CITY COUNCIL AGENDA
326 WEST MARION AVENUE, PUNTA GORDA, FLORIDA 33950
****AMENDED****
OCTOBER 28, 2026, 9:00 AM

MEMBERS

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

CITY OFFICIALS

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

CALL TO ORDER
Roll Call
Invocation
Pledge of Allegiance
Announcements
Next Meeting - November 12, 2026 at 9am, Regular City Council Meeting at City Hall Chambers located at 326 W. Marion Ave., Punta Gorda, FL 33950

AGENDA APPROVAL

1. PROCLAMATIONS / PRESENTATIONS

   1.a Veterans Day

   1.b Healing Field of Honor

   1.c Desert Shield and Desert Storm Remembrance Day

   1.d Service Awards

2. **PUBLIC INPUT**

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

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

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

3.a QUASI-JUDICIAL: V-01-2026: A request by Jake Pretzell of Catalyst Design Group, as the Authorized Agent on behalf of Advent Health Port Charlotte Inc., Property Owner, for a variance pursuant to Chapter 26, Section 16.10, Punta Gorda Code, from multiple sections of Chapter 26 pertaining to parking requirements, to allow adequate parking facilities for a proposed hospital campus on an approximate 17.46-acre parcel located at 26072 Glasgow Avenue, Punta Gorda, Florida 33950. The applicant is requesting a variance from Punta Gorda Code, Chapter 26, Sections 10.2(a), 10.3(a), 10.7(b), and 10.7(c).

3.b QUASI-JUDICIAL: V-04-2026: A request by The Islands Kitchen and Cocktail House, Applicant, on behalf of PGFL Associates LLC, Property Owner, for a variance pursuant to Chapter 26, for a variance pursuant to Chapter 26, Section 16.10, Punta Gorda Code, from the waterfront setback requirements of Sections 3.8(g)(5) and 8.19, Punta Gorda Code, to allow a 10-foot waterfront setback instead of the required 25-foot waterfront setback, at 1200 West Retta Esplanade.

3.c A Resolution of the City Council of the City of Punta Gorda, Florida, relating to the Florida Department Of Environmental Protection (FDEP) State Revolving Fund (SRF), Adoption of the Drinking Water Facility Plan for the Implementation of the Reverse Osmosis Water Treatment Plant and Wellfield Expansion, Effective This Date.

4. ORDINANCES / RESOLUTIONS(No Public Hearing Required)

4.a Resolution expressing opposition to any phosphate mining within the corporate limits of the City of Punta Gorda, FL

4.b A Resolution of the City Council of the City of Punta Gorda, Florida, expressing its opposition to the cruel or inhumane treatment of animals and to dog fighting and other animal fighting for game, sport, entertainment, or wagering; supporting the enforcement of applicable animal protection laws; and providing an effective date.

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

5. CONSENT AGENDA

5.a Invoice of Leskovich Law Group, P.A. for legal services rendered through September 2026 in the amount of $9,600.00

5.b Invoice of Persson, Cohen & Mooney, P.A. for legal services rendered through October 5, 2026, in the amount of $1,261.40.

5.c Invoice of Allen, Norton & Blue, P.A. for legal services rendered on September 30, 2026 in the amount of $2,815.00.

5.d September 23, 2026, Regular Meeting Minutes

5.e October 12, 2026, Pre-Agenda Meeting Minutes

5.f Interlocal Agreement between Charlotte County Sheriff's Office and Punta Gorda for Boat Lift Construction Authorization

5.g Interlocal Agreement between the City of Punta Gorda and Charlotte County for Traffic Signal and Street Light Maintenance

5.h Road Closure Request - Event Permit 26-00196670 - Annual Downtown Halloween Celebration, October 31, 2026.

5.i Road Closure Request - Event Permit 26-00196666 - Fishermen's Village Lighting of the Village, November 14, 2026.

5.j Road Closure Request - Event Permit 26-196676- Fishermen's Village New Years Eve Celebration, December 31, 2026.

6. **REGULAR AGENDA**

6.a Application Approval and Renewal Timelines Discussion

6.b Award of Amendment to Carollo Engineers, Inc., of Sarasota, FL, to provide professional services to renew and modify the Water Use Permit at the Shell Creek Water Treatment Plant.

6.c A.C. Freeman House- Potential Future Uses

6.d Project Updates

7. **BOARDS / COMMITTEE**

7.a Announcement of Vacancies: Historic Preservation Advisory Board (1 regular and 1 alternate)

7.b Announcement of Vacancies: Building Board (1 consumer advocate alternate)

7.c Nominations: Code Enforcement Board (1 alternate)

8. **REPORTS FROM CITY OFFICERS**

8.a City Clerk

8.b City Manager

8.c City Attorney

9. **COUNCIL MEMBER COMMENTS**

10. PUBLIC INPUT

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

ADJOURNMENT

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

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, the location of this

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

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

PROCLAMATIONS / PRESENTATIONS

Title:	Veterans Day
Funds:	Not applicable.
Recommended Action:	City Council issue the proclamation, which would be accepted by Annamarie Remmel, Charlotte County Veterans Council.
Summary:	The proclamation recognizes November 11, 2026, as Veterans Day.
Department/Division:	City Clerk

EXHIBITS:

1. Veterans Day

PROCLAMATION
City of Punta Gorda

WHEREAS, the year 2026 marks the 250th Anniversary of the United States of America, a milestone that invites reflection on the nation's history, its founding ideals, and the generations of Americans who have contributed to its growth and preservation. courageous men and women have answered the call to defend liberty, uphold justice, and protect the ideals upon which the United States of America was founded; and

WHEREAS, the observance of Veterans Day during this landmark anniversary year highlights the enduring legacy of veterans whose service and sacrifice have safeguarded the principles of liberty, democracy, and opportunity for future generations; and

WHEREAS, Veterans Day is a solemn reminder that freedom is not free; it has been secured and preserved by the sacrifices of those who served, including those who gave their lives so that we may live ours in peace; and

WHEREAS, the City of Punta Gorda recognizes that veterans walk among us every day — our neighbors, friends, coworkers, and family members — and we owe them not only our gratitude but our ongoing respect and remembrance. Each veteran's service is a thread in the fabric of our freedom, and it is our duty to honor them by saying "thank you" and living in a way that upholds the values they fought to defend.

NOW, THEREFORE, the City Council of the City of Punta Gorda, Florida does hereby proclaim the 11th of November 2026, as

Veterans Day

in the City of Punta Gorda and calls upon all citizens to join in honoring America's veterans — to recognize their courage, reflect upon their sacrifices, and to remember always that our freedom exists because of them.

PASSED AND DULY ADOPTED this 28th day of October 2026.

CITY OF PUNTA GORDA, FLORIDA

_____
Dr. Deborah O. Lux, Mayor

ATTEST:

_____
Sara Welch, City Clerk

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

PROCLAMATIONS / PRESENTATIONS

Title:	Healing Field of Honor
Funds:	Not applicable.
Recommended Action:	City Council issue the proclamation, which would be accepted by Theresa Brackett, Punta Gorda Rotary.
Summary:	The proclamation recognizes November 10 and 11, 2026, as Healing Field of Honor Days.
Department/Division:	City Clerk

EXHIBITS:

1. Healing Field of Honor Days

PROCLAMATION
City of Punta Gorda

WHEREAS, the City of Punta Gorda proudly stands in gratitude for the brave men and women of the United States and Canada who have worn the uniform in service to their countries, and for the families who have stood beside them, shared in their sacrifices, and carried their stories forward; and

WHEREAS, each November, the Healing Field of Honor transforms our community into a breathtaking display of flags honoring American and Canadian Veterans, active-duty service members, fallen heroes, first responders, and others whose service and sacrifice have touched the lives of our families and our community; and

WHEREAS, for many years, the Punta Gorda Rotary Club has proudly brought the Healing Field of Honor to our community, creating a special place where families and generations come together to remember, reflect, heal, and teach our children the true meaning of service, sacrifice, patriotism, and gratitude; and

WHEREAS, this year's ceremony on November 10, 2026, at 10:00 a.m., will include a special tribute honoring Jay Sanders, whose service and memory will be recognized through the ceremonial folding of the American flag and its presentation to his wife, Cheryl Sanders, as a lasting symbol of a grateful community's appreciation, remembrance, and respect; and

WHEREAS, as we walk among these flags, we are reminded that behind each one is a name, a family, a story, and a legacy, and that the freedoms we cherish have been preserved through generations of courage, duty, service, and sacrifice;

NOW, THEREFORE, the City Council of the City of Punta Gorda, Florida does hereby proclaim the 10th and 11th of November 2026, as

Healing Field of Honor Days

and does hereby recognize this treasured annual tradition of remembrance in our community and invites all citizens to visit the field, walk among the flags, honor our Veterans, first responders, and their families, and reflect upon the extraordinary sacrifices made in service to others and in defense of freedom.

PASSED AND DULY ADOPTED this 28th day of October 2026.

CITY OF PUNTA GORDA, FLORIDA

_____
Dr. Deborah O. Lux, Mayor

ATTEST:

_____
Sara Welch, City Clerk

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

PROCLAMATIONS / PRESENTATIONS

Title:	Desert Shield and Desert Storm Remembrance Day
Funds:	Not applicable.
Recommended Action:	City Council issue the proclamation, which would be accepted by Desert Storm veterans from American Legion Post 103.
Summary:	The proclamation recognizes October 28, 2026, as Desert Shield and Desert Storm Remembrance Day.
Department/Division:	City Clerk

EXHIBITS:

1. Desert Shield and Desert Storm Remembrance Day

PROCLAMATION
City of Punta Gorda

WHEREAS, in August 1990, the United States joined with an unprecedented international coalition of 34 nations in Operation Desert Shield to deter Iraq's aggression following invasion of Kuwait, which culminated in the decisive air and ground offensive known as Operation Desert Storm launched in January 1991 to liberate the country; and

WHEREAS, more than 600,000 American military personnel were deployed to the Persian Gulf theater, demonstrating unprecedented tactical precision, technological innovation, and selfless valor; and

WHEREAS, 383 American service personnel made the ultimate sacrifice during Operations Desert Shield and Desert Storm, alongside countless veterans who returned bearing both visible and invisible wounds of war; and

WHEREAS, 35 years later, our nation commemorates this pivotal victory with the official dedication of the National Desert Shield and Desert Storm Memorial in Washington, D.C., on October 24, 2026; and

WHEREAS, the City of Punta Gorda is home to many distinguished veterans and retirees of the Armed Forces who served honorably in this theater, whose continued leadership, service, and civic dedication enrich the fabric of our community; and

WHEREAS, the dedication of this national memorial serves as a permanent reminder to future generations that freedom is preserved through collective resolve, moral clarity, and the courage of those who wear the uniform;

NOW, THEREFORE, the City Council of the City of Punta Gorda, Florida does hereby proclaim the 28th of October 2026, as

Desert Shield and Desert Storm Remembrance Day

in the City of Punta Gorda and encourage all residents to honor our Gulf War veterans, remember the fallen, and reflect upon the courage and sacrifice of all who answered the call of duty.

PASSED AND DULY ADOPTED this 28th day of October 2026.

CITY OF PUNTA GORDA, FLORIDA

_____
Dr. Deborah O. Lux, Mayor

ATTEST:

_____
Sara Welch, City Clerk

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

PROCLAMATIONS / PRESENTATIONS

Title: Service Awards

Funds:

Recommended Action:

Summary: 10 Year Service Award - Connie Hayes, IT Operations Analyst, Information Technology
5 Year Service Award - Odalys Valdes, Legal & Administrative Assistant, Legal/City Manager's Office

Department/Division: City Manager

EXHIBITS:

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

PUBLIC INPUT

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

Funds:

Recommended Action:

Summary:

Department/Division: City Clerk

EXHIBITS:

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

PUBLIC INPUT

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

Funds: Not applicable.

Recommended Action:

Summary:

Department/Division: City Manager

EXHIBITS:

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

PUBLIC HEARING AGENDA(Quasi-Judicial and Legislative)

Title: QUASI-JUDICIAL: V-01-2026: A request by Jake Pretzell of Catalyst Design Group, as the Authorized Agent on behalf of Advent Health Port Charlotte Inc., Property Owner, for a variance pursuant to Chapter 26, Section 16.10, Punta Gorda Code, from multiple sections of Chapter 26 pertaining to parking requirements, to allow adequate parking facilities for a proposed hospital campus on an approximate 17.46-acre parcel located at 26072 Glasgow Avenue, Punta Gorda, Florida 33950. The applicant is requesting a variance from Punta Gorda Code, Chapter 26, Sections 10.2(a), 10.3(a), 10.7(b), and 10.7(c).

Funds: Not applicable

Recommended Action: City Council approval of the variance application, V-01-2026, with the recommended conditions of approval as listed in the Staff Report contingent upon the Board of Zoning Appeals providing a recommendation of approval at the public hearing scheduled for November 23, 2026.

Summary:

The applicant proposes a 3-phase medical campus development, to include an Off-Site Emergency Department as Phase 1, to be expanded with the addition of a hospital in Phase 2, and the construction of a medical office building in Phase 3. The proposed development is not subject to this request; this application only pertains to the amount and location of parking. The applicant has requested additional paved parking above that allowed by the Code and to allow the parking to be located beyond the front façade of the building.

The Board of Zoning Appeals unanimously recommended approval of the request with conditions on September 29, 2026. Staff recommends approval of the variance application, V-01-2026, with the recommended conditions of approval as listed in the Staff Report.

Department/Division: Urban Design

EXHIBITS:

1. Application
2. V-01-2026 Staff Report

CITY OF PUNTA GORDA

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

VARIANCE APPLICATION

Date Received: **File #: V-** 01-2026
Application Fee: $750.00

Office use only:

Ad Date		DRC		BZA		City Council	

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

- [X] ORIGINAL application with Signed & Notarized Variance Application and/or Affidavit Authorization for Agent (if applicable)
- [X] A copy of the deed or other evidence of ownership
- [X] Plot Plan: If building exists, should show all existing structures with dimensions, spacing, set-backs and off-street parking. **if new construction is proposed as part of this request, a plot plan is required and must show any existing structures on the land and any proposed structures, including setbacks, spacing and dimensions & total impervious area calculations
- [X] Signed and sealed boundary survey, completed no more than 12 months prior to the application that accurately shows the current condition of the property to include all existing streets, watercourses, natural feature, vegetation and topography and exact location of all buildings and structures.
- [X] Survey MUST show ALL Easements, Dedications & Improvements
- [X] Survey must have a metes and bounds description of the property showing water and sewer main locations and fire hydrant locations
- [X] Date of Survey: 12/22/2025
- [X] Total Acreage of Property 17.46
- [X] Square Footage 760,558

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

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

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

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

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

1. Applicant

Name	Jake Pretzell
[redacted]	

2. Owner(s) of Record

Name	ADVENTHEALTH PORT CHARLOTTE INC
Address	[redacted]
Phone	

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

Name	Jake Pretzell
Address	[redacted]
Phone	

4. Property Address

Address: 26072 Glasgow Ave; Punta Gorda, FL 33950

Parcel ID /Account #	Lot #	Block#	Section	Total Sq. Feet	Total Acres
412321151013			21	760664	17.46

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

ZZZ 214123 P39 17.46AC M/L COMM AT E 83.74FT THNC NW 39.98FT THNC NE 197.19FT THNC NE ALG ARC R CHORD 403.45FT RAD 915.66FT THNC NE 297.8FT THNC NE 278.38FT THNC NE ALG ARC R CHORD 674.27FT RAD 915.02FT THNC E 1021.09FT THNC S 479.4FT THNC W 600FT THNC N 275FT THNC W 174.12FT THNC S 50FT THNC E 124.12FT THNC S 225FT THNC W 1183.04FT THNC NW ALG ARC R CHORD 55.85FT RAD 30FT TO POB 3030797 3567709

6. Is this variance request for new construction? Above Minimum Parking Requirement ■ Yes ☐ No

A. If yes, what is the total impervious area calculation? 11.2 Ac

7. Existing Zoning Classification HC

8. Is this request the result of a Violation? ☐ Yes ■ No **When?**

9. Are there any existing structures on the property? ☐ Yes ■ No

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

10. Reason Variance is being requested

For hospital campus, the below parking is being requested in order to fulfill the needs of the medical hospital campus 6 stalls / hospital bed; 1 stall / 150 SF for Office; 1 stall / 150 SF for OSED. See attached for additional context.

11. Burden of Persuasion.

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

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

Explanation: Additional parking is needed above the code allowed parking in order to meet the functional need of hospital medical campuses such as this one.

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

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

True. The property at full build out will be a hospital campus. Additional parking is needed above the code allowed parking in order to meet the hospital campus' functional needs.

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

True. The allowed parking per the Code does not meet the functional parking needs for the hospital campus. The OSED, Hospital, and Medical Office portions of the campus all need more parking stalls [functionally] than the Code allows.

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

True. Since this is a hospital campus and most nearby properties are standard commercial or residential properties, it has different needs than the other properties in the same highway commercial zoning / in the nearby vicinity.

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

True. The additional parking will not be incompatible with the surrounding neighborhood; it will improve public welfare by ensuring the hospital campus can meet the needs of the community.

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

True. The Civil Engineer and AdventHealth have reviewed the expected parking needs for the hospital campus and are only requesting what is needed to provide access to healthcare services and ensure the community's needs are met.

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

True. The hospital campus needs additional parking for the community above the standard Code allowed parking.

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

True. All proposed uses within the campus are allowed per the zoning of the property.

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

Per the City's comprehensive plan, the City's future land use planning desires to increase the medical services in the City. This hospital campus, with multiple phases of additional medical services, will help meet this portion of the comprehensive plan. Per the Community Facilities and Services element portion of the comprehensive plan, Objective 6.1.4 will be met by the addition of an Emergency Room on the campus.

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

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

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Signature of Owner or Authorized Agent

Adam Johnson - CEO
Print Name & Title

01/21/26
Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this day of January 21, 2026, by Adam Johnson, who is personally known to me or who has produced _____ as identification.

MINERVA GONZALEZ
Notary Public - State of Florida
Commission # HH 585722
My Comm. Expires Dec 19, 2028
Bonded through National Notary Assn.

(Signature of Notary)

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We Adam Johnson, property owner(s), hereby authorize Catalyst Design Group (Jake Pretzell, PE) to act as ***Agent*** on our behalf regarding a VARIANCE APPLICATION on the property commonly known as Punta Gorda OSED in Punta Gorda, Florida.

Signature of Property Owner

Adam Johnson
Print Name of Property Owner

1-21-2026
Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this day of January 21, 2026, by Adam Johnson, who is personally known to me or who has produced _____ as identification.

(Signature of Notary)

MINERVA GONZALEZ
Notary Public - State of Florida
Commission # HH 585722
My Comm. Expires Dec 19, 2028
Bonded through National Notary Assn.

10. Reason Variance is being requested

The City's Land Development Regulations require 1.2 spaces / bed for hospitals and 1 space / 400 square feet for medical office space. Section 10.3.(i) goes further to state, "Non-residential off-street parking areas which are provided in excess of the requirements established in this Article shall be located on grassed or sodded surface."

A variance from Section 10.3.(i) is requested, as these Code parking requirements are not enough to functionally serve a medical campus. Having to provide grassed or sodded parking spaces in such an environment would not be sustainable and would pose safety / injury risks for the type of people visiting a medical campus. We are requesting to be able to provide parking up to the following thresholds with conventional construction methods (paved parking):

- Hospital: 6 spaces / bed
- Free-Standing Emergency Department (FSED): 1 space / 150 square feet
- Medical Office: 1 space / 150 square feet

VARIANCE STAFF REPORT

TO: Board of Zoning Appeals
FROM: Rachel Barry, Zoning Official
THRU: Boyd Lawrence, AICP, Planning Director
SUBJECT: V-01-2026 – 26072 Glasgow Ave.
DATE: October 14, 2026

Applicant Request:

V-01-2026: A request by Jake Pretzell of Catalyst Design Group, as the Authorized Agent on behalf of Advent Health Port Charlotte Inc., Property Owner, for a variance pursuant to Chapter 26, Section 16.10, Punta Gorda Code, from multiple sections of Chapter 26 pertaining to parking requirements, to allow adequate parking facilities for a proposed hospital campus on an approximate 17.46-acre parcel located at 26072 Glasgow Avenue, Punta Gorda, Florida 33950. The applicant is requesting a variance from Punta Gorda Code, Chapter 26, Sections 10.2(a), 10.3(a), 10.7(b), and 10.7(c).

Hearing Minutes and Board Recommendation(s):

The application was heard by the City of Punta Gorda Board of Zoning Appeals on September 29, 2026, who **unanimously recommended approval with the following conditions:**

1. This variance provides for an increase in the number of paved parking spaces required by Section 10.7, Chapter 26, Punta Gorda Code, as follows:
    a. A maximum of one paved space per 150 square feet of off-site emergency department (OSED) floor area;
    b. A maximum of six paved spaces per hospital bed; and
    c. A maximum of one space per 150 square feet of medical office building;

    To be constructed simultaneously with the phase in which the use is developed.
2. This variance shall allow parking area(s) to be located beyond the front façade of the building(s).
3. The maximum paved parking spaces provided through this variance shall not be construed as a waiver of the minimum requirements listed in Section 10.7, Chapter 26, Punta Gorda Code.

Supplemental Material/Issue Analysis Report:

The applicant is requesting additional paved parking in excess of the requirements listed in Section 10.7, Parking Ratios for all Zoning Districts except City Center, Chapter 26, Land Development Regulations (LDRs), Punta Gorda Code, for a proposed hospital/medical campus development to be located at 26072 Glasgow Ave., Punta Gorda, FL 33950, otherwise identified by the Charlotte County Property Appraiser as Parcel 412321151013. **Please note that the building address for the proposed Off-Site Emergency Department will be 26239 Jones Loop Road, Punta Gorda, FL 33950.** *[When viewing this document electronically, click the blue underlined text to open the corresponding document.]* Section 10.3(i), LDRs, requires any excess parking (any parking spaces provided that exceed the number required by Section 10.7, LDRs) to be located on grass or sod. Additionally, Sections 10.2(a) and 10.3(a), LDRs, require all parking to be located behind the front façade of the building. The nature of the hospital/medical campus development does not lend itself to this required layout.

The first phase of the proposed development will include a 12-bed, 16,235 square-foot, off-site emergency department (OSED). OSEDs are not considered urgent care clinics and operate as a typical emergency room as if they were physically connected to or located within the associated hospital. Phase two of the proposed development will include an addition to the OSED, making a total of 24 beds, and an 80-bed hospital; phase three proposes a 30,000 square-foot medical office building. Section 10.7(b), LDRs, requires 1.2 parking spaces per bed for general health use, and Section 10.7(c) requires one parking space per 400 square feet of office use. Based on these numbers, the entire development would be allowed a maximum of 200 paved parking spaces (104 beds x 1.2 = 124.8 or 125 spaces; 30,000 sf / 400 = 75 spaces; 125 + 75 = 200 max), and the first phase – the OSED – would be limited to 15.

The applicant is requesting one paved parking space per 150 square feet of OSED floor area; six parking spaces per hospital bed; and one space per 150 square feet of medical office space; as well as the allowance for parking to be located beyond the front façade of the building. At complete build-out, this would allow a maximum of 830 paved parking spaces, with 109 spaces for the phase-one-OSED.

The property is located within the Highway Commercial (HC) zoning district, as well as the Interchange Commercial (IC) Overlay District, both of which are regulated by Article 3 of the LDRs. The property's future land use designation is The Loop Annexation Area, as described in the Future Land Use Element of the City of Punta Gorda 2045 Comprehensive Plan (Comp Plan). The IC Overlay allows the property owner to choose between the HC District or the Overlay development requirements, and the owner has elected to develop the property through the IC Overlay requirements. Specific site development requirements have been addressed through the Development Plan Application process, i.e., traffic, environmental/land clearing activities, etc. This variance application applies to the amount and location of parking only and does not relieve the applicant or property owner from any other required approvals or city, state, or federal regulations.

Staff Comments:

The application was distributed to city departments for their review and comment.

The following department(s) provided the comments as listed:
Utilities Department: No comments. No effect to water and sewer utility considerations.

The following department(s) had no objection or comments:
Fire Department, Police Department, Sanitation Division

The following department(s) did not respond:
Building Department, Engineering Department

Section 16.10, Application for Variance, LDRs.

(a) Application.

The applicant, Jake Pretzell, PE, of Catalyst Design Group, as the Authorized Agent on behalf of AdventHealth Port Charlotte, Inc., Property Owner, has filed an application for a variance with the Planning Department.

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

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

This criterion is true with respect to the subject property. The city currently does not have an active hospital or emergency room; the former hospital on E Olympia Avenue was closed after the flooding from the 2024 hurricanes. There are only a handful of properties that are located within both the HC District and the IC Overlay – see Exhibits 3 and 4 of this staff report. The property directly across from the subject parcel, on the north side of Jones Loop Road, is being developed as a commercial retail and service plaza through the HC District requirements. Two of the other properties are already developed with retail establishments – a grocery store and a "big box" department store. The proposed medical campus differs from other retail and service establishments typically found in the HC District, where patrons visit the establishments at leisure and have the option to return at a later time or date if the establishments are too busy or there isn't adequate parking available. Visits to hospitals and emergency rooms are not made for leisurely purposes, and adequate parking is a necessity – not only for patients and their visitors, but for doctors, nurses, and other staff providing care as well.

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

considerations may be considered where relevant to the request.

This criterion is true with respect to the subject property. The strict and literal enforcement of the zoning regulations would limit the number of parking spaces for a 200,000 square-foot (80-bed) hospital to 96. A hospital of this size would require more employees than the number of parking spaces allowed (physicians, nurses, clinical support, administrative personnel, facilities staff, etc.). Grass or sod parking is not a reliable ground cover for hospital/medical campus parking with regard to longevity and frequency of use, nor would crushed shell or other similar materials. The hardship would not only apply to the property owner, but would extend to the staff and patients as a safety issue.

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

This criterion is true with respect to the subject property. As mentioned in number (1) above, the nature of the development differs from other developments typically found in the HC District which do not share the same hardship.

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

This criterion is true with respect to the subject property. The applicant will be required to stabilize the ground underneath the parking area, regardless of whether that area is paved or covered by grass or sod, which changes the permeability of the ground. The applicant is required to obtain permitting from the Southwest Florida Water Management District (SWFWMD) to ensure proper stormwater drainage. Allowing the parking area to be paved instead of using grass or sod will not be injurious or incompatible with contiguous uses nor detrimental to public welfare. The commercial retail plaza under construction on the north side of Jones Loop Road is also being developed in phases, with parking for individual uses being constructed with the respective phase. The grocery store located to the east of the subject property contains approximately 17 additional paved parking spaces above that which is allowed by the LDRs, and the large department store to the east of the grocery store contains approximately 100 additional paved parking spaces above that which is allowed by the LDRs.

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

This criterion is true with respect to the subject property. The applicant proposes three phases of development; combined, the property will contain a hospital, emergency department, and medical office building. While the requested increase in parking for the hospital and medical office building wouldn't be necessary until phases 2 and 3, respectively, excluding the parking for additional phases from this variance request would cause the property owner to apply for multiple variances, potentially delaying approval of subsequent phases. The Agents present at the

September 29 BZA meeting, George Huddlest of Catalyst Design Group and Derek Rooney of GrayRobinson, P.A., testified that the requested increase is the minimum modification necessary to afford relief, and that if conditions warrant expansions in the future, they would return for an additional variance request. To ensure proper circulation, parking cannot be located completely behind the front façade of the building. Thus, this variance for the location of the parking area and number of paved parking spaces is the minimum modification that would afford relief.

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

This criterion is true with respect to the subject property. The applicant would be subjected to the parking restrictions even if located in a different district or overlay. The applicant did not have any involvement with the writing of the LDRs and the limitation on paved parking.

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

This criterion is true with respect to the subject property. The proposed hospital/medical campus development is a permitted principal use for the subject property.

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

This criterion is true with respect to the subject property. The following goals, objectives, and policies of the City of Punta Gorda 2045 Comprehensive Plan support the requested variance:

Future Land Use Element

Policy 1.1.13.11: In order to encourage new commercial and mixed-use development, the City will maintain: a) Zoning code and land development regulations that remove unnecessary regulatory barriers to building viable commercial and mixed use projects; b) Flexible land development regulations for areas where commercial development is recommended and desirable; […].

Policy 1.1.15.1: Punta Gorda will maintain, adopt, or amend, as appropriate, land development regulations which: […] d. Regulate on-site traffic and parking including such subjects as numbers of parking spaces, size and design of parking spaces, and parking lot aisles; ingress and egress from public streets or alleys, maintenance of fire safety, location of loading/unloading areas, location of handicapped parking, driveway and parking aisle design, parking construction materials and standards, etc. […]

Community Facilities and Services Element

Objective 6.1.6: The City of Punta Gorda will endeavor to support those public facilities and services that provide for the health, safety, and well-being of the city's residents.

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

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

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

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

The applicant has indicated a hardship; however, the hardship is not due to the size, shape, or topography of the property, or due to any situation or development immediately adjacent to the property. The exceptional situation relates to the nature of the development and the need for safe and reliable parking surfaces to serve the needs of the local population. The city's median age is 66.3 years, and approximately 72% of the population is over the age of 55 (ref. City of Punta Gorda 2045 Comprehensive Plan, Housing Element, Section IV, Inventory & Data). Safe, stable parking surfaces are a necessity for those with limited mobility and/or balance.

(d) Public Hearing.

The application for variance was continued from the May 29, 2026, Punta Gorda Board of Zoning Appeals (BZA) meeting and was then scheduled for public hearing before the BZA on Monday, June 22, 2026, when it was further continued to a date uncertain. The application was heard at the September 29, 2026, BZA meeting, where it received unanimous recommendation of approval with conditions, and the application is scheduled to be heard before the City Council on October 14, 2026, at 9:00am or as soon thereafter as possible.

Summary of Findings

Finding #1: The applicant is proposing a three-phase hospital/medical campus development, which requires more parking than currently allowed by the LDRs. Grass/sod parking does not lend well to those who utilize a wheelchair or other walking assistance device, or those with limited balance and mobility.

Finding #2: The city aims to strengthen the availability of medical services within city limits. Increasing the allowed parking requirements will ensure adequate parking and encourage the property owner to continue with the construction of the medical campus.

Finding #3: The Comp Plan contains goals, objectives, and policies which support the requested variance.

Finding #4: The LDRs provide avenues to seek relief from development regulations through a variance application, outlined in Section 16.10 of the LDRs. Section 16.10(b), LDRs, lists eight (8) approval criteria. All been found true with respect to the subject property.

Finding #5: The requested increase of paved parking is compatible with surrounding non-residential uses, most of which similarly contain additional paved parking.

Staff Recommendation:

Staff recommends the following conditions of approval:

1. This variance provides for an increase in the number of paved parking spaces required by Section 10.7, Chapter 26, Punta Gorda Code, as follows:
    a. A maximum of one paved space per 150 square feet of off-site emergency department (OSED) floor area;
    b. A maximum of six paved spaces per hospital bed; and
    c. A maximum of one space per 150 square feet of medical office building;

    To be constructed simultaneously with the phase in which the use is developed.
2. This variance shall allow parking area(s) to be located beyond the front façade of the building(s).
3. The maximum paved parking spaces provided through this variance shall not be construed as a waiver of the minimum requirements listed in Section 10.7, Chapter 26, Punta Gorda Code.

Attachments:

Exhibit 1 – Location Map
Exhibit 2 – Aerial Map
Exhibit 3 – Zoning Map
Exhibit 4 – Overlay Map
Exhibit 5 – Future Land Use Map
Exhibit 6 – Proposed Phases of Development

Exhibit 1:

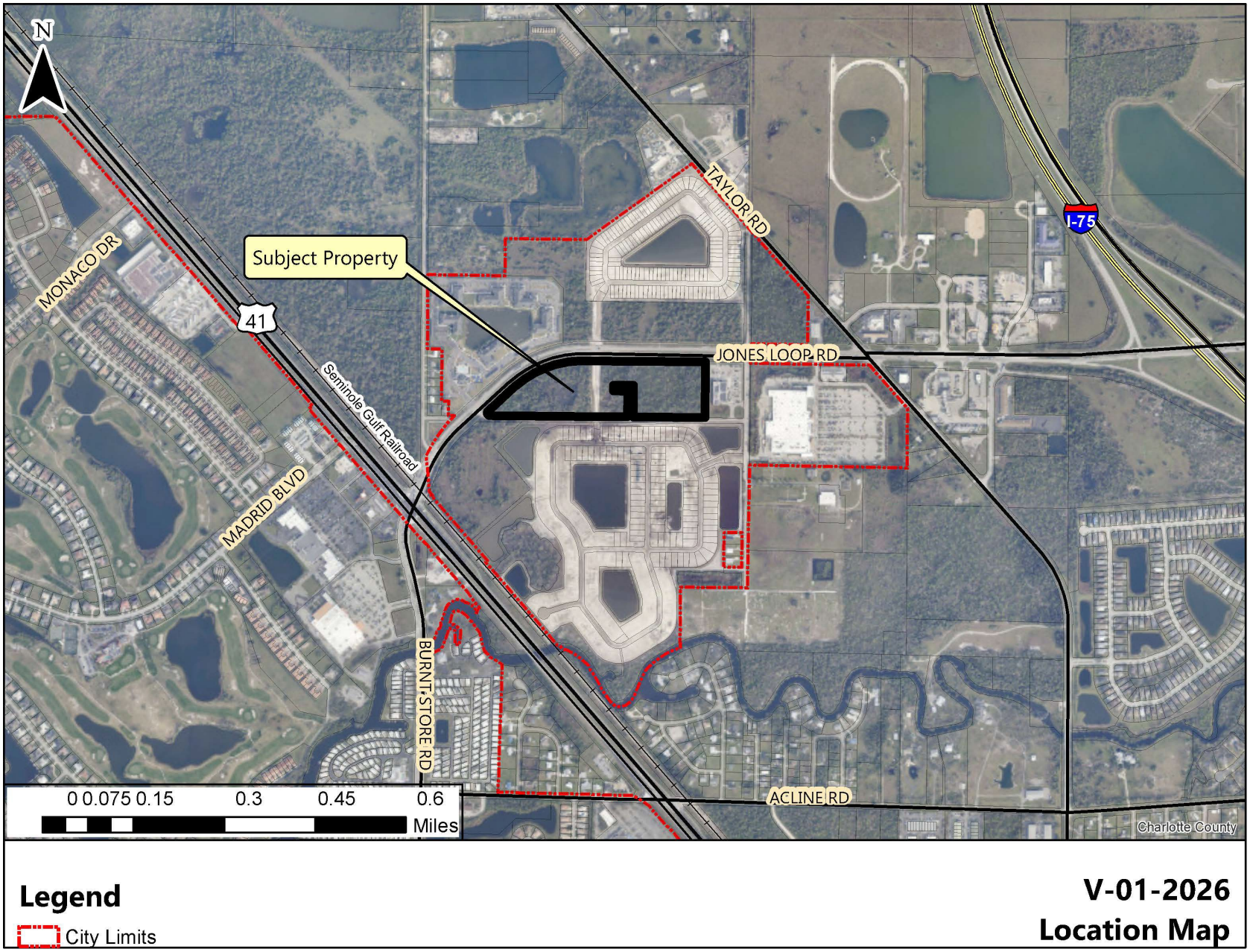

N
Subject Property
MONACO DR
41
Seminole Gulf Railroad
MADRID BLVD
BURNT STORE RD
TAYLOR RD
JONES LOOP RD
I-75
ACLINE RD
Charlotte County
0 0.075 0.15 0.3 0.45 0.6
Miles
Legend
City Limits
V-01-2026
Location Map

Exhibit 2:


N
Subject Property
JONES LOOP RD
INDIAN SPRINGS CEMETERY RD
GLASGOW AVE
0 0.0225 0.045 0.09 0.135 0.18
Miles
Charlotte County
Legend
City Limits
V-01-2026
Aerial Map

Exhibit 3:

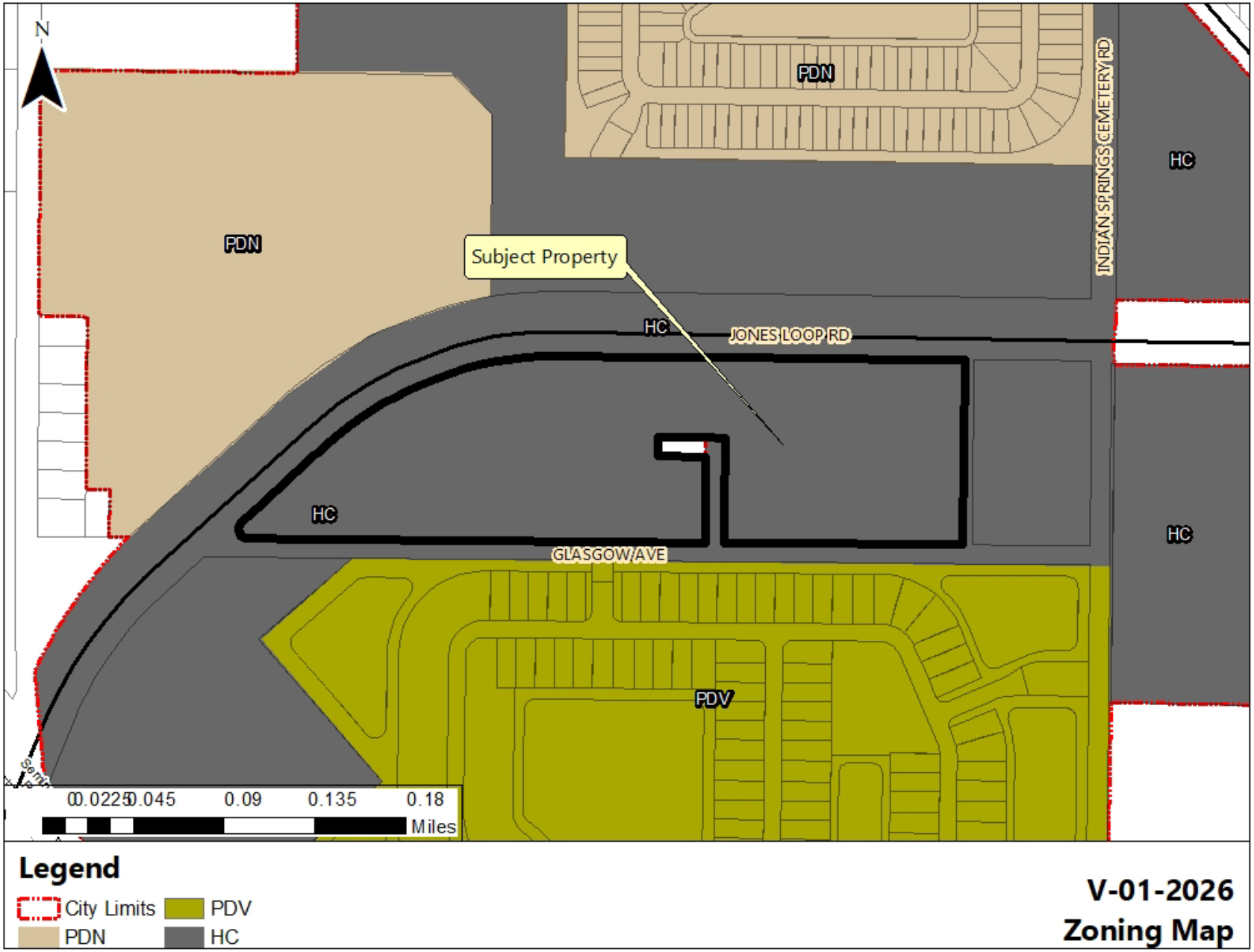

N
PDN
PDN
Subject Property
HC
JONES LOOP RD
INDIAN SPRINGS CEMETERY RD
HC
HC
HC
GLASGOW AVE
PDV
0 0.0225 0.045 0.09 0.135 0.18
Miles
Legend
City Limits
PDV
PDN
HC
V-01-2026
Zoning Map

Exhibit 4:

