
 Lot 7/Block 360  
 Parcel ID: 412214157005

2834 SANCHO PANZA CT  
 Punta Gorda, FL 33950  
 Lot 8/Block 360  
 Parcel ID: 412214157006



NOV 04 2025

CHRISTOPHER D. BEERS, PE  
 FLORIDA P.E.# 64594



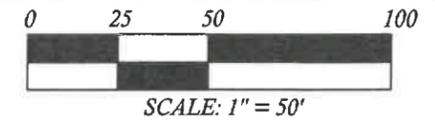
23254 VAN BUREN AVE PORT CHARLOTTE, FL 33980  
 PH: (941) 628-0635 EMAIL: Chrisbeers@rocketmail.com

REVISION	DATE	BY	NO.	DRAWN BY:
CITY COMMENTS ON OCT 27	11/5/25	CB	1	CDB
				CHECKED BY: CDB
				DATE: 6/29/25

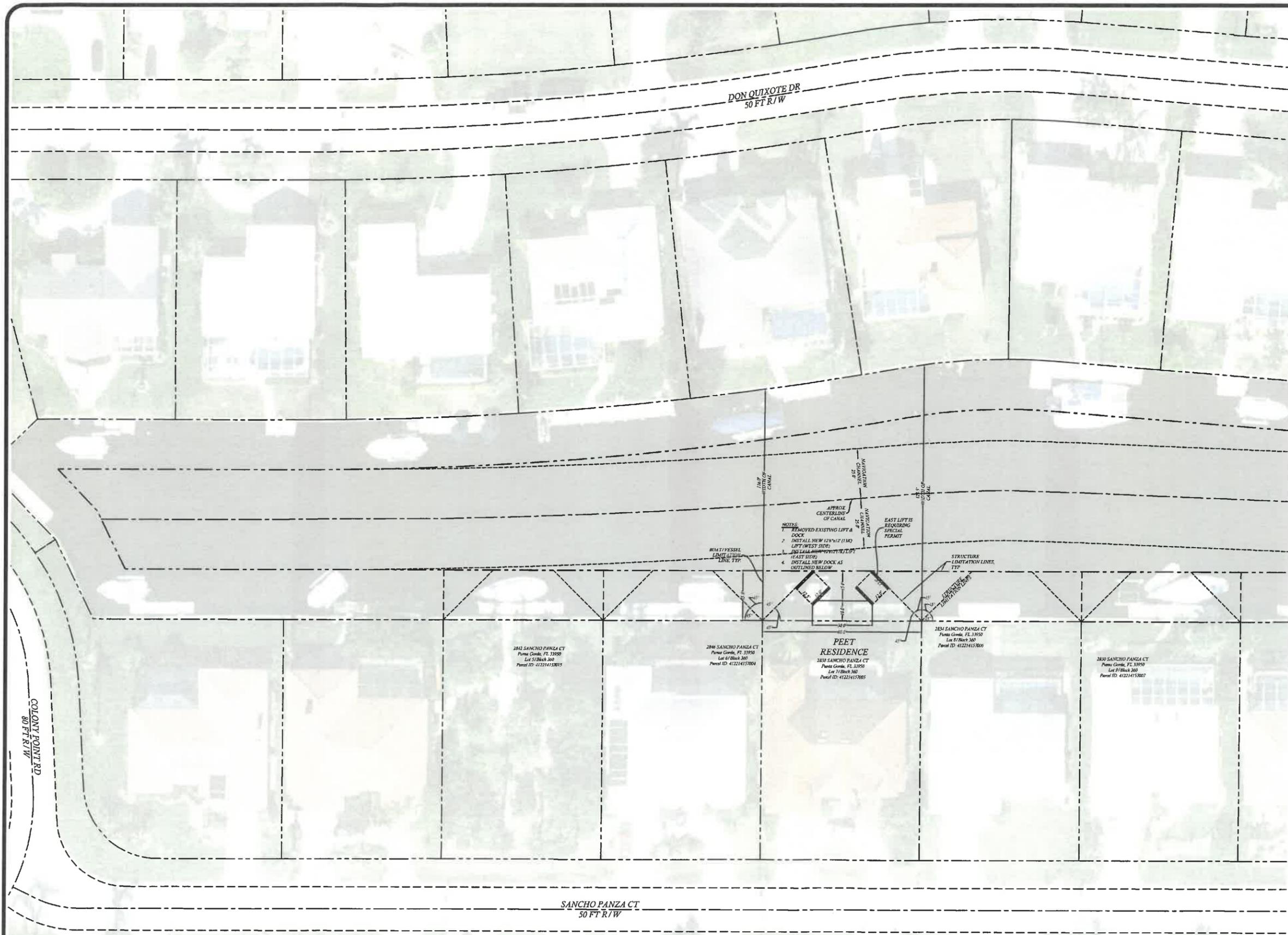
SPECIAL PERMIT  
 NEW BOAT LIFT

CLIENT: KEESLING CONSTRUCTION  
 LOCATION: PEET RES.  
 2838 SANCHO PANZA CT  
 PUNTA GORDA, FL 33950

SHEET: 1 OF 3  
 SCALE: 1"=20'  
 PROJ # 25-053



AERIAL SOURCE:  
 1) CHARLOTTE COUNTY GIS AERIAL IMAGE  
 2) ORTHOPHOTO IMAGE DATE 2023



CHRISTOPHER D. BEERS, PE  
 FLORIDA P.E.# 64594

**WA TECH, LLC.**  
 WATER, AIR, LAND  
 23254 VAN BUREN AVE PORT CHARLOTTE, FL 33980  
 PH: (941) 628-0635 EMAIL: Chrisbeers@rocketmail.com

REVISION	DATE	BY	NO.
CITY COMMENTS ON OCT 27	11/5/25	CB	1

DRAWN BY: CB  
 CHECKED BY: CDB  
 DATE: 6/29/25

**SPECIAL PERMIT**  
**NEW BOAT LIFT**

CLIENT: KEESLING CONSTRUCTION  
 LOCATION: PEET RES.  
 2838 SANCHO PANZA CT  
 PUNTA GORDA, FL 33950

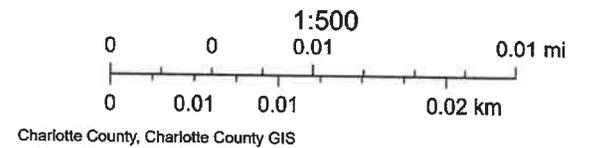
SHEET: 3 OF 3  
 SCALE: 1"=50'  
 PROJ #: 25-053