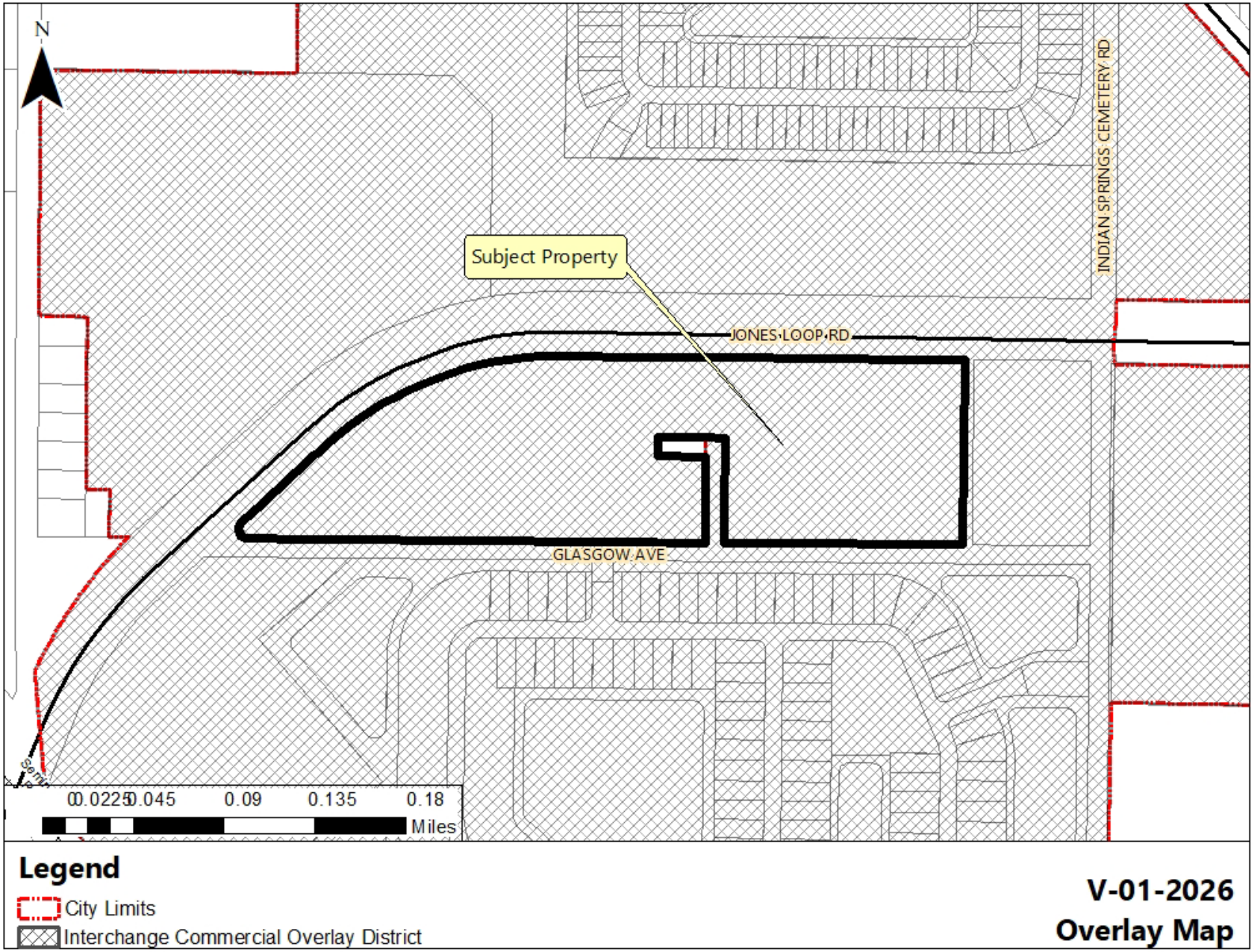

N
Subject Property
JONES LOOP RD
INDIAN SPRINGS CEMETERY RD
GLASGOW AVE
0 0.0225 0.045 0.09 0.135 0.18
Miles
Legend
City Limits
Interchange Commercial Overlay District
V-01-2026
Overlay Map

Exhibit 5:

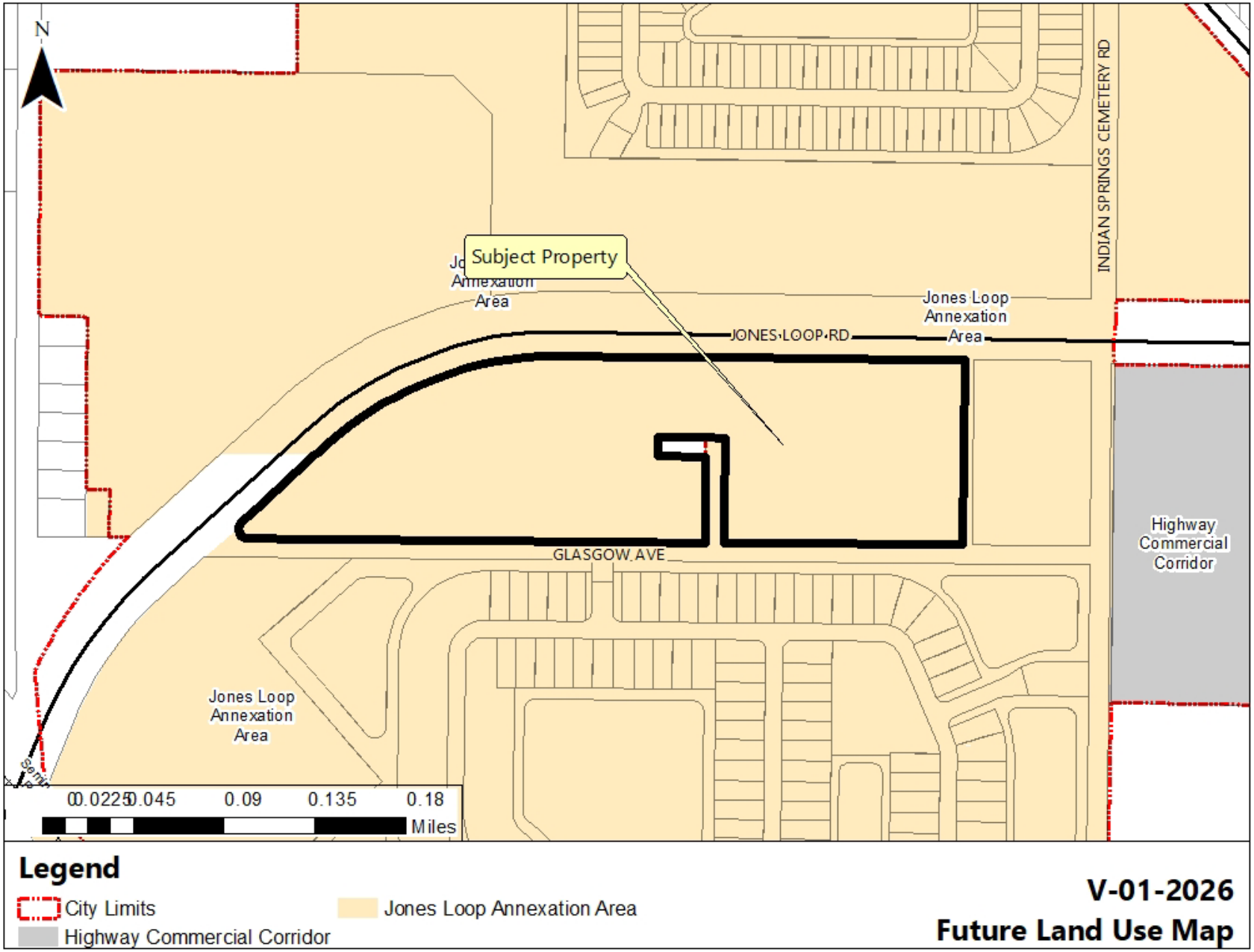
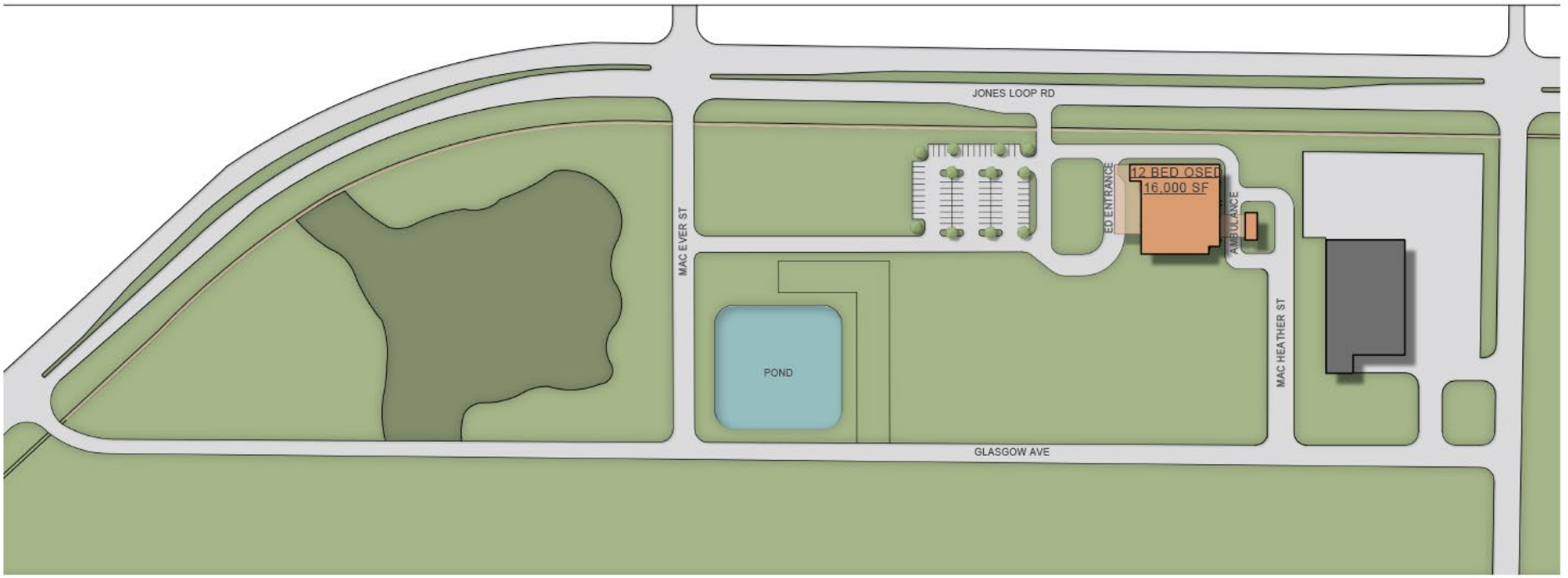

N
Subject Property
Jones Loop Annexation Area
JONES LOOP RD
Jones Loop Annexation Area
INDIAN SPRINGS CEMETERY RD
Highway Commercial Corridor
GLASGOW AVE
Jones Loop Annexation Area
0 0.0225 0.045 0.09 0.135 0.18
Miles
Legend
City Limits
Jones Loop Annexation Area
Highway Commercial Corridor
V-01-2026
Future Land Use Map

Exhibit 6:



ADVENTHEALTH PUNTA GORDA

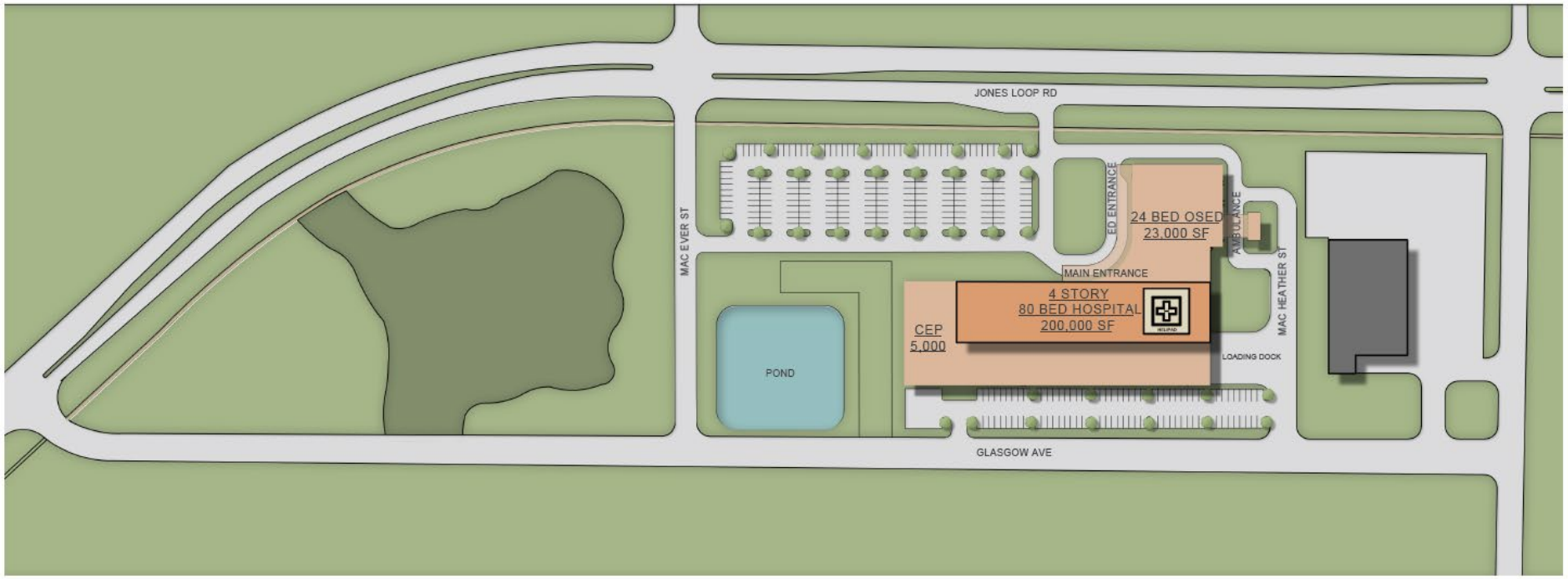
SITE PLAN - PHASE 1

0' 75' 150'

HUNTONBRADY ARCHITECTS

Phasing Plan provided by Applicant; may not be to true scale [OSED – 16,235 sf]

Exhibit 6 (cont.):



Phasing Plan provided by Applicant; may not be to true scale [OSED – 22,500 sf]

Exhibit 6 (cont.):



Phasing Plan provided by Applicant; may not be to true scale

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

PUBLIC HEARING AGENDA(Quasi-Judicial and Legislative)

Title: QUASI-JUDICIAL: V-04-2026: A request by The Islands Kitchen and Cocktail House, Applicant, on behalf of PGFL Associates LLC, Property Owner, for a variance pursuant to Chapter 26, for a variance pursuant to Chapter 26, Section 16.10, Punta Gorda Code, from the waterfront setback requirements of Sections 3.8(g)(5) and 8.19, Punta Gorda Code, to allow a 10-foot waterfront setback instead of the required 25-foot waterfront setback, at 1200 West Retta Esplanade.

Funds:

Recommended Action: City Council approval of the variance application, V-04-2026, with the recommended conditions of approval as listed in the Staff Report.

Summary: A request by The Islands Kitchen and Cocktail House, Applicant, on behalf of PGFL Associates LLC, Property Owner, for a variance pursuant to Chapter 26, for a variance pursuant to Chapter 26, Section 16.10, Punta Gorda Code, from the waterfront setback requirements of Sections 3.8(g)(5) and 8.19, Punta Gorda Code, to allow a 10-foot waterfront setback instead of the required 25-foot waterfront setback, at 1200 West Retta Esplanade.
The Board of Zoning Appeals unanimously recommended approval of the request with conditions on September 29, 2026. Staff recommends approval of the variance application, V-04-2026, with the recommended conditions of approval as listed in the Staff Report.

Department/Division: Urban Design

EXHIBITS:

1. *Application
2. Additional Evidence from September 29, 2026, Board of Zoning Appeals Meeting
3. V-04-2026 Staff Report

Punta Gorda

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

VARIANCE APPLICATION

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

Office use only:

Ad Date		DRC		BZA		City Council	

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

- ☐ ORIGINAL application with Signed & Notarized Variance Application and/or Affidavit Authorization for Agent (if applicable)
- ☐ A copy of the deed or other evidence of ownership
- ☐ Plot Plan: If building exists, should show all existing structures with dimensions, spacing, set-backs and off-street parking. **if new construction is proposed as part of this request, a plot plan is required and must show any existing structures on the land and any proposed structures, including setbacks, spacing and dimensions & total impervious area calculations
- ☐ Signed and sealed boundary survey, completed no more than 12 months prior to the application that accurately shows the current condition of the property to include all existing streets, watercourses, natural feature, vegetation and topography and exact location of all buildings and structures.
- ☐ Survey MUST show ALL Easements, Dedications & Improvements
- ☐ Survey must have a metes and bounds description of the property showing water and sewer main locations and fire hydrant locations
- ☐ Date of Survey:_____
- ☐ Total Acreage of Property _____
- ☐ Square Footage_____
- ☐ Certificate of Appropriateness application and application fee if property is located within the National Register Historic Overlay District, listed on the National Register, or property listed on the Florida Master Site File by the State of Florida Department of State, Bureau of Historic Preservation of the Division of Historical Resource Florida Master Site File No. _____ Contributing Structure ☐ Yes ☐ No

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

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

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

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

1. Applicant

Name	The Islands Kitchen & Cocktail House
Address	[redacted]
Phone	[redacted]

37

2. Owner(s) of Record	
Name	FV Propco LLC
Address	[redacted]
Phone	

3. Authorized Agent – (if applicable – Property Owner must sign AGENT Affidavit below)	
Name	The Islands Kitchen and Cocktail House and Dan-Ber Companies LLC
Address	[redacted]
Phone	

4. Property Address

Address: 1200 West Retta Esplanade unit47 punta gorda fl 33950

Parcel ID /Account #	Lot #	Block#	Section	Total Sq. Feet	Total Acres
412212126001	0000	0000	12		

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

6. Is this variance request for new construction? ☐ Yes ■ No

A. If yes, what is the total impervious area calculation?

7. Existing Zoning Classification Neighborhood Center

8. Is this request the result of a Violation? ☐ Yes ■ No **When?**

9. Are there any existing structures on the property? ■ Yes ☐ No

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

10. Reason Variance is being requested

attached

11. Burden of Persuasion.

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

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

Explanation:

12. Approval Criteria No variance shall be approved unless all of the following statements are true with respect to the subject property. Please state your position for each of the following approval criteria:
(1) That special conditions or circumstances exist which are particular to the size and characteristics of the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
Please see attached sheet.
(2) The strict and literal enforcement of the zoning regulations would create an undue hardship as distinguished from a mere inconvenience on the property owners. Physical handicaps or disability of the applicant and other considerations may be considered where relevant to the request.
Please see attached sheet.
(3) That such hardship is not shared generally by other properties in the same zoning district and in the same vicinity.
Please see attached sheet.
(4) The granting of the variance would not be injurious to or incompatible with contiguous uses, the surrounding neighborhood or otherwise detrimental to the public welfare.
Please see attached sheet.
(5) That the variance requested is the minimum modification of the regulation at issue that will afford relief.
Please see attached sheet.
(6) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property and/or the conditions cannot reasonably be corrected or avoided by the applicant.
Please see attached sheet.
(7) The variance requested does not involve any use which is prohibited in the district where the property is located.
Please see attached sheet.
(8) Please explain in detail how this variance request is consistent with the City of Punta Gorda Comprehensive Plan
Please see attached sheet.

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

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

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Signature of Owner or Authorized Agent

Kurt Brown Gen Mgr 10/22/24
Print Name & Title Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this day of 22nd, October, 20 26, by Kurt Brown, who is personally known to me or who has produced FL DL as identification.

(Signature of Notary)

JEFF QUATTRUCCI
Notary Public - State of Florida
Commission # HH 530366
My Comm. Expires May 22, 2028
(Seal)

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We FV Propco LLC, property owner(s), hereby authorize The Islands Kitchen and Cocktail House Dan-Bar Companies LLC to act as ***Agent*** on our behalf regarding a VARIANCE APPLICATION on the property commonly known as 1200 W Retta Esplanade in Punta Gorda, Florida.

Signature of Property Owner

FV Propco LLC
Anthony Dubbaneh, Authorized Signer
Print Name of Property Owner

10/16/26
Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this day of October 16th, 20 26, by Anthony Dubbaneh, who is personally known to me or who has produced _____ as identification.

(Signature of Notary)

KARI S. LAROCHE
MY COMMISSION # HH421866
EXPIRES: August 06, 2027
(Seal)

Variance Request

The Applicant is requesting one variance. 3.8(g)(5) and 8.19

1. Variance from **LDR Section ~~3.9 (g)(5)~~** - Development standards, which requires a 25 foot setback from water areas. The Applicant is requesting a 10 foot setback consistent with previous zoning standard in the area.

Variance Criteria

1. **"That special conditions or circumstances exist which are particular to the size and characteristics of the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district."** The subject property possesses unique physical and geographical characteristics that differentiate it from standard lots in the district. Specifically, the parcel's shape, dimensions, and direct adjacency to the waterfront significantly limit the buildable footprint under current standard setbacks. Because the property was developed under previous zoning standards that permitted a 10-foot setback, the existing permanent structures were situated in a manner that relies on that footprint. Applying the newer 25-foot setback uniquely penalizes this specific property by rendering a substantial portion of its functional, historic footprint entirely unusable for structural improvements, a constraint not faced by newer, larger, or differently configured parcels in the same district.
2. **"The strict and literal enforcement of the zoning regulations would create an undue hardship as distinguished from a mere inconvenience on the property owners. Physical handicaps or disability of the applicant and other considerations may be considered where relevant to the request."** Strict enforcement of the 25-foot setback would result in an exceptional and undue hardship by completely depriving the property owner of the ability to make reasonable, competitive use of the outdoor commercial space. Due to the unique configuration of Fishermen's Village and the local sub-tropical climate (characterized by frequent rain, extreme heat, and high winds), an uncovered space cannot sustain consistent, safe commercial activity. Forcing a 25-foot setback completely prevents the construction of a protective covered deck structure. This goes beyond mere inconvenience; it effectively sterilizes a primary functional component of the property, rendering the layout non-viable compared to standard operations within this commercial zone.
3. **"That hardship is not shared generally by other properties in the same zoning district and in the same vicinity"** The hardship is unique to this property's specific

configuration and historical development context. Adjacent and neighboring commercial properties within Fishermen's Village and the immediate vicinity were developed under previous zoning standards and currently feature covered outdoor seating configurations that sit within or closer than the current 25-foot setback. Therefore, the surrounding properties already enjoy the full, weather-protected utilization of their waterfront footprints. Denying this variance would uniquely disadvantage this specific property, creating an uneven regulatory environment within the exact same commercial enclave.

4. **"The granting of the variance would not be injurious to or incompatible with the contiguous uses, the surrounding neighborhood or otherwise detrimental to the public welfare"** The proposed 10-foot setback variance will be entirely compatible with the existing architectural harmony and spatial layout of the surrounding neighborhood. Because neighboring businesses already utilize similar covered structures at similar setbacks, the proposed deck will not alter the essential character of the locality, block existing view corridors, or disrupt pedestrian and maritime traffic. Furthermore, the structure will be engineered to meet or exceed all current Florida Building Code requirements for wind and structural integrity, ensuring it poses absolutely no threat to public safety, health, or general welfare.
5. **"That the variance requested is the minimum modification of the regulation at issue that will afford relief"** The requested 10-foot setback represents the absolute minimum variance necessary to allow for a structurally sound, functional, and safe covered deck. A setback any larger than 10 feet (such as adhering to the 25-foot code) would reduce the width of the covered structure to a point where it could not safely accommodate standard guest seating, ADA-compliant clearance paths, or structural support columns. The request is strictly tailored to mirror the established, historical setback pattern of the immediate area, seeking no more relief than what is fundamentally required to make the space usable.
6. **"The condition giving rise to the requested variance has not been created by any person presently having an interest in the property and/or the conditions cannot reasonably be corrected or avoided by the applicant"** The condition giving rise to this request was created entirely by subsequent amendments to the Land Development Regulations (LDR) over time, which increased the waterfront setback to 25 feet long after the physical layout of this property and Fishermen's Village was established. The applicant leased the property with its existing structural boundaries and has not altered the land or done anything to self-inflict this spatial limitation. The restriction is purely a result of evolving regulatory codes acting upon an older, established site plan.

7. **"The variance requested does not involve any use which is prohibited in the district where the property is located"** The variance is strictly limited to a dimensional setback adjustment and does not seek to introduce a prohibited use to the zoning district. Outdoor commercial seating and covered decks are fully permitted accessory uses in this district. Multiple identical structures and uses currently operate lawfully in the immediate vicinity, confirming that the proposed structure aligns perfectly with permitted zoning activities.
8. **"Please explain in detail how this variance request is consistent with the City of Punta Gorda Comprehensive Plan."** The requested variance is fundamentally consistent with, and supportive of, the City of Punta Gorda Comprehensive Plan. Specifically, the plan outlines clear goals for promoting vibrant waterfront commercial districts, fostering local economic development, and enhancing the ecotourism and commercial vitality of key centers like Fishermen's Village. By allowing the construction of this covered deck, the variance ensures the continued economic viability of a local business, enhances the aesthetic continuity of the waterfront promenade, and optimizes infrastructure within an established commercial node—all of which directly align with the City's long-term vision for sustainable economic growth and vibrant public/private commercial spaces.

Additional information for The Islands Kitchen and Cocktail House Variance request.

V-04-2026

The Applicant is requesting one variance.
1. Variance from LDR Section 3.8 (g) (5) for Neighborhood Center- Development standards, which
requires a 25-foot setback from water areas. The Applicant is requesting a 10 foot setback consistent with previous zoning standard in the area.

Q11

The requested variance is needed due to the unique characteristics of the leased property. The city requirement of 25 feet from the seawall combined with the 10-foot harbor walk clearance for pedestrians, bicyclists, and emergency vehicles combined creates a constraint that prevents reasonable use of the leased area.
The property is unusually narrow due to the harbor walk on one side and the seawall on the other. Unlike other dining locations we are unable to redesign the outdoor seating elsewhere. The proposed covered deck has been designed to preserve a 10-foot walk between the deck and the sea wall allowing pedestrians, emergency vehicles, and bicyclists. This proposed deck would allow for covered dining, which helps create a more comfortable and safe dining experience for guests and employees. The deck will also be raised which will minimize the flood risk along the harbor. With Florida weather patterns often rendering the outdoor seating inoperable due to rain, thunder, or lightning, the business loses out on an opportunity to serve residents and visitors, and the employees lose pay opportunities due to weather.

Approval of this variance would provide equitable treatment among similarly situated businesses in Fishermen's Village. The Islands is requesting the same opportunity to utilize the leased waterfront space under comparable conditions while still maintaining the harbor walk. The variance represents relief necessary to allow for reasonable use of the property while maintaining public safety and supporting waterfront character that fishermen's village envisions.

Q12(8)

The requested variance is consistent with the City of Punta Gorda's planning through enhancing the pedestrian oriented mixed use commercial district. Presently pedestrians must walk through tables, chairs, guests, and employees. The deck would allow space for them to pass without obstruction from diners and employees. The request is also consistent with policy to encourage development that promotes economic growth as an improvement to existing land verses developing new land. The variance also supports economic development objectives through supporting a waterfront business that preserves employment opportunities, engaging tourism, and strengthening Fishermen's Village as a premier waterfront destination.
Overall, the requested variance is consistent with City of Punta Gorda's planning because it preserves public access, supports economic development, promotes reinvestment in existing land, and provides The Islands with relief necessary to overcome topographical constraints.

The following Policy from the City future land use plan supports the variance request.

In 2014, the City adopted a Complete Streets Ordinance to ensure that the safety of all roadway

users would be at the forefront of any transportation planning, engineering, construction, or infrastructure rehabilitation project within the city. This ordinance marked the renewal of a long-standing City commitment to bicycle and pedestrian modes of transport as well as enhancing the quality of life for all residents and visitors through investment in roadway safety.

Plan Punta Gorda: Citywide Master Plan (2019) With new concerns regarding the economic and fiscal sustainability of the city given its existing tax base, job growth, demographics, and neighboring planned developments, the City of Punta Gorda commissioned an update to the 2005 Citizens Master Plan, with a focus on economic feasibility and budgetary impacts. The Citywide Master Plan was accepted by City Council in November 2019 and includes recommendations and strategies regarding housing, commercial development, historic preservation, land use, boating, streets and mobility, and open space. A dedicated public planning process was initiated for this Master Plan to allow community members to engage with each other, city staff, leadership, and planning consultants and envision the future of Punta Gorda together. The Plan also includes a comprehensive list of strategies and actions

items to achieve this future vision, as well as an implementation matrix that includes key information on how to enact the plan over time.

In terms of employment within Punta Gorda, according to the 2021 American Community Survey 5-Year Estimates, the employment rate is 31.7%, which is 23.7% lower than the national average. An average of all workers commutes 22.7 minutes to work, which is 4.4 minutes longer than the national average. According to data from 2015, most jobs are held by people living outside of the city limits. Of the 7,776 primary jobs located in Punta Gorda in 2015, only 711 (9 percent) were held by local residents. The cost of housing makes it harder for lower wage workers to live in or near the city. Among workers making less than $1,274 per month, 20 percent traveled more than 50 miles to work. Overall, in 2015, 47 percent of workers employed in Punta Gorda traveled more than 10 miles to get to work and 21 percent traveled more than 25 mile

These policies are consistent with the State legislation that calls for communities to regulate growth. In chapter 163.2511, also known as the “Growth Policy Act,” section (2) (a), the State calls for the promotion of fiscally strong urban centers, which benefit regional and state economies and help reduce sprawl. In section (2) (c) and (d), the State calls on governments to work with communities and the private sector to revitalize urban centers with urban policies that ensure the preservation and redevelopment of urban cores through adequate and sustainable infrastructure, services, community facilities, and economic development. Furthermore, regional entities and local governments should provide incentives to promote

Village Center
The Village Center land use category is intended for smaller mixed-use commercial centers outside of the downtown core. Development in these areas should be pedestrian oriented and encourage a vertically-integrated mix of uses

The land uses adjacent to the harbor are a mixture of single and multifamily developments, commercial uses, marinas, public land, preservation, and recreation and all are vulnerable to hurricane and storm damage. While Legislation encourages mixed use, high density development in urban infill and redevelopment areas, this type of growth is criticized in coastal areas for placing more people and property at risk from coastal flooding events and the risks of climate change. However, the city’s urban core has the infrastructure in place to accommodate

these mixed use developments with a variety of uses at higher densities and intensities. Moving into the future the City will continue to work with the residents, businesses, and developers to promote mixed use, high density urban infill and redevelopment projects in configurations which are intended to be more resilient to future natural disasters

Policy 1.1.9.2: Punta Gorda will maintain and enforce regulations requiring flood elevation and/or flood proofing techniques for building in floodplains. Measurement: Elevation and floodproofing required by building permit conditions.

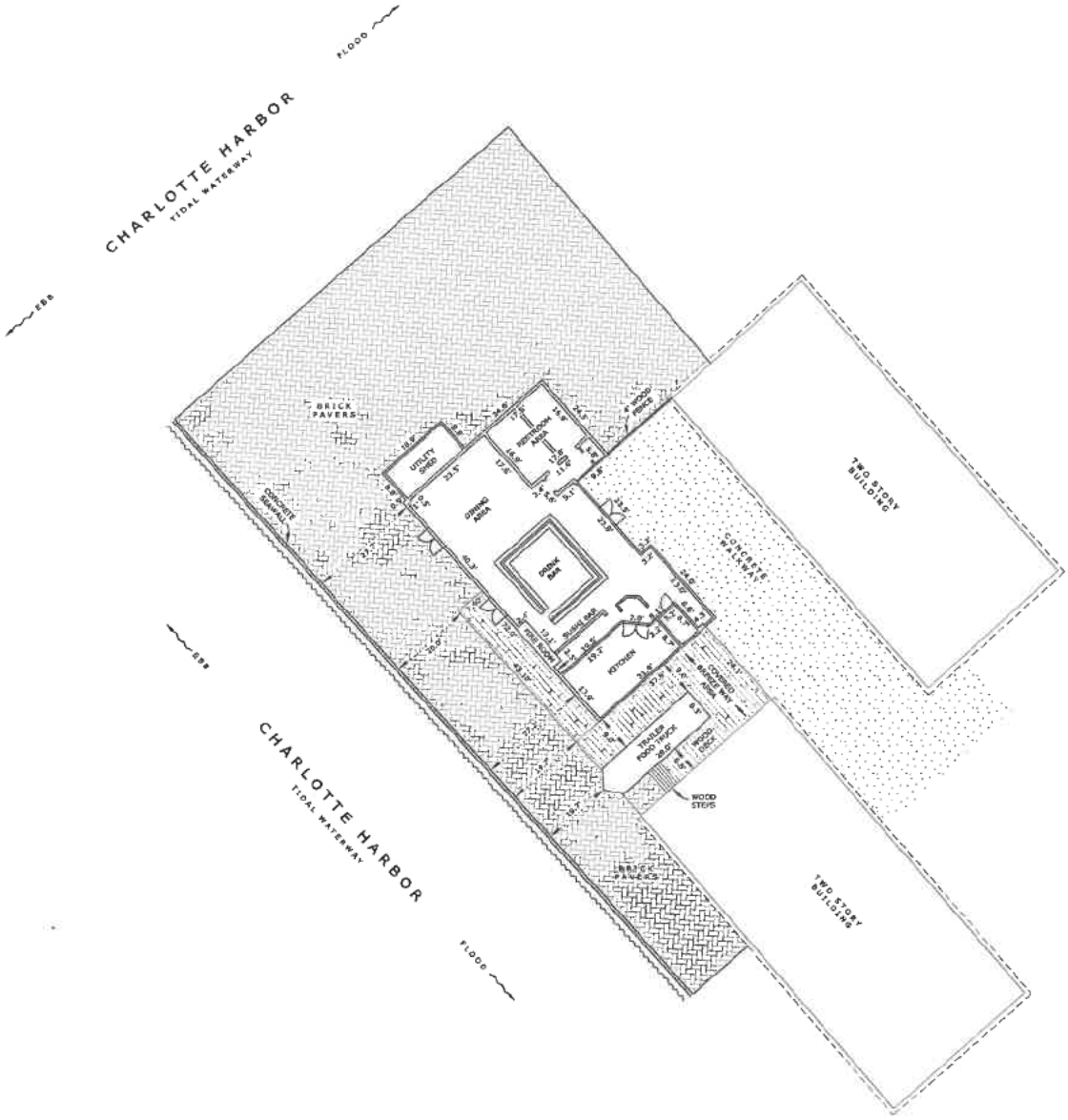
Policy 1.1.10.2: Punta Gorda will encourage infill development within the city by maintaining a high level of urban services, by cooperating with the private sector in promoting economic growth, and by maintaining land development regulations that facilitate the sensitive integration of new development in older urban areas. Measurement: Expenditures for city promotion and economic facilitation; existence of regulations affecting downtown redevelopment.

Policy 1.1.12.2: In order to support the creation of affordable and workforce housing, the City of Punta Gorda will provide a tax/fee rebate program for residential projects that include affordable and workforce units, help establish a community land trust and/or land bank, and expand support for local housing agencies and nonprofit organizations. Measurement: Number of new building permits filed annually for projects that include affordable and workforce housing units. Policy 1.1.12.3: The City will prioritize affordable and workforce housing projects as a local preference when seeking funding and housing credits from the Florida Housing Finance Corporation. Measurement: Amount of funding and number of housing credits secured annually from the Florida Housing

Policy 1.1.12.6: Punta Gorda will consider creating a façade improvement program to improve storefronts and façades of commercial buildings and will consider partnerships with chambers of commerce and anchor institutions to promote events and programming that sustain local businesses and add to the community's sense of place.

Policy 1.1.13.8: In order to improve overall safety and in accordance with the Complete Streets Resolution of 2013, the City will update and maintain pedestrian and bicycle friendly Street Design Standards that would replace existing Street Standard

Policy 1.1.13.11: In order to encourage new commercial and mixed-use development, the City will maintain: a) Zoning code and land development regulations that remove unnecessary regulatory barriers to building viable commercial and mixed use projects; b) Flexible land development regulations for areas where commercial development is recommended and desirable; and c) Development Mitigation requirements that require a minimum amount of commercial and office space to achieve increased building, building height and/or residential density



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SURVEYOR'S NOTES

1. SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE & EMBOSSED SEAL OF THIS SURVEYOR.
2. MEASUREMENTS ARE IN FEET, ON A HORIZONTAL PLANE, PER U.S. STANDARDS, WITH RELATIVE DISTANCE ACCURACY GREATER THAN 1 FOOT IN 10,000 FEET.
3. UNDERGROUND IMPROVEMENTS, UTILITIES, FOUNDATIONS WERE NOT LOCATED.
4. SURROUNDING BUILDINGS ARE SHOWN FOR GRAPHICAL CLARITY AND ARE NOT TO SCALE.
5. TRAILER FOOD TRUCK CONTAINS 246 SQUARE FEET.
6. INTERIOR OF BUILDING CONTAINS 2,631 SQUARE FEET OR 0.06 ACRES.
7. DATE OF SURVEY COMPLETED JANUARY 9, 2026.

FLOOD DATA

FIRM DATE: 12/15/2022
COMMUNITY NUMBER: 120062
PANEL: 0237G
FIPS: 320156
FLOOD ZONE: 11VE, 11AE, 10AE, 13VE, COASTAL A
BASE FLOOD ELEVATION: 11, 13, 10, SEE FIS

COUNTY DATA

PARCEL ID: 4122|2126001
MAP NUMBER: 4612N
SECTION: 12-41-22
ZONING CODE: TPG - VC
SHORT LEGAL: PUG 000 0000 DOCK
ADDRESS: 1200 W RETTA ESPLANADE

LEGEND

FND = FOUND
IR = IRON ROD
N&D = NAIL AND DISK
R/W = RIGHT OF WAY
(C) = CALCULATED
(P) = PLAT

SCALE 1" = 20'
0' 20' 40' 80'

SOUTH SURVEY INC. LB 8514
ROBERT GIRREN SOUTH, FLORIDA LAND SURVEYOR 2668
SEAN MITCHELL HARRIS, FLORIDA LAND SURVEYOR 7408
5500 SABAL PALM LANE, PUNTA GORDA, FLORIDA 33982
EMAIL: PUNTAGORDABOY@HOTMAIL.COM
PHONE: 941-639-4123 - WEB PAGE: LS3666.COM

SOUTH SURVEY STATE OF FLORIDA

SPECIAL PURPOSE SURVEY

FISHERMANS VILLAGE UNIT C47
CHARLOTTE COUNTY, FLORIDA

Z:\Company Files\Land Projects #2\SOUTH SURVEY INC 2025\JB FISHVILLE RETAIL LAND\dwg\1200 W. RETTA ESPLANADE JARRETTS SKETCH.dwg 1/13/2026 3:45:16 PM EST

Docusign Envelope ID: 1AF17832-4870-482F-ADB9-9DB03685E204

FISHERMEN'S VILLAGE DATA SHEET

THIS FISHERMEN'S VILLAGE DATA SHEET is entered into by and between **Dan-Ber Companies, LLC.** ("Tenant") and **PGFL Associates, LLC as receiver for Fishermen's Village**, a Florida limited liability company, dba Fishermen's Village ("Landlord") as of the date last written below and is incorporated by reference into the Fishermen's Village Master Lease attached hereto and made a part thereof ("Lease").

DEFINITIONS: The parties agree that the Lease shall contain the following defined terms:

(1) "EXHIBITS": The following Exhibits listed below are incorporated in the Lease by this reference and are to be construed as part of this Lease:

"Exhibit A"- Site Plan
"Exhibit B"- Floor Plans
"Exhibit C"-Rules and Regulations
"Exhibit D" Rent Schedule
"Exhibit E" Personal Guaranty
"Exhibit F" Exclusives
"Exhibit G" Tenant Improvements

(2) "PREMISES": Unit C-47 consisting of approximately 5,999 rentable square feet (which includes a load factor of 5.74% or 261 square feet as outlined in red on Exhibit A.

(3) "PERMITTED USE": Tenant shall have the exclusive right within Fisherman's Village to operate a full-service bar/restaurant.

(4) "TRADE NAME": Tenant shall operate and do business in the Premises and all signs and advertising shall be under the trade name The Islands.

(5) "LEASE COMMENCEMENT DATE": Upon Lease Execution.

(6) "RENT COMMENCEMENT DATE": 12 months from Lease Commencement (Including CAM/ Additional Rent).

(7) "TERM": The Initial Term shall run for eleven (11) Years from the Rent Commencement Date.

(8) "OPTION TO RENEW": Two (2) Five (5) Year Options to renew which shall be exercised no less than one hundred-eighty (180) days prior to the then current expiration date on the then current term.

(9) "RENTAL INCREASES": Rent shall increase by 3% Annually (Including Options Exercised)

(10) "SECURITY DEPOSIT": None.

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(11) "BASE RENT":
See "Exhibit D"

(12) "ADDITIONAL RENT": Additional Rent is as follows, but is not limited to:

a. "COMMON AREA EXPENSES": Estimated monthly $2,644.56

b. REAL ESTATE TAXES: Estimated monthly charge $1,854.69

c. INSURANCE: Estimated monthly charge (Extended Fire, Glass, Public Liability) $3,309.45

d. UTILITIES: Estimated monthly charge (~~Water, Sewer~~, Trash) Estimated monthly charge $689.89

e. MARKETING: Estimated monthly charge (Mall radio, TV, newspaper, billboards, etc.) $499.92
OR the sum of $1 /per square foot leased.

(13) ADDRESSES OF THE PARTIES:

a. Tenant shall pay all Rent and other charges and send all notices and statements required under the Lease to:

Landlord's Address: 1200 West Retta Esplanade, #57A, Punta Gorda, Florida, 33950, or to such other person or entity and at such other place as shall be designated by the Landlord.

b. Landlord shall send all notices required under the Lease to:

Tenant's Address:
Dan-Ber Companies, LLC
[redacted]

(14) OTHER TERMS:

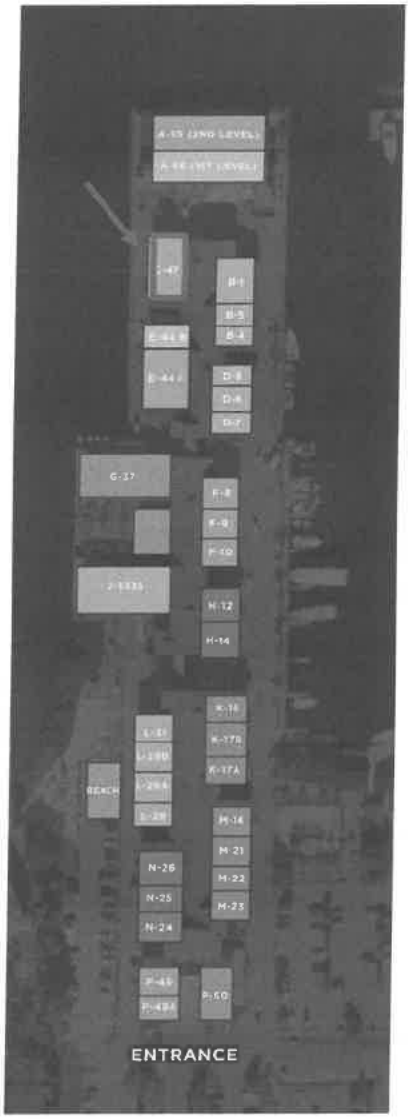
a. Landlord Work: Landlord will deliver the premise "AS-IS". Landlord will deliver the HVAC in good working condition.

b. Tenant Improvement: All additional interior and exterior expansion improvements are the sole responsibility of the Tenant pursuant to the terms and conditions of Exhibit "G".

(15) BROKERAGE: SVN Commercial Partners is the sole Broker in this transaction and will be paid a real estate commission per a separate agreement.

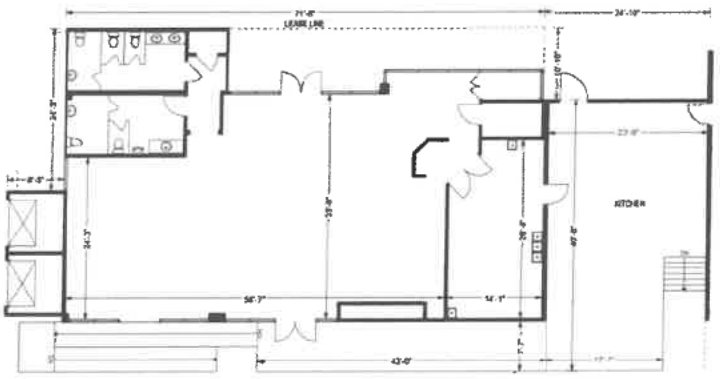
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"Exhibit A"
Site Plan



"Exhibit B"
Floor Plans

According to BOMA 2020 Standards of Retail Calculations a 5.74% or 261 Sq Ft Load Factor was added, bringing the total square footage to 4,811 Square Feet



GLA: 4,550 SQ FT

0 7 14 feet

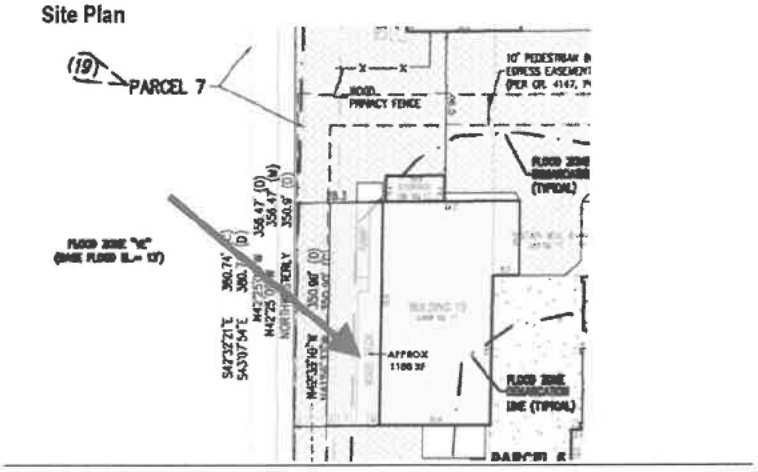
PGFL Associates LLC
Fisherman's Village
1200 W Retta Esplanade
Punta Gorda, Florida

Vacant Restaurant 1
Plan Version V1
Measured 5/21/24
Prepared 7/22/24

FLORIDA MEASURES

Deck to Be Built

Site Plan



CHARLOTTE HARBOR

CHARLOTTE HARBOR

EXISTING 9" WIDE SEAWALL TO REMAIN

EXISTING STONE PAVER PEDESTRIAN WALKWAY
TO REMAIN (AS-BUILT) IN THIS AREA

10'-8"± (PROPOSED NEW SETBACK)

PHASE 2 - FUTURE RENOVATIONS
(NOT PART OF CURRENT PROJECT)

PHASE 1 - PROPOSED RENOVATIONS
(CURRENT RENOVATION PROJECT)

10'-8"± (PROPOSED NEW SETBACK)

EXISTING STONE PAVER PEDESTRIAN WALKWAY
TO REMAIN (AS-BUILT) IN THIS AREA

23'-4"± (NOT TO SCALE)

24'-0"

10'-6 1/2" (PROPOSED NEW DECK)

6'-0" (EXISTING DECK)

DASHED LINES INDICATE THE EXTENT OF THE PROPOSED NEW WOOD FRAME DINING DECK EXTENSION (SEE SHEET PL-1 FOR ADDITIONAL INFORMATION).

10'-0" (PROPOSED NEW DECK)

PHASE 1 PREOPSED NEW COVERED DECK AREA

DASHED LINES INDICATE THE EXTENT OF THE PROPOSED NEW WOOD FRAME DINING DECK EXTENSION (SEE SHEET PL-1 FOR ADDITIONAL INFORMATION).

DASHED LINE INDICATES THE OUTSIDE FACE OF THE UPPER FLOOR TIE BEAM / FLOOR STRUCTURE ABOVE

7'-8" (EXISTING DECK)

EXISTINF WOOD DECK
(TO REMAIN IN THIS AREA)
(SEE SHEET PL-2 FOR ADDITIONAL INFORMATION)

HATCHED AREA INDICATES THE FOOTPRINT OF THE EXISTING OPEN SHED AREA TO BE REMOVED & RELPACED WITH PROPOSED NEW DECK AREA (SEE SHEET PL-1)

PHASE II PRIVATE SPEAKEASY WITH EXTERIOR DECK AREA (FUTURE)

EXISTING TRAILER KITCHEN AREA TO REMAIN

EXISTING DECK AREA

EXISTING STAIRS TO REMAIN

EXIBITING DECK AREA

EXISTING 2 STORY BUILDING
The Islands Restaurant - Lower Level
Rental / Condo Units - Upper Level

72'-0"
(PER SURVEY BY SOUTH SURVEY)

EXISTING (As-Built) Deck Floor Plan / Partial Site Plan

SCALE: 1/4" = 1'-0"

NOTE : INFORMATION HEREON TAKEN FROM PARTIAL SITE SURVEY BY SOUTH SURVEY, INC.

PRELIMINARY DRAWINGS
(FOR VARIENCE APPLICATION ONLY)
The Islands Restaurant - Lower Level
NOT FOR CONSTRUCTION PURPOSES

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REV#	DATE	DESCRIPTION

DATE:

DRAWN BY:

PRELIMINARY CONCEPTUAL DRAWINGS FOR VARIENCE SUBMITTAL 4 - 23 - 2026

New Exterior Deck Addition for:
The Islands Restaurant
Fisherman's Village (Unit 47)
Punta Gorda, Florida 33950

ROBERT HALL ARCHITECTS, INC.
217 ROBINSON ROAD,
NEW SMYRNA BEACH, FLORIDA 32128
(386) 214-4529
hallarchitects@mailarch.com
AA 26003415

☐ARCHITECTURE ☐DESIGN ☐PLANNING

ROBERT A. HALL ARCHITECT

NCARB REGISTRATION NO. 46021
FL. REGISTRATION NO. AR0016887
KY. REGISTRATION NO. 4088
IN. REGISTRATION NO. AR11200184

SHEET NO.
AB-1

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CHARLOTTE HARBOR

CHARLOTTE HARBOR

EXISTING 9" WIDE SEAWALL TO REMAIN

EXISTING 9" WIDE SEAWALL TO REMAIN

EXISTING STONE PAVER PEDESTRIAN WALKWAY
TO REMAIN (AS-BUILT) IN THIS AREA

PHASE 2 - FUTURE RENOVATIONS
(NOT PART OF CURRENT PROJECT)

PHASE 1 - PROPOSED RENOVATIONS
(CURRENT RENOVATION PROJECT)

23'4"± (NOT TO SCALE)

NEW WOOD FRAME STAIRWAY

EXISTING STONE PAVER PEDESTRIAN WALKWAY
TO REMAIN (AS-BUILT) IN THIS AREA

DN.

HANDICAP ACCESSIBLE PLATFORM LIFT IN LIEU OF ACCESSIBLE RAMP

HANDICAP PLATFORM LIFT

DASHED LINE INDICATES THE OUTSIDE FACE OF THE UPPER FLOOR TIE BEAM / FLOOR STRUCTURE ABOVE

PHASE II PRIVATE SPEAKEASY WITH EXTERIOR DECK AREA (FUTURE)

EXISTING TRAILER KITCHEN AREA TO REMAIN

EXISTING DECK AREA

EXISTING STAIRS TO REMAIN

EXISTING DECK AREA

EXISTING DECK AREA

10'-8"

10'-8" (PROPOSED NEW DECK)

IMPERVIOUS AREAS NOTE:
SHADED AREA INDICATES NEW METAL ROOFING SYSTEM 1278 SQ. FT. (NEW ROOF AREA) (THIS AREA IS THE TOTAL OF THE NEW IMPERVIOUS AREA FOR THIS PROPOSED NEW DECK PROJECT)

1 PL-2

EXISTING STONE PAVER PEDESTRIAN WALKWAY
TO REMAIN (AS-BUILT) IN THIS AREA

NEW WOOD FRAME STAIRWAY

DASHED LINE INDICATES ROOF OVERHANG OVER NEW DECK AREA

PHASE 1 - PREPOSED NEW COVERED DECK AREA
1278 SQ. FT. (NEW DECK AREA)

EDGE OF THE EXISTING DECK SURFACE TO REMAIN

2 PL4

7'-8" (EXISTING)

DASHED LINE INDICATES THE OUTSIDE FACE OF THE UPPER FLOOR TIE BEAM / FLOOR STRUCTURE ABOVE

LIGHT DASHED LINES INDICATES THE EXISTING DECK RAILINGS TO BE REMOVED. EXISTING DECK & FRAMING TO REMAIN IN THIS AREA.

DASHED LINE INDICATES THE OUTSIDE FACE OF THE UPPER FLOOR TIE BEAM / FLOOR STRUCTURE ABOVE

HATCHED AREA INDICATES THE FOOTPRINT OF THE EXISTING OPEN SHED AREA TO BR REMOVED.

DASHED LINE INDICATES ROOF OVERHANG OVER NEW DECK AREA

(FIELD VERIFY)

EXISTING 2 STORY BUILDING
The Islands Restaurant - Lower Level
Rental / Condo Units - Upper Level

72'-0"
(PER SURVEY BY SOUTH SURVEY)

10'-0"

EXISTING VEHICLE & FIRE DEPARTMENT ACCESS
THE EXISTING STONE PAVER ACCESS ROADS AND FIRE DEPARTMENT ACCESS AND TRUCK TURN AROUND AREAS IN THIS SREA SHALL REMAIN (AS-BUILT) IN THIS AREA. (THERE ARE NO REQUIRED CHANGES TO THESE EXISTING AREAS AS PART OF THIS RENOVATION DECK PROJECT)

PROPOSED DECK ADDITION FLOOR PLAN -

SCALE: 1/4" = 1'-0"

PRELIMINARY DRAWINGS
(FOR VARIENCE APPLICATION ONLY)
The Islands Restaurant - Lower Level
NOT FOR CONSTRUCTION PURPOSES

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REV#	DATE	DESCRIPTION

DATE:

DRAWN BY:

PRELIMINARY CONCEPTUAL DRAWINGS FOR VARIENCE SUBMITTAL 4 - 23 - 2026

New Exterior Deck Addition for:
The Islands Restaurant
Fisherman's Village (Unit 47)
Punta Gorda, Florida 33950

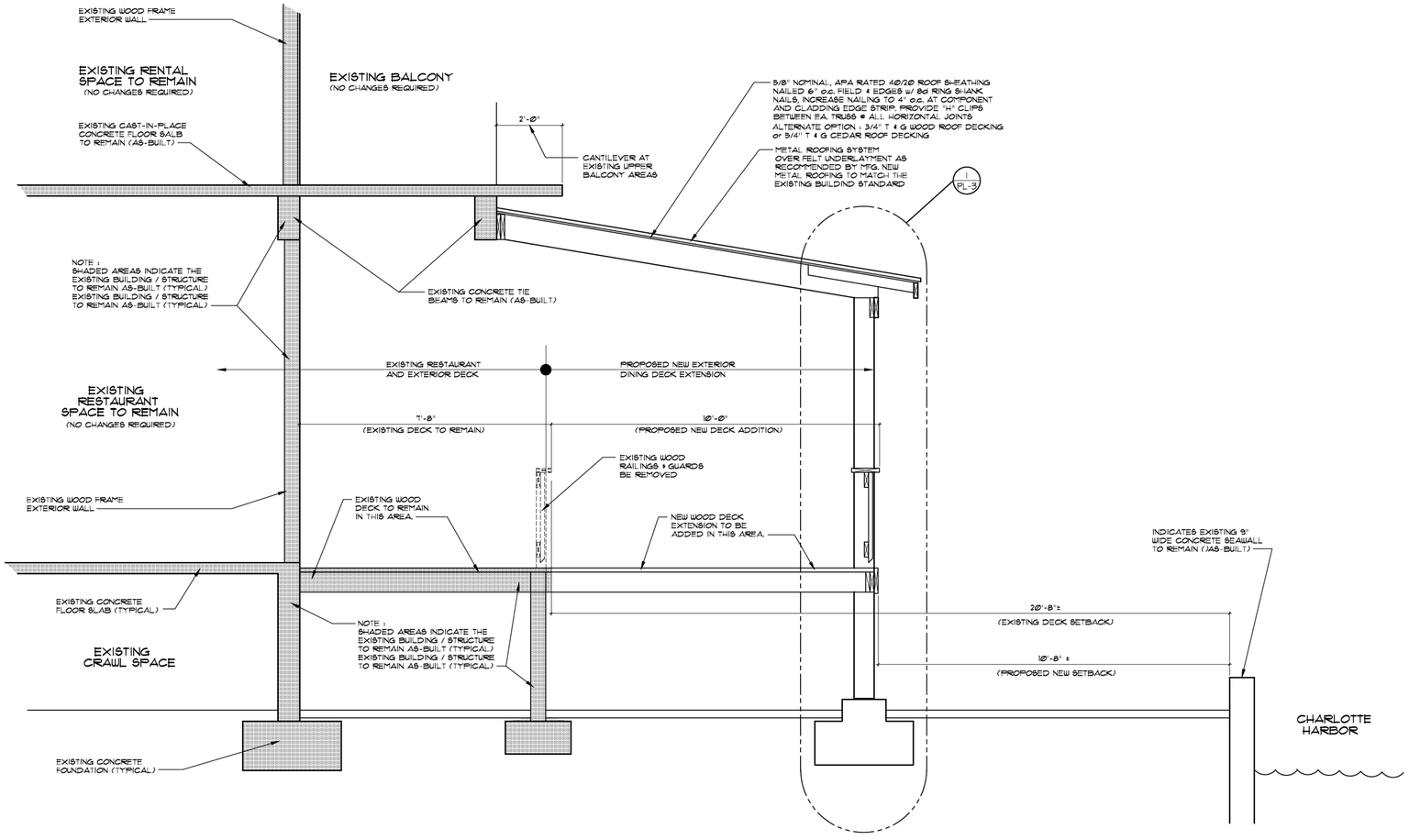
ROBERT HALL ARCHITECTS, INC.
217 ROBINSON ROAD
NEW SMYRNA BEACH, FLORIDA 32128
(386) 214-4529
hallarchitects@mailarch.com
AA 26003415

☐DESIGN ☐ARCHITECTURE ☐PLANNING

ROBERT A. HALL ARCHITECT

NCARB REGISTRATION NO. 46021
FL. REGISTRATION NO. AR0016887
KY. REGISTRATION NO. 4088
IN. REGISTRATION NO. AR11200184

SHEET NO.
PL-1



1 PARTIAL BUILDING SECTION SHOWING EXISTING RESTAURANT AREAS AND PROPOSED OUTSIDE WOOD DINING DECK ADDITION WITH SETBACKS

SCALE : SCALE : 1/4" = 1'-0"

PRELIMINARY DRAWINGS
(FOR VARIENCE APPLICATION ONLY)
The Islands Restaurant - Lower Level
NOT FOR CONSTRUCTION PURPOSES

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REV#	DATE	DESCRIPTION

DATE:

DRAWN BY:

PRELIMINARY CONCEPTUAL DRAWINGS FOR VARIENCE SUBMITTAL 4 - 23 - 2026

New Exterior Deck Addition for:
The Islands Restaurant
Fisherman's Village (Unit 47)
Punta Gorda, Florida 33950

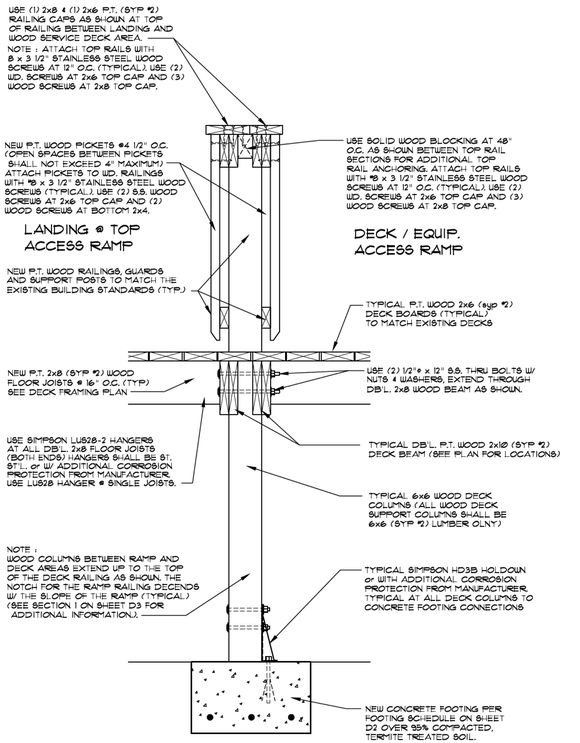
ROBERT HALL ARCHITECTS, INC.
217 ROBINSON ROAD,
NEW SMYRNA BEACH, FLORIDA 32128
(386) 214-4529
hallarchitects@mailarch.com
AA 26003415

☐ARCHITECTURE ☐DESIGN ☐PLANNING

ROBERT A. HALL ARCHITECT

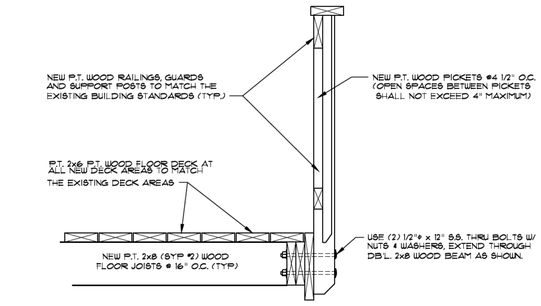
NCARB REGISTRATION NO. 46021
FL. REGISTRATION NO. AR0016887
KY. REGISTRATION NO. 4088
IN. REGISTRATION NO. AR11200184

SHEET NO.
PL-2



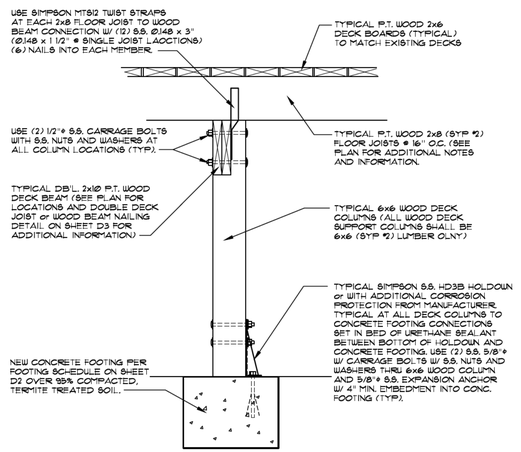
2 TYPICAL CENTER DECK / RAILING COLUMN DETAIL

SCALE : 3/4" = 1'-0"



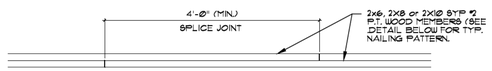
3 TYPICL RAILING AND SUPPORT POST ATTACHMENT DETAIL

SCALE : SCALE : 3/4" = 1'-0"

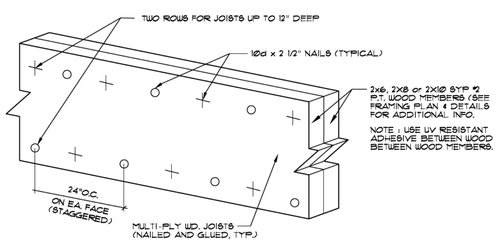


4 D4 TYPICAL BELOW DECK COLUMN DETAIL

SCALE : 3/4" = 1'-0"

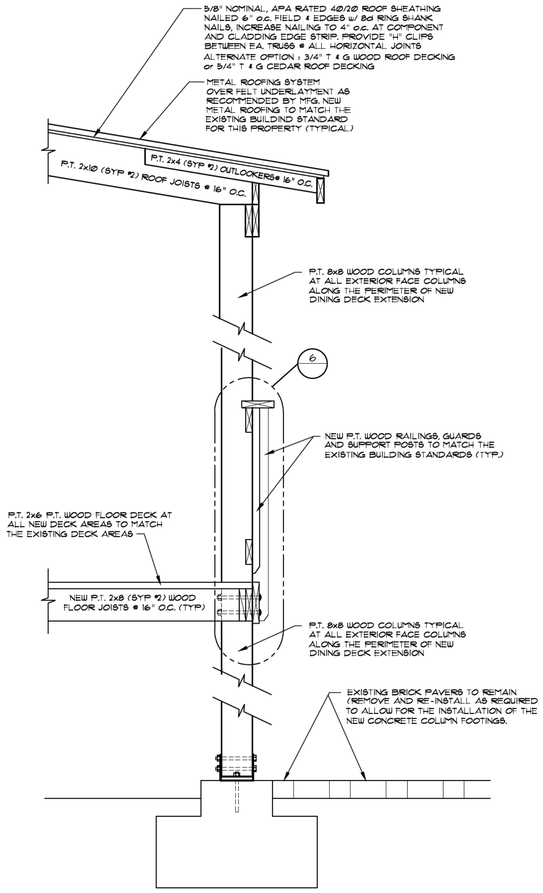


DOUBLE DECK JOIST or WOOD BEAM SPLICE DETAIL



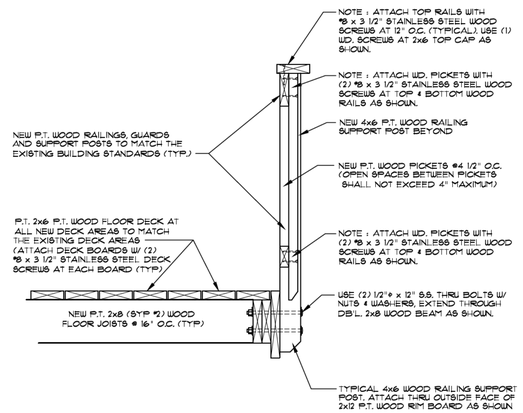
5 DOUBLE DECK JOIST or BEAM DETAIL

SCALE : SCALE : NOT TO SCALE



6 TYPICL WALL SECTION AT OUTSIDE WOOD DINING DECK AREAS

SCALE : SCALE : 3/4" = 1'-0"



7 TYPICAL RAILING AND SUPPORT POST DETAIL

SCALE : 1" = 1'-0"

PRELIMINARY DRAWINGS
(FOR VARIENCE APPLICATION ONLY)
The Islands Restaurant - Lower Level
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IN. REGISTRATION NO. AR11200184

SHEET NO.
PL-3





VARIANCE STAFF REPORT

TO: City Council

FROM: Adrianna Gehrke, Planner 1

THRU: Boyd Lawrence, AICP, Planning Director

SUBJECT: V-04-2026 – 1200 West Retta Esplanade

DATE: October 14, 2026

Applicant Request:

V-04-2026: A request by The Islands PG, LLC, DBA The lslands Kitchen and Cocktail House, Applicant, authorized by PGFL Associates, LLC, Property Owner, for a variance pursuant to Chapter 26, Section 16.10, Punta Gorda Code, for a 15-foot setback reduction to allow a 10-foot waterfront setback for an outdoor seating deck extension instead of the minimum 25 feet as required by Chapter 26, Sections 3.8(g)(5) and 8.19, Punta Gorda Code, for the property located at 1200 West Retta Esplanade, Punta Gorda, Florida 33950.

Hearing Minutes and Board Recommendation(s):

The application was heard by the City of Punta Gorda Board of Zoning Appeals on September 29, 2026, who **unanimously recommended approval with the following conditions:**

1. The proposed covered deck shall maintain a minimum 10-foot clear pedestrian, bicycle, and emergency access route between the deck and the seawall.
2. The proposed covered deck shall be constructed in accordance with the approved site plan and all applicable Florida Building Code, floodplain and other City requirements.
3. The variance shall apply only to the proposed covered deck associated with the existing restaurant use and shall not be construed as approval of any additional development or expansion beyond that shown on the approved plans.
4. The variance shall expire six (6) months after the date of approval unless a building permit has been issued for the project prior to the expiration date.

Supplemental Material/Issue Analysis Report:

The applicant is requesting a variance from the waterfront setback requirements of Sections 3.8(g)(5) and 8.19 of Chapter 26, Land Development Regulations (LDRs), Punta Gorda Code, to

construct a new covered deck at The Islands Kitchen and Cocktail House, located at 1200 West Retta Esplanade, Punta Gorda, FL 33950, otherwise identified by the Charlotte County Property Appraiser as Parcel #412212126001. *[When viewing this document electronically, click the blue underlined text to open the corresponding document.]*

The applicant requests a variance from Sections 3.8(g)(5) and 8.19, which both require waterfront setbacks to be at minimum of 25-feet for all permanent and accessory structures, to allow a 10-foot waterfront setback for a new covered deck. The applicant states that the request is based, in part, on a previous resolution that was adopted for another building on the same property. Resolution No. 3198-15 granted a waiver to allow a 0-foot setback from a water body to allow an expansion of building #6 to include a second-story balcony/walkway/deck and outdoor seating. At the time of Resolution No. 3198-15, the City owned the property located at 1200 West Retta Esplanade, and the property was later sold in 2016.

During the September 29, 2026, meeting of the Punta Gorda Board of Zoning Appeals, the applicant provided additional evidence and testimony regarding the unique situation pertaining to the property. The applicant provided pictures of the flooding that occurs during a rainstorm and testified that they are forced to close over 70% of the restaurants' tables during rain events. The applicants' testimony also addressed safety concerns; the applicant noted the current set up on ground level – a row of tables against the walkway and a row of tables against the seawall with a 10'+ separation between the rows for HarborWalk access – leaves many safety issues with pedestrians and cyclists traveling through the serving area. The proposed deck extension would raise the seating area above the flooding from rain events, allowing customers to stay and enjoy their visit even if it is raining, and would accommodate the 10-foot width for the HarborWalk along the seawall, separating the pedestrians and cyclists from the restaurants' guests.

The property is located in the Neighborhood Center zoning district, which is regulated by Article 3 of the Land Development Regulations (LDRs). The property's future land use designation is Village Center, as described in the Future Land Use Element of the City of Punta Gorda 2045 Comprehensive Plan (Comp Plan). This variance request applies only to the waterfront setback requirements of Sections 3.8(g)(5) and 8.19 and does not relieve the applicant or property owner from obtaining any other required approvals or complying with applicable city, state, or federal regulations.

Staff Comments:

The application was distributed to city departments for their review and comment.

The following department(s) had no objection or comments:
Fire Department, Police Department, Sanitation Division, Public Works, Utilities Department

The following department(s) did not respond:
Building Department

Section 16.10, Application for Variance, LDRs.

(a) Application.

The applicant, The Islands PG, LLC, DBA The Islands Kitchen and Cocktail House, has filed

an application for a variance with the Planning Department.

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

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

This criterion was found to be true with respect to the subject property at the September 29, 2026, meeting of the Punta Gorda Board of Zoning Appeals (BZA). The applicant identified the property's shape, dimensions, waterfront location, and existing development footprint as special conditions. The applicant testified that these characteristics are unique to the subject property and that the elevation of other properties contributes to flooding of the subject property and affects the property's revenue-generating potential.

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

This criterion was found to be true with respect to the subject property at the September 29, 2026, meeting of the Punta Gorda Board of Zoning Appeals (BZA). The applicant states that strict enforcement of the 25-foot waterfront setback would create an undue hardship by limiting the ability to utilize the existing waterfront area for covered outdoor commercial seating. The property's waterfront location, existing development footprint, configuration, and physical characteristics limit the areas available for expansion of the existing restaurant use. The applicant also testified that the property's elevation and susceptibility to flooding create additional challenges for outdoor use. Currently, according to the applicants' testimony, at least 70% of their seating closes during rain events, translating to lost revenue. Based on these property-specific conditions, strict and literal enforcement of the setback would create an undue hardship, as distinguished from a mere inconvenience.

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

This criterion was found to be true with respect to the subject property at the September 29, 2026, meeting of the Punta Gorda Board of Zoning Appeals (BZA). The applicant states that the hardship is unique to the property because other commercial uses within Fishermen's Village and the immediate vicinity have covered outdoor seating located within or closer than the required 25-foot waterfront setback. The applicant testified that the other restaurants within Fishermen's Village are elevated, while the subject property is more directly affected by flooding. The property's elevation, waterfront location, existing development footprint, and resulting impacts from flooding helped to support a finding that the hardship is not generally shared by other properties in the same

zoning district and vicinity.

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

This criterion is true with respect to the subject property. The proposed 10-foot waterfront setback would allow a covered deck associated with the existing restaurant use which would be compatible with the existing development pattern and surrounding uses within Fishermen's Village. A zero-foot waterfront setback for covered outdoor seating was previously authorized for a different structure on the subject property, establishing a pattern of covered outdoor commercial use in close proximity to the waterfront. The proposed deck is not anticipated to adversely affect contiguous uses, pedestrian or maritime circulation, view corridors, or the general character of the surrounding area. The proposed structure will also be required to comply with all applicable Florida Building Code and other life-safety requirements. Therefore, the granting of the variance would not be injurious to or incompatible with contiguous uses, the surrounding neighborhood, or otherwise detrimental to the public welfare.

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

This criterion is true with respect to the subject property. The applicant proposes a 10-foot waterfront setback as the minimum modification necessary to accommodate the proposed covered deck while maintaining functional seating areas, ADA-compliant clearance paths, and required structural support. The proposed setback is consistent with the established development pattern of the subject property and is limited to the area necessary to accommodate the proposed improvement.

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

This criterion was found to be true with respect to the subject property at the September 29, 2026, meeting of the Punta Gorda Board of Zoning Appeals (BZA). The applicant had no involvement in the previous approvals that authorized other restaurants or uses to construct covered decks for outdoor seating, and had no involvement in the initial construction and elevation of the existing building. The applicant testified during the September 29, 2026, BZA meeting that rain events force them to close 70% of their seating, resulting in a loss of revenue that is needed to keep the business successful. The conditions giving rise to the requested variance cannot reasonably be avoided.

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

This criterion is true with respect to the subject property. The property is located

within the Neighborhood Center, NC, zoning district which allows a restaurant as a permitted use, and outdoor dining as a permitted accessory use.

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

The proposed variance is consistent with Policy 1.1.13.11 of the Comprehensive Plan. Policy 1.1.13.11 encourages land development regulations that remove unnecessary regulatory barriers to viable commercial and mixed-use development and provide flexibility in areas where commercial development is recommended and desirable. The proposed covered deck would support an existing commercial restaurant use within Fishermen's Village and would allow for an improvement to an established commercial development.

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

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

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

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

The applicant has indicated that the outdoor seating cannot reasonably be relocated elsewhere within the leased area while maintaining the required HarborWalk clearance. The applicant also testified and provided evidence during the September 29, 2026, BZA meeting regarding the flooding that occurs in this specific area where the outdoor seating is currently located.

(d) Public Hearing.

The application for variance was heard during public hearing before the Punta Gorda Board of Zoning Appeals (BZA) on Tuesday, September 29, 2026, where it received unanimous recommendation of approval with conditions, and the application is scheduled to be heard before the City Council on Wednesday, October 14, 2026, at 9:00am or as soon thereafter as possible.

Summary of Findings

Finding #1: The proposed covered deck is consistent with the established commercial and waterfront development pattern of Fishermen's Village and proposes to maintain the required 10-foot Harbor Walk clearance.

Finding #2: The subject property has unique site characteristics related to the narrow configuration of the leased waterfront area between the existing seawall and

harbor walk, which limits the area available for the proposed covered outdoor seating.

Finding #3: Section 16.10(b), LDRs, lists eight (8) approval criteria. All eight (8) have been found to be true with respect to the subject property.

Staff Recommendation:

Staff recommends the following conditions of approval:

1. The proposed covered deck shall maintain a minimum 10-foot clear pedestrian, bicycle, and emergency access route between the deck and the seawall.
2. The proposed covered deck shall be constructed in accordance with the approved site plan and all applicable Florida Building Code, floodplain and other City requirements.
3. The variance shall apply only to the proposed covered deck associated with the existing restaurant use and shall not be construed as approval of any additional development or expansion beyond that shown on the approved plans.
4. The variance shall expire six (6) months after the date of approval unless a building permit has been issued for the project prior to the expiration date.

Attachments:

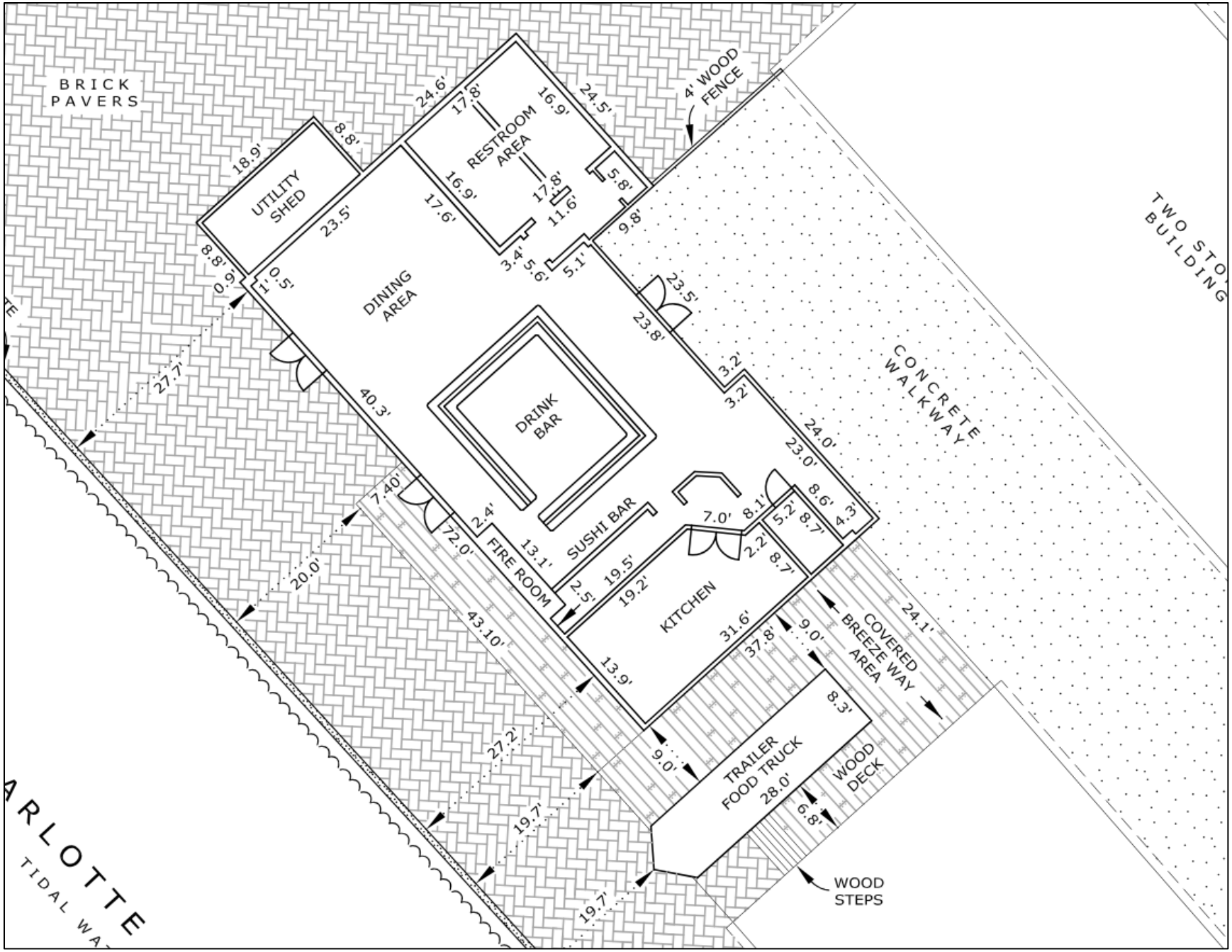
Exhibit 1 – Location Map

Exhibit 2 – Snippet of Survey

Exhibit 1:


City of Punta Gorda, Florida
Hearing No. V-04-2026
Location Map
N
The Islands Kitchen & Cocktail House
Legend
1200 W Retta Esplanade
0 45 90 180 270 360
Feet
Charlotte County

Exhibit 2:


BRICK PAVERS
UTILITY SHED
RESTROOM AREA
4' WOOD FENCE
DINING AREA
DRINK BAR
SUSHI BAR
FIRE ROOM
KITCHEN
CONCRETE WALKWAY
COVERED BREEZE WAY AREA
TRAILER FOOD TRUCK 28.0'
WOOD DECK
WOOD STEPS
TIDAL WA
ARLOTTE

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

PUBLIC HEARING AGENDA(Quasi-Judicial and Legislative)

Title: A Resolution of the City Council of the City of Punta Gorda, Florida, relating to the Florida Department Of Environmental Protection (FDEP) State Revolving Fund (SRF), Adoption of the Drinking Water Facility Plan for the Implementation of the Reverse Osmosis Water Treatment Plant and Wellfield Expansion, Effective This Date.

Funds: Not applicable.

Recommended Action: Staff recommends City Council approve the resolution.

Summary:

City Council will discuss and hold a public hearing on the City's Drinking Water Facility Plan and the financial impact on system users. This public hearing is intended to afford an opportunity for individuals to be heard on the economic and social effects of the location, design, and environmental impact of the Reverse Osmosis (RO) Water Treatment Plant (WTP) and Wellfield Expansion.

Responsible Entity: Florida Department of Environmental Protection

Applicant: City of Punta Gorda

Project Title(s): RO WTP and Wellfield Expansion

A portion of the funding for this project is anticipated to come from the Florida Department of Environmental Protection (FDEP) Supplemental Appropriations for Hurricanes Helene and Milton and Hawai'i Wildfires (SAHM) program. Financial impacts on utility users will be presented at the hearing. All interested persons are invited to attend and be heard.

Department/Division: Utilities / Finance

EXHIBITS:

1. Resolution Adopting Drinking Water Facility Plan
2. Presentation

RESOLUTION NUMBER _____-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PUNTA GORDA, FLORIDA, RELATING TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) STATE REVOLVING FUND (SRF), ADOPTION OF THE DRINKING WATER FACILITY PLAN FOR THE IMPLEMENTATION OF THE RO WTP AND WELLFIELD EXPANSION, EFFECTIVE THIS DATE

WHEREAS, Florida Statutes provide for loans to local government agencies to finance the construction of water facilities; and Florida Administrative Code requires the formal authorization by City Council to formally adopt a facility plan outlining necessary drinking water facility improvements to comply with State of Florida funding requirements;

WHEREAS, formal adoption of the proposed Facility Plan is required for the City of Punta Gorda to participate in the State Revolving Loan Fund Program;

WHEREAS, the City Council of the City of Punta Gorda, Florida agrees with the findings and summary of necessary improvements as outlined in the Facility Plan for the purpose of the RO WTP and Wellfield Expansion;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Punta Gorda, Florida formally approves and adopts the City of Punta Gorda Drinking Water Facility Plan as written and presented to the Board on this date;

SECTION 1. FINDINGS

The foregoing findings are incorporated herein by reference and made a part hereof.

The City of Punta Gorda, Florida, is authorized to approve the proposed Drinking Water Facility Plan.