# Map Layout



October 28, 2025

- |   |   |  |
|---|---|--|
|  Override 1       |  Freeway |  Lots               |
|  Road Centerlines |  Highway |  Property Ownership |
|  Collector        |  Local   |  Major Arterial     |
|   |   |  Minor Arterial     |
|   |   |  Block Number       |



**CITY OF PUNTA GORDA, FLORIDA  
PUBLIC HEARING NOTICE**

Mr. Michael Peet.  
Applicants

CCSP 03-2025, 2838 Sancho Panza Dr.  
File # & Title

**AFFIDAVIT OF POSTING NOTICE**

**STATE OF FLORIDA  
COUNTY OF CHARLOTTE**

**BEFORE ME**, the undersigned authority, personally appeared Thomas Macy, Public Works Engineering Project Manager, for the City of Punta Gorda who, after being duly sworn, deposes and says:

1. That on December 1, 2025 the **NOTICE OF PUBLIC HEARING SIGN** was posted at 2838 Sancho Panza., Punta Gorda, Florida;

<b>Parcel ID:</b>	412214157005	<b>Property Address:</b>	2838 Sancho Panza CT., Gorda, FL 33950.
<b>Short Legal</b>	<b>Legal Description</b>		
PGI 017 0360 0007	PUNTA GORDA ISLES SEC 17 BLK360 LT7 873/1459 1878/2051 4236/2186 3462872		

2. That this property is owned by Mr. Michael Peet., The ownership was established through the Charlotte County Property Appraiser's records (ownership tax records). This is the normal procedure used to establish ownership of property.