The City Manager is hereby designated as the authorized representative to provide the assurances and commitments that will be required by the Drinking Water Facility Plan.

The Mayor is hereby designated as the authorized representative to execute the Drinking Water Facility Plan which will become the foundation of all activities related to the RO WTP and Wellfield Expansion. The Mayor is authorized to represent the City in carrying out the City's responsibilities under the Drinking Water Facility Plan. The Mayor is authorized to delegate responsibility to appropriate City Staff to carry out technical, financial, and administrative activities associated with the Drinking Water Facility Plan.

The legal authority for adoption of this facility plan is pursuant to the City Charter, City Code of Ordinances, and the Laws of the State of Florida.

All Resolutions or part of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidated or impair the validity, force, or effect or any other section or part of this Resolution.

SECTION 2. EFFECTIVE DATE

This Resolution shall take effect upon its approval and adoption by the City Council.

APPROVED AND ADOPTION THIS 28TH DAY OF OCTOBER, 2026.

CITY COUNCIL
CITY OF PUNTA GORDA, FLORIDA

BY: _____
DR. DEBORAH LUX, MAYOR

ATTEST:

_____
SARA WELCH, CITY CLERK

APPROVED AS TO FORM:

_____
STEVEN LESKOVICH, CITY ATTORNEY

Punta Gorda
FLORIDA

Public Hearing for the Drinking Water Facility Plan

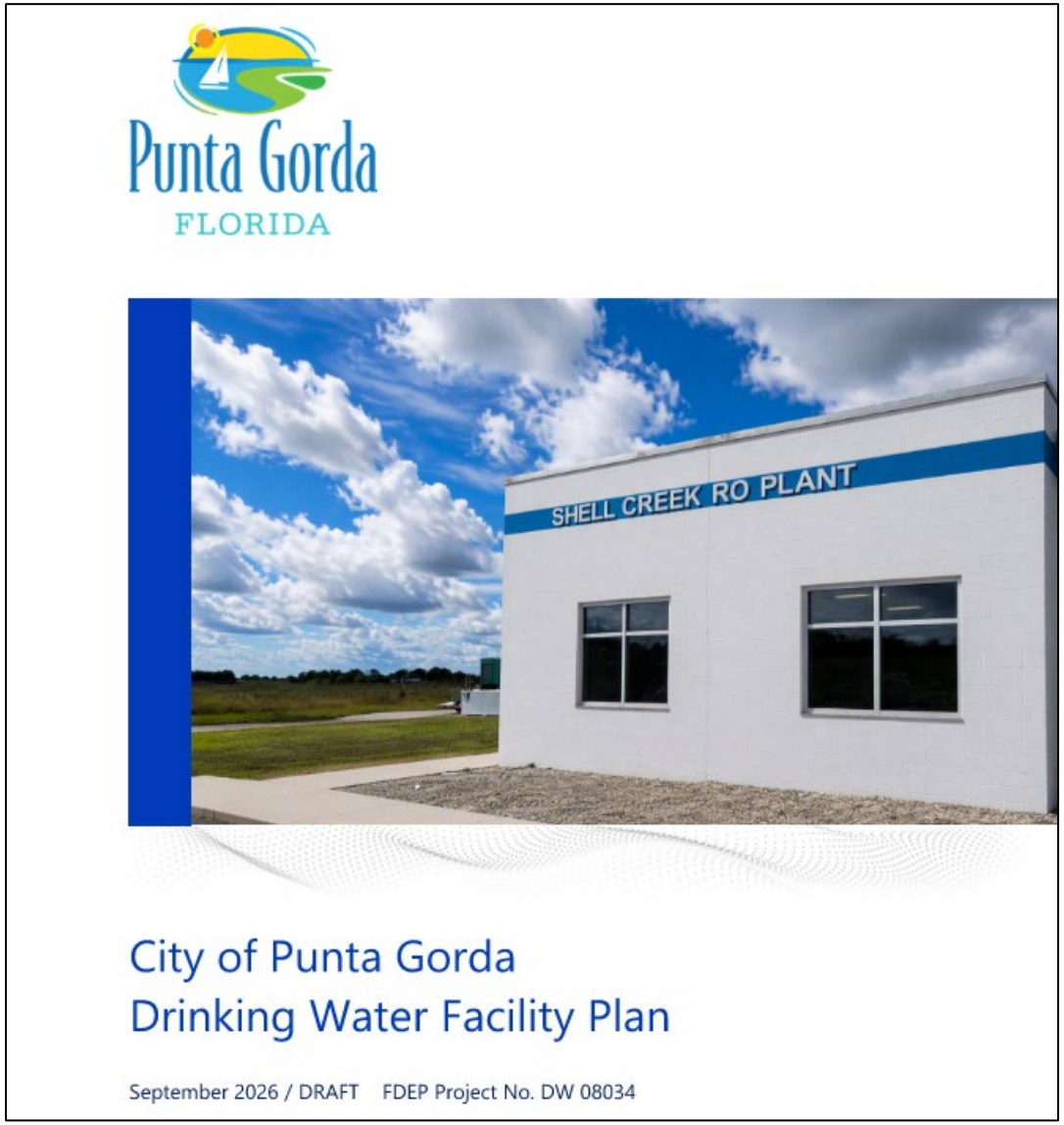
October 28, 2026 | 326 W. Marion Avenue, Punta Gorda, FL 33950



carollo

Agenda

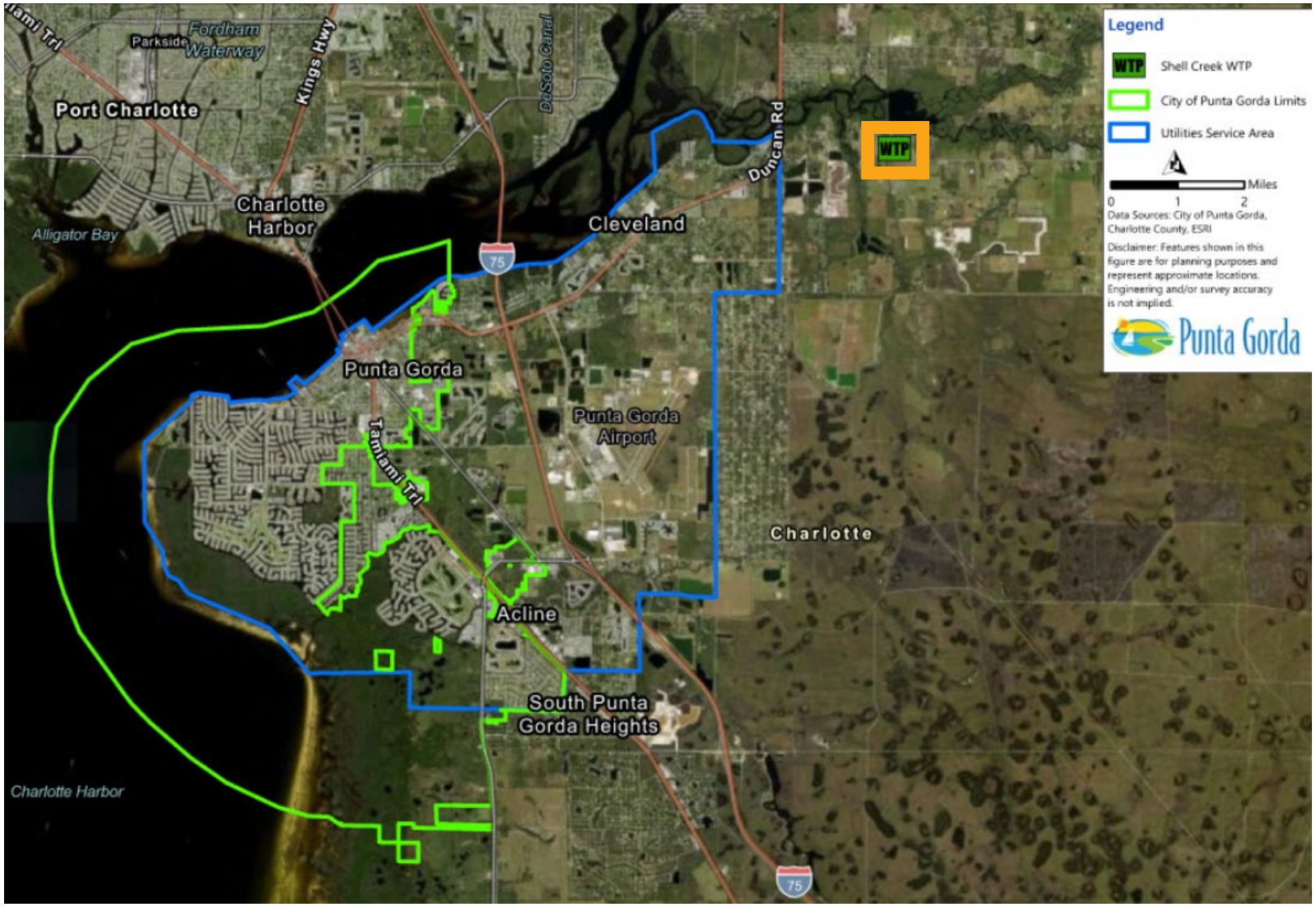
1. Project Background
2. Need for Project
3. Available Funding from the EPA
4. Facility Plan Evaluation
5. Project Schedule



01

Project Background

Utility Service Area Map



City's Water Supply and Treatment Facilities

Surface Water Process



1a

Hendrickson Dam & Shell Creek Reservoir

1b

Shell Creek Surface Water Treatment Plant (WTP)

Brackish Groundwater Process

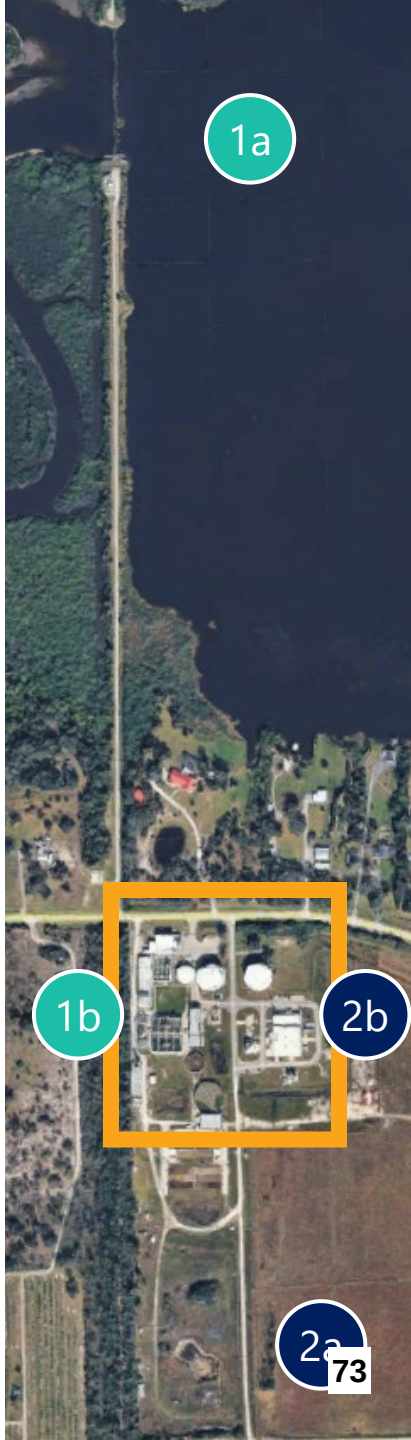


2a

Brackish Groundwater Wellfield

2b

Reverse Osmosis WTP



02

Need for Project

There are multiple drivers for the proposed RO WTP and Wellfield Expansion

1. Additional capacity to meet growing population
2. Regulatory impacts reduce reliability of surface water withdrawal
3. **Increased resiliency against hurricane impacts**

SAHM Funding is a resource for utilities to repair and restore hurricane damage incurred during the 2024 hurricane season

SAHM = Supplemental Appropriation for Hurricanes Helene and Milton

- SAHM funded projects have the purpose of enhancing resiliency to rapid hydrologic change or natural disaster
- Established in 2025 via the American Relief Act
- Funding Source: **EPA**
- Funding Managed by: **FDEP**

United States Environmental Protection Agency

Punta Gorda is eligible to receive SAHM funding for the Shell Creek Water Treatment Plant

- During Hurricanes Helene and Milton, storm surge and elevated downstream water levels overtopped the Hendrickson Dam, impacting source water quality at the Shell Creek Water Treatment Plant
  - » Elevated chloride concentrations into the Shell Creek Reservoir created **treatment challenges** and reduced **source water reliability**

The City completed a Facility Plan to evaluate alternatives to determine the optimal project that is cost-effective, resilient, and has minimal community and environmental impacts.

03

Overview of the Drinking Water Facility Plan

Project Alternatives Developed

- Three alternatives were evaluated for resiliency, environmental impacts, and cost.

Alternative 1

Purchase Water from the Authority

Purchase up to 3.3 mgd of additional capacity

Alternative 2

Expand the City's Existing RO Facilities

Add two 2-mgd RO treatment units for 4 mgd of additional capacity

Alternative 3

Combine Water Purchase and RO Expansion

Purchase approximately 2 mgd and expand the RO facility by 2 mgd

Alternative 1: Purchase Water from the Authority

1 Reliability

Effective backup supply

Provides another source of treated water when Shell Creek conditions limit surface water use.

EFFECTIVE

2 Community & Environment

Low construction impact

Existing pipelines already in place; capacity would need to be confirmed, but minimal new construction needed.

LOW IMPACT

3 Relative Cost

Highest life-cycle cost

Requires both reserved capacity and payment for water used. Future availability and pricing depend on agreement.

HIGHEST COST

Alternative 2: Expand the City's Existing RO Facilities

1 Reliability

Strong local reliability

Adds capacity and equipment redundancy while reducing reliance on surface water.

MOST RESILIENT

2 Community & Environment

Limited local impact

The RO building was designed for an expansion. New well construction would create some localized disturbance.

LIMITED IMPACT

3 Relative Cost

Lowest life-cycle cost

Costs are primarily for capital costs associated with the needed equipment and construction.

LOWEST COST

Alternative 3: Combined Purchased Water + RO Expansion

1 Reliability

Diversified supply

Provides both local groundwater and access to regional treated water.

EFFECTIVE

2 Community & Environment

Moderate construction impact

Includes new wells and RO improvements; a subsequent future expansion could add more disturbance.

MODERATE IMPACT

3 Relative Cost

Higher life-cycle cost

Combines construction costs with ongoing purchased-water costs.

HIGHER COST

Long-Term Cost Comparison

Alternative 1 Authority Allocation	Alternative 2 RO and Wellfield Expansion	Alternative 3 Combined Approach
$144.2 M	$95.9 M	$118.8 M
Highest Cost	*Lowest Cost*	

Alternative 2 has the lowest planning-level life-cycle cost

Why Alternative 2 is Recommended

The RO Facility and Wellfield Expansion provides the strongest overall balance

1. Reliable Local Supply and Increased Resiliency
2. Limited Community Impact
3. Lowest Life-cycle Cost

Recommendation: Expand the City's existing RO Facility and wellfield.

04

Project Schedule and Next Steps

The RO Facility and Wellfield Expansion project is anticipated to be in service by 2030



Overall Project Progress and Status Update

Project status: Requirements 4 and 5 in progress



Requirement 1:

Submit Request for Inclusion (RFI) for SAHM. Provide evidence of hurricane damage and vulnerability to FDEP ("Proof of Impact").



Requirement 2:

Conduct an environmental analysis to establish the impacts on the nearby communities and ecosystems.



Requirement 3:

Develop and evaluate three project alternatives and determine the most effective and affordable project. Create a Drinking Water Facilities Plan.



Requirement 4:

Obtain input from the public and verify the Drinking Water Facilities Plan/implementation procedures with City Council.



Requirement 5:

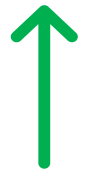
Submit the Planning-Level Package with Drinking Water Facilities Plan and all needed paperwork and certifications to FDEP.











Thank you

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

ORDINANCES / RESOLUTIONS(No Public Hearing Required)

Title: Resolution expressing opposition to any phosphate mining within the corporate limits of the City of Punta Gorda, FL

Funds:

Recommended Action: City Council Approval

Summary:

Department/Division: City Manager / Legal

EXHIBITS:

1. Resolution against Phosphate Mining

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PUNTA GORDA, FLORIDA, EXPRESSING OPPOSITION TO ANY PHOSPHATE MINING WITHIN THE CORPORATE LIMITS OF THE CITY OF PUNTA GORDA; DIRECTING TRANSMITTAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council is responsible for representing the interests of the residents of the City of Punta Gorda and for considering the protection of public health, water resources, the environment, and compatible land uses within the city; and

WHEREAS, phosphate mining may involve substantial land disturbance and activities that warrant careful consideration of their potential effects on water resources, neighboring properties, public infrastructure, and the character of the City; and

WHEREAS, the City Council wishes to state its opposition to any phosphate mining within the corporate limits of the city, without deciding any pending or future application or adjudicatory matter;

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

Section 1. Findings. The foregoing recitals are adopted as the City Council's findings and are incorporated into this Resolution.

Section 2. Opposition to Phosphate Mining. The City Council hereby declares that the City of Punta Gorda is opposed to any phosphate mining within the corporate limits of the City of Punta Gorda.

Section 3. City Position. The City Council requests that federal, state, regional, and local agencies consider this Resolution and the City's opposition in connection with any proposal, application, or governmental action involving phosphate mining within the City limits. The City Manager is authorized to communicate this position on behalf of the City, consistent with applicable law.

Section 4. Transmittal. The City Clerk is directed to transmit a copy of this Resolution to the Florida Department of Environmental Protection, the Southwest Florida Water Management District, the Charlotte County Board of County Commissioners, and the City's state legislative delegation.

Section 5. Effect of Resolution. This Resolution expresses the City Council's policy position. It does not amend the City's comprehensive plan or land development regulations, create a new permit requirement, or determine the rights of any person under an existing permit or application.

Section 6. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED by the City Council of the City of Punta Gorda, Florida, this _____ day of _____, 2026.

_____
DEBORAH O. LUX, Mayor

ATTEST:

_____
SARA WELCH, CMC, City Clerk

APPROVED AS TO FORM:

_____
STEVEN LESKOVICH, J.D., Ed.D.,
City Attorney
FL Bar No 01 94840

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

ORDINANCES / RESOLUTIONS(No Public Hearing Required)

Title:

A Resolution of the City Council of the City of Punta Gorda, Florida, expressing its opposition to the cruel or inhumane treatment of animals and to dog fighting and other animal fighting for game, sport, entertainment, or wagering; supporting the enforcement of applicable animal protection laws; and providing an effective date.

Funds:

Recommended Action: City Council approval.

Summary: The resolution expresses opposition to the cruel or inhumane treatment of animals and to dog fighting and other animal fighting for game, sport, entertainment or wagering as well as supporting the enforcement of applicable animal protection laws.

Department/Division: City Manager / Legal

EXHIBITS:

1. Animal Cruelty Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PUNTA GORDA, FLORIDA, EXPRESSING ITS OPPOSITION TO THE CRUEL OR INHUMANE TREATMENT OF ANIMALS AND TO DOG FIGHTING AND OTHER ANIMAL FIGHTING FOR GAME, SPORT, ENTERTAINMENT, OR WAGERING; SUPPORTING THE ENFORCEMENT OF APPLICABLE ANIMAL PROTECTION LAWS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City Council recognizes that the humane treatment of animals is a matter of community concern and public welfare.

WHEREAS, Florida law addresses cruelty to animals under section 828.12, Florida Statutes, and animal fighting and baiting under section 828.122, Florida Statutes; and

WHEREAS, forcing animals to fight or subjecting them to cruel or inhumane treatment is inconsistent with the values of the City of Punta Gorda; and

WHEREAS, the City Council desires to state clearly its opposition to dog fighting and all other forms of animal fighting conducted for games, sport, entertainment, or wagering.

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

Section 1. Recitals. The foregoing recitals are adopted as the findings of the City Council.

Section 2. Opposition to Animal Cruelty. The City Council condemns and opposes cruel or inhumane treatment, abuse, neglect, and mistreatment of animals within the City of Punta Gorda.

Section 3. Opposition to Animal Fighting. The City Council condemns and opposes dog fighting and any other fighting or baiting of animals for game, sport, entertainment, or wagering, including the organization, promotion, or facilitation of such activity.

Section 4. Enforcement and Reporting. The City Council supports the lawful investigation and enforcement of applicable state and local animal protection laws by agencies with jurisdiction and encourages residents to report suspected violations to the appropriate authorities. This Resolution states City policy and does not itself create a new offense, penalty, or enforcement power.

Section 5. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED by the City Council of the City of Punta Gorda, Florida, this _____ day of _____ 2026.

_____
DEBORAH O. LUX, Mayor

ATTEST:

_____
SARA WELCH, CMC, City Clerk

APPROVED AS TO FORM

_____
STEVEN LESKOVICH, J.D., Ed.D.,
City Attorney
FL Bar No 01 94840

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

ORDINANCES / RESOLUTIONS(No Public Hearing Required)

Title:	A Resolution of the City Council of the City of Punta Gorda, Florida amending the budget for the Fiscal Year beginning October 1, 2025, by providing for supplemental appropriations in the amounts identified in Exhibit A; and providing an effective date.
Funds:	Special Use Fund
Recommended Action:	City Council approval.
Summary:	Appropriation of actual and estimated revenues and expenditures for storm projects in the special use fund including use of receipts from prior years.
Department/Division:	Finance

EXHIBITS:

1. Proposed Resolution

RESOLUTION NO. _____

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

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

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

II. This resolution shall take effect immediately upon adoption.

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

CITY OF PUNTA GORDA, FLORIDA

By: _____
DR DEBORAH LUX, Mayor

ATTEST:

_____
SARA WELCH, City Clerk

APPROVED AS TO FORM:

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

Exhibit A
City of Punta Gorda, FL
Budget Amendment

Fund 113 - Special Use Fund	Proj Code		Use	Source
113-0000-331-5106	multiple	FEMA - Storms		907,865
113-0000-334-5106	multiple	State - FEMA Storms		30,530
113-0000-361-1000		Interest revenue		341,350
113-0000-384-4010		Loan interest (PGHA)		3,400
113-0000-384-4030		Loan principal (PGHA)		9,775
113-0000-389-9001	multiple	Proj Carryover - Beg		1,512,113
113-0400-513-5100	HELHCT	Office Supplies	2,030	
113-0919-519-3400	MILGIL	Contractual Services	1,700	
113-0919-519-4600	multiple	R&M Services	38,510	
113-0919-519-4612	multiple	R&M Gilchrist	107,630	
113-0919-519-5221	multiple	Dept Materials and Supplies	5,835	
113-0919-519-6300	multiple	Improv other than Bldgs	219,315	
113-0919-519-6324	IANKID	Playground Equipment	55,000	
113-0945-575-4600	multiple	R&M Services	503,300	
113-0945-575-6300	MILLAI	Improv other than Bldgs	63,180	
113-0945-575-6372	IANMAR	Improv other than Bldgs/Habor/Mooring	930	
113-0960-572-6210	IANPBN	Buildings	50,000	
113-1500-513-5100	IANCHA	Office Supplies	645	
113-1510-524-5221	IANCHA	Dept Materials and Supplies	4,860	
113-1515-519-4301	IANCHA	Electric	125	
113-1515-519-4407	IANCHA	Rent Expense	5,850	
113-1515-519-4600	multiple	R&M Services	87,210	
113-1515-519-4601	IANPRM	R&M Buildings	154,080	
113-1515-519-5221	MILSER	Dept Materials and Supplies	5,300	
113-1515-519-6206	IANBAY	Construction/Improv Bldgs	1,183,920	
113-1620-536-4601	IANUBN	R&M Buildings	50,000	
113-1621-533-4601	IANRO	R&M Buildings	265,613	

Description: Appropriation of unused FY 2025 funds for continuing storm projects and appropriation of estimated FEMA revenue for multiple storms

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

CONSENT AGENDA

Title:	Invoice of Leskovich Law Group, P.A. for legal services rendered through September 2026 in the amount of $9,600.00
Funds:	General
Recommended Action:	City Council approval.
Summary:	Invoice Number 0926 for legal services. City Attorney invoices are brought before Council for approval. Fiscal-year-to-date expenses total $89,118.36.
Department/Division:	City Manager / Legal

EXHIBITS:

1. Invoice September 2026

LESKOVICH LAW GROUP, P.A.
306 Olympia Avenue, Punta Gorda, FL 33950
Phone (941) 575-5100 | Fax (941) 575-6400
Email: office@southernjustice.com
www.SouthernJustice.com

INVOICE NO. 0926

September 2026

DATE	SERVICES	TIME	RATE	TOTAL
09/01/2026	3200 and 3204 Cooper Street	0.25	200.00	50.00
09/01/2026	Transparency Resolution	2.5	200.00	500.00
09/01/2026	1st Amendment to AC Freeman	0.50	200.00	100.00
09/01/2026	Gilstead Literacy Foundation	0.25	200.00	50.00
09/02/2026	FDEM Teams Meeting (FDEM and City)	1.50	200.00	300.00
09/02/2026	Review CCSO Boat Lift	0.25	200.00	50.00
09/03/2026	CCSO Interlocal	0.75	200.00	150.00
09/03/2026	Paymentus	0.75	200.00	150.00
09/04/2026	FEMA Teams Meeting	0.75	200.00	150.00
09/04/2026	Review of FEMA Response	1.25	200.00	250.00
09/08/2026	Pre Agenda Meeting	0.50	200.00	100.00
09/09/2026	Prepare for and attend City Council Meeting	6.5	200.00	1300.00
09/09/2026	FEMA Teams Meeting	1.0	200.00	200.00
09/10/2026	Meeting with UD and Zoning	1.5	200.00	300.00
09/10/2026	Finalize Redraft of ZA-08-2026	3.5	200.00	700.00
09/10/2026	FEMA Continuance Letter	1.0	200.00	200.00
09/10/2026	AMI Review	1.5	200.00	300.00
09/14/2026	Do The Right Thing	0.50	200.00	100.00
09/15/2026	Farmer's Market	2.0	200.00	400.00
09/16/2026	Prepare for and attend Code Compliance	3.0	200.00	600.00
09/16/2026	CCSO Interlocal Agreement	1.5	200.00	300.00
09/16/2026	HPAB	1.25	200.00	250.00
09/17/2026	Director's Meeting	1.0	200.00	200.00
09/17/2026	HPAB	1.0	200.00	200.00
09/18/2026	FEMA Meeting	1.0	200.00	200.00
09/21/2026	Pre Agenda Prep and Attendance	1.0	200.00	200.00
09/21/2026	FEMA Meeting	0.75	200.00	150.00
09/22/2026	Blackburn Meeting	1.0	200.00	200.00
09/22/2026	Farmer's Market	0.75	200.00	150.00
09/23/2026	Prepare for and attend City Council meeting	5.50	200.00	1100.00
09/25/2026	CCBOCC and COFPG Lighting Interlocal	1.25	200.00	250.00

09/25/2026	Draft Phosphate Mining Resolution	1.0	200.00	200.00
09/25/2026	Draft Anti-Dog Fighting Resolution	0.75	200.00	150.00
09/28/2026	Director's Meeting	0.50	200.00	100.00
TOTAL		**48.00**		**$9,600.00**

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

CONSENT AGENDA

Title:	Invoice of Persson, Cohen & Mooney, P.A. for legal services rendered through October 5, 2026, in the amount of $1,261.40.
Funds:	General
Recommended Action:	City Council approval
Summary:	All invoices for legal services rendered to the City are brought to Council for approval. Persson, Cohen & Mooney, P.A. provides legal counsel to the City's Advisory Boards and Committees on an as needed basis. Fiscal year expenses, including this invoice, total $1,261.40
Department/Division:	City Manager

EXHIBITS:

1. Invoice #7413 in the amount of $1,261.40

PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

INVOICE

Invoice # 7413
Date: 10/05/2026
Due On: 11/05/2026

City of Punta Gorda
acarney@cityofpuntagordafl.com

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
($2,189.60	+	$1,261.40	) - (	$0.00	) =	**$3,451.00**

PGORDA

City of Punta Gorda

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	KA	09/08/2026	CODE ENFORCEMENT BOARD: Review and respond to email from Chair regarding ex-parte communications.	0.40	$238.00	$95.20
Service	DPL	09/14/2026	CODE ENFORCEMENT BOARD: Review the agenda and prepare for the Code Enforcement Board meeting.	1.00	$238.00	$238.00
Service	DPL	09/16/2026	CODE ENFORCMENT BOARD: Travel to and attend Code Enforcement Board meeting	3.90	$238.00	$928.20

Subtotal **$1,261.40**

Total **$1,261.40**

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due

7208	09/04/2026	$904.40	$0.00	$904.40
7320	10/02/2026	$1,285.20	$0.00	$1,285.20

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7413	11/05/2026	$1,261.40	$0.00	$1,261.40
			Outstanding Balance	**$3,451.00**
			Total Amount Outstanding	**$3,451.00**

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

CONSENT AGENDA

Title:	Invoice of Allen, Norton & Blue, P.A. for legal services rendered on September 30, 2026 in the amount of $2,815.00.
Funds:	General
Recommended Action:	City Council approval
Summary:	All invoices for legal services rendered to the City are brought to Council for approval. Allen, Norton & Blue, P.A. provides advanced Employment Law-related legal counsel. Fiscal year expenses, including this invoice total $2,815.00.
Department/Division:	City Manager

EXHIBITS:

1. Invoice #195019 in the amount of $2,815.00

ALLEN NORTON & BLUE
PROFESSIONAL ASSOCIATION
121 Majorca Ave., Coral Gables, FL 33134
305-445-7801
EIN: 59-1287650

October 12, 2026

Invoice No. 195019

City of Punta Gorda
Jeff Payne, HR Manager
Attn: Jeff Payne,
HR Manager
326 West Marion Avenue
Punta Gorda, FL 33950-449

INVOICE SUMMARY

For Professional Services Rendered through September 30, 2026

Client-Matter: 1731-00000

RE: Re: General Matters

Total Professional Fees	$ 2,815.00
Total Expenses	$ .00
TOTAL THIS INVOICE	**$ 2,815.00**
Previous Balance	$ 3,974.31
TOTAL BALANCE DUE	**$ 6,789.31**

Invoice No. 195019 October 12, 2026

PROFESSIONAL SERVICES

Date	TKPR	Description	Hours	Amount
9/01/26	BK	Brief review council meeting minutes and agendas produced by City for ULP case by PBA	.40	100.00
9/14/26	BK	Conference call with PBA attorney re: Michael Braverman on pension matter and ULP and phone conference with Jeff Payne re: same	.60	150.00
9/15/26	BK	Several emails with Jeff Payne re: PBA matters and executive session, emails with PBA attorneys re: continuing hearing and negotiations, prepare Joint Motion to Continue Hearing	1.00	250.00
9/16/26	BK	Emails with PBA attorney re: continuance of ULP hearing and revise Motion to Continue and emails with City re: same	.50	125.00
9/16/26	MKM	[CA-26-015] Finalize, submit and process Joint Motion to Continue Hearing.	.20	20.00
9/17/26	BK	Email with City and with PBA attorneys re: negotiations	.20	50.00
9/17/26	BK	Review PERC order cancelling hearing	.10	25.00
9/17/26	MKM	[CA-26-015] Receipt, review, and process Order Cancelling Hearing Pending Settlement and directing response and docket critical case deadlines.	.20	20.00
9/24/26	BK	Email with PBA attorney re: proposal to share with council	.10	25.00
9/24/26	BK	Review PBA's counterproposal and email from PBA representative re: same and email with Jeff Payne re: same	.30	75.00
9/25/26	BK	Email with City re: PBA proposal and executive session	.20	50.00
9/27/26	BK	Review and analyze PBA proposal in preparation for executive session	.70	175.00
9/28/26	BK	Attend executive session with City Council re: PBA negotiations, travel to and from City for same, phone conference with Jeff Payne re: same and pre-session meeting with City re: same	6.70	1,675.00
9/30/26	BK	Phone conference with Jeff Payne re: PBA negotiations and email with officer representative re: same	.30	75.00
		TOTAL PROFESSIONAL FEES		**$ 2,815.00**

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Hours	Rate	Total
Marie McAdams	Paralegal	.40	100.00	40.00
Brian Koji	Partner	11.10	250.00	2,775.00
Total		**11.50**		**$ 2,815.00**

TOTAL THIS INVOICE **$ 2,815.00**

Invoice No. 195019 October 12, 2026

Invoice No. 195019 October 12, 2026

OUTSTANDING INVOICES

Invoice Number	Date	Invoice Total	Payments Received	Ending Balance
194548	9/11/26	3,974.31	.00	3,974.31
	Previous Balance			$ 3,974.31
	Balance Due This Invoice			$ 2,815.00
	TOTAL BALANCE DUE			**$ 6,789.31**

AGED ACCOUNTS RECEIVABLE

Current - 30	31 - 60	61 - 90	91 - 120	Over 120	Total
$ 3,974.31	$ .00	$ .00	$ .00	$ .00	$ 3,974.31

ALLEN NORTON & BLUE
PROFESSIONAL ASSOCIATION
121 Majorca Ave., Coral Gables, FL 33134
305-445-7801
EIN: 59-1287650

October 12, 2026

City of Punta Gorda
Jeff Payne, HR Manager
Attn: Jeff Payne,
HR Manager
326 West Marion Avenue
Punta Gorda, FL 33950-449

Invoice No. 195019

REMITTANCE ADVICE

Client-Matter: 1731-00000

RE: Re: General Matters

BALANCE DUE THIS INVOICE	**$ 2,815.00**
Previous Balance	$ 3,974.31
TOTAL BALANCE DUE	**$ 6,789.31**

All checks should be made payable to:
(Please return this advice with payment.)

Allen Norton & Blue, P.A.
ATTN: Accounts Receivable
121 Majorca Avenue
Coral Gables, Florida 33134

For payment by wire or ACH in USD:

Name: Allen Norton & Blue, P.A.
Address: 121 Majorca Avenue
Coral Gables, FL 33134
Routing Number: 084000026
Account #: 20001844164
Bank Name: First Horizon
Bank Address: 2109 Ponce De Leon Blvd.,
Coral Gables, FL 33134
Telephone Number: 305-442-9991

Please reference: Invoice 195019, File # 1731 - 00000

INVOICES ARE PAYABLE UPON RECEIPT

Proudly Representing Management for Over 50 Years

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

CONSENT AGENDA

Title:	September 23, 2026, Regular Meeting Minutes
Funds:	Not applicable.
Recommended Action:	Approval of the minutes.
Summary:	The September 23, 2026, regular meeting minutes are available for review and approval.
Department/Division:	City Clerk

EXHIBITS:

1. September 23, 2026, Minutes

CITY OF PUNTA GORDA, FLORIDA
CITY COUNCIL REGULAR MEETING MINUTES
SEPTEMBER 23, 2026, 9:00 A.M.
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950

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

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

CALL TO ORDER

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

AGENDA APPROVAL

There were no changes to the agenda.

1) PROCLAMATIONS / PRESENTATIONS

1.a Florida Native Plant Month

Exhibits:
Cover Page
Florida Native Plant Month

Councilmember Julian presented the proclamation to Kristin Hoffschmidt, Mangrove Chapter, Florida Native Plant Society.

1.b D. N. McQueen American Legion Auxiliary Unit 103 100th Anniversary

Exhibits:
Cover Page
D. N. McQueen American Legion Auxiliary Unit 103 100th Anniversary

Mayor Lux presented the proclamation to Carole Britton, Auxiliary Unit 103 President.

1.c Dolly Parton 9-to-5 Early Literacy Day

Exhibits:
Cover Page
Dolly Parton 9-to-5 Early Literacy Day

Councilmember Polk presented the proclamation to Shawn Gilstad, Gilstad Foundation and Charlotte County Imagination Library.

1.d Service Awards

Exhibits:
Cover Page

Tom Spencer presented the service award to Milton Watts.
Ron Cohowcz presented the service awards to William Peterson and Juston Grigsby, Multi-license Building Inspectors.

2) PUBLIC INPUT

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

There were no introductions.

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

Darcy Hanley, Punta Gorda Rotary, requested City Council reconsider waving the fees for the Healing Field of Honor event this year and in the future.
David Ivankovic questioned whether his properties would have to be designated as historic, inquiring as to the impacts of such a designation.
Christina Lyle noted her home's historic designation had exempted her from the Federal Emergency Management Agency's (FEMA) 50% rule which would otherwise require demolition of her home following damage in Hurricanes Helene and Milton. She requested historic designations not be removed following restoration of a property.
John Scherlacher expressed desire for his home's prior historic designation be restored, questioning if he could opt into the Local Register of Historic Places now in order to proceed with repairs to his home.
David Wehrle introduced himself as the new Community Outreach Director at New Life in Christ Church, noting the church would be open to Halloween trick-or-treaters and the police and firefighters working that night for refreshments and bathroom facilities.
Adele Higgins spoke in favor of increasing handicapped parking in the City, suggesting the City set an example by increasing handicap parking at the City Hall parking lot, explore requiring additional accessible parking spaces based on the number of handicapped plate registrations, and partner with an organization to assist businesses with underwriting the cost of handicapped parking.
Niles Higgins spoke against Councilmember Julian and City Council candidates Gary Butler and George Williamson.
Gary Butler introduced himself as a candidate for the District 4 City Council seat. He acknowledged he had confronted a local resident making accusations that he had known about sexual abuse in the Boy Scouts. He recounted instances when he reported suspected abuse and recalled how he had worked to ensure children were protected within the organization through policy and process changes.

Kurt Havel remarked on comments made about him during the vested rights public hearing for his property, opining same had been manipulative.
Samuel Terpening spoke on his rights.
City Attorney Leskovich indicated the City Council meeting was a limited public forum and advised him to state his name as required.
Tim Ritchie inquired as to when the ordinance City Council had voted for would be placed on the agenda. He then recalled a post Councilmember Lockhart had made on social media, stating a recall was being organized.

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

3.a LEGISLATIVE: ZA-08-2026 - An Ordinance of the City of Punta Gorda, Florida, Amending Chapter 26, Punta Gorda Code, the City of Punta Gorda Land Development Regulations; Amending Article 3, "Regulating Districts", Section 3.14, "HO, Historic Overlay District", by rewriting the section in its entirety to reflect updated the Historic Districts Overlay and requiring written disclosure to purchasers or otherwise designated as historic property; Amending Article 8, "Standards of General Applicability" Section 8.1, "Demolition and Relocation of Historic Buildings", to update historic preservation guidelines and processes and reestablish the Local Register of Historic Places and National Register Contributing Structures; Amending Article 15, "Review Authorities", Section 15.4, "Historic Preservation Advisory Board [HPB]", to expand the HPB's review authority and to make recommendations to the City Council for final determinations; and Amending Article 16, "Application Review and Approval Requirements", Section 16.3, "Application for Certificate of Appropriateness", and Section 16.5, "Application for Demolition Permit", to maintain consistency with other amendments of this ordinance; Providing for a savings clause; Providing for codification and scrivener's errors; Providing for severability; Providing for conflicts; and Providing an effective date. FIRST READING.
Exhibits:
Cover Page
ZA-08-2026 Staff Report
Business Impact Analysis
Draft Ordinance
Punta Gorda SB180 Resolution Draft

City Attorney Leskovich read the ordinance by title. He stated this was the original ordinance presented to City Council on August 26, 2026, explaining pursuant to discussions with other attorneys, an accompanying resolution was drafted in order to comply with Senate Bill 180.
Rachel Barry, Zoning Official, noted that owner-initiated requests to be included on or excluded from the Local Register of Historic Places (Local Register) could be processed immediately. She then provided a presentation detailing the effects of the proposed ordinance. She noted an amendment to the proposed ordinance was recommended for Section 8.1(h)(2) through (4) to indicate the Historic Preservation Board (HPB) would be providing a recommendation to City Council rather than making a final decision.
Councilmember Polk received clarification from Rachel Barry regarding the purview of the certificate of appropriateness process and the impacts of historic designation on the applicability of FEMA's 50% rule.
Mayor Lux opened the floor and called for public comment.

Joe Comeaux questioned whether the HPB would be an advisory or decision-making board.
City Attorney Leskovich replied HPB would continue to be a recommendatory board; however, the board's name was being changed per their request.
Niles Higgins inquired as to accessibility provisions for homes being raised.
Rachel Barry replied a variance could be granted to assist with implementation of accessibility measures.
Christina Lyle requested her property retain its historic designation.
David Ivankovic inquired as to the timeframe to request inclusion on or exclusion from the Local Register.
City Attorney Leskovich replied 6 months from adoption of the ordinance.
Sean Howard received confirmation from Rachel Barry that the HPB was composed of residents and that a workshop could be arranged to address community members' questions.
Kurt Havel received clarification from City Clerk Welch on the HPB's composition.
John Scherlacher received clarification from Rachel Barry that he should contact the Planning Department to be placed on the Local Register.
Councilmember Lockhart **MOVED** closure of the public hearing, **SECONDED** by Councilmember Julian.
MOTION UNANIMOUSLY CARRIED.
City Clerk Welch clarified the preferred backgrounds for applicants to the board.
Councilmember Julian spoke against requiring new construction to be reviewed by the HPB.
Rachel Barry noted the certificate of appropriateness process would take approximately 45 to 60 days.
Councilmember Julian expressed desire to return decision-making authority to staff to reduce approval times.
Discussion ensued regarding whether staff should make the final decisions on certain CA applications, with Councilmembers Polk and Lockhart expressing preference for new construction to use a separate process.
Councilmember Denton spoke in favor of streamlining the process.
Mayor Lux received confirmation from City Attorney Leskovich that applications could not be reviewed by staff instead in the case a board meeting was cancelled due to lack of a quorum.
Rachel Barry indicated certain CAs could require HPB approval and other CAs could require staff approval as had been done in the repealed Land Development Regulations.
City Attorney Leskovich explained the current ordinance required staff review before a CA proceeded to HPAB and the proposed ordinance bypassed staff, suggesting City Council could delay adopting the ordinance in order to clarify where staff should be involved.
Mayor Lux suggested Chapter 26, Section 16.3, regarding CAs could be amended to require approval from the Zoning Official.
City Attorney Leskovich received confirmation Mayor Lux only desired this amendment be made for CAs.
Rachel Barry noted Chapter 26, Section 8.1, may also need to be amended.
Mayor Lux expressed favor to amend the proposed ordinance to require the Zoning Official to provide recommendations instead of HPB.
Councilmember Julian expressed desire to redelegate decision-making authority to staff.

Councilmember Polk stated municipalities with historic districts had processes such as this to protect historic structures.
Discussion ensued regarding streamlining the CA approval process.
Councilmember Lockhart **MOVED** approval of the ordinance with amendments as discussed, **SECONDED** by Councilmember Julian.
MOTION UNANIMOUSLY CARRIED.
Councilmember Polk **MOVED** approval of the resolution, **SECONDED** by Councilmember Lockhart.
MOTION UNANIMOUSLY CARRIED.

NOTE: A 10-minute break was called at 10:45 a.m.

4) ORDINANCES / RESOLUTIONS (No Public Hearing Required)

4.a LEGISLATIVE: GA-05-2026 - An ordinance of the City Council of the City of Punta Gorda, Florida, amending Punta Gorda Code Chapter 10, "Yard Waste, Solid Waste", Article II, "Solid Waste", amending Section 10-11, increasing the monthly fee for removal of solid waste and yard waste; providing for conflict and severability and providing an effective date. SECOND READING
Exhibits:
Cover Page
GA-05-2026 Proposed Ordinance

City Attorney Leskovich read the ordinance by title.
Councilmember Julian **MOVED** adoption of the ordinance at second reading, **SECONDED** by Councilmember Lockhart.
MOTION UNANIMOUSLY CARRIED.

5) CONSENT AGENDA

Councilmember Lockhart **PULLED** Item 5.a.
Councilmember Lockhart **MOVED** approval of the remainder of the Consent Agenda, **SECONDED** by Councilmember Julian.
MOTION UNANIMOUSLY CARRIED.

5.a Road Closure Request - Event Permit 26-00196647- American Made Band At the Salty Tarpon, November 7, 2026 and February 7, 2027
Exhibits:
Application
Cover Page
Road Closures

Councilmember Lockhart questioned if road closures were limited to once per year.
Rachel Barry clarified that no limitations were codified, acknowledging the event manual which was being rewritten mentioned such a limitation.
Councilmember Julian noted they were only proposing one road closure this year and next year.
Councilmember Lockhart **MOVED** approval of the road closure request, **SECONDED** by Councilmember Julian.
MOTION UNANIMOUSLY CARRIED.

5.b Road Closure Request - Event Permit 26-00196655 - CHS Homecoming Parade
Exhibits:
Cover Page
Application

5.c A resolution of the City of Punta Gorda, Florida, approving the Memorandum of Understanding between the City of Punta Gorda Police Department and the Tallahassee Police Department; authorizing the City of Punta Gorda Mayor to execute the agreement on behalf of the City.
Exhibits:
Cover Page
ELVIS Resolution
ELVIS Memorandum of Understanding

5.d Strategic Plan
Exhibits:
Cover Page
Strategic Plan - Fiscal Year 27
SAD- SPFY27

5.e *Invoice of Persson, Cohen & Mooney, P.A. for legal services rendered through August 4, 2026, in the amount of $904.40.
Exhibits:
Cover Page
Invoice #7320 in the amount of $1,285.20

5.f *Invoice of Allen, Norton & Blue, P.A. for legal services rendered on July 31, 2026 in the amount of $2,980.00.
Exhibits:
Cover Page
Invoice #194548 in the amount of $3,974.31

6) REGULAR AGENDA

Mayor Lux questioned if Item 6.b could be heard next as a representative of the Southwest Florida Regional Planning Council was present.
Consensus of City Council was to do so.

6.b Southwest Florida Regional Planning Council Membership Discussion
Exhibits:
Cover Page
Memo regarding the Southwest Florida Regional Planning Council

Rachel Barry questioned whether City Council desired to renew working relationships with the Southwest Florida Regional Planning Council (SWFRPC) and to pay fair share dues of $3,067.
Bill McDaniel, SWFRPC Board Chair, spoke on the services the organization provided to members and the calculation of dues. He acknowledged payment of dues was not required but expressed hope City Council would support the organization.

Councilmember Julian indicated Charlotte County Commissioner Tiseo informed him Charlotte County withdrew as they felt an additional layer of bureaucracy was not beneficial. He spoke in favor of tabling this item until after the general election.
City Manager Reichert received confirmation from Rachel Barry that the SWFRPC was working with staff to assist with the upcoming workshop on the Land Development Regulations (LDRs).
Councilmember Lockhart concurred with Councilmember Julian that this item should be tabled for the time being.
Bill McDaniel spoke on changes to the SWFRPC over time, opining the organization had increased its relevancy more recently.
Councilmember Julian inquired as to the SWFRPC's position on Mosaic and the damage it contributed to Charlotte Harbor.
Bill McDaniel replied the SWFRPC was an apolitical body that did not take positions on industries.
Mayor Lux received confirmation from City Manager Reichert that the SWFRPC did not charge the City when they provided support.
Councilmember Denton concurred City Council should table this item until the general election.
Councilmember Polk questioned if the SWFRPC was a good resource for Planning staff.
Rachel Barry replied affirmatively.
Councilmember Lockhart inquired as to how the SWFRPC assisted staff.
Rachel Barry replied the SWFRPC had taken calls from staff seeking advice and had assisted with permit and development reviews.
Councilmember Lockhart **MOVED** to table this item until after the November 3, 2026, general election, **SECONDED** by Councilmember Julian.
AYE: Denton, Julian, Lockhart.
NAY: Lux, Polk.
MOTION UNANIMOUSLY CARRIED.

6.a Letter of Commitment for Cost Share - 2026 Outdoor Recreation Legacy Program (ORLP) Grant Application
Exhibits:
Cover Page
Letter of Commitment for Cost Share

Rick Lehmkuhl, Grants Coordinator, explained the letter of commitment in support of the 2026 Outdoor Recreation Legacy Program demonstrated the City's commitment to provide the required 50% non-federal cost share and to the long-term operation, maintenance, and stewardship of the park. He estimated the total cost of the project to be $1,097,250.
Councilmember Lockhart inquired as to the amount the City would be committing.
Rick Lehmkuhl replied the estimate was approximately $559,000.
Councilmember Lockhart expressed desire not to spend the funds in light of the upcoming election.
Councilmember Julian noted the City would not yet be obligated to spend the funds, noting additional funding was being explored.
City Manager Reichert noted the City could choose not to enter the contract for award of the grant when that came forward.

Councilmember Polk **MOVED** approval of the letter, **SECONDED** by Councilmember Julian.
MOTION UNANIMOUSLY CARRIED.

6.c Approval from the City Council to accept the short list ranking for auditing services and move forward with negotiating the payment schedule with the top-ranked firm Ashley Brown & Smith CPAS of Punta Gorda, FL.
Exhibits:
Cover Page
Agreement
Evaluation
Committee Meeting Minutes

Anne Heinen, Procurement Manager, reviewed the solicitation process which had resulted in a recommendation from the Audit Selection Committee to award a contract to Ashley Brown and Smith, CPAs, for auditing services.
Councilmember Julian **MOVED** award of the agreement to Ashley Brown and Smith, CPAs, **SECONDED** by Councilmember Lockhart.
MOTION UNANIMOUSLY CARRIED.

6.d Utilities Quarterly Update
Exhibits:
Cover Page
Quarterly Utilities Update Presentation

Tom Spencer, Utilities Director, provided an update on the status of the City's utilities and the joint City-Charlotte County Water Supply Plan, noting the next step was for Carollo Engineers to produce the final scope and cost estimate.
A brief discussion ensued regarding watering and the use of devices to shut off sprinklers when it rained.

6.e Project Updates
Exhibits:
Cover Page
Capital Improvement Program Project Updates
Public Works Project Log
Utilities Project Log

City Manager Reichert provided project updates.

7) BOARDS / COMMITTEE

7.a Announcement of Vacancies: Building Board (1 consumer advocate alternate)
Exhibits:
Cover Page
Building Board

City Clerk Welch announced the vacancy.

7.b Announcement of Vacancies: Code Enforcement Board (1 alternate)
Exhibits:

Cover Page
Code Enforcement Board

City Clerk Welch announced the vacancy.

7.c Announcement of Vacancies: Historic Preservation Advisory Board (1 regular and 1 alternate)
Exhibits:
Cover Page
Historic Preservation Advisory Board

City Clerk Welch announced the vacancies, noting a second regular seat was vacant pursuant to a resignation this date.

7.d Announcement of Vacancies: Police Officers' Pension Board (1 City resident member)
Exhibits:
Cover Page
Police Officers' Pension Board

City Clerk Welch announced the vacancy.

8) REPORTS FROM CITY OFFICERS

8.a City Clerk
Exhibits:
Cover Page

City Clerk Welch stated the business tax renewal period would close September 30, 2026, with late fees assessed as of October 1. She then noted the sponsorship deadline for the Fall Festival had been extended to October 5, 2026, encouraging interested parties to contact the City Clerk's Office. She noted the City was seeking candy donations to support the 46 nonprofits registered to participate in the trick-or-treat circuit. She then noted the Patterson Foundation's Suncoast Remake Learning Days was gearing up, explaining the organization provided funding for groups to host educational events from April 24, 2027, through May 8, 2027.

8.b City Manager
Exhibits:
Cover Page

City Manager Reichert indicated Wi-Fi in Laishley Park would cost $20,000 in hardware with additional costs needed for labor and operation.
Consensus of City Council was not to pursue Wi-Fi in Laishley Park.
City Manager Reichert then reported on upcoming meetings, noting the legislative visit to Tallahassee was scheduled for February 1 through 3, 2027.

8.c City Attorney
Exhibits:
Cover Page

City Attorney Leskovich thanked staff for their work on the request for arbitration related to FEMA and reported on progress with the Fishermen's Village reverter clause and retaining a magistrate for school zone speed cameras. He then expounded on City Council meetings as a limited public forum, noting that disruptions to public meetings could result in the removal of an individual from Chambers.

9) COUNCIL MEMBER COMMENTS

Councilmember Lockhart commented on the frequency of disruptive behavior at City Council meetings. She suggested City Council consider reading a statement prior to meetings as the County Commissioners did. She suggested another marina workshop be held. She then requested a resolution against dog fighting.
Consensus of City Council was to have City Attorney Leskovich draft such a resolution for the October 28, 2026, meeting.
Councilmember Julian requested discussion of the reverter clause be scheduled for an agenda as soon as possible.
Councilmember Polk spoke in favor of preserving the City's historic district, speaking in favor of expediting efforts to help historic property residents. She then remarked speeding was an issue on Olympia Avenue and Marion Avenue, speaking in favor of exploring a neighborhood speed limit for the historic district.
Consensus of City Council was to schedule an item to discuss a neighborhood speed limit for the historic district.
Councilmember Polk inquired as to what fee should be waived for the Healing Field of Honor, questioning if fees could be waived for veterans.
City Manager Reichert suggested criteria be established for waiver of park rental fees, noting many organizations would be interested in receiving the same consideration.
City Attorney Leskovich noted the attorneys City Council had retained were finalizing the reverter deed submission, indicating he would keep City Council informed throughout the process.
Mayor Lux opined the reason disruptions occurred at City Council meetings related to the City's allowance for comments on any subject whereas the County limited comments to agenda items. She then noted a councilmember had made a social media post that was inappropriate, speaking in favor of a resolution against such posts.
Councilmember Lockhart stated her post was a meme related to how a person felt on a bad day, indicating she would use her freedom of speech.
Discussion ensued regarding social media use, freedom of speech, separation of public and private life.
Councilmember Lockhart received confirmation that personal attacks could continue to be made.
Councilmember Julian noted he had been attacked as well.
Councilmember Denton inquired as to pertinent legal precedents.
City Attorney Leskovich clarified freedom of speech was not absolute if an individual became disruptive, explaining if comments were allowed on any topic instead of only on agenda items, then personal attacks could continue. He stated City Council had the option to establish rules for public comment and decorum.
Discussion ensued regarding public comment.

10) PUBLIC INPUT

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

Cole Kelly, Punta Gorda Adventures, congratulated staff and the management company for their work on the marina. He suggested marina revenues could be increased further by making improvements to booking procedures, further suggesting a registry of businesses operating from the marina should be established.
Tim Ritchie spoke on social media use by a councilmember and indicated he would file a lawsuit related to a claim he had threatened to hurt someone. He spoke in favor of establishing an environmental board with him to serve as Chair and Samuel Terpening to serve as a fellow member.
Cullen Andrew spoke on differences between the expectations for public commenters and councilmembers, suggesting Councilmember Lockhart consider how her behavior contributed to the situation.
Samuel Terpening spoke on the constitution and his intention at Council meetings to speak in favor of public audits. He opined total corporate capture was a danger locally.
Gary Skillicorn commented positively on reopening of the Laishley Park Splashpad, suggesting a ribbon cutting be held.

ADJOURNMENT

The meeting adjourned at 12:47 p.m.

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

CONSENT AGENDA

Title:	October 12, 2026, Pre-Agenda Meeting Minutes
Funds:	Not applicable.
Recommended Action:	Approval of the minutes.
Summary:	The October 12, 2026, pre-agenda meeting minutes are available for review and approval.
Department/Division:	City Clerk

EXHIBITS:

1. October 12, 2026, Minutes

CITY OF PUNTA GORDA, FLORIDA
CITY COUNCIL PRE-AGENDA MEETING MINUTES
OCTOBER 12, 2026, 9:00 A.M.
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950

MEMBERS PRESENT: Denton, Julian, Lux, Polk

MEMBERS ABSENT: Lockhart

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

CALL TO ORDER

City Manager Reichert called the meeting to order at 9:00 a.m.

AGENDA APPROVAL

There were no changes to the agenda.

1) PROCLAMATIONS / PRESENTATIONS

1.a Mayor's Ambassador Award

Exhibits:
Cover Page

There was no discussion of the item.

2) PUBLIC INPUT

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

Exhibits:
Cover Page

There were no introductions.

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

Exhibits:
Cover Page

Tim Ritchie spoke on his environmental work, indicating he would not be disrespected. He spoke in favor of City Council moving to reprimand Councilmember Lockhart.
Niles Higgins expressed sadness at the events of the September 23, 2026, City Council meeting, speaking in favor of City Council appointing an independent investigator to determine what Councilmember Lockhart did or did not do and then City Council and the City Attorney determining any consequences.

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

3.a QUASI-JUDICIAL: V-01-2026: A request by Jake Pretzell of Catalyst Design Group, as the Authorized Agent on behalf of Advent Health Port Charlotte Inc., Property Owner, for a variance pursuant to Chapter 26, Section 16.10, Punta Gorda Code, from multiple sections of Chapter 26 pertaining to parking requirements, to allow adequate parking facilities for a proposed hospital campus on an approximate 17.46-acre parcel located at 26072 Glasgow Avenue, Punta Gorda, Florida 33950. The applicant is requesting a variance from Punta Gorda Code, Chapter 26, Sections 10.2(a), 10.3(a), 10.7(b), and 10.7(c).
Exhibits:
Cover Page
Application
V-01-2026 Staff Report 10.14.26

Rachel Barry, Zoning Official, indicated an advertising error resulted in the need to hold City Council's public hearing for this request on October 28, 2026. She recommended any motion for approval include language indicating approval was contingent upon a recommendation of approval by the Board of Zoning Appeals on November 23, 2026. She clarified there should not be an impact on Advent Health as their development order had been approved and they were procuring required materials prior to breaking ground.
Councilmember Polk received confirmation from City Manager Reichert that City Council could explain the status of this item on Wednesday.

3.b QUASI-JUDICIAL: V-04-2026: A request by The Islands Kitchen and Cocktail House, Applicant, on behalf of PGFL Associates LLC, Property Owner, for a variance pursuant to Chapter 26, for a variance pursuant to Chapter 26, Section 16.10, Punta Gorda Code, from the waterfront setback requirements of Sections 3.8(g)(5) and 8.19, Punta Gorda Code, to allow a 10-foot waterfront setback instead of the required 25-foot waterfront setback, at 1200 West Retta Esplanade.
Exhibits:
Cover Page
Application
Additional Evidence from 9.29.2026 BZA Meeting
V-04-2026 CC Staff Report

City Manager Reichert suggested City Council reach out to herself or Rachel Barry directly with any questions in advance of the meeting on Wednesday.

4) ORDINANCES / RESOLUTIONS (No Public Hearing Required)

4.a Resolution of the accepting a Staffing for Adequate Fire and Emergency Response (SAFER) Grant Award from the Federal Emergency Management Agency (FEMA) for the hiring of nine (9) additional firefighters; authorizing the City Manager to execute the Grant Agreement and all related documents; providing for the city's required cost share.

Exhibits:

Cover Page
Resolution SAFER Grant
EMW-2025-FF-00084 - Award Package
FY 2025 SAFER Grant Program Notice of Funding Opportunity

Holden Gibbs, Fire Chief, stated the Fire Department had sought the SAFER grant for 5 years, indicating there were many safety advantages to staffing the additional positions.

5) CONSENT AGENDA

Councilmember Julian inquired as to Halloween in the City.
City Manager Reichert stated a Halloween street closure item would be included on the October 28, 2026, City Council agenda.

5.a Road Closure Request - Event Permit - 26-0019664 13TH Annual Punta Gorda Pub Crawl, February 27, 2027

Exhibits:

Cover Page
Application
Road Closures

5.b Road Closure Request - Event Permit - 26-0019661- 48th Annual Christmas Parade, December 12, 2026

Exhibits:

Cover Page
Application
Road Closures

5.c Road Closure Request - Event Permit 26-00196666 - Fishermen's Lighting of the Village - November 14, 2026

Exhibits:

Cover Page
Application

5.d Final BluSky invoicing for emergency mitigation services rendered for Hurricane Helene.

Exhibits:

Cover Page
Payment and Invoice Summary
Damage and Deductible Spreadsheet
BluSky Detailed Invoicing City Hall Annex
BluSky Invoicing City Hall Annex Claim 431764
BluSky Invoicing City Hall Annex Claim 240020678
BluSky Detailed Invoicing Herald Court

BluSky Invoicing Herald Court Claim 431764
BluSky Invoicing Herald Court Claim 240020678

5.e Final BluSky invoicing for emergency mitigation services rendered for Hurricane Milton.
Exhibits:
Cover Page
Payment and Invoice Summary
Damage and Deductible Spreadsheet
BluSky Detailed Invoice City Hall
BluSky Invoicing City Hall Claim 432129
BluSky Detailed Invoice City Hall Annex
BluSky Invoicing City Hall Annex Claim 432129
BluSky Invoicing City Hall Annex Claim 240024940
BluSky Detailed Invoice Herald Court
BluSky Invoicing Herald Court Claim 432129
BluSky Invoicing Herald Court Claim 240024940

5.f Council approval of the DFM Operating Agreement
Exhibits:
Cover Page
DFM operating agreement

5.g August 26, 2026, Regular Meeting Minutes
Exhibits:
Cover Page
August 26, 2026, Minutes

5.h September 8, 2026, Pre-Agenda Meeting Minutes
Exhibits:
Cover Page
September 8, 2026, Pre-Agenda Minutes

5.i September 9, 2026, Regular Meeting Minutes
Exhibits:
Cover Page
September 9, 2026, Minutes

5.j September 9, 2026, Budget Hearing Minutes
Exhibits:
Cover Page
September 9, 2026, Budget Hearing Minutes

5.k September 21, 2026, Pre-Agenda Meeting Minutes
Exhibits:
Cover Page
September 21, 2026, Pre-Agenda Meeting Minutes

5.l September 23, 2026, Budget Hearing Minutes
Exhibits:
Cover Page

September 23, 2026, Budget Hearing Minutes

5.m Demolition Permits Update
Exhibits:
Cover Page
Demo Permits

6) REGULAR AGENDA

6.a YMCA Cooper Street
Exhibits:
Cover Page
Presentation

There was no discussion of the item.

6.b City Clerk Annual Evaluation
Exhibits:
Cover Page
City Clerk Evaluation Scores - 2026
District 1
District 2
District 3
District 4
District 5

There was no discussion of the item.

6.c City Manager Annual Evaluation
Exhibits:
Cover Page
City Manager Evaluation Scores - 2026
District 1
District 2
District 3
District 4
District 5

There was no discussion of the item.

6.d Award of Amendment to Carollo Engineers, Inc., of Sarasota, FL, to provide professional services to replace the Powder Activated Carbon (PAC) system at the Shell Creek Water Treatment Plant.
Exhibits:
Cover Page
Agreement
Recommendation for Award

There was no discussion of the item.

6.e Project Updates

Exhibits:
Cover Page
Capital Improvements Program Project Updates
Utilities Project Log
Public Works Project Log

There was no discussion of the item.

7) BOARDS / COMMITTEE

7.a Announcement of Vacancies: Building Board (1 consumer advocate alternate)
Exhibits:
Cover Page
Building Board

There was no discussion of the item.

7.b Announcement of Vacancies: Code Enforcement Board (1 alternate)
Exhibits:
Cover Page
Code Enforcement Board

There was no discussion of the item.

7.c Announcement of Vacancies: Historic Preservation Advisory Board (1 regular and 1 alternate)
Exhibits:
Cover Page
Historic Preservation Advisory Board

Mayor Lux indicated she would ask for a consensus to amend the qualifications for Historic Preservation Advisory Board membership.

7.d Nominations: Police Officers' Pension Board (1 City resident member)
Exhibits:
Cover Page
O'Halloran Application
Police Officers' Pension Board

There was no discussion of the item.

7.e Nominations: Historic Preservation Advisory Board (1 regular)
Exhibits:
Cover Page
Carpenter Application
Historic Preservation Advisory Board

There was no discussion of the item.

8) REPORTS FROM CITY OFFICERS

8.a City Clerk
Exhibits:
Cover Page

There was no discussion of the item.

8.b City Manager
Exhibits:
Cover Page

There was no discussion of the item.

8.c City Attorney
Exhibits:
Cover Page

City Attorney Leskovich offered to answer any questions regarding public comment.

9) COUNCIL MEMBER COMMENTS

There were no comments from Councilmembers.

10) PUBLIC INPUT

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

There were no public comments.

ADJOURNMENT

The meeting adjourned at 9:13 a.m.

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

CONSENT AGENDA

Title:

Interlocal Agreement between Charlotte County Sheriff's Office and Punta Gorda for Boat Lift Construction Authorization

Funds:

Recommended Action: Consensus from City Council to approve and to move forward for the Charlotte County Sheriff's approval.

Summary:

The proposed interlocal agreement authorizes the Charlotte County Sheriff's Office to install and operate a boat lift at Laishley Park Municipal Marina for law enforcement and public safety use, subject to required permits and City approval. Charlotte County Sheriff's Office will own the lift and cover design, construction, maintenance, insurance, and removal costs. The City will retain control of the marina and provide the slip and electricity at no charge. Either party may generally terminate the agreement with 180 days' written notice.

Department/Division: Public Works

EXHIBITS:

1. Interlocal Agreement with the Charlotte County Sheriff's Office

INTERLOCAL AGREEMENT

FOR THE INSTALLATION OF OPERATION AND USE OF A BOAT LIFT AT LAISHLEY PARK MUNICIPAL MARINA

This Interlocal Agreement (Agreement) is entered into by the City of Punta Gorda, a Florida municipal corporation (City), and the Sheriff of Charlotte County, Florida, an independently elected constitutional officer operating as the Charlotte County Sheriff's Office (Sheriff). The City and Sheriff are each a Party and collectively the Parties.

RECITALS

A. The City owns and operates Laishley Park Municipal Marina, including its docks, piers, utilities, accessways, and related marina infrastructure.

B. The Sheriff conducts marine law-enforcement and public-safety operations and seeks to place a boat lift at the Marina for a Sheriff vessel used for those governmental purposes.

C. The City has authorized the Sheriff to proceed with design and permitting for the proposed lift, but has not authorized construction before execution of this Agreement and receipt of all required approvals.

D. The proposed site is next to the existing City boat lifts, on the opposite side of the main dock from the Sheriff vessel's current location, as more precisely shown in Exhibit A.

E. The Parties are public agencies under section 163.01, Florida Statutes, and may exercise jointly powers they share in common through an interlocal agreement.

F. The Parties find that supporting marine law-enforcement and public-safety operations serves a public purpose and benefits residents and visitors.

NOW, THEREFORE, in consideration of the mutual promises in this Agreement, the Parties agree as follows:

AGREEMENT TERMS

1. Recitals and Exhibits. The recitals are true and incorporated into this Agreement. Exhibit A identifies the authorized site and limits of use. Exhibit B states minimum technical and regulatory conditions. If an exhibit conflicts with this Agreement, this Agreement controls unless an amendment expressly states otherwise.

2. Purpose and Limited Authorization. The City authorizes the Sheriff to design, permit, install, operate, maintain, repair, replace, and remove one boat lift at the Site solely to support the Sheriff's marine law-enforcement and public-safety operations. This authorization does not convey a leasehold, easement, riparian right, submerged-land interest, or other real-property interest, and it creates no right in any other slip or marina area. The City does not authorize residential, liveaboard, commercial, or private use.

3. Definitions. For this Agreement: (a) Lift means the boat lift and all lift-specific components, including pilings installed for the Lift, structural members, motors, controls, wiring downstream of the dedicated disconnect, bunks, brackets, cables, switches, and associated equipment; (b) Marina means Laishley Park Municipal Marina; (c) Site means the assigned slip and limited installation and access area shown in Exhibit A; and (d) Vessel means the Sheriff's boat assigned to the Lift.

4. Property Ownership. The City retains ownership and control of the Marina and all City facilities, including docks, piers, electrical distribution equipment upstream of the Lift's dedicated disconnect, water lines, seawalls, uplands, and accessways. The Sheriff shall own the Lift throughout the term. Attachment of the Lift to City property does not transfer title to the City.

5. Design Engineering and Approvals. The Sheriff shall obtain and pay for all design, engineering, structural analysis, surveys, drawings, permits, lease modifications, and regulatory approvals required for the Lift and its operation. The design must confirm that the Lift and Vessel will not overload or impair City docks, pilings, utilities, or electrical systems. Plans are subject to the City's written approval for compatibility with City facilities. City review does not transfer design responsibility or warrant the adequacy of the plans. No construction may begin until this Agreement is effective, Exhibit A is complete, all required approvals have been issued, and the City gives written notice to proceed.

6. Submerged Lands and Regulatory Compliance. Use of the Site is subordinate to the City's applicable authorization from the Florida Department of Environmental Protection and to all federal, state, and local requirements. Nothing in this Agreement authorizes an activity inconsistent with that authorization. The Sheriff shall provide the City copies of all permit applications, approvals, conditions, and closeout documents. If a regulator requires a change, suspension, relocation, or removal, the Sheriff shall comply at the Sheriff's expense unless the Parties agree otherwise in a written amendment.

7. Construction. The Sheriff shall procure and administer the construction contract and shall pay all project costs, including purchase, engineering, permitting, mobilization, installation, electrical work, inspections, testing, and commissioning. Contractors must be properly licensed and insured, must name the City and Sheriff as additional insureds when commercially available and legally appropriate, and must comply with City-approved plans and Marina coordination requirements. The construction contract must require the contractor, to the fullest extent permitted by law, to defend and indemnify the City and Sheriff from claims caused by the contractor or its subcontractors. The Sheriff shall promptly repair physical damage to City property caused by the work, subject to section 16.

8. Technical Conditions. The Lift must satisfy Exhibit B and all approved plans and permits. Based on the preliminary January 11, 2024 proposal, the contemplated equipment is a 12,000-pound-capacity Series 500 SeaDrive or a City-approved equivalent. The proposal is not incorporated as a price, procurement, or construction contract. The Sheriff shall obtain updated specifications and pricing and complete any procurement required by law and policy.

9. Electrical Service and Utilities. The Sheriff shall arrange and pay for all electrical design, permits, equipment, installation, upgrades, metering or submetering, inspection, and repairs attributable to the Lift. The City controls the connection point to City electrical infrastructure. The Sheriff shall pay for electrical consumption as follows: included without separate charge. The City may disconnect power immediately when reasonably necessary to address a safety hazard, emergency, regulatory requirement, or Marina maintenance need.

10. Operation Maintenance and Inspection. The Sheriff is responsible for safe operation and security of the Lift and Vessel. The Sheriff shall pay for preventive and corrective maintenance, corrosion protection, lubrication, cables, motors, controls, switches, bunks, structural components, inspections, and end-of-life replacement. The Sheriff shall follow manufacturer requirements and provide maintenance and inspection records to the City upon request. The City may inspect the Site on reasonable notice, or without notice in an emergency, and may require correction of an unsafe or noncompliant condition. The City may immediately shut down the Lift when it reasonably determines that continued use presents an imminent risk.

11. Access and Marina Operations. Authorized Sheriff personnel may access the Site at all times for official operations, subject to emergency closures and reasonable security procedures. The City will issue necessary access credentials under its usual controls. The Sheriff shall secure the Vessel, Lift, equipment, and credentials; keep the Site orderly; and comply with Marina rules except when emergency operations reasonably require otherwise. No fuel storage, equipment storage outside the

Vessel, or alteration of City property is permitted without prior written City approval and all required regulatory approvals.

12. Slip Use and Charges. The Sheriff has exclusive operational use of the Site during the term, subject to the City's emergency, inspection, maintenance, relocation, and regulatory rights. Charges for the assigned slip are: waived as an in-kind City contribution. Any waiver applies only to the governmental use stated in section 2 and creates no precedent or third-party right.

13. Storm and Emergency Procedures. The Sheriff shall monitor weather conditions and timely remove or secure the Vessel and secure the Lift in accordance with the City's hurricane and named-storm procedures. The City may order removal of the Vessel and cessation of Lift use when reasonably necessary for a named storm, evacuation, fire, casualty, or other emergency. The Sheriff bears the cost of damage to or loss of the Lift and Vessel, including storm, surge, lightning, fire, and other casualty loss. Responsibility for damage to City property remains subject to applicable law and section 16.

14. Casualty Reconstruction and Relocation. The City retains sole discretion whether, when, and how to repair or reconstruct City Marina facilities after casualty or as part of a capital project. The City is not required to rebuild or preserve a slip solely to accommodate the Lift. The City may require temporary or permanent relocation of the Lift or Vessel when reasonably necessary for reconstruction, dredging, capital improvements, emergencies, safety, regulatory compliance, or Marina operations. The Sheriff shall pay relocation costs when relocation results from the Lift, Vessel, Sheriff's operations, a regulatory condition specific to the Sheriff's use, or the Sheriff's breach. For a discretionary City capital project unrelated to those matters, the Parties shall agree on allocation of direct relocation costs before work begins.

15. Insurance and Risk Management. Each Party shall maintain insurance or self-insurance appropriate to its obligations and as authorized by law. The Sheriff shall maintain property coverage for the Lift and Vessel and liability coverage for marine and Lift operations. Before construction, the Sheriff shall provide evidence of coverage acceptable to the Parties' risk managers. Contractor coverages, limits, endorsements, and additional-insured requirements shall be approved by the Parties' risk managers before notice to proceed. The City is not an insurer or bailee of the Lift, Vessel, or Sheriff equipment.

16. Liability and Sovereign Immunity. Each Party is responsible for the acts and omissions of its officers, employees, and agents to the extent provided by law. Nothing in this Agreement waives sovereign immunity, increases any limit of liability, creates liability beyond that provided by law, or requires one governmental Party to indemnify or insure another for the other Party's negligence. This section is intended to comply with section 768.28, Florida Statutes, including subsection (19). Nothing prevents the Parties from requiring a nongovernmental contractor to provide lawful indemnification and insurance.

17. Term Renewal and Funding. The term of this agreement shall begin on the Effective Date and shall continue until either party terminates the agreement in accordance with section 18. The Parties may amend this agreement by a written amendment approved and executed with the same formality as this Agreement. Each Party's financial obligations are subject to lawful appropriation and the availability of budgeted funds. This provision does not permit a Party to avoid payment for obligations lawfully incurred during an available appropriation.

18. Termination. Any Party may terminate this Agreement without cause on 180 days' written notice. The City may suspend use or terminate on shorter notice when reasonably required by an unsafe condition, material regulatory violation, loss or modification of the City's submerged-lands or Marina authorization, casualty, reconstruction, or a continuing material breach that is not cured within 30 days after notice. An emergency may be addressed immediately. When a breach is not capable of

cure within 30 days, the breaching Party avoids termination if it begins cure promptly and diligently completes it within a reasonable time acceptable to the other Parties.

19. Removal and Restoration. Within 90 days after expiration or termination, or sooner if a permit or regulator requires, the Sheriff shall remove the Lift and restore City property to a condition reasonably acceptable to the City, ordinary wear excepted. Instead, if agreed in writting by both parties, the City may elect in writing to accept specified Lift components without cost, subject to City Council approval if required. If the Lift is not timely removed, the City may remove, store, or dispose of it after 15 days' additional written notice and may recover its lawful, documented costs. These duties survive termination.

20. Representatives and Operational Coordination. The City's operational representative is the Public Works Director or designee. The Sheriff's operational representative is the Special Operations Commander or designee. Operational representatives may coordinate schedules, access, inspections, and emergency measures but may not amend this Agreement.

21. Notices. Formal notices must be in writing and delivered personally, by nationally recognized overnight service, or by certified U.S. mail, return receipt requested, to the following addresses, or to a replacement address designated by notice:

City	Melissa Reichert, City Manager City of Punta Gorda 126 Harvey Street, 3rd Floor, Punta Gorda, FL 33950 With a copy to the City Attorney Steven Leskovich, City Attorney 126 Harvey Street, 3rd Floor, Punta Gorda, FL 33950
Sheriff	Sheriff of Charlotte County Charlotte County Sheriff's Office Attention LEGAL 3110 Loveland Blvd Port Charlotte, Florida 33980 With a copy to Sheriff's legal counsel **Darol H.M. Carr, Esq** General Counsel 99 Nesbit Street Punta Gorda, FL 33950
Operational copy	City Public Works Director 3130 Cooper Street Punta Gorda, Florida 33950

22. Dispute Resolution. Before filing litigation, the Parties shall attempt in good faith to resolve a dispute through the operational representatives, then through the City Manager and Sheriff or their designees, and finally through legal counsel and the City Council when practical. This section does not delay emergency relief, a limitations period, or a mandatory regulatory deadline.

23. Public Records and Records Retention. Each Party shall comply with chapter 119, Florida Statutes, and its applicable records-retention requirements. Each Party is the custodian of public records it creates or receives in carrying out its duties. The Parties shall reasonably cooperate in responding to requests involving shared records, while preserving lawful exemptions and confidential information.

24. No Assignment and No Third Party Beneficiaries. The Sheriff may not assign this Agreement, transfer the Site, or permit another agency to use the Lift without the City's prior written approval. This Agreement benefits only the Parties and creates no enforceable right in a contractor, marina user, other governmental agency, or other third party.

25. Compliance and Nondiscrimination. Each Party shall comply with applicable federal, state, and local law in performing this Agreement. No Party may unlawfully discriminate in providing services or access under this Agreement.

26. Entire Agreement and Amendment. This Agreement and its exhibits contain the entire agreement concerning the Lift and Site and supersede prior discussions and correspondence on that subject. An amendment must be in writing and approved and executed by authorized representatives of all Parties. Informal communications or conduct by Marina staff do not amend this Agreement.

27. Construction and Severability. This Agreement shall be governed by Florida law. Venue lies in Charlotte County, Florida. Headings are for convenience and do not limit the text. If a provision is held invalid, the remaining provisions remain effective if the essential purpose can still be accomplished. This Agreement may be signed in counterparts and by lawful electronic signature, each of which is deemed an original.

28. Effective Date and Filing. The Effective Date is the date on which the last Party signs and the fully executed Agreement is filed with the Clerk of the Circuit Court for Charlotte County as required by section 163.01(11), Florida Statutes. The City shall coordinate filing and distribute a filed copy to the other Parties. No separate legal or administrative entity is created by this Agreement, and no Party delegates a constitutional or statutory duty.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be approved and executed by their duly authorized representatives.

CITY OF PUNTA GORDA

Dated: _____ BY: _____
Deborah O. Lux, Mayor

ATTEST:

BY: _____
SARA WELCH, CMC
CITY CLERK

APPROVED AS TO FORM :

BY: _____
STEVEN LESKOVICH, CITY ATTORNEY

SHERIFF OF CHARLOTTE COUNTY

BY:_____ DATE: _____
SHERIFF

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

BY: _____
SHERIFF'S LEGAL COUNSEL

Exhibit A

AUTHORIZED SITE AND LIMITS OF USE

Before execution, attach a site plan approved by the City and Sheriff that identifies:

- the assigned slip and Lift footprint;
- the main dock, existing City boat lifts, adjacent future fire-boat slip, and access route;
- all new and existing pilings;
- the electrical connection point, disconnect, conduit route, and meter or submeter;
- temporary construction staging and access areas; and
- any limits or conditions imposed by the City's FDEP authorization or other permit.



Exhibit B

MINIMUM TECHNICAL AND REGULATORY CONDITIONS

1. Piling material. All future authorized replacement pilings for docking structures must be non-chemical-leaching material, such as recycled plastic, concrete, steel, greenheart, or pilings wrapped with impermeable plastic or PVC sleeves in a manner that prevents leaching of deleterious substances into the water column and sediments. Final wording and application remain subject to the controlling FDEP authorization.

2. Preliminary lift specification. 12,000-pound-capacity Series 500 SeaDrive or a City-approved equivalent, with final selection supported by signed and sealed plans and applicable manufacturer information.

3. Pilings. The January 11, 2024 proposal contemplated 10-inch pressure-treated wrapped pilings. Final material, diameter, embedment, location, and installation method must comply with the controlling FDEP condition, approved plans, geotechnical or structural requirements, and all permits.

4. Electrical work. The Lift owner is responsible for procuring and coordinating all required electrical work. Electrical work must be designed, permitted, installed, and inspected under applicable codes and the City's approved connection requirements.

5. Capacity and vessel fit. The Lift may not be used for a vessel exceeding the rated capacity. The responsible engineer and manufacturer or installer must confirm compatibility with the assigned Vessel before commissioning.

6. Closeout. Before use, the Sheriff shall provide final inspections, approvals, as-built information reasonably requested by the City, warranty documents, operating instructions, and emergency shutoff information.

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

CONSENT AGENDA

Title: Interlocal Agreement between the City of Punta Gorda and Charlotte County for Traffic Signal and Street Light Maintenance

Funds:

Recommended Action: Consensus from City Council to approve and to move forward for the Charlotte County Commissioners' approval.

Summary:

The amended agreement updates maintenance responsibilities between Punta Gorda and Charlotte County for traffic signals and standard street lights above 30 feet, including 32 poles on the Peace River Bridge. The City remains responsible for underground lighting wiring and designated flashing beacons.

The agreement identifies City and County cost shares. Labor will be billed at County-approved rates and materials at actual cost. The County will provide quarterly invoices and reports, with payment due within 45 days.

The agreement establishes maintenance standards and response times and approves prior bridge lighting work begun in December 2024. It replaces earlier agreements and runs for three years, with renewal options. Either party may terminate it with 90 days’ written notice.

Department/Division: Public Works

EXHIBITS:

1. Amended Interlocal Agreement with Charlotte County

AMENDED INTERLOCAL AGREEMENT BETWEEN THE CITY OF PUNTA GORDA AND CHARLOTTE COUNTY FOR TRAFFIC SIGNAL AND STREET LIGHTING MAINTENANCE

THIS AMENDED INTERLOCAL AGREEMENT (hereinafter the "Agreement") is made and entered into by and between the City of Punta Gorda, a municipal corporation of the State of Florida (hereinafter "City"), 326 W. Marion Avenue, Punta Gorda, Florida 33950, and Charlotte County, Florida a political subdivision of the State of Florida, (hereinafter "County"), 18500 Murdock Circle, Port Charlotte, Florida 33948.