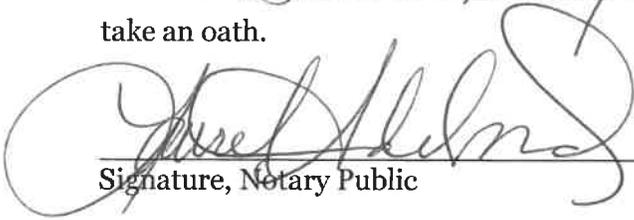
**FURTHER AFFIANT SAYETH NOT.**

Dated this 1 day of December, 2025.

  
\_\_\_\_\_  
Thomas Macy  
Public Works Engineering Project Manager

**STATE OF FLORIDA  
COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me this 1 day of December, 2025 by Thomas Macy, who is personally known to me and who did not take an oath.

  
\_\_\_\_\_  
Signature, Notary Public

(SEAL)



**LAUREL ADELMUND**  
Notary Public  
State of Florida  
Comm# HH243087  
Expires 3/21/2026



**PUBLISHER’S AFFIDAVIT OF PUBLICATION STATE OF FLORIDA COUNTY OF CHARLOTTE:**

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

11/28/25

as well as being posted online at [www.yoursun.com](http://www.yoursun.com) and [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 4th day of December, 2025

(Signature of Notary Public)



Personally known  X  OR   Produced Identification

**NOTICE OF PUBLIC HEARING CITY OF PUNTA GORDA, FLORIDA**

**YOU ARE HEREBY** notified that the **Punta Gorda Isles Canal Advisory Committee** will hold a Public Hearing on **Monday, December 15, 2025, at 1:30 p.m.**, or as soon thereafter as may be heard, to consider the following request:

**CCSP-03-2025** - Petition for special permit under the provisions of Chapter 6, Section 2-1(e) of the Punta Gorda Code to install a second boat lift at a property with less than 85 feet of seawall which is prohibited by Section 2-1(c)(1), Punta Gorda Code, at Lot 7, Block 360, Section 17, AKA 2838 Sancho Panza Court, Punta Gorda, Florida 33950.

Owner/Petitioner: Michael Peet  
Address: 2838 Sancho Panza Court  
Charlotte County Parcel: 412214157005

Said hearing will be held at the Laishley Marina Community Room, 120 Laishley Court, Unit 111, Punta Gorda, FL 33950. Any persons desiring to be heard on this matter may appear at the above time and place. If an appeal is to be made of any decision made at this meeting, a verbatim record of the proceeding may be required. A copy of this notice and the associated public hearing documents are available for inspection at the Office of the City Clerk located at 117 Herald Court, Unit 211, Punta Gorda, FL 33950.

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 941-575-3326) 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 West Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3308, and whose email address is [humres@pgorda.us](mailto:humres@pgorda.us), at least two (2) calendar days prior to the meeting.

**SARA WELCH, CMC**  
**CITY CLERK**  
**CITY OF PUNTA GORDA**  
Publish: 11/28/25  
102469 3976271



**CHAPTER 6 SECTION 2-1 (e) (4)**

**CRITERIA TO BE MET FOR THE GRANTING OF PETITION FOR SPECIAL PERMIT**

- a. Would be in harmony with the general intent and purpose of this Article
- b. Would not be injurious to the waterway involved;
- c. Would not impede safe navigation;
- d. Would not allow a structure or use aesthetically or functionally incompatible with existing structures or uses on surrounding lands;
- e. Would not permit any structure or activity that would interfere with or be detrimental to the quiet and peaceful use and enjoyment of any nearby land; and
- f. Would not otherwise be a detriment to public health, welfare and safety.