WITNESSETH:

WHEREAS, both the City and the County are authorized to enter into interlocal agreements, pursuant to Chapter 163, Florida Statutes; and

WHEREAS, the proper maintenance and operation of traffic signal control devices and standard street lighting infrastructure (hereinafter "traffic signal control devices") is necessary for the safe and efficient movement of vehicles throughout the state and local highways systems; and

WHEREAS, the City and the County have previously entered into interlocal agreements and amendments for services since May 16, 1996, wherein the City agreed to pay the County to maintain the City's traffic signal control devices; and

WHEREAS, the City and the County now wish to amend previous agreements to include maintenance of standard street lighting and further define the respective responsibilities of both the City and the County

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the City and the County agree as follows:

1) **COUNTY OBLIGATIONS**: The County shall assume all the maintenance duties in accordance with the following:

The City maintained Standard Street Lighting not on county maintained roads within the corporate limits of the City. Standard Street Lighting is defined as street lighting above 30 feet in height. Maintenance will be performed upon request.

(1) The County shall maintain Florida Department of Transportation (“FDOT/City”)-owned Standard Street Lighting located within the corporate limits of the City, including but not limited to:

(a) U.S. Highway 41 from Taylor Road south to the Peace River Bridge; and

(b) Aqui Esta Drive from U.S. Highway 41 to Bal Harbor

Boulevard; and

(c) Maintenance responsibilities shall be limited to the light pole, including the transformer base, pole, arm, fixture, and wiring from the transformer base to the fixture.

b) All of the equipment and any work associated with the installation of future traffic signal-controlled intersections or flashing beacon locations or both must be inspected and approved in writing by the County prior to being accepted for routine maintenance. The County reserves the right to decline to maintain any new traffic signal devices that do not meet the County's specifications. The County agrees to review and cooperate with the City in planning any new installations that satisfy the minimum traffic signal warrants of the Manual on Uniform Traffic Control Devices ("MUTCD"); however, this Agreement does not obligate the County to plan, design and/or construct any new traffic signal controlled intersection and/or flashing beacon locations

c) Those traffic signal-controlled intersections within the corporate limits of the City on the County maintained roads that are currently being maintained by the County will continue to be maintained by the County.

d) The County may remove any component of the installed equipment for repair; however, it shall not make any permanent modification, timing changes and/or equipment replacements without the prior written approval of the City.

e) The County shall maintain and operate the traffic control signal devices and maintain *Standard Street Lighting* in a manner that will conform with the maintenance practices and operational requirements as prescribed by the International Municipal Signal Association ("IMSA"), Institute of Traffic Engineers ("ITE") and the MUTCD.

f) The County's maintenance obligations shall include, but not be limited to, preventive maintenance (periodic inspection and service to ensure that all traffic signal control devices are in proper operating order). Such preventative maintenance shall be incorporated into the County's traffic signal maintenance schedule. The County further agrees to provide "underground utility locates" for traffic signal devices, the ATMS Fiber Network and Incident Management Cameras as prescribed by Sunshine State One-Call of Florida, Inc. The County shall not be responsible for costs resulting from perceived errors in locating underground facilities, as long as such locations were in fact performed in good faith to the best of the County's abilities. Emergency maintenance (trouble shooting in the event of equipment malfunction, failure, or damage) will be performed as needed

whenever the City and/or the County is notified that a malfunction has occurred. The determination of what constitutes an "Emergency" shall be at the sole discretion of the County.

g) The County shall not be responsible for damage resulting from "Acts of God" such as flooding, high wind damage, hurricanes, etc., accidents caused by others which damage and/or destroy traffic signal control equipment, or equipment failure or both due to age of any existing traffic signal control equipment provided by the City. By February 1st of each year, the County will provide the City a list of any traffic control signal equipment that has deteriorated to such a condition from age or compatibility to the traffic signal system equipment that it cannot be adequately maintained. The City can budget the necessary funds in the next fiscal year (beginning October 1st) to allow replacement of this equipment. The County will continue to maintain the listed equipment to the greatest extent possible until it is replaced. Failure by the City to provide the necessary funding for replacement will relieve the County from any future maintenance responsibility for the listed equipment.

h) The County will, upon written request by the City, repair or replace any traffic signal control equipment or ancillary traffic control equipment damaged by any of the above causes as soon as practical with all costs incurred by the County to be fully reimbursed by the City within forty-five (45) days after the equipment is replaced. The County will send a written invoice for any such repair or replacement work to the Procurement Office and Public Works within ten (10) days after the repair or replacement is complete.

i) The County shall provide certified IMSA Level II Traffic Signal Technicians and traffic signal maintenance workers, to properly maintain and operate the traffic control signals and traffic signal systems *and Standard Street Lighting*. The County shall record all maintenance activities in a traffic signal maintenance log *and street lighting maintenance log* in a form that is consistent with industry standards. A copy of this log will be maintained by the County for a maximum of three (3) fiscal years and provided to the City within thirty (30) days upon receipt of a request for such records.

   (1) The County shall provide the City with a quarterly written report summarizing all Traffic Signal Maintenance (“TSM”) and street lighting maintenance activities performed under this Agreement, including a summary of work performed, associated costs, and system conditions sufficient to support invoicing and budget planning.

j) The County further reserves the right to choose to sub-contract any portion

of the work of maintaining and repairing **Standard Street Lighting** systems assigned to the County's care, if the County deems it more efficient, productive or generally in the best interest of both the City and the County. Any such work shall be performed to the same specifications, standards and levels prescribed in this document.

(1) City shall immediately notify Charlotte County Public Works of any maintenance needs or reported traffic signal control device equipment failures **or street lighting system failures** that come to its attention by calling the following phone numbers: 941-575-3693 (primary) or 941-575-3694 (secondary). These numbers are to be used on a 24/7 basis for all calls. The County shall respond to these and other notifications received of signal malfunctions **or street lighting failures** within the currently established normal response times shown below:
(a) Two (2) hours or less during normal working hours (8:00 a.m. to 5:00 p.m., Monday - Friday); and
(b) Four (4) hours or less during all other time periods.

(2) The County shall be entitled to alter the above response times under the following circumstances:
(a) If the County-wide response time under (a) or (b) above is increased, the County may increase the response times herein corresponding without City's consent. County shall provide ninety (90) days prior written notice of any such increase; and
(b) In the event of a County emergency, the County may verbally notify the City that these response times are temporarily suspended for the duration of said emergency. The County shall confirm said suspension in writing within ten (10) days.

2) **CITY OBLIGATIONS:** City agrees to the following:

a) Prior to the installation of any new traffic control signal devices *or Standard Street Lighting* or the modification of any of the existing traffic control signal devices *or Standard Street Lighting* within the City, the City shall notify, and otherwise coordinate with the County, with respect to the design and operation of any such new or modified traffic control signal devices or traffic signal system *or Standard Street Lighting*. The County shall reserve the right to reject maintaining any modification to any traffic signal device or new traffic signal control device *or street lighting system* that does not meet current County specifications and/or standards.

b) The installation of new traffic control signal devices or traffic signal systems or *Standard Street Lighting* or any modifications to the existing traffic control signal devices or traffic signal systems or *Standard Street Lighting* on non-

County maintained roadways within the corporate limits of the City shall be at the sole expense of the City and with the written acknowledgement of the County.

c) All expenses associated with the operation of the traffic signal control devices flashing beacons, traffic signal system or ancillary traffic signal devices and *Standard Street Lighting* shall be paid by the City on non-County maintained roadways. Electrical energy costs for normal operation, and any electrical energy costs associated with installation of new or modified traffic control signal devices or traffic signal systems or Standard Street Lighting shall be paid by the City.

d) The City shall fund Traffic Signal Maintenance ("TSM") and associated services under this Agreement as follows:

(1) Intersection Funding Structure:

(a) One hundred percent (100%) City funding for the following intersections:

(i) Carmalita Street / Cooper Street; and

(ii) Bal Harbor Boulevard / West Marion Avenue; and

(iii) Jones Loop Road / Indian Springs.

(b) Fifty percent (50%) City and fifty percent (50%) County funding for the following intersection:

(i) Jones Loop Road / Taylor Road.

(2) Labor Rate (TSM Billing): All labor performed by the County under this Agreement, including TSM and street lighting maintenance shall be billed at rates consistent with the County's then-current approved labor rate schedule. The County shall provide the City with its then-current labor rate schedule upon execution of this Agreement and thereafter whenever such schedule is revised. Any revised labor rate schedule shall become effective upon written transmittal to the City and shall be used for billing under this Agreement without requiring an amendment to this Agreement.

(3) Materials: All material costs associated with any work shall be billed at actual cost.

(4) Invoicing and Payment: The County shall submit quarterly written invoices to the City at the Procurement Office for all work performed under this Agreement. These invoices shall be paid by the City within forty-five (45) days of receipt. The County shall provide quarterly status reports showing allocated funds, amounts expended, and

remaining balances.

(5) Underground Wiring Responsibility: The City shall maintain and repair all underground wiring associated with Standard Street Lighting maintained by the County. Upon notification by the County of a required repair, the City shall complete such repair within a reasonable timeframe. If the City elects not to perform the repair, the County may perform the work upon written authorization, and the City shall reimburse the County.

(6) Peace River Bridge Lighting: The City shall pay the County for the maintenance of thirty-two (32) FDOT owned, City maintained light poles located on the Peace River Bridge within forty-five (45) days of invoice and in accordance with the billing provisions of this Agreement.

Ratification of Prior Actions: City of Punta Gorda and Charlotte County hereby acknowledge that certain work within the scope of this joint project—specifically including, but not limited to, the procurement of materials and deployment of Charlotte County personnel to replace lights and poles on the bridge—began in December 2024 prior to the formal execution of this Agreement.

The City Council of the City of Punta Gorda and the County Commission of Charlotte County having previously authorized and budgeted funds for this joint project, hereby expressly approve, ratify, and confirm all such prior actions taken, materials utilized, and staff hours expended by Charlotte County for the benefit of the City of Punta Gorda. Such prior actions shall be governed by, and subject to, all terms, conditions, immunities, and liabilities set forth in this Agreement.

(7) The City shall maintain the following flashing beacon installations located within the City:

(a) Two (2) flashing beacons located at the intersection of West Marion Avenue and Shreve Street; and
(b) Two (2) flashing beacons on West Olympia Avenue; and
(c) Two (2) flashing beacons on Shreve Street, one (1) serving northbound traffic and one (1) serving southbound traffic; and
(d) Two (2) stop sign flashing beacons located at the intersection of Maud Street and West Marion Avenue, one (1) serving northbound traffic and one (1) serving southbound traffic.

(8) Budgeting Requirement: The City shall budget annually for all costs associated with this Agreement and, upon request, provide written confirmation that such funds have been budgeted.

e) Failure by the City to budget the necessary funds in the next fiscal year to cover the estimated cost of the County's maintenance will be considered grounds for termination of this Agreement by the County. If requested, the City must provide written confirmation that the necessary funds have been budgeted by no later than the third Wednesday in September of each fiscal year.

f) The City shall be responsible for providing any temporary traffic control and/or City Police Officers as necessary at any location where the traffic signal control equipment is malfunctioning, damaged and/or any modification is needed until the County responds and completes whatever work is necessary. If the malfunction and/or damage cannot be corrected within a reasonable length of time, then the City, at its option, may install a temporary four-way stop sign or take any other reasonable action in order to maintain the safe and efficient movement of traffic.

3) DISPUTE RESOLUTION:

a) In the event of any disagreement or dispute between the City and the County concerning the terms of this Agreement, the City Public Works Director or designee and the County Public Works Director or designee will hold a meeting within fifteen (15) working days after a party is notified in writing that the other party has a dispute and/or disagreement that must be settled. The parties shall meet and in good faith, attempt to resolve the disagreement or dispute.

4) TERM:

a) The term of this Agreement shall commence on the effective date and shall remain in effect for an initial term of three (3) years. Upon expiration of the initial term, this Agreement may be renewed for additional three (3) year terms upon approval by the Charlotte County Board of County Commissioners and mutual written agreement of the parties. This Agreement may be terminated by either party, with or without cause, upon ninety (90) days written notice of termination to the other party. Neither party shall be liable to the other as a result of terminating this Agreement pursuant to this provision.

5) NOTICE:

a) In the event either party hereunder desires or is required to provide any notice to the other party, the party desiring or required to provide such notice shall provide it in writing, send it by certified mail, return receipt requested, postage prepaid, to the other party at the address listed below:

If to County:
County Administrator
18500 Murdock Circle
Port Charlotte, FL 33948

With a copy to:
County Public Works Director
7000 Florida Street
Punta Gorda, FL 33950

If to City:
City Manager
326 West Marion Avenue
Punta Gorda, FL 33950

With a copy to:
City Public Works Director
326 West Marion Ave.
Punta Gorda, FL 33950

6) ENTIRE AGREEMENT:

a) This Agreement incorporates and includes all prior negotiations, correspondence, agreements or understandings between the parties, and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. This Agreement may be amended only by the written consent of both parties.

7) SOVEREIGN IMMUNITY:

a) The County, as a political subdivision of the State of Florida, and the City, a Florida municipal corporation, respectively, agree to be fully responsible, to the statutory limits set forth in Section 768.28, Florida Statutes, for their own negligent acts or omissions, which result in claims or suits against the other party and agree to be liable to the aforementioned statutory limits for any damages proximately caused by said negligent acts or omissions. Nothing contained in this Agreement shall be construed to be a waiver by either party of any protections under sovereign immunity, Section 768.28, Florida Statutes, or any other similar provision of law. Nothing contained herein shall be construed as consent to be sued by third parties in any matter arising out of this or any other agreement.

8) THIRD PARTY BENEFICIARIES:

a) This Agreement is solely for the benefit of the City and the County. No right or cause of action shall accrue or inure to or for the benefit of any third party.

9) ASSIGNMENT:

a) This Agreement shall be binding on the parties, their representatives,

successors and assigns. Neither party shall assign this Agreement or any of the rights or obligations contained herein to any other person or entity without the prior written consent of the other party.

10) NO INDEMNIFICATION:

a) Neither party shall indemnify the other party. Each party acknowledges that its legal remedy shall be limited to filing suit against the other party to this Interlocal Agreement in a court of competent jurisdiction.

11) GOVERNMENTAL DISPUTES:

a) Any dispute involving litigation between the City and the County is subject to all provisions of Chapter 164, Florida Statutes.

12) SEVERABILITY:

a) In the event any provision of this Agreement shall be held invalid and unenforceable, the remaining provisions shall be valid and binding upon the parties. One or more waivers by either party of any breach of any provision, term, condition or covenant shall not be construed as a waiver of a subsequent breach by the other party.

13) GOVERNING LAW:

a) This Agreement and the provisions contained herein shall be construed, controlled and interpreted according to the laws of the State of Florida.

14) SUPERSESSION;

a) This Agreement shall control and supersede all prior Agreements entered into by the parties and shall be executed in duplicate with each signed copy considered an original.

15) EFFECTIVE DATE:

a) This Agreement shall take effect upon the filing of a fully executed copy with the Clerk of the Circuit Court for Charlotte County.

16) FORCE MAJEURE:

a) Neither party shall be liable for failure to perform due to events beyond its reasonable control, including but not limited to natural disasters, acts of God, war, or governmental actions.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers for and on behalf of each respective party on the day and year indicated below.

CITY OF PUNTA GORDA

By: _____
Deborah Lux, Mayor

ATTEST:

BY: _____
Sara Welch, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: _____
Steven Leskovich, City Attorney

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of the Circuit Court and Ex-Officio Clerk to the Board of County Commissioners

BY: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

BY: _____
Thomas M. David, County Attorney
LR25-0768_____

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

CONSENT AGENDA

Title: Road Closure Request - Event Permit 26-00196670 - Annual Downtown Halloween Celebration, October 31, 2026.

Funds:

Recommended Action: For Councils information of road closures associated with event permit.

Summary: The City of Punta Gorda Police Department is hosting the annual Downtown Halloween Celebration! The Police Department, along with our Right of Way and Public Works teams, will close several streets to ensure a fun and safe Halloween experience for all. Detour Information Citizens will need to follow designated detours using Marion Avenue, Virginia Avenue, Shreve Street, and back onto Marion Avenue to navigate around the closures. Street Closures will start at 5:00pm with the event starting at 6:00pm. Streets will start to reopen at 9:00pm and be fully reopened by 10:00pm. Street Closures & Restrictions include: West Marion Avenue: closed from US41 South to Shreve Street. Retta Esplanade: restricted to westbound traffic only from Harvey Street to Shreve Street The following roads will be closed from Retta Esplanade to Olympia Avenue: Goldstein Street, Harvey Street, Durrance Street, Gill Street, Gilchrist Street, McGregor Street, Dolly Street, Berry Street, Shreve Street

Department/Division: Urban Design

EXHIBITS:

1. Application
2. Halloween Road Closures

CITY OF PUNTA GORDA
PARK RENTAL & EVENTS
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
ParkRental@CityofPuntaGordaFL.com
(941) 575-3367

EVENT PERMIT APPLICATION

IMPORTANT: Applications for event permits must be submitted for processing at **least sixty (60) days prior** to the event. The following information is required for all event permits issued by the City of Punta Gorda. Please be aware that approval does not exempt the applicant from any County, State or Federal criteria which may apply to such event or activity. Non-refundable application fee shall be paid at time of application or the application will be returned. Rental fees will be paid at approval of the event request. All questions must be answered, incomplete applications will be rejected. Signature must be notarized or application will be rejected. For further information, contact the Urban Design Division.

EVENTS REQUESTING TO CLOSE THE HARBORWALK FOR AN EVENT, REQUIRE SPECIAL COUNCIL APPROVAL UNLESS OTHERWISE AUTHORIZED AND LISTED IN THE EVENT APPLICATION PACKAGE. IF THE EVENT IS APPROVED TO CLOSE THE HARBORWALK, THE EVENT ORGANIZER MUST PLACE DETOUR SIGNS A MINIMUM OF 24 HOURS PRIOR TO CLOSURE INFORMING THE PUBLIC OF THE CLOSURE OF HARBORWALK AND OFFERING A DETOUR TO THE ROUTE. EVENT ORGANIZER *MUST* SUPPLY THEIR OWN DETOUR SIGNS, AFTER SUBMITTING A DIGITAL COPY OF THE SIGN, AND SIGN LOCATION PLACEMENT FOR APPROVAL.

DATE RECEIVED: 8/17/26	**PERMIT NO:** 26-00196670
Application Fee: $50.00 (DUE AT TIME OF APPLICATION)	**DRC DATE:** Admin

Name of Event	Downtown Halloween
Applicant or Organization	City of Punta Gorda
Event Date(s)	10/31/2026

Type: If event is a joint venture between a not-for-profit organization and a for-profit company, the rental rates will be charged the for-profit rate. Attach copy of non-profit status with IRS certification or copy of the State of Florida tax exemption certificate.

☐ For profit ☒ Not-for-profit (type _____, provide IRS certification) ☐ Joint Event

Name of Responsible Party	Justin Davoult			Title	Lieutenant		
Address	1410 Tamiami Tr	City	Punta Gorda	State	FL	Zip	33950
Phone #'s	941-575-5525	941-575-5525		Email address	jdavoult@puntagordafl.gov		
Description of Event	Closing specific streets in the Historic District to allow pedestrians to trick or treat and utilize the sidewalks and roads.						

Event Location:
Indicate all areas intending to be used. Site plan is required at the time of application submittal, including location(s) of any signage, and/or a parade/race route, as applicable. Site plan shall indicate the areas to be used for parking, location of portable toilets and trash containers/ dumpsters as well as layout of event. In addition, an accessible route site plan is required and must include all elements outlined on the ADA Checklist provided in the event manual.

Gilchrist Park	Laishley Park	Ponce de Leon Park
☐ Open Space/Event Lawn ☐ Gazebo ☐ Large Shelter ☐ Small Shelter ☐ Exclusive Use (Specify) _____ ☐ Other (Specify)_____	☐ Open Space ☐ Open Air Pavilion ☐ Gazebo ☐ Exclusive Use (Specify) _____ ☐ Other (Specify)_____	☐ Open Space ☐ Large Shelter ☐ Open Air Chapel ☐ Exclusive Use (Specify) _____ ☐ Other (Specify)_____

Set up Time			Event Time			Clean Up Time		
Date	From	To	Date	From	To	Date	From	To
10/31/26	5p	5:30p	10/31/26	5:30p	9p	10/31/26	9p	10p

Has this event been held in the Past?	☐ No ■ Yes – When annually	In attendance 3k-4k	
Anticipated Crowd Size for this event	3k-4k	Peak Hours 6p-10p	
Will there be a charge for Parking	■ No ☐ Yes	Will off-site parking be provided	☐ No ■ Yes
Will any type of "shuttle" service from parking to entrance be provided?	■ No ☐ Yes –By whom _____ If yes, will the shuttle equipped for those with disabilities? ☐ No ☐ Yes		
Will there be amplified music or entertainment?	■ No ☐ Yes	Will any street(s) or sidewalk(s) be closed?	☐ No ■ Yes
Are off-premise directional signs or other types of advertising devices being requested?			☐ No ■ Yes
Will tents or canopies be used?	☐ No ■ Yes – How Many? 1	What Size? 10x10	
Will alcoholic beverages be sold or consumed on the premises?	■ No ☐ Yes – Alcoholic Beverage Permit Holder _____		
Are Fireworks planned?	■ No ☐ Yes	Does the applicant own the property where the event is to be held?	■ No ☐ Yes
Will private security be provided to protect exhibits, equipment or facilities brought on-site for this event	■ No ☐ Yes – Name of Security Company _____		
Will food be cooked and/or catered on-site during this event?	■ No ☐ Yes – has the Health Department been contacted ☐ No ☐ Yes		
Will temporary sanitary facilities be provided?	■ No ☐ Yes	*Portable toilets and portable hand washing facilities are REQUIRED for ANY event serving/selling food and/or beverages. (Only exception is in Laishley Park)	

*If portable toilets are provided for use by event participants, a minimum of five percent of all units, but never less than one unit, must be accessible. Where clusters of portable units are provided at various locations around the event site, five percent of the units in each cluster should be accessible. They should be equipped with all the accessible elements required by the Standards such as maneuvering space, grab bars, toilet paper dispensers within reach, etc. In addition, when all units are not accessible, the International Symbol of Accessibility must be posted on the units that are.

Will disposable cardboard trash receptacles be provided?	☐ No ■ Yes			
Will additional refuse containers/dumpsters be provided? (If serving food a dumpster is required)	■ No ☐ Yes – By whom? _____			
Are live animals going to be part of this event?	■ No ☐ Yes – Type? _____ How Many? _____			
Who is the event's designated ADA Coordinator responsible for ensuring event is accessible to those with disabilities?	Name	Lt. Justin Davoult		
	Phone	941-575-5525		
	Email Address	jdavoult@puntagordafl.gov		
Will Punta Gorda Personnel be Requested?	Police ☐ No ■ Yes	Fire ☐ No ■ Yes	Public Works ☐ No ■ Yes	

Events on City Property. Please provide the City of Punta Gorda with a Certificate of Insurance for property and Liability coverage of the event, naming the City as additional insured. Combined Single Limit for Bodily Injury liability having minimum limits of $1,000,000 per occurrence and Property Damage liability as follows: ***$100,000 for Ponce de Leon; $500,000 for Gilchrist & Laishley Park****, must be provided prior to permit approval*

Do you have the appropriate insurance?	☐ No ☐ N/A ■ Yes	Is the City named as an additional insured?	☐ No ☐ N/A ■ Yes
Does this event require the use of Water?	■ No ☐ Yes	Does this event require the use of Electric?	■ No ☐ Yes

Telephone service shall be available on site of event for emergency purposes. Indicate the arrangements you have made for communications on-site during event. List the name of contact person responsible the day(s) of event

Name	Justin Davoult			Title	Lieutenant		
Address	1410 Tamiami Tr	City	Punta Gorda	State	FL	Zip	33950
Phone #'s	941-639-4111			Email address	jdavoult@puntagordafl.gov		

During review by various City Departments, additional conditions may be imposed. The permit is valid only for the time indicated on the ISSUED permit. In the event that the applicant fails to fulfill the requirement(s) (as set forth in the permit) or fails to obtain proper authorization to proceed, if conditions have changed, including but not limited to acts of God, pandemics, natural disasters, etc., or the expected outcomes, impacts, or conditions are substantially altered, then the permit will be voided immediately by authorized City Personnel.

I, the undersigned, will indemnify, defend and hold harmless the City of Punta Gorda, its agents, employees, officers and any and all other associates, from and against any and all actions, in law or in equity, from liability or claims for damages, demands or judgments to any person or property which may result now or in the future from the conduct of this event.

The undersigned has read and voluntarily signed the release and waiver of liability and Indemnity Agreement, and further agrees that no oral representations, statements, or inducements apart from the foregoing written agreement have been made.

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Lt. Justin Davoult #474 — Signature

City of Punta Gorda — Organization

Lt. Justin Davoult #474 — Type or Printed Name & Title

8/17/26 — Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this day of 17th August, 20 26, by Justin Davoult, who is personally known to me or who has produced _____ as identification.

Marie Pasterak — (Signature of Notary)

MARIE PASTERAK
MY COMMISSION # HH 381064
EXPIRES: March 30, 2027

(Seal)

CITY OF PUNTA GORDA

ZONING & CODE COMPLIANCE
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3352
PGcode@CityofPuntaGordaFL.com

AMERICANS WITH DISABILITIES CHECKLIST

Attention Event Permit Applicants & Participants:

The following Americans with Disabilities Act (ADA) checklist requirements shall apply to all special events permitted by the City of Punta Gorda:

- ✓ All vendors have the name of the event's designated ADA Coordinator and procedures to handle requests for accommodations.
- ✓ An accessible route from site arrival points and an accessible entrance have been provided.
    - As much as possible, the accessible route should be the same route used by other participants.
    - Once a route has been mapped out, it must be identified with signs if it deviates from paths used by the general public. (Be at least 36 inches wide)
    - All vendors have received the event layout outlining the accessible route and are aware that it MUST be maintained at all times.
- ✓ The layout of the event should allow people with disabilities to attain goods and services and participate in activities without assistant.
    - Front-line staff at information and ticketing areas must have a thorough knowledge of accessible features and services offered by the event and a general sensitivity to disability issues.
- ✓ The entrance gate, main desk, or information booth must be accessible in the design and location of the space and in the information provided.
- ✓ Vendors MUST modify policies and procedures to ensure they do not discriminate against persons with disabilities. Vendors may:
    - be required to leave their booths briefly to assist someone with limited hand dexterity in reaching their money, or need to take items from an inaccessible area to an interested individual in order to allow the individual to evaluate and select merchandise or to participate in an activity offered.
- ✓ If there is a "no pet" policy it MUST be modified to allow service animals to assist persons with disabilities in performing one or more tasks related.
- ✓ If portable toilets are provided for use by event participants, a minimum of five percent of all units, but never less than one unit, must be accessible.
- ✓ Signage is needed to direct the public to the location of accessible parking spaces, passenger drop-off points and transit stops and accessible entrances and gates. Signs should include the international symbol of accessibility, use easy-to-read typefaces, and be large enough to be read from a distance.
- ✓ Accessible parking spaces must be level and adjoin an accessible route to entrances. Accessible parking spaces should be placed as close as possible to the accessible entrance served by the parking area to minimize the need for a person with a disability to travel long distances to merely arrive at the entrance.

- If temporary parking lots, grass fields or dirt lots, etc. are going to be used as temporary parking areas, accessible spaces must be created and held in reserve for people with disabilities.

✓ If shuttles or other modes of transportation are made available at the event, the mode of transportation MUST also be available to those with disabilities.

✓ If the event provides seating, viewing, or assembly areas a designated section should be made available for those with disabilities.

Event organizer & ADA Coordinator shall provide a signed copy of this document to the Urban Design Division in acknowledgement and full understanding of the above stated ADA requirements that all event organizers must abide by.

For more information on planning for making temporary events accessible to people with disabilities visit https://adata.org/publication/temporary-events-guide

Event Name	Downtown Halloween	**Organization**	Punta Gorda
Event Date(s)	10/31/2026	**Event Time(s)**	5p-10p

Name of Requestor/Applicant		**Designated ADA Coordinator**	
Name	Justin Davoult	**Name**	Justin Davoult
Title	Lieutenant	**Title**	Lieutenant
Phone #	941-639-4111	**Phone #**	941-639-4111
Email	jdavoult@puntagordafl.gov	**Email**	jdavoult@puntagordafl.gov
Address	1410 Tamiami Tr. Punta Gorda FL 33950	**Address**	1410 Tamiami Tr. Punta Gorda FL 33950

I, Lt. Justin Davoult as authorized representative hereby acknowledge that I have read and understand the attached "Conditions of Permit" and that Permittee will abide by and be subject to these conditions in all respects if a permit is issued at a result of this application. In addition, ***by signing this form the event coordinator & ADA coordinator insures that all participants/vendors of the event have received a copy of ADA requirements and clearly understands each applicable requirement listed above.***

Signature Authorized Representative — Date: 8/17/26

CITY OF PUNTA GORDA

FIRE DEPARTMENT
1410 TAMIAMI TRAIL
PUNTA GORDA, FL 33950
(941) 575-5529
CityofPuntaGordaFL.com

SPECIAL EVENT SAFETY CHECKLIST

Attention Event Permit Applicants & Participants:

The following fire safety requirements shall apply to all special events in the City of Punta Gorda.

- ✓ All tents and canopies under which any type of cooking or warming of food items is conducted will be required to have a fire retardant certification on the canvas or be separated from other structures and tents by 10' (foot) spacing. Permits may be required contact the Fire Marshal for details.
- ✓ Use of electrical or gas powered equipment will be required to have a fire retardant certification on the canvas or be separated from other structures and tents by 10' (foot) spacing. Permits may be required contact the Fire Marshal for details.
- ✓ All vendors with electrical power, cooking or food warming and any flammable hazards will be required to have a State certified (state tagged) portable fire extinguisher mounted within the vendor area. All fire extinguishers will be a minimum size of 5 pounds, ABC type.
- ✓ All vendors cooking with oils or grease type products will need to have absorbent material for any spills (i.e., sand or kitty litter).
- ✓ Any cooking equipment shall be in good operational condition (LP tanks, hoses, generators, grills and electrical appliances). All appliances shall be properly secured and out of egress pathways.
- ✓ Gasoline containers shall be approved types and shall not be stored under tents or in egress pathways.
- ✓ LP tanks shall be properly secured from any falling or tipping hazards and kept clear of egress pathways.
- ✓ Extension cords shall be heavy duty outdoor use type. Cords shall not be spliced together or tied in knots. Extension cords shall be kept clear of standing water and where they pass through pedestrian areas shall be secured, as to not cause trip hazards.

TJ Smith
Fire Marshal, EMT
PGFD

Event coordinator shall provide a signed copy of this document to the Fire Department in acknowledgement and full understanding of the above stated fire safety requirements that all event participants must abide by

All VENDORS MUST ACKNOWLEDGE RECEIPT IN ORDER TO PARTICIPATE IN A CITY EVENT

By signing this form the event coordinator insures that all participants/vendors of the event have received a copy of these listed requirements and clearly understands each applicable requirement listed.

Name	Justin Davoult			Title	Lieutenant		
Address	1410 Tamiami Tr.	City	Punta Gorda	State	FL	Zip	33950
Phone #'s	941-575-5525/941-639-4111		Email address	jdavoult@puntagordafl.gov			
Event Name	Downtown Halloween	Event Date	10/31/2026	Event Time	5p to 10p		

C.J. Davoult #474
Signature

City of Punta Gorda Police Department
Organization

Lt. Justin Davoult
Type or Printed Name & Title

8/17/2026
Date

Florida's Harborside Hometown

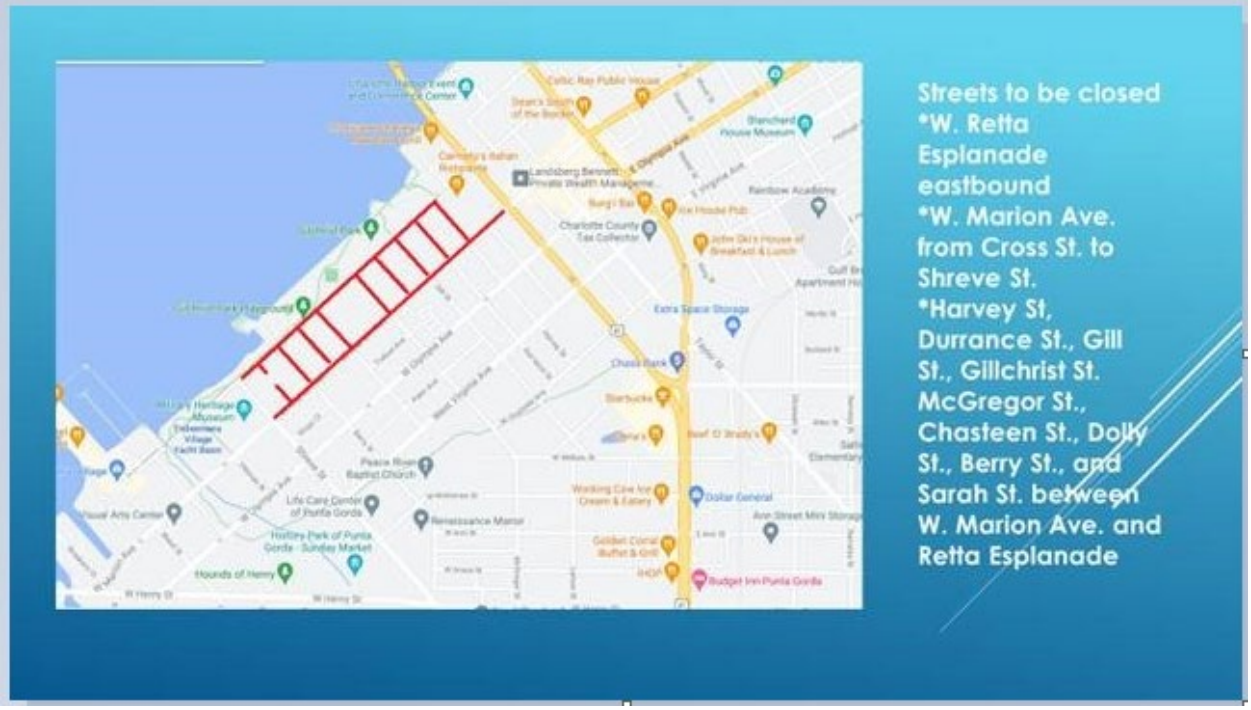
HALLOWEEN ROAD CLOSURES – PUNTA GORDA

DETOUR INFORMATION

Citizens of Punta Gorda will need to follow designated detours using Marion Avenue, Virginia Avenue, Shreve Street, and back onto Marion Avenue to navigate around these closures.

The following streets will be closed or restricted during Halloween festivities:

1. West Marion Avenue will be closed from 41 S to Shreve Street.
2. Retta Esplanade will be restricted:
    - Only westbound traffic will be permitted from Harvey St to Shreve St
3. The following roads will be closed from Retta Esplanade to Olympia Ave:
    - Goldstein Street
    - Harvey Street
    - Durrance Street
    - Gill Street
    - Gilchrist Street
    - McGregor Street
    - Dolly Street
    - Berry Street
    - Shreve Street



CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

CONSENT AGENDA

Title: Road Closure Request - Event Permit 26-00196666 - Fishermen's Village Lighting of the Village, November 14, 2026.

Funds:

Recommended Action: For Council's acknowledgment of event with street closure.

Summary: Annual Lighting of the Village. Over 1 million lights and themed holiday decorations lit shortly after 6pm with festivities throughout the evening including Santa's arrival, bag pipes parade, music, dance, vendors, refreshments, visits with Santa Claus, family friendly activities. Official kickoff of the festival of lights which runs through December 31, 2026. Note: Off-site parking will be across the street at the Five Star grassy area as provided by Five Star. The road closures will be the same as previous years. The street with closure impacts will be W. Henry, Shreve, E. Olympia.

Department/Division: Urban Design

EXHIBITS:

1. Application
2. Road Closure Map

PAID
SEP 09 2026

CITY OF PUNTA GORDA
PARK RENTAL & EVENTS
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
ParkRental@CityofPuntaGordaFL.com
(941) 575-3367

EVENT PERMIT APPLICATION

IMPORTANT: Applications for event permits must be submitted for processing at **least sixty (60) days prior** to the event. The following information is required for all event permits issued by the City of Punta Gorda. Please be aware that approval does not exempt the applicant from any County, State or Federal criteria which may apply to such event or activity. Non-refundable application fee shall be paid at time of application or the application will be returned. Rental fees will be paid at approval of the event request. All questions must be answered, incomplete applications will be rejected. Signature must be notarized or application will be rejected. For further information, contact the Urban Design Division.

EVENTS REQUESTING TO CLOSE THE HARBORWALK FOR AN EVENT, REQUIRE SPECIAL COUNCIL APPROVAL UNLESS OTHERWISE AUTHORIZED AND LISTED IN THE EVENT APPLICATION PACKAGE. IF THE EVENT IS APPROVED TO CLOSE THE HARBORWALK, THE EVENT ORGANIZER MUST PLACE DETOUR SIGNS A MINIMUM OF 24 HOURS PRIOR TO CLOSURE INFORMING THE PUBLIC OF THE CLOSURE OF HARBORWALK AND OFFERING A DETOUR TO THE ROUTE. EVENT ORGANIZER *MUST* SUPPLY THEIR OWN DETOUR SIGNS, AFTER SUBMITTING A DIGITAL COPY OF THE SIGN, AND SIGN LOCATION PLACEMENT FOR APPROVAL.

DATE RECEIVED: 09/09/2026	**PERMIT NO:** 26-00196666
Application Fee: $50.00 (DUE AT TIME OF APPLICATION)	**DRC DATE:**

Name of Event	Fishermen's Village "Lighting of the Village"
Applicant or Organization	Cesare Valenti, Property Manager / Kathy Burnam
Event Date(s)	11/14/2026

Type: If event is a joint venture between a not-for-profit organization and a for-profit company, the rental rates will be charged the for-profit rate. Attach copy of non-profit status with IRS certification or copy of the State of Florida tax exemption certificate.

☑ For profit ☐ Not-for-profit (type _____, provide IRS certification) ☐ Joint Event

Name of Responsible Party	Cesare Valenti	Title	Property Manager
Address	[redacted]		
Phone #'s	[redacted]		[redacted].com
Description of Event	Annual Lighting of the Village. Over 1 million lights and themed holiday decorations lit shortly after 6pm with festivities throughout the evening including Santa's arrival, bag pipes parade, music, dance, vendors, refreshments, visits with Santa Claus, family friendly activities. Official kickoff of the festival of lights which runs through December 31, 2026. Note: Off-site parking will be across the street at the Five Star grassy area as provided by Five Star.		

Event Location:
Indicate all areas intending to be used. Site plan is required at the time of application submittal, including location(s) of any signage, and/or a parade/race route, as applicable. Site plan shall indicate the areas to be used for parking, location of portable toilets and trash containers/ dumpsters as well as layout of event. In addition, an accessible route site plan is required and must include all elements outlined on the ADA Checklist provided in the event manual.

Gilchrist Park	Laishley Park	Ponce de Leon Park
☐ Open Space/Event Lawn ☐ Gazebo ☐ Large Shelter ☐ Small Shelter ☐ Exclusive Use (Specify) _____ ☒ Other (Specify) Fishermen's Village	☐ Open Space ☐ Open Air Pavilion ☐ Gazebo ☐ Exclusive Use (Specify) _____ ☐ Other (Specify) _____	☐ Open Space ☐ Large Shelter ☐ Open Air Chapel ☐ Exclusive Use (Specify) _____ ☐ Other (Specify) _____

Set up Time			Event Time			Clean Up Time		
Date	From	To	Date	From	To	Date	From	To
11/14/26	3 pm	5 pm	11/14/26	5:00 pm	10:00 PM	11/14/26	10 PM	11 PM

Has this event been held in the Past?	☐ No ☒ Yes – When 2025	In attendance 5,000+	
Anticipated Crowd Size for this event	5,000 +	Peak Hours 5-7 PM	
Will there be a charge for Parking	☒ No ☐ Yes	Will off-site parking be provided	Yes XX
Will any type of "shuttle" service from parking to entrance be provided?	☐ No ☒ Yes –By whom Village Security - Golf Cart Transport If yes, will the shuttle equipped for those with disabilities? ☐ No ☒ Yes		
Will there be amplified music or entertainment?	☐ No ☒ Yes	Will any street(s) or sidewalk(s) be closed?	☒ Yes ☐
Are off-premise directional signs or other types of advertising devices being requested?			☒ No ☐ Yes
Will tents or canopies be used?	☒ No ☐ Yes – How Many? _____ What Size? _____		
Will alcoholic beverages be sold or consumed on the premises?	☐ No ☒ Yes – Alcoholic Beverage Permit Holder Village Restaurants		
Are Fireworks planned?	☒ No ☐ Yes	Does the applicant own the property where the event is to be held?	☐ No ☒ Yes
Will private security be provided to protect exhibits, equipment or facilities brought on-site for this event	☒ No ☐ Yes – Name of Security Company _____		
Will food be cooked and/or catered on-site during this event?	☐ No ☒ Yes – has the Health Department been contacted By Village Restaurants ☐ No ☐ Yes		
Will temporary sanitary facilities be provided?	☒ No ☐ Yes	*Portable toilets and portable hand washing facilities are REQUIRED for ANY event serving/selling food and/or beverages. (Only exception is in Laishley Park)	

*If portable toilets are provided for use by event participants, **a minimum of five percent of all units, but never less than one unit, must be accessible.** Where clusters of portable units are provided at various locations around the event site, five percent of the units in each cluster should be accessible. They should be equipped with all the accessible elements required by the Standards such as maneuvering space, grab bars, toilet paper dispensers within reach, etc. In addition, when all units are not accessible, the International Symbol of Accessibility must be posted on the units that are.

Will disposable cardboard trash receptacles be provided?	■ No ☐ Yes			
Will additional refuse containers/dumpsters be provided? (If serving food a dumpster is required)	■ No ☐ Yes – By whom? _____			
Are live animals going to be part of this event?	■ No ☐ Yes – Type? _____ How Many? _____			
Who is the event's designated ADA Coordinator responsible for ensuring event is accessible to those with disabilities?	Name	Cesare Valenti, Property Manager		
	Phone	[redacted]		
	Email Address			
Will Punta Gorda Personnel be Requested?	Police ☐ No ■ Yes	Fire ■ No ☐ Yes	Public Works ☐ No ☐ Yes	

Events on City Property. Please provide the City of Punta Gorda with a Certificate of Insurance for property and Liability coverage of the event, naming the City as additional insured. Combined Single Limit for Bodily Injury liability having minimum limits of $1,000,000 per occurrence and Property Damage liability as follows: ***$100,000 for Ponce de Leon; $500,000 for Gilchrist & Laishley Park****, must be provided prior to permit approval*

Do you have the appropriate insurance?	☐ No ☐ N/A ■ Yes	Is the City named as an additional insured?	☐ No ☐ N/A ■ Yes
Does this event require the use of Water?	☐ No ■ Yes	Does this event require the use of Electric?	☐ No ■ Yes

Telephone service shall be available on site of event for emergency purposes. Indicate the arrangements you have made for communications on-site during event. List the name of contact person responsible the day(s) of event

Name	Cesare Valenti	Title	Property Manager
Address	[redacted]		
Phone #'s			

During review by various City Departments, additional conditions may be imposed. The permit is valid only for the time indicated on the ISSUED permit. In the event that the applicant fails to fulfill the requirement(s) (as set forth in the permit) or fails to obtain proper authorization to proceed, if conditions have changed, including but not limited to acts of God, pandemics, natural disasters, etc., or the expected outcomes, impacts, or conditions are substantially altered, then the permit will be voided immediately by authorized City Personnel.

I, the undersigned, will indemnify, defend and hold harmless the City of Punta Gorda, its agents, employees, officers and any and all other associates, from and against any and all actions, in law or in equity, from liability or claims for damages, demands or judgments to any person or property which may result now or in the future from the conduct of this event.

The undersigned has read and voluntarily signed the release and waiver of liability and Indemnity Agreement, and further agrees that no oral representations, statements, or inducements apart from the foregoing written agreement have been made.

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Signature

Organization

Kathy Burnam MMg. MSR

Type or Printed Name & Title

9/9/26

Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [■] physical presence or [ ] online notarization this day of 9 September, 20 26, by Kathleen Burnam, who is personally known to me or who has produced FLID as identification.

Morgan Carper

(Signature of Notary)

MORGAN CARPER
MY COMMISSION # HH 768904
EXPIRES: February 18, 2030

~~CITY OF PUNTA GORDA~~
ZONING & CODE COMPLIANCE
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3352
Zoning@CityofPuntaGordaFL.com

REQUEST FOR TEMPORARY CLOSING OF CITY STREETS

Request for Temporary Closing Form MUST be submitted to the Punta Gorda Public Works Department a minimum of sixty (60) days prior to the event	DATE RECEIVED:

Name of Event	Fishermen's Village Lighting of the Village						
Applicant or Organization	Fishermen's Village						
Address	1200 W. Retta Esplanade	City	Punta Gorda	State	FL	Zip	33950
Phone #'s	[redacted]						
Description of Event	Annual Celebration/Lighting of the Village to kick off Festival of Lights. Santa's Arrival, Lighting Ceremony, live music, family friendly activities						

Date of Event				Time of Event			
To	Sat, Nov. 14, 2026	From		Begin	5:00 pm	End	10:00 pm

Has this event been held in the Past?	☐ No ☐ XYes – When 2025
Proposed Road(s) to Close (Specific Locations – Include Map)	W. Henry / Shreve / E. Olympia
Proposed Detour Route (Include alternative road and map)	As determined by Police/Public Works Personnel (map route attached)
Additional Notes & Comments **Include ADA accessible route**	

Signature	Printed Name	Date
[signature], as managing agent for EVPROSCO	**Cesare Valenti**	9/1/26

Office Use Only		
Punta Gorda Police ☐ Approved ☐ Disapproved	Comment:	
Signature	Type or Printed Name & Title	Date
Punta Gorda Fire ☐ Approved ☐ Disapproved	Comment:	
Signature	Type or Printed Name & Title	Date
Punta Gorda Public Works / Engineering ☐ Approved ☐ Disapproved	Comment:	
Signature	Type or Printed Name & Title	Date

CITY OF PUNTA GORDA

FIRE DEPARTMENT
1410 TAMIAMI TRAIL
PUNTA GORDA, FL 33950
(941) 575-5529
CityofPuntaGordaFL.com

SPECIAL EVENT SAFETY CHECKLIST

Attention Event Permit Applicants & Participants:

The following fire safety requirements shall apply to all special events in the City of Punta Gorda.

- ✓ All tents and canopies under which any type of cooking or warming of food items is conducted will be required to have a fire retardant certification on the canvas or be separated from other structures and tents by 10' (foot) spacing. Permits may be required contact the Fire Marshal for details.
- ✓ Use of electrical or gas powered equipment will be required to have a fire retardant certification on the canvas or be separated from other structures and tents by 10' (foot) spacing. Permits may be required contact the Fire Marshal for details.
- ✓ All vendors with electrical power, cooking or food warming and any flammable hazards will be required to have a State certified (state tagged) portable fire extinguisher mounted within the vendor area. All fire extinguishers will be a minimum size of 5 pounds, ABC type.
- ✓ All vendors cooking with oils or grease type products will need to have absorbent material for any spills (i.e., sand or kitty litter).
- ✓ Any cooking equipment shall be in good operational condition (LP tanks, hoses, generators, grills and electrical appliances). All appliances shall be properly secured and out of egress pathways.
- ✓ Gasoline containers shall be approved types and shall not be stored under tents or in egress pathways.
- ✓ LP tanks shall be properly secured from any falling or tipping hazards and kept clear of egress pathways.
- ✓ Extension cords shall be heavy duty outdoor use type. Cords shall not be spliced together or tied in knots. Extension cords shall be kept clear of standing water and where they pass through pedestrian areas shall be secured, as to not cause trip hazards.

Jennifer J. Molnar,
Fire Marshal, PGFD

Event coordinator shall provide a signed copy of this document to the Fire Department in acknowledgement and full understanding of the above stated fire safety requirements that all event participants must abide by

All VENDORS MUST ACKNOWLEDGE RECEIPT IN ORDER TO PARTICIPATE IN A CITY EVENT

By signing this form the event coordinator insures that all participants/vendors of the event have received a copy of these listed requirements and clearly understands each applicable requirement listed.

Name	Cesare Valenti			Title	Property Manager
Address	[redacted]				
Phone #'s					
Event Name	Lighting of the Village	Event Date	Sat, Nov 14, 2026	Event Time	5:00 pm to 10:00 pm

[signature], as managing agent for FVPROP LLC
Signature

Cesare Valenti, Property Manager on behalf of Stiles Corp.
Type or Printed Name & Title

Fishermen's Village
Organization

11/1/26
Date

Florida's Harborside Hometown

CITY OF PUNTA GORDA

ZONING & CODE COMPLIANCE
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3352
PGcode@CityofPuntaGordaFL.com

AMERICANS WITH DISABILITIES CHECKLIST

Attention Event Permit Applicants & Participants:

The following Americans with Disabilities Act (ADA) checklist requirements shall apply to all special events permitted by the City of Punta Gorda:

- ✓ All vendors have the name of the event's designated ADA Coordinator and procedures to handle requests for accommodations.
- ✓ An accessible route from site arrival points and an accessible entrance have been provided.
    - As much as possible, the accessible route should be the same route used by other participants.
    - Once a route has been mapped out, it must be identified with signs if it deviates from paths used by the general public. (Be at least 36 inches wide)
    - All vendors have received the event layout outlining the accessible route and are aware that it MUST be maintained at all times.
- ✓ The layout of the event should allow people with disabilities to attain goods and services and participate in activities without assistant.
    - Front-line staff at information and ticketing areas must have a thorough knowledge of accessible features and services offered by the event and a general sensitivity to disability issues.
- ✓ The entrance gate, main desk, or information booth must be accessible in the design and location of the space and in the information provided.
- ✓ Vendors MUST modify policies and procedures to ensure they do not discriminate against persons with disabilities. Vendors may:
    - be required to leave their booths briefly to assist someone with limited hand dexterity in reaching their money, or need to take items from an inaccessible area to an interested individual in order to allow the individual to evaluate and select merchandise or to participate in an activity offered.
- ✓ If there is a "no pet" policy it MUST be modified to allow service animals to assist persons with disabilities in performing one or more tasks related.
- ✓ If portable toilets are provided for use by event participants, a minimum of five percent of all units, but never less than one unit, must be accessible.
- ✓ Signage is needed to direct the public to the location of accessible parking spaces, passenger drop-off points and transit stops and accessible entrances and gates. Signs should include the international symbol of accessibility, use easy-to-read typefaces, and be large enough to be read from a distance.
- ✓ Accessible parking spaces must be level and adjoin an accessible route to entrances. Accessible parking spaces should be placed as close as possible to the accessible entrance served by the parking area to minimize the need for a person with a disability to travel long distances to merely arrive at the entrance.

Florida's Harborside Hometown

- If temporary parking lots, grass fields or dirt lots, etc. are going to be used as temporary parking areas, accessible spaces must be created and held in reserve for people with disabilities.

✓ If shuttles or other modes of transportation are made available at the event, the mode of transportation MUST also be available to those with disabilities.

✓ If the event provides seating, viewing, or assembly areas a designated section should be made available for those with disabilities.

Event organizer & ADA Coordinator shall provide a signed copy of this document to the Urban Design Division in acknowledgement and full understanding of the above stated ADA requirements that all event organizers must abide by.

For more information on planning for making temporary events accessible to people with disabilities visit https://adata.org/publication/temporary-events-guide

Event Name	Lighting of the Village	**Organization**	Fishermen's Village
Event Date(s)	November 14, 2026	**Event Time(s)**	5:00 - 10:00 p.m.

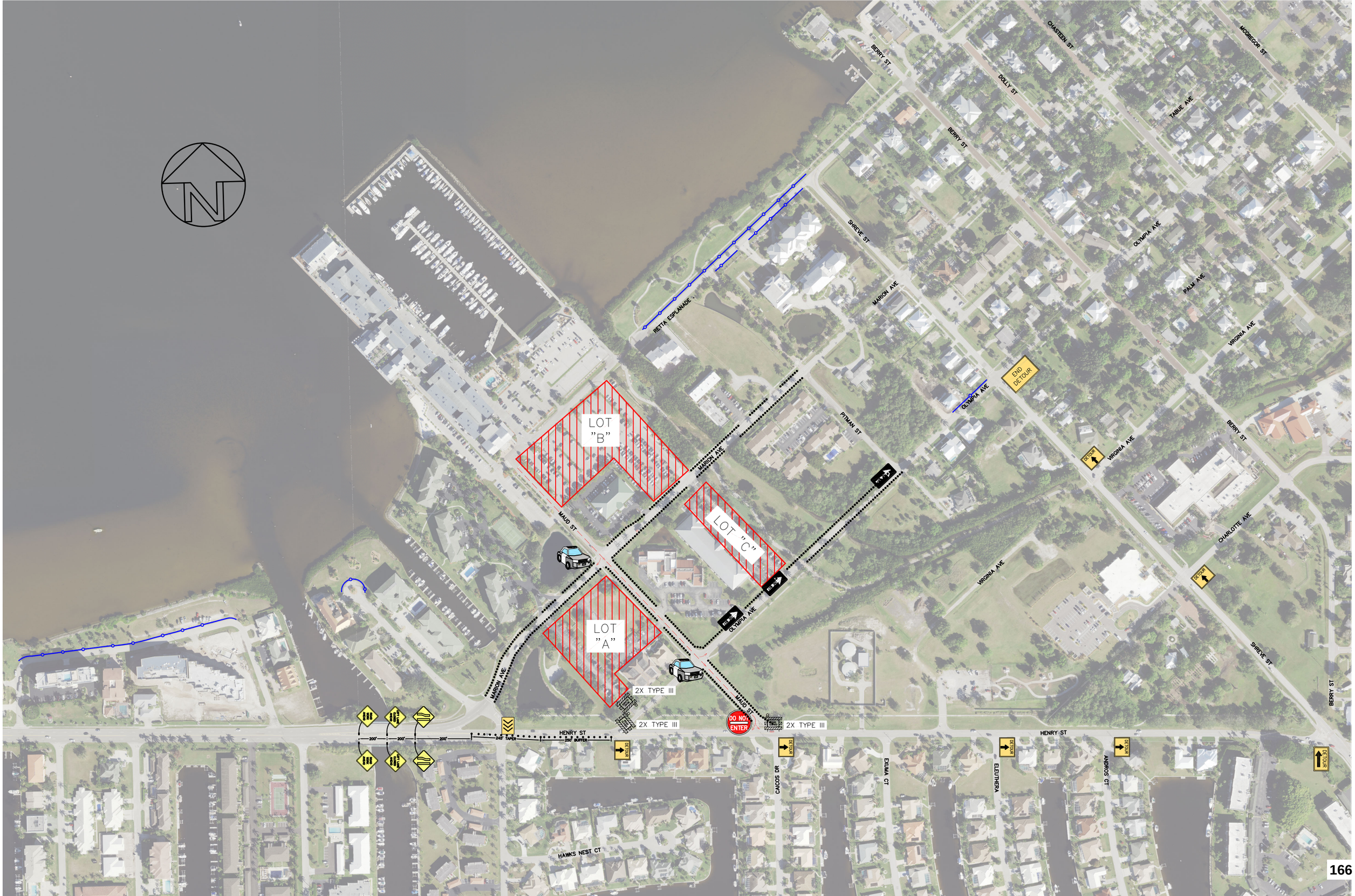
Name of Requestor/Applicant		**Designated ADA Coordinator**	
Name	Cesare Valenti	**Name**	Cesare Valenti
Title	Property Manager	**Title**	Property Manager
Phone #	[redacted]	**Phone #**	[redacted]
Email		**Email**	
Address		**Address**	

I, Cesare Valenti as authorized representative hereby acknowledge that I have read and understand the attached "Conditions of Permit" and that Permittee will abide by and be subject to these conditions in all respects if a permit is issued at a result of this application. In addition, ***by signing this form the event coordinator & ADA coordinator insures that all participants/vendors of the event have received a copy of ADA requirements and clearly understands each applicable requirement listed above.***

[signature] as a managing agent for FV PROPCO LLC 9/1/26

Signature Authorized Representative Date

Florida's Harborside Hometown


BERRY ST
CHASTEEN ST
MCGREGOR ST
DOLLY ST
TABUE AVE
BERRY ST
SHREVE ST
OLYMPIA AVE
PALM AVE
RETTA ESPLANADE
MARION AVE
VIRGINIA AVE
END DETOUR
OLYMPIA AVE
PITMAN ST
BERRY ST
LOT "B"
MARION AVE
VIRGINIA AVE
DETOUR
CHARLOTTE AVE
LOT "C"
MAUD ST
OLYMPIA AVE
VIRGINIA AVE
SHREVE ST
BERRY ST
LOT "A"
MARION AVE
2X TYPE III
MAUD ST
DO NOT ENTER
2X TYPE III
200'
200'
200'
245' TAPER
HENRY ST
250' BUFFER
DETOUR
HENRY ST
CAICOS DR
EXUMA CT
ELEUTHERA
ANDROS CT
DETOUR
HAWKS NEST CT

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

CONSENT AGENDA

Title:	Road Closure Request - Event Permit 26-196676- Fishermen's Village New Years Eve Celebration, December 31, 2026.
Funds:	
Recommended Action:	For Councils information of event with street closures.
Summary:	Fishermen's Village will host its annual New Year's Eve event, which includes live entertainment, extended business hours, family, friendly activities, and a midnight celebration along the Charlotte Harbor waterfront. The event historically attracts a significant number of attendees, resulting in increased pedestrian traffic and the need for coordinated safety measures. Applicant has requested City personnel from Police, Fire and Public Works. The streets that will have closure impacts are W. Henry, Shreve, and E. Olympia. These closures are the same as previous years.
Department/Division:	Urban Design

EXHIBITS:

1. Application
2. Road Closure Map

Punta Gorda

PAID
OCT 0 8 2026

CITY OF PUNTA GORDA
PARK RENTAL & EVENTS
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
ParkRental@CityofPuntaGordaFL.com
(941) 575-3367

EVENT PERMIT APPLICATION

The following information is required for all event permits issued by the City of Punta Gorda. Please be aware that approval does not exempt the applicant from any County, State or Federal criteria which may apply to such event or activity.

IMPORTANT: Applications for event permits must be submitted for processing at least sixty (60) days prior to the event.

Non-refundable application fee shall be paid at time of application or the application will be returned. Rental fees will be paid at approval of the event request. All questions must be answered, incomplete applications will be rejected. Signature **must** be notarized or application will be rejected. **For** further information, contact the Urban Design Division.

DATE RECEIVED: 10/8/26	**PERMIT NO:** 26 00196676
Application Fee: $50.00 (DUE AT TIME OF APPLICATION)	**DRC DATE:**

Name of Event	Fishermen's Village New Year's Eve Celebration/Fireworks Display
Applicant or Organization	Fishermen's Village
Event Date(s)	Thursday, December 31, 2026

Type: If event is a joint venture between a not-for-profit organization and a for-profit company, the rental rates will be charged the for-profit rate. Attach copy of non-profit status with IRS certification or copy of the State of Florida tax exemption certificate.

☒ For profit ☐ Not-for-profit (type_____, provide IRS certification) ☐ Joint Event

Name of Responsible Party	Kathy Burnam	Title	Marketing Manager
Address	[redacted]		
Phone #'s			
Description of Event	Annual Fishermen's Village NYE Celebration inside Village with family friendly festivities and live music beginning at 6 pm and continuing until 12 midnight. Kona Ice Food Truck will be on west harborwalk for event. Fireworks display to begin at 12 midnight as part of celebration. Barge set up on Harbor on Dec. 30th. Explosive Touch Enterprises (EJ Weppel) is company presenting Fireworks' Display (same company we used for 2025 NYE and 2026 July 4th display) Required application information from Explosive Touch is attached accordingly.		

Event Location:
Indicate all areas intending to be used. Site plan is required at the time of application submittal, including location(s) of any signage, and/or a parade/race route, as applicable. Site plan shall indicate the areas to be used for parking, location of portable toilets and trash containers/ dumpsters as well as layout of event. In addition, an accessible route site plan is required and must include all elements outlined on the ADA Checklist provided in the event manual.

Gilchrist Park	Laishley Park	Ponce de Leon Park
☐ Open Space/Event Lawn ☐ Gazebo ☐ Large Shelter ☐ Small Shelter ☐ Exclusive Use (Specify) _____ ■ Other (Specify) Fishermen's Village	☐ Open Space ☐ Open Air Pavilion ☐ Gazebo ☐ Exclusive Use (Specify) _____ ☐ Other (Specify) _____	☐ Open Space ☐ Large Shelter ☐ Open Air Chapel ☐ Exclusive Use (Specify) _____ ☐ Other (Specify) _____

Set up Time			Event Time			Clean Up Time		
Date	From	To	Date	From	To	Date	From	To
12/30/26	Barge arrives		1/1/27	12 am	12:20 am	1/1/27	12:30 am	2:30 am
12/31/26	Fireworks setup	Approx. 9 am – 1 pm		Fireworks Display				

Has this event been held in the Past?	☐ No ■ Yes – When 1/1/26 in attendance 4,000		
Anticipated Crowd Size for this event	3,000 - 4,000	Peak Hours 9 pm - 12:30 am	
Will there be a charge for Parking	■ No ☐ Yes	Will off-site parking be provided	☐ No XX Yes
Will any type of "shuttle" service from parking to entrance be provided?	☐ No ■ Yes –By whom Village Security Personnel - golf carts If yes, will the shuttle equipped for those with disabilities? ☐ No ■ Yes		
Will there be amplified music or entertainment?	☐ No ■ Yes	Will any street(s) or sidewalk(s) be closed?	No ☒ Yes
Are off-premise directional signs or other types of advertising devices being requested?			■ No ☐ Yes
Will tents or canopies be used?	■ No ☐ Yes – How Many? _____ What Size? _____		
Will alcoholic beverages be sold or consumed on the premises?	☐ No ■ Yes – Alcoholic Beverage Permit Holder Village Restaurants		
Are Fireworks planned?	☐ No ■ Yes	Does the applicant own the property where the event is to be held?	☐ No ■ Yes
Will private security be provided to protect exhibits, equipment or facilities brought on-site for this event	■ No ☐ Yes – Name of Security Company _____		
Will food be cooked and/or catered on-site during this event?	☐ No Village Restaurants ■ Yes – has the Health Department been contacted ☐ No ☐ Yes		
Will temporary sanitary facilities be provided?	■ No ☐ Yes	*Portable toilets and portable hand washing facilities are REQUIRED for ANY event serving/selling food and/or beverages. (Only exception is in Laishley Park)	

*If portable toilets are provided for use by event participants, a minimum of five percent of all units, but never less than one unit, must be accessible. Where clusters of portable units are provided at various locations around the event site, five percent of the units in each cluster should be accessible. They should be equipped with all the accessible elements required by the Standards such as maneuvering space, grab bars, toilet paper dispensers within reach, etc. In addition, when all units are not accessible, the International Symbol of Accessibility must be posted on the units that are.

Will disposable cardboard trash receptacles be provided?	■ No ☐ Yes
Will additional refuse containers/dumpsters be provided? (If serving food a dumpster is required)	■ No ☐ Yes – By whom? _____
Are live animals going to be part of this event?	☐XNo ☐ Yes – Type?_____ How Many? _____
Who is the event's designated ADA Coordinator responsible for ensuring event is accessible to those with disabilities?	Name: Cesare Valenti, Property Manager Phone: [redacted] Email Address: [redacted]

Will Punta Gorda Personnel be Requested?	Police ☐ No ■ Yes	Fire ☐ No ■ Yes	Public Works ■ Yes ☐

Events on City Property. Please provide the City of Punta Gorda with a Certificate of Insurance for property and Liability coverage of the event, naming the City as additional insured. Combined Single Limit for Bodily Injury liability having minimum limits of $1,000,000 per occurrence and Property Damage liability as follows: ***$100,000 for Ponce de Leon; $500,000 for Gilchrist & Laishley Park****, must be provided prior to permit approval*

Do you have the appropriate insurance?	☐ No ☐ N/A ■ Yes	Is the City named as an additional insured?	☐ No ☐ N/A ■ Yes
Does this event require the use of Water?	☐ No ■ Yes	Does this event require the use of Electric?	☐ No ■ Yes

Telephone service shall be available on site of event for emergency purposes. Indicate the arrangements you have made for communications on-site during event. List the name of contact person responsible the day(s) of event

Name	Kathy Burnam	Title	Marketing Manager
Address	[redacted]		
Phone #'s	[redacted]		

During review by various City Departments, additional conditions may be imposed. The permit is valid only for the time indicated on the ISSUED permit. In the event that the applicant fails to fulfill the requirement(s) (as set forth in the permit) or fails to obtain proper authorization to proceed, if conditions have changed, including but not limited to acts of God, pandemics, natural disasters, etc., or the expected outcomes, impacts, or conditions are substantially altered, then the permit will be voided immediately by authorized City Personnel.

I, the undersigned, will indemnify, defend and hold harmless the City of Punta Gorda, its agents, employees, officers and any and all other associates, from and against any and all actions, in law or in equity, from liability or claims for damages, demands or judgments to any person or property which may result now or in the future from the conduct of this event.

The undersigned has read and voluntarily signed the release and waiver of liability and Indemnity Agreement, and further agrees that no oral representations, statements, or inducements apart from the foregoing written agreement have been made.

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Kathy Burnam
Signature

Fishermen's Village
Organization

Kathy Burnam, Marketing & Events Manager
Type or Printed Name & Title

10/8/26
Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this day of October 8, 2026, by Kathy Burnam, who is personally known to me or who has produced FL DL as identification.

Madison A
(Signature of Notary)

MADISON HENDERSON
Notary Public - State of Florida
Commission # HH 436849
My Comm. Expires Aug 23, 2027

~~CITY OF PUNTA GORDA~~
ZONING & CODE COMPLIANCE
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3352
Zoning@CityofPuntaGordaFL.com

REQUEST FOR TEMPORARY CLOSING OF CITY STREETS

Request for Temporary Closing Form MUST be submitted to the Punta Gorda Public Works Department a minimum of sixty (60) days prior to the event	DATE RECEIVED:

Name of Event	Fishermen's Village New Year's Eve Celebration / Fireworks Display
Applicant or Organization	Fishermen's Village
Address	[redacted]
Phone #'s	
Description of Event	FV annual New Year's Eve Celebration with Fireworks Display at 12 midnight. Music, family friendly activities, dancing.

Date of Event				Time of Event			
To	December 31, 2026	December 31, 2026 - January 1, 2027 ☐ ☐		Begin	6 pm	End	12:30 am

Has this event been held in the Past?	No XXYes – When 2025-2026
Proposed Road(s) to Close (Specific Locations – Include Map)	W. Henry / Shreve / E. Olympia As determined in advance by Police/Public Works Personnel
Proposed Detour Route (Include alternative road and map)	As determined by Police/Public Works Personnel (map provided)
Additional Notes & Comments **Include ADA accessible route**	

Kathy Burman — Signature
Kathy Burman — Printed Name
10/7/26 — Date

Office Use Only			
☐ Punta Gorda Police Approved ☐ Disapproved ☐	Comment:		
Signature	Type or Printed Name & Title	Date	
☐ Punta Gorda Fire Approved ☐ Disapproved ☐	Comment:		
Signature	Type or Printed Name & Title	Date	
☐ Punta Gorda Public Works / Engineering Approved ☐ Disapproved ☐	Comment:		
Signature	Type or Printed Name & Title	Date	

CITY OF PUNTA GORDA

FIRE DEPARTMENT
1410 TAMIAMI TRAIL
PUNTA GORDA, FL 33950
(941) 575-5529
CityofPuntaGordaFL.com

SPECIAL EVENT SAFETY CHECKLIST

Attention Event Permit Applicants & Participants:

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- ✓ All vendors with electrical power, cooking or food warming and any flammable hazards will be required to have a State certified (state tagged) portable fire extinguisher mounted within the vendor area. All fire extinguishers will be a minimum size of 5 pounds, ABC type.
- ✓ All vendors cooking with oils or grease type products will need to have absorbent material for any spills (i.e., sand or kitty litter).
- ✓ Any cooking equipment shall be in good operational condition (LP tanks, hoses, generators, grills and electrical appliances). All appliances shall be properly secured and out of egress pathways.
- ✓ Gasoline containers shall be approved types and shall not be stored under tents or in egress pathways.
- ✓ LP tanks shall be properly secured from any falling or tipping hazards and kept clear of egress pathways.
- ✓ Extension cords shall be heavy duty outdoor use type. Cords shall not be spliced together or tied in knots. Extension cords shall be kept clear of standing water and where they pass through pedestrian areas shall be secured, as to not cause trip hazards.

Jennifer J. Molnar,
Fire Marshal, PGFD

Event coordinator shall provide a signed copy of this document to the Fire Department in acknowledgement and full understanding of the above stated fire safety requirements that all event participants must abide by

All VENDORS MUST ACKNOWLEDGE RECEIPT IN ORDER TO PARTICIPATE IN A CITY EVENT

By signing this form the event coordinator insures that all participants/vendors of the event have received a copy of these listed requirements and clearly understands each applicable requirement listed.

Name	Kathy Burnam			Title	Marketing Manager		
Address	[redacted]						
Phone #'s							
Event Name	NYE Celebration/Fireworks Display	Event Date	12/31/26-1/1/27	Event Time	6 pm	to	12:30 am

Kathy Burnam
Signature

Fishermen's Village
Organization

Kathy Burnam, Marketing & Events Manager
Type or Printed Name & Title

id 756
Date

Florida's Harborside Hometown

CITY OF PUNTA GORDA

PUNTA GORDA FIRE DEPARTMENT
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-5549
CityofPuntaGordaFL.com

OFF DUTY VENDOR CONTRACT – FIRE DEPARTMENT

PERMITTEE			
Event Name	NYE Fireworks Display	Organization	Fishermen's Village
Name of Permittee/Vendor	Kathy Burnam	Title	Special Events & Community Relations
Address	[redacted]		
Phone #'s			

DATE(S) SERVICE IS NEEDED			
Hours	From: 10 pm-12 a (2) 12/31/26 ☐ AM ☐ PM	TO: _____ ☐ AM ☐ PM	
Number of Fire Department personnel being requested		2 fire reps 12/31/26 10p-12a/ 2 fire reps 1/1/27 12-1 am	

PAYMENTS WILL BE MADE IN ADVANCE UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE. IF OTHER ARRANGEMENTS HAVE NOT BEEN MADE, PAYMENT MUST BE RECEIVED 10 DAYS PRIOR TO THE EVENT DATE. FAILURE TO DO SO WILL RESULT IN PERMIT/DETAIL BEING CANCELLED. TWO (2) HOUR MINIMUM.

Description of service to be provided	NYE Fireworks display detail as required to oversee safety of fireworks display
Report to	Becca Heiland, Security / Cesare Valenti, Property Manager

I, Kathy Burnam as authorized representative of Fishermen's Village (hereafter "Permittee") hereby acknowledge that I have read and understand the attached "Conditions of Permit" and that Permittee will abide by and be subject to these condition in all respects if a permit is issued at a result of this application. In addition, that Punta Gorda Fire Department and its member will not be held liable for damages or injuries by Permittee that may be caused be a third party in connection with services provided under this permit.

Kathy Burnam
Signature Authorized Representative of Vendor

10/7/26
Date

The above application for permit is hereby granted, and above application together with the attached "Conditions of Permit are hereby adopted, by reference, and are made part of and constitute terms and conditions of this permit.

Expiration date of this permit | Pre-Payment Waive ☐ Yes ☐ No

Signature City Representative | Date | Permit Number

ALL PERMITS MUST BE OBTAINED 10 DAYS PRIOR TO THE EVENT DATE

Punta Gorda

Off Duty Vendor Contract
CONDITIONS OF PERMIT
Extra-Duty Special Detail Standby Fire Department Related Services

The following are general conditions regarding standby Fire Department related services:

1. If you require assistance with a scheduled detail after normal administrative hours (M-F 7:30am-4:30pm), contact must be made with the Fire Marshal or Fire Chief by calling 941-575-5529.
2. Any Member who is engaged in any extra-duty employment is subject to On-Duty status (call-out) at any time.
3. Extra-Duty employment shall be suspended any time a conflict is found to exist, the employment interested with the member's primary duties as a firefighter/EMT/Paramedic, is in violation of State or Federal law or Office policy.
4. The rate charged an employer/vendor for extra-duty Fire and EMS related services shall be standardized hourly rate established by the City of Punta Gorda which shall include compensation of personnel, any applicable employment taxes, and any administrative costs to administer the special detail.
5. Payment for any services directly to the member is strictly prohibited. The City of Punta Gorda will be responsible for collecting such payment and making disbursement to the member.
6. Extra Duty/special detail services shall be performed within the boundaries and jurisdiction of City of Punta Gorda public safety services.
7. The person/vendor requesting the extra-duty Fire/EMS service will make payment in ADVANCE of the service being performed. Payment will be made to the City of Punta Gorda Fire Department and will accompany the application/contract for request of services.
8. Cancellations of services by the Permittee (person/vendor requesting service) MUST be made at least 48 hours in advance. Failure to do so will result in the City of Punta Gorda Fire Department billing permittee/vendor for two (2) hours minimum for administrative cost.
9. If the employment has been authorized as provided in this policy, liability and Worker's Compensation Insurance Coverage provided by the Fire Department will be in effect if the off-duty firefighter sustains an injury while the member is performing extra-duty fire/ems related employment. Any injuries sustained which are NOT incurred as a result of a fire/ems action, will be the responsibility of the employer/vendorrequesting extra-duty fire/ems related employment to include workers compensation.
10. All permits must be obtained 10 days in advance. In emergent situations exceptions may be made by the program administrator/Fire Chief.

I have read, understand and agree to the above listed conditions.

Kathy Burnam — 10/7/26

Signature of Permitee/Vendor/Employer Requesting Extra Duty Detail — Date

CITY OF PUNTA GORDA

POLICE DEPARTMENT
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-5533
CityofPuntaGordaFL.com

OFF DUTY VENDOR CONTRACT – POLICE DEPARTMENT

PERMITTEE			
Event Name	NYE Celebration/Fireworks display	Organization	Fishermen's Village
Name of Permittee/Vendor	Kathy Burnam	Title	Special Events & Community Relations
Address	[redacted]		
Phone #'s			

DATE(S) SERVICE IS NEEDED

Hours	From: 12/31/26 9 pm-1 am ☐ AM ☐ PM	TO: 12/31/26 10 pm-1 am ☐ AM ☐ PM

Number of officers requested		Per hour for Officer (two hour minimum)		Total Charge
two officers	X		=	$

PAYMENTS WILL BE MADE WITHIN TEN (10) DAYS OF THE EVENT UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE. IF THE PERMITTEE/VENDOR CANCELS THE DETAIL ON THE DAY OF THE EVENT, A TWO (2) HOUR MINIMUM PER OFFICER WILL BE CHARGED.

Description of service to be provided	One officer for traffic control 10 pm-1 am and one officer for foot patrol 9 pm-1 am
Report to	Becca Heiland Village Security, 941 456-3883

I, Kathy Burnam as authorized representative of Fishermen's Village (hereafter "Permittee") hereby acknowledge that I have read and understand the attached "Conditions of Permit" and that Permittee will abide by and be subject to these condition in all respects if a permit is issued at a result of this application. In addition, that Punta Gorda Police Department and its member will not be held liable for damages or injuries by Permittee that may be caused be a third party in connection with services provided under this permit.

Kathy Burnam — Signature Authorized Representative of Vendor

10/7/26 — Date

The above application for permit is hereby granted, and above application together with the attached "Conditions of Permit are hereby adopted, by reference, and are made part of and constitute terms and conditions of this permit.

Expiration date of this permit

Signature City Representative | Date | Permit Number

ALL PERMITS MUST BE OBTAINED 10 DAYS PRIOR TO THE EVENT DATE

Punta Gorda

Off Duty Vendor Contract
CONDITIONS OF PERMIT
Extra-Duty Law Enforcement/Security Related Services

The following are general conditions that the person/business requesting Extra-Duty Law Enforcement/Security:

1. If you require assistance with a scheduled detail after normal administrative hours (M-F 8:00am-4:30pm), contact must be made with the Operations Captain on duty by calling 941-575-5533.
2. Extra-Duty employment shall be suspended any time a conflict is found to exist, the employment interested with the member's primary duties as a law enforcement officer, is in violation of State or Federal law or Office policy.
3. The rate charged an employer for extra-duty law enforcement security related services shall be standardized hourly rate established by the City of Punta Gorda Police Department which shall include compensation of personnel, any applicable employment taxes, and any administrative costs to administer the program.
4. Payment for any services directly to the member is strictly prohibited. The City of Punta Gorda Police Department will be responsible for collecting such payment and making disbursement to the member.
5. Extra Duty law enforcement services shall be performed within the boundaries and jurisdiction of Punta Gorda.
6. The person/business making the request for Extra-Duty law enforcement services, may request a particular member to work the detail, however the City of Punta Gorda Police Department has final selection of all members who work extra-duty law enforcement details.
7. If no particular member is requesting to work the Extra-Duty law enforcement detail, the City of Punta Gorda Police Department reserves the right to forward the contract to the Charlotte County Sheriff's Office and the person/business holding the event will be billed at the Charlotte County Sheriff's Office current billing rate.
8. The person/business requesting the extra-duty law enforcement service will make payment within ten (10) days of the service being performed. Payment will be made to the City of Punta Gorda Police Department and will accompany the application for request of services.
9. Cancellations of service by the Permittee (person/business requesting service) MUST be made at least 48 hours in advance. Failure to do so will result in the City of Punta Gorda Police Department billing permittee for two (2) hours minimum for administrative cost.
10. If the employment has been sanctioned and authorized as provided in this policy, liability and Worker's Compensation Insurance Coverage provided by the Police Department will be in effect if the off-duty officer sustains an injury while enforcing the criminal, traffic or penal law of the State or City ordinances while the member is performing extra-duty law enforcement/security related employment.
11. All permits must be obtained 10 days in advance. In emergency situations, exceptions may be made by the program administrator.

I have read, understand and agree to the above listed conditions.

Kathy Burnam — 10/7/26

Signature of Permitee/Vendor/Employer Requesting Extra Duty Detail — Date

CITY OF PUNTA GORDA

RIGHT-OF-WAY DIVISION
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-5010
CityofPuntaGordaFL.com

PUBLIC WORKS DEPARTMENT VENDOR CONTRACT

PERMITTEE			
Event Name	NYE Celebration/Fireworks Display	Organization	Fishermen's Village
Name of Requestor/Applicant	Kathy Burnam	Title	Special Events & Community Relations
Address	[redacted]		
Phone #'s			

STREET/SIDEWALK CLOSURE Marion Avenue / Olympia/ Maud Street – as determined by public works personnel		
Event date	December 31, 2026 – January 1, 2027	
Event Hours	From: as determined by Public Works Dept.__ ❑ AM 6 ❑ PM	TO:_____ 12:30 ❑ AM ❑ PM

EVENT PERMITTEE MUST CONTACT PUBLIC WORKS PERSONNEL 5 DAYS PRIOR TO THE EVENT TO CONFIRM EVENT DETAILS FOR MAINTENANCE OF TRAFFIC (MOT). FAILURE TO DO SO MAY RESULT IN A MINIMUM OF A $250.00 EQUIPMENT RENTAL FEE.

I, Kathy Burnam_____as authorized representative

Of Fishermen's Village_____(hereafter "Permittee") hereby acknowledge that I have read and understand the attached "Conditions of Permit" and that Permittee will abide by and be subject to these conditions in all respects if a permit is issued at a result of this application. In addition, that Punta Gorda Facilities Maintenance Division and its employees will not be held liable for damages or injuries by Permittee that may be caused be a third party in connection with services provided under this permit.

Kathy Burnam
Signature Authorized Representative

10/7/26
Date

Punta Gorda

Off Duty Vendor Contract
CONDITIONS OF PERMIT
PUBLIC WORKS DEPARTMENT
Right-of-Way Division Personnel

The following are general conditions regarding Right-of-Way Division related services:

1. Applicant must complete and submit the Street Closure application with the event permit application a minimum of 60 days prior to the event date.
2. It is the applicant's responsibility to contact the Right-of-Way Division a minimum of 60 days prior to the event to discuss Maintenance of Traffic needs.
3. FDOT permit may be required.
4. The City of Punta Gorda Right-of-Way Division has final selection of all employees who work extra-duty details.
5. If a Maintenance of Traffic plan is provided by the City of Punta Gorda Right-of-Way Division, additional charges ***may*** apply.
6. Contractual services for Public Works personnel for MOT does NOT include any required Police or Fire personnel. Those services will include a separate contract for each department.
7. Payment is due within ten (10) days after the event date. Failure to submit payment within the ten (10) days, future event requests may be denied and could result in a legal collections process.
8. Cancelation of services by the Permittee (person/event requesting service) MUST be made at least five (5) days in advance. Failure to do so will result in the City of Punta Gorda Public Works Department billing permittee a $250.00 equipment rental fee.

I have read, understand and agree to the above listed conditions.

Kathy Burnam *Kathy Burnam* 10/7/26

Signature of Permitee/Vendor/Employer Requesting Extra Duty Detail — Date

CITY OF PUNTA GORDA

ZONING & CODE COMPLIANCE
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3352
PGcode@CityofPuntaGordaFL.com

AMERICANS WITH DISABILITIES CHECKLIST

Attention Event Permit Applicants & Participants:

The following Americans with Disabilities Act (ADA) checklist requirements shall apply to all special events permitted by the City of Punta Gorda:

- ✓ All vendors have the name of the event's designated ADA Coordinator and procedures to handle requests for accommodations.
- ✓ An accessible route from site arrival points and an accessible entrance have been provided.
  - o As much as possible, the accessible route should be the same route used by other participants.
  - o Once a route has been mapped out, it must be identified with signs if it deviates from paths used by the general public. (Be at least 36 inches wide)
  - o All vendors have received the event layout outlining the accessible route and are aware that it MUST be maintained at all times.
- ✓ The layout of the event should allow people with disabilities to attain goods and services and participate in activities without assistant.
  - o Front-line staff at information and ticketing areas must have a thorough knowledge of accessible features and services offered by the event and a general sensitivity to disability issues.
- ✓ The entrance gate, main desk, or information booth must be accessible in the design and location of the space and in the information provided.
- ✓ Vendors MUST modify policies and procedures to ensure they do not discriminate against persons with disabilities. Vendors may:
  - o be required to leave their booths briefly to assist someone with limited hand dexterity in reaching their money, or need to take items from an inaccessible area to an interested individual in order to allow the individual to evaluate and select merchandise or to participate in an activity offered.
- ✓ If there is a "no pet" policy it MUST be modified to allow service animals to assist persons with disabilities in performing one or more tasks related.
- ✓ If portable toilets are provided for use by event participants, a minimum of five percent of all units, but never less than one unit, must be accessible.
- ✓ Signage is needed to direct the public to the location of accessible parking spaces, passenger drop-off points and transit stops and accessible entrances and gates. Signs should include the international symbol of accessibility, use easy-to-read typefaces, and be large enough to be readfrom a distance.
- ✓ Accessible parking spaces must be level and adjoin an accessible route to entrances. Accessible parking spaces should be placed as close as possible to the accessible entrance served by the parking area to minimize the need for a person with a disability to travel long distances to merely arrive at the entrance.

Florida's Harborside Hometown

- If temporary parking lots, grass fields or dirt lots, etc. are going to be used as temporary parking areas, accessible spaces must be created and held in reserve for people withdisabilities.

✓ If shuttles or other modes of transportation are made available at the event, the mode of transportation MUST also be available to those with disabilities.

✓ If the event provides seating, viewing, or assembly areas a designated section should be made available for those with disabilities.

Event organizer & ADA Coordinator shall provide a signed copy of this document to the Urban Design Division in acknowledgement and full understanding of the above stated ADA requirements that all event organizers must abide by.

For more information on planning for making temporary events accessible to people with disabilities visit https://adata.org/publication/temporary-events-guide

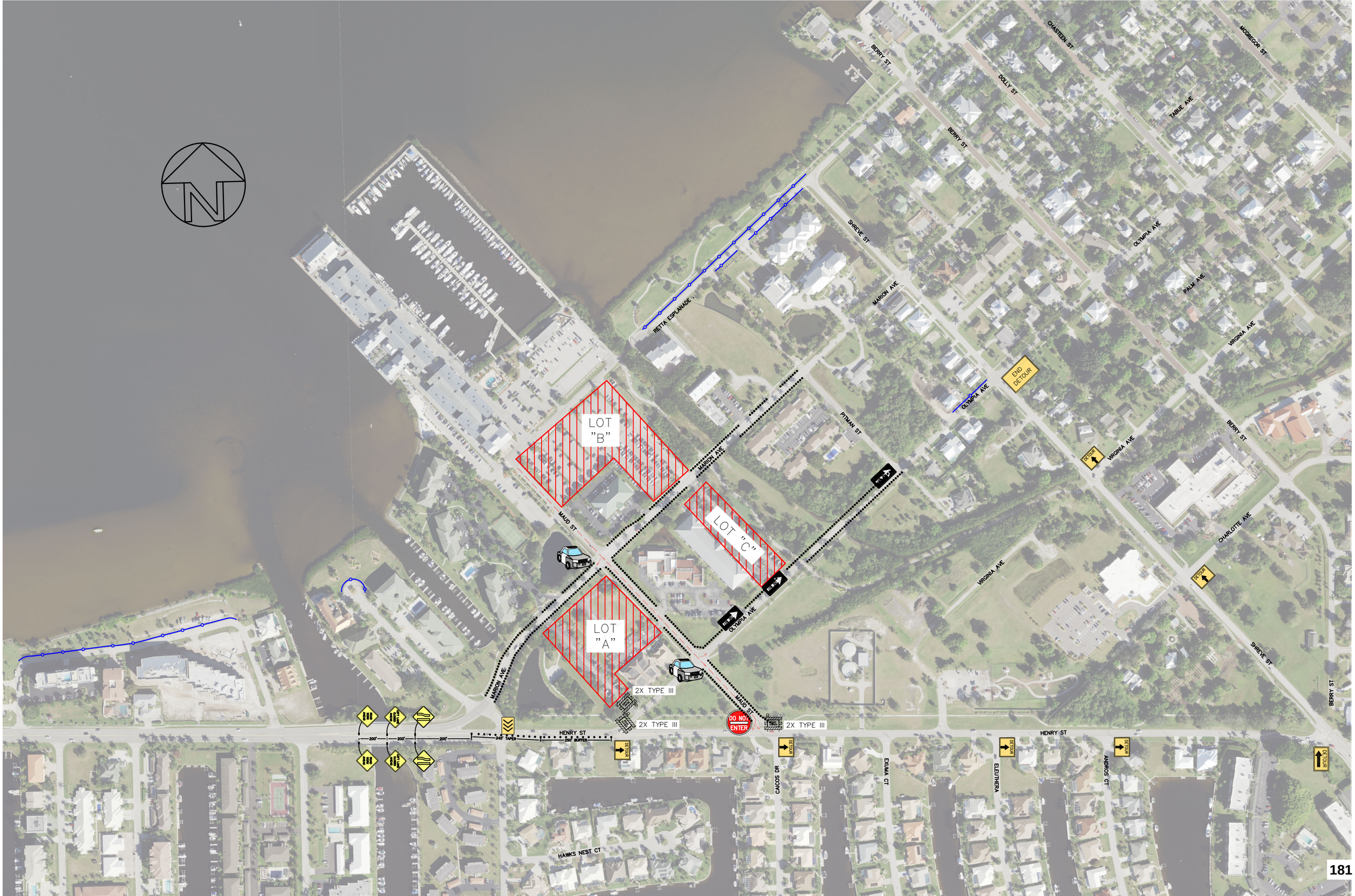
Event Name	NYE Celebration/Fireworks Display	**Organization**	Fishermen's Village
Event Date(s)	12/31/26 – 1/1/27	**Event Time(s)**	6 pm until 12:30 a.m.

Name of Requestor/Applicant		**Designated ADA Coordinator**	
Name	Kathy Burnam	**Name**	Cesare Valenti
Title	Marketing Manager	**Title**	Property Manager
Phone #	[redacted]	**Phone #**	[redacted]
Email	[redacted]	**Email**	[redacted]
Address	[redacted]	**Address**	[redacted]

I, Kathy Burnam as authorized representative hereby acknowledge that I have read and understand the attached "Conditions of Permit" and that Permittee will abide by and be subject to these conditions in all respects if a permit is issued at a result of this application. In addition, ***by signing this form the event coordinator & ADA coordinator insures that all participants/vendors of the event have received a copy of ADA requirements and clearly understands each applicable requirement listed above.***

Kathy Burnam — 10/7/26

Signature Authorized Representative — Date


BERRY ST
CHASTEEN ST
MCGREGOR ST
DOLLY ST
TABUE AVE
BERRY ST
SHREVE ST
OLYMPIA AVE
PALM AVE
RETTA ESPLANADE
MARION AVE
VIRGINIA AVE
END DETOUR
OLYMPIA AVE
PITMAN ST
BERRY ST
LOT "B"
MARION AVE
VIRGINIA AVE
DETOUR
CHARLOTTE AVE
LOT "C"
MAUD ST
OLYMPIA AVE
VIRGINIA AVE
SHREVE ST
BERRY ST
LOT "A"
MARION AVE
2X TYPE III
MAUD ST
DO NOT ENTER
2X TYPE III
200'
200'
200'
245' TAPER
250' BUFFER
HENRY ST
DETOUR
DETOUR
HENRY ST
DETOUR
DETOUR
CAICOS DR
EXUMA CT
ELEUTHERA
ANDROS CT
HAWKS NEST CT

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

REGULAR AGENDA

Title: Application Approval and Renewal Timelines Discussion

Funds:

Recommended Action: For City Council discussion.

Summary: An agenda item was presented on April 8, 2026, regarding application approval timelines. The purpose of this agenda item is to further that discussion and include information regarding extensions or renewals of applications, and to reach a consensus on whether changes to the code are desired.

Department/Division: Urban Design

EXHIBITS:

1. Application Approval Timelines

Application and Permit Approval Timelines

City Council – October 28, 2026
Zoning & Code Compliance Division

Punta Gorda

General Timeline Information

- **Punta Gorda Code**
  - Approval timelines and limitations vary by application
  - Some don't specify, but allow for conditions of approval to include a timeline

- **Florida Statutes**
  - F.S. § 163.3164 – defines development order and development permit
  - F.S. § 166.033 – outlines process for issuance
  - F.S. § 252.363 – timeline extension related to natural disaster(s)

Punta Gorda

April 8, 2026, Discussion Recap

- **Certificate of Appropriateness:** 6 months per LDRs; *no consensus* to make changes was verbalized
- **Demo Permit:** Zoning approval, 60 days per LDRs; *no consensus* to make changes was verbalized
- **Development Plan:** 1 year per LDRs; *no consensus* to make changes was verbalized
- **Special Exception:** 2 years per LDRs; consensus to leave as is
- **Temporary Use Permit:** most types outlined in LDRs; *no consensus* to make changes was verbalized
- **Variance:** 6 months was mentioned; *no consensus* to make changes was verbalized
- **Vested Rights:** 2 years with potential for 1-year ext. mentioned; *no consensus* to make changes was verbalized

Punta Gorda

Continued Discussion

- **Certificate of Appropriateness:**
  - Timeline was 18 months in the 2024 LDRs
  - No changes are recommended to reduce beyond 6 months
  - Applicant can request renewal within 1 year of original approval
    - Must provide sufficient information to show why work was not completed during the 6-month window. A second renewal would not be permitted.
  - Council consensus?

Punta Gorda

Continued Discussion

- **Demo Permit:**
  - Relates to zoning approval only; not the actual building permit.
  - No changes are recommended to reduce beyond 60 days; conflicts with building permit timeframe of 6 months
  - Council consensus?

Punta Gorda

Continued Discussion

- **Development Plan:**
  - No changes are recommended to reduce beyond 1 year
  - Applicant can request a 6-month extension if filed no less than 2 weeks prior to the expiration
    - Must provide sufficient information to show why permits were not obtained and/or work did not commence.
    - LDRs do not limit the number of requests for an extension, however, staff will not grant more than 2 extensions; a new application would be required thereafter
  - Council consensus?

Punta Gorda

Continued Discussion

- **Temporary Use Permit:**
  - Christmas trees, seasonal ag products: 60 days
  - Temp storage container during (res.) construction: 45 days
  - Temp office during (comm.) construction: 6 months
  - Applicant can request a renewal or extension. Renewals are processed the same as a new application.
    - For an extension, applicant must provide sufficient information to show why temporary use was not finalized and is still needed.
    - LDRs do not limit the number of requests for extension, however, staff will not grant more than 2 extensions; a renewal would be required thereafter
  - Council consensus?

Punta Gorda

Continued Discussion

- **Variance:**
  - If a specific timeline is desired, recommend "6 months unless specified otherwise as a condition of approval"
  - Request may be tied to new commercial development; Development Order is valid for 1 year so add'l time may be needed between variance approval and building permit issuance
  - If part of ongoing construction, 90 days should be plenty and timeline could be reduced
  - Council consensus?

Punta Gorda

Continued Discussion

- **Vested Rights:**
  - 2 years with potential for 1-year ext. mentioned during April discussion
  - Council consensus?

Punta Gorda

Questions?

Punta Gorda

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

REGULAR AGENDA

Title:

Award of Amendment to Carollo Engineers, Inc., of Sarasota, FL, to provide professional services to renew and modify the Water Use Permit at the Shell Creek Water Treatment Plant.

Funds:

Account # 411-8422-533-31-14 - Project Code: RO-WUP Original Budget $200,000.
Funds transferred from WWTP tank coating which had remaining funds after completion to increase budget $88,290.

Recommended Action:

Staff recommends award of the Amendment to Carollo Engineers Inc. of Sarasota, FL.

Summary:

On November 20, 2019, the City Council awarded a Master Agreement to provide Engineering Services for Public Water Supply to Carollo Engineers, Inc. of Sarasota, FL. The Agreement includes hourly rates for negotiating future projects in the form a specific authorization.

Staff requested a proposal based on the negotiated hourly rates from Carollo Engineers Inc., to provide professional services to renew and modify the water use permit which expires July 31, 2027. The Permit will be renewed for a minimum of 20 years.

The Water Use Permit allows for raw water withdrawals from the City's potable water supply sources. The modifications to the Water Use Permit may include changes to separate allocation for the surface water source from the groundwater source and/or increases to the permitted raw water source allocations, depending on District guidance and analysis results.

The Cost of this authorization is $288,290.00 and will be completed in approximately 52 weeks of the notice to proceed.

Department/Division: Procurement

EXHIBITS:

1. Agreement
2. Recommendation for Award

AMENDMENT 36
AGREEMENT #U2018107/ENG-WATERSUPPLY/1620

THIS AMENDMENT DATED _____, 2026, IS TO THE ORIGINAL AGREEMENT *is dated November 20, 2019, by and between:*

City of Punta Gorda
326 West Marion Ave.
Punta Gorda, FL 33950
(941) 575-3302

*(hereinafter called **CITY);** and*

Carollo Engineers, Inc.
301 N. Cattlemen Rd, Suite 302
Sarasota, FL 34232
(941)893-6476

*(hereinafter called **CONSULTANT)***

CITY and CONSULTANT, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1 – WORK

SPECIFIC AUTHORIZATION B2025248/SA36: Is defined as professional services to renew and modify the Water Use Permit at the Shell Creek Reservoir and the Shell Creek Brackish Wellfield. The Consultant shall provide all deliverables in accordance with
Exhibit A.

ARTICLE 2 - REPRESENTATIVE

SPECIFIC AUTHORIZATION B2025248/SA36: Utilities Engineering Manager, or their designee, who is hereinafter referred to as REPRESENTATIVE, will assume all duties and responsibilities and will have the rights and authority assigned to REPRESENTATIVE in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

ARTICLE 3 - CONTRACT TIME

1. ***CANCELLATION CLAUSE***

A. This Amendment may be terminated by CITY or the CONSULTANT should CONSULTANT or CITY fail to provide in any substantial manner the services required under this Agreement or otherwise fails to comply with the terms of this Agreement or the Contract Documents, or violates any ordinance, regulation or other law which applies to its performance under this Agreement. The CITY or the CONSULTANT may terminate this Agreement under this subparagraph by giving five (5) calendar days written notice. The CITY, at its option, may give CONSULTANT a reasonable period of time to cure the noncompliance.

B. The CITY may terminate this Agreement for any reason and without cause by giving thirty (30) calendar days written notice to CONSULTANT. Upon such termination, the Contractor shall be entitled only to payment for Services satisfactorily performed and accepted by the City through the effective date of termination, together with "only" those costs and "only" allowable expenses expressly authorized and provided for within this Agreement. The Contractor shall have no entitlement to anticipated profits, contractor markup, overhead, lost profits, unearned fees, consequential damages, cost plus calculations, or other compensation arising from the uncompleted services and costs contained within this Agreement, or from invoices previously submitted, or on the last remaining invoice subjected to the final invoice.

2. ***SPECIFIC AUTHORIZATION B2025248/SA36:*** *CONSULTANT and the CITY have individually and mutually agreed the Consultant will complete tasks in accordance with the schedule, and complete Tasks 1 through 8, within a completion time as defined in Exhibit A.*

ARTICLE 4 - CONTRACT PRICE

1. ***SPECIFIC AUTHORIZATION B2025248/SA36:*** *The total not-to-exceed cost for Specific Authorization #36, Tasks 1 through 8 (Exhibit A), in accordance with the current Agreement Rates, is TWO HUNDRED EIGHTY-EIGHT THOUSAND TWO HUNDRED NINETY AND NO/100* ***($288,290.00), which is inclusive of all expenses to complete Tasks 1 through 8.***

ARTICLE 5 – PAYMENT TERMS

CITY shall make monthly payments based on the CONSULTANT'S 100% completed task for the invoice period, CITY's approval of deliverables for each task and in accordance with this deliverable and payment schedule. The City will not compensate based on percentage of task or services completed unless the percentage is stated as milestone in the task for payment.

Task	***Task Description and Deliverables***	***Fee (Not to Exceed-NTE or Lump Sum-LS)***	***Task Total***
1	***Project Management and Coordination*** *Deliverables:* - Monthly progress report $2,543.44 for 11 months and $2,543.41 for 1 month	*LS*	*$ 30,521.25*
2	***Meetings and Coordination Support*** *Deliverables:* - *Meeting agenda and minutes*	*NTE*	*$22,230.00*
3	***Water Demand Projections*** *Deliverables:* - Water demand projections technical memorandum	*LS*	*$ 57,322.50*
4	***Groundwater Flow Modeling*** Deliverable(s): - Hydrogeological Impact Analysis Report and Groundwater Model Deliverables	*LS*	*$ 53,501.25*
5	***Water Conservation Plan*** Deliverable(s): - Water conservation plan pdf	*LS*	*$ 29,140.00*
6	***Completion of Required Permit Application Forms*** Deliverable(s): - Completed SWFWMD WUP Renewal/Modification Application Package including all forms and supporting documentation	*LS*	*$ 26,263.75*
7	***Response to a Request for Additional Information*** Deliverable(s): - Completed SWFWMD WUP Renewal/Modification Application Package including all forms and supporting documentation	*NTE*	*$ 38,811.25*
8	***As-Needed Owner's Allowance*** *Deliverable(s):* - *Prior written approval is required by the City*	*NTE*	*$ 30,500.00*
EXTENDED TOTAL - TASKS 1 THROUGH 7			***$ 288,290.00***

Not-to Exceed: Consultant must provide a breakdown for all authorized positions to perform services under this SA. The breakdown must identify the employee's name, date, time, and description of work they were performing on this SA. City will not process invoice for payment until this documentation is received.

ARTICLE 6 - MISCELLANEOUS

1. The CONSULTANT agrees to and understands the CITY's Change Order Policy in accordance with the Agreement. In the event the CONSULTANT begins work on unauthorized changes to scope prior to receiving a signed Change Order by the City's appropriate level of authority, they do so at their own expense and risk not being compensated by the CITY for performing unauthorized work.

2. All changes to CITY approved 100% plans or specifications must receive written approval from the CITY and shall then be submitted to the CITY's Contractor in writing.

3. The CONSULTANT shall be solely responsible for rectification of errors and omissions discovered by the City in their work and deliverables, which shall include errors and omissions discovered in construction. The CITY shall not compensate CONSULTANT for the costs associated to rectify the CONSULTANT's errors and omissions in their work and deliverables. CONSULTANT shall be responsible for compensating the CITY for any and all additional construction costs resulting from CONSULTANT's errors and omissions.

IN WITNESS WHEREOF, the parties hereto have signed this Amendment in duplicate. One counterpart each has been delivered to CITY and CONSULTANT. All portions of the Contract Documents have been signed or identified by CONSULTANT and CITY or by REPRESENTATIVE on their behalf.

This Amendment will be effective on the date first written above on Page One of this Amendment.

CITY OF PUNTA GORDA	*CAROLLO ENGINEERS, INC.*
BY: _____	*BY:* _____
Print: _____	*Print:* _____
WITNESS: _____	*WITNESS:* _____
ADDRESS FOR GIVING NOTICES: *Procurement Office* *326 West Marion Avenue* *Punta Gorda, FL 33950*	*ADDRESS FOR GIVING NOTICES:* *301 North Cattlemen Rd, Suite 302* *Sarasota, FL 34232*

Punta Gorda
FLORIDA

INTEROFFICE MEMORANDUM

To: **Tom Spencer, Kristin Simeone and Melissa Reichert**
From: Anne Heinen, Procurement Manager
Date: September 29, 2026
Subject: Recommendation for Award – B2025248/SA36 - WUP Renewal & Modification
Master Agreement U2018107/ENG-WATERSUP/1920

On November 20, 2019, City Council awarded a master agreement for Engineering Services for Public Water Supply. The Agreement includes hourly rates for negotiating projects in the form of a specific authorization.

Staff requested a proposal based on the negotiated hourly rates from Carollo Engineers Inc., to provide professional services to renew and modify the water use permit which expires July 31, 2027. The Permit will be renewed for a minimum of 20 years.

The Water Use Permit allows for raw water withdrawals from the City's potable water supply sources. The modifications to the Water Use Permit may include changes to separate allocation for the surface water source from the groundwater source and/or increases to the permitted raw water source allocations, depending on District guidance and analysis results.

The Cost of this authorization is $288,290.00 and will be completed in approximately 52 weeks of the notice to proceed.

Funding: Account # 411-8422-533-31-14 Project Code # RO-WUP
☒ Funds available ☐ Funds not available/transfer required ☐ Funds not available/to be appropriated
Funds transferred to increase budget

In accordance with the Agreement, the cost of this project is within the City Council's authority to award. Procurement is seeking your approval to prepare an agenda item to submit to City Council for award.

_____ Concur __X__ Non-Concurrence _____ Date 10/5/2026
Tom Spencer, Utilities Director

Kristin Simeone Digitally signed by Kristin Simeone Date: 2026.10.07 08:50:41 -04'00'
_____ Concur ✓ Non-Concurrence _____ Date _____
Kristin Simeone, Finance Director

_____ Concur X Non-Concurrence _____ Date Oct 13, 2026
Melissa Reichert, City Manager

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

REGULAR AGENDA

Title: A.C. Freeman House- Potential Future Uses

Funds:

Recommended Action: Direction to staff.

Summary:

With rehabilitation anticipated to be completed by November, this discussion will explore potential public and civic uses for the A.C. Freeman House. Possible uses may include community meetings, educational and historical programming, cultural activities, and City or community events. Discussion will also consider operational requirements and ongoing maintenance needs.

Department/Division: Urban Design / City Manager

EXHIBITS:

1. AC Freeman House - Potential Uses

A.C. FREEMAN HOUSE

Potential Public or Civic Uses | Discussion

COMMUNITY & CIVIC ENGAGEMENT

City Council office and meeting space

Small public workshops or listening sessions

HISTORY & CULTURE

Local history exhibits, heritage interpretation or rotating art displays

Visitor or Welcome Center

CITY & COMMUNITY PARTNERSHIPS

Occasional civic or nonprofit special receptions or events

Scheduled use by community or private groups, subject to availability



KEY DISCUSSION QUESTIONS

Which uses best serve the community?

What operating, staffing and access needs must be considered?

Punta Gorda

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

REGULAR AGENDA

Title: Project Updates

Funds:

Recommended Action: Informational purposes only.

Summary: Updates will be provided to Council focusing on key city projects.

Department/Division: City Manager

EXHIBITS:

1. Capital Improvements Program Project Updates
2. Utilities Project Log
3. Public Works Project Log

CIP Master Project Log - Produced by Urban Design

Priority Schedule
1 - [Highest] Critical, immediate action required
2 - [High] Important, but can wait a short period
3 - [Medium] Moderate, can be scheduled for near future
4 - [Low] Can be deferred and completed when time allows
5 - [Lowest] Little to no impact if not completed

Percentage of Completion
5% - Job folder created
10% - Beginning exploratory investigation SOW, SOV in progress
25% - Completion & submittal of requisition package [SOW, SOV, exhibits, etc]
35% - Review of draft documents from procurement in progress
45% - Bid has been released or procurement is actively requesting quotes
50% - Purchase order issued or Work Order generated and OK for project start
55% - Project kick off meeting and project start
60% - Approximately 25% of construction or design complete
70% - Approximately 50% of construction or design complete
80% - Approximately 75% of construction or design complete
90% - Substantial completion of construction has been reached or design is at least 90% complete
95% - Construction or design is complete and the project is in the closeout phase.
100% - Project complete [Pay apps, closeout documents and final turnover]

Priority	PW Assigned	UD Assigned	Proc Assigned	Project Name	Description	Project Code	Budget	Account Number	FEMA	Requisitions	Purchase Orders	Status	Completion %
	Ron	Danielle	Anne	Historic District Infrastructure East of 41 - Bethel/St. Mark's Area	As recommended from the study completed in 2018, a multi-phased approach for design and improvements includes installing new sidewalks and missing sidewalk connections, decorative and high-mass lighting, and drainage improvements.	HISTDT TWINFS	$275,000 $73,080 C/O	118-3007-541-6520 301-3004-569-6520	YES	#68281 approved Aug 2025		Carl re-writing scope based on work completed; need updated assessment. Lighting completed previously; stormwater portion has been removed due to a separate Public Works stormwater project, so is now basically a sidewalk project. Carl wants to enter a Req. to hire a surveyor to assess current ADA improvements and future requirements.	**10%**
	Ron	Danielle	TBD	Ponce De Leon Park Improvements	Design & construct new restroom facility, pavilion, boat & trailer parking, and site furnishings.	PONCE	$0		YES			This project is on hold until Peace River Wildlife Center moves to new location on Henry Street. City will need to include demo of old building/possible move and re-use of gift shop shed in new re-design.	**10%**
	Bryan	Danielle	Anne	Downtown Flooding - Phase III (this project is also on PW spreadsheet)	PW is seeking a professional engineering & surveying firm to study the drainage system in the downtown area to identify possible solutions to reduce or eliminate flooding.	DWTNFD	$500,000 Design $875,907 Construct	301-3004-541-6316		#67406 - Downtown Flood Study Phase III	#55023 - Kimley-Horn	**PW 02.24.2026** PW has provided tailwater design info along with input on future rainfall data projections. Review of preliminary model schematic complete. Corrdination of first public meeting in April is being coordinated. **PW 07.28.2026** Existing conditions modeling has been completed. Design Alternantives are being modeled and sized to determine possible future projects.	**55%**
	Bryan			(Henry Street Crosswalk Study) now called Pedestrian Crosswalk per Anne 12-10-25	Henry Street sidewalk and crosswalk enhancements from FY 23	HNRIMP	$539,000	118-3007-541-6393	NO	#67550 - Conduct Study		11.22.2024 REQ 67550 submitted - Conduct study 12.4.2024 PW approved REQ 12.11.2025 Bid released - set to close 1-11-26. Bid has closed **PW 02.09.2026.** One responsible bid received; may be able to use. **PW 07.28.2026** Public Works would like to know what the path forward will be. Q for Procurement.	**45%**
	Bryan			Henry Street Sidewalks	US 41 to Shreve Street - fill network gaps along Henry Street	HENSWK	$151,200	118-3007-541-6319 and Mobility Impact Fees				April 2025 Engineering started application to SWFWMD. **PW 07.28.2026** Public Works is splitting the project into two phases. Phase 1 will be from US 41 to the existing sidewalk at The Oaks on Henry. Phase 2 is being discussed with the SWFWMD. It may not fall under an exemption which could complicate this project. We will make that determination and look at other design alternatives if necessary. PW to re-submit for FDOT permit for connection.	**10%**

	Bryan		Anne	Boca Grande Storm Water	Drainage Improvements	CABGDI	$2,294,887 $1,000,000	118-3007-541-6320 301-3004-541-6320		#69043 - Boca Grande Construction		12.12.2025 Req 69043 entered for construction; working on Req. for CEI Services, working with Dept. of Commerce. Req 69231 entered for Construction Management and CEI services. PW 02.24.2026. Procurement in progress; grant funded. **PW 07.28.2026** Construction bid has been released and we are in the process of answering questions. Our internal CEI source for the project rescinded their acceptance of the position Friday the 24th. In the process of determining the best path forward. **Public meeting Sept. 16, 5:30 p.m., Laishley Marina - Kimley-Horn presenting new set of plans - 50 signs being put up in neighborhood to notify public.**	**25%**
	Ron			King Street - Design/Engineering	Design, survey, and construction of King Street due to growth and safety concerns. Project will include drainage, lights, bumper stops, mill & resurfacing.	KINGIM	$550,000	301-3004-541-6394 301-3005-541-6394				January 2025- waiting on owner's response to the drainage easement request. Not a priority.	**10%**
	Bryan	Danielle	Anne	Shreve Street - Complete Street Improvements	Lighting on the Shreve Street path and widening of existing sidewalk on Pompano. FY 2025: Design to widen the existing 5-foot wide sidewalk on Pompano Terrace from Shreve Street to US 41 to meet the link from the Shreve Street path to the US 41 path.	SHVCOM	$285,406	118-3007-541-6512				May 2025: Bryan to ask new electrician how to design path lighting. Planning in process of re-designing strategic lighting.	**10%**
		Rick		Complete Street - Cooper Street	Design improvements to Cooper Street from Airport Road to East Marion Avenue (US 17 SB), providing sidewalks, bicycle facilities, decorative street lights, and street trees. (CPH plans to 30% before project was cancelled in July 2020 per CIty Council direction - now FDOT LAP Grant, Project #452221-1)	COOCOM	$0	301-3004-541-6516		#69648		No budget entered in Naviline. FDOT agreement due back to FDOT in May 2026. Once LAP agreement is executed, FDOT will need to review our Scope of Services, design RFP, and Professional Services Checklist (provided by FDOT). FDOT has budgeted constructyion funds for 2028. City Council approved FDOT LAP agreement 3/25. Grants Coordinator handling FDOT LAP Agreement. LAP Agreement fully-executed. Notice to Proceed will be issued after the draft RFP has been reviewed and approved by FDOT. Req #69648 entered / approved; at buyer process.	**25%**
		Rick	Anne	Tiki Point Harborwalk Living Shoreline Pilot	Planning, design, engineering, and construction of a living shoreline along a segment of the City's Harborwalk.	LIVSH1 LIVSH3	$590,957 $303,607	301-3004-538-6377		#69008 Approved, Professional Services form submitted to Procurement.	#55826	Grant funded by FDEP CHNEP Federal Grant with City match. Maintenance funds need to be added to CIP sheet in Budget Book. City Council awarded contract to APTIM. Purchase Order issued. Kickoff meeting with APTIM for monitoring 8.10.2026; Kick-off meeting with CHNEP vendor for design 8.12.2026. APTIM POC is Kathryn Brown. Heled 2 kick off meetings 1 for Design and 1 for monitoring. The 2 contractors will synergize to complete the initial survey and monitoring. 30% designs are expected by End of November. Site visit with CHNEP and their design vendor took place on 9/10/2026.	**55%**
1	Ron	Boyd	Anne	A.C. Freeman House Rehabilitation	Assessment and rehabilitation to correct building issues. CDBIA repairing under lease agreement with City.	FREEMN	$440,000	118-3007-579-6222		#69061	#55415	New roof installed. Hurricane shutters removed; working on exterior carpentry. Exterior paint colors chosen; painting in progress. Rear stair posts installed; Organizing interior clean up party to cover furniture in plastic. Then move to interior mitigation, mechanicals, interior carpentry, drywall, and paint over the next several months. Project is moving forward as planned - on time and on budget.Interior remediation is complete. Interior remediation is complete. New AC units have been installed. Plumbing and electrical are near complete. Drywall and trim carpentry to start soon. Exterior painting is ongoing, interior to start after drywall and carpentry is complete. Interior room colors provided by UD staff. Anticipated completion August/September. No budget surprises to-date. Landscape plans all fall within budget. Legal amended contract to include landscaping. Landscaping completed - TJ working on punch list.	**95%**

1	Ron	Boyd	Anne	Historic City Hall Rehabilitation Project (Historic Building)	Rehabilitation of Historic City Hall	CHPRRH	TBD	118-3007-519-6202 301-3004-519-6201		#68700 Parker / Mudgett / Smith	#55629	Anne presented Parker / Mudgett / Smith agreement to City Council for approval on April 8; approved. Kick off meeting with Jeff Mudgett took place May 7. Jeff would like all ceiling tiles removed on the first floor. This has been done. Brick tuck & point scope to be developed; measurements taken. 6.30 meeting with Jeff Mudgett. Roof Warranty Walk-thru took place 7.16.26; Proc docs for windows and brick tuck pointing in preparation by PMS. Mold/asbestos re-testing by Universal Engineering on 8.6.2026. Boyd working on getting estimate to replace existing windows with impact windows. Jeff Mudgett to present to City Council - will need to put on Agenda.	**55%**
	Bryan	Boyd	Anne	Nature Park Trail - ADA Design/Engineering	Replacing structures with new in same location & connecting to parking with accessable route (observation deck & fishing pier)	ADANP NAPARK	$86,245 $347,375	118-3007-515-6300 301-3004-572-6332		#69307 $14,490 for permitting with Hans Wilson	#55718	The original construction of the Nature Park was apparently permitted through FDEP permits 08-301414-5, 08-0131423-002, and USACOE permit 199703124. The City was apparently in non-compliance and subsequently dedicated a conservation easement, paying a fine as part of the mitigation. Anne sent letter to Hans Wilson for Specific Authorization B2025153/SA 18 to provide permitting services. Anne to move forward with recommendation of award. Of the $10,000 budget recommended, the actual cost came to $14,490 - P.O. 55718 underway. Hans working on permitting.	**35%**
				W Henry Street Improvements & Connections	Property Improvements to site, additional amenities to increase site usage, and connectivity to attractions including Hounds on Henry dog park, Punta Gorda Charlotte Library, History Park & Community Garden, Peace River Wildlife Center. Public restroom to be added inside History Park.	HENIMP	$154,937 bal $440,135 bal	301-3004-572-6332 118-3007-572-6521				Urban Design has restroom designs ready to present to City Council. PRWC will request and extension of Phase I; restroom needs to installed as part of Phase I. UD entered Requisition #69285 for ETI to remove invasive species; Ben Fisher to supervise vendor. Ron E. cancelled invasive species removal and has changed restroom location yet again; currently waiting for Ron to see if County will let us use their land. PRWC requested ext. of Phase I to Nov. 15, 2026 at 4/8 City Council meeting; approved. Awaiting word from County regarding land use for restroom. Carl to send Anne standardized restroom scope for all locations, including survey work. (Anne has with Bayfront project). Cannot use County location due to underground utilities. Carl / Ron E to find new location.	**25%**
				Bayfront Center (Gilchrist Activity Center)	Planners have presented designs to City Council. When final design is approved, Procurement docs will be submitted with Req.	WACGP IANBAY	$1.4 m	118-3007-572-6577 WACGP $343,000 113-1515-519-6206 IANBAY $1,183,920		Req #69657 entered for design $343,000		Per Kristin, use insurance proceeds first to save 1% Sales Tax budget for other projects. UD meeting with CM to discuss budget. After CM approved final Scope of Work; Req #69657 entered and is @ Procurement for buyer process. FEMA extension paperwork submitted.	**35%**
		Danielle		ADA Transition Plan	Items related to the ADA Transition Plan							ADA Transition Plan update was presented to City Council jointly with Human Resources last Spring. No new allocations were made; HR controls ADA funding. FY 2025 Update has been drafted. After HR receives the ADA software, update will be presented to City Council.	**70%**
		Danielle		Donation Program	Public Space Amenity Gift Program	H&LSCP						Benches have arrived at PW; met with Planners and Ben 2/10 to redefine program. Adding a tree donation program and discussing a rainbow bridge for Hounds on Henry. Will be meeting with Asst. City Manager regarding updated Donation Program.	**50%**
	Ron	Danielle		Wayfinding Sign Damage Replacement	UD helping PW with ordering replacement Wayfinding signs lost in past hurricanes	TBD	TBD	TBD	YES			Boyd to determine engineering needs, then we can move forward with Requisition.	**10%**
1	Ron	Boyd	Sara	Veteran's Park Gazebo Repair	UD helping PW with hurricane damage repair	IANLPG	$47,962	113-0919-519-6300	YES	#69429	#55872 & #55956	Avant Construction to repair under contract	**50%**

		Rick		Grants Summary	Monthly update of grants applied for / awarded	Various		Various	YES			1) Grant application: ORLP grant for Trabue Park improvements. Submit September 30 2) Grant application:FMA grant for Trabue Park Land aquisition. Req #69924 for appraisal from Acct #001-1500-513-3400 3) Submitted the Notice of Intent for land aquisition at Trabue Park through Flood Mitigation Assistance Grant. Opens TBD 4) Grant Application: CPI grant for new design of Gilchirist Pier. 5) Grant Application: CPI grant for new design of Adrienne St Pier. Oct 30	**5%**
			Anne	FDOT LAP GRANT	Design	COOCOM	$400,000	301-3004-541-6516	NO	Req #069648		AWAITING RFP! Commence recurring monthly meetings with FDOT.	**25%**
		Rick		Watershed Master Plan	Plan (FY26)	WSMP	$300,000	001-1500-513-3409	YES			Executionby City Manager, With FDEM director now	**5%**
		Rick	Anne	FDACS IRA Tree Grant	Plant 100 Trees (IRA)	34079	$48,617	301-3004-572.63-45	No	Req #069833; 069834; 069835 for $44,000		Federalize, Need 3 Reqs authorized, Need RFP!	**5%**
		Rick	Anne	FDACS HIR Tree Grant	Plant 125 Trees (IAN)	34278	$69,283.00	301-3004-572.63-45	No			Federalize, 9.9.2026; Need Reqs, SOW and RFP	**5%**
	Ron		Anne	MAC BRF Boat Club Dredging	Dredge Boat Club Inlet (FY 27)	392718	$245,000.00	301-3004-572-6359	No			PW project. Look into existing contract with MCG	**5%**

Utilities Master Project Log

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35% - Review of draft documents from procurement in progress
45% - Bid has been released or procurement is actively requesting quotes
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55% - Project kick off meeting and project start
60% - Approximately 25% of construction or design complete
70% - Approximately 50% of construction or design complete
80% - Approximately 75% of construction or design complete
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95% - Construction or design is complete and the project is in the closeout phase.
100% - Project complete [Pay apps, closeout documents and final turnover]

Priority	Project Name	Location	Project Code	Account Number	Notes [LATEST IN DAILY LOG] & Milestones [IN BOLD]	Completion %
2	Utility Water and Wastewater Master Plan	UTADMIN	UTMAST	411-8423-533-31-14	Engineering Checklist for Solicitation for Master Planning Services submitted to procurement.	**10%**
2	Lift Station 56 Rehab	WW COLLECTIONS SYSTEM	LS56GS	411-8536-535-63-28	Next step is to prepare a draft scope of services for engineering design, then request engineering services contract from Procurement.	**10%**
2	WTP Water Use Permit	UTADMIN	RO-WUP	411-8422-533-65-02	Scope and fees received from Carollo	**25%**
1	WTP Carbon Slurry System Replacement	WTP	CARBON	411-8422-533-63-04	Scope and fees received from Carollo. Req. 69896 entered	**25%**
2	Lift Station 30 Gravity Rehab	WW COLLECTIONS SYSTEM	LS30GS	411-8536-535-63-28	Requisition Entered 4/14/26. Procurement processing.	**25%**
2	WWTP Bio-Solids Off-Site Disposal	WWTP	OS-DIS	411-8711-535-63-31	Preliminary Design Report in progress, working through regulatory hurdles.	**25%**
1	WWTP Pond Liner Replacement	WWTP	WWPOND	411-8711-535-63-43	Req. 69365 entered 4/7/26	**25%**
1	Joint City / County Water Supply Plan	UTADMIN	JCWSP		First revision of draft scope received from Carollo. Scheduling meeting with City, County, and Carollo to finalize the scope and fees.	**25%**
2	Airport Road Water Main Replacement	DISTRIBUTION SYSTEM	BOOST	411-8423-533-63-21	JEI has been selected for engineering services.	**45%**
2	Via Tripoli Water Main Replacement	DISTRIBUTION SYSTEM	BOOST	411-8423-533-63-21	JEI has been selected for engineering services.	**45%**
2	Bal Harbor Water Main Replacement	DISTRIBUTION SYSTEM	BOOST	411-8423-533-63-21	JEI has been selected for engineering services.	**45%**
2	Tropicana Water Main Replacement	DISTRIBUTION SYSTEM	BOOST	411-8423-533-63-21	JEI has been selected for engineering services.	**45%**

2	Solona Water Main Replacement Upgrade	DISTRIBUTION SYSTEM	SOLWMU	411-8423-533-63-21	Next step is to prepare a draft scope of engineering services, and award a PO to prepare design plans for bid.	**45%**
1	Burnt Store Rd Elevated Tank Improvement / Replacement	UTADMIN	BOOST	411-8422-533-65-06	JEI has been selected for engineering services. The next step will be to develop a scope of services to evaluate options for maintaining the existing elevated tank, or replacement with a new ground storage tank. The engineer will need to prepare a Preliminary Design Report detailing the proposed project and develop a cost estimate. Once the PDR is accepted by City Council, then the engineer will prepare construction plans.	**45%**
1	AMI Meter System Replacement	UTADMIN	AMIMTR	411-8423-533-31-14	AMI Package bid issued 9/25/26 Bid will close 10/26/26	**45%**
1	WTP RO Plant & Well Field Expansion	WTP	WTP-ROX	411-8422-533-65-02	RFQ Closed. Evaluation and seletion committe process underway.	**50%**
1	Henry St. 20" Force Main Replacement Crossing at I-75	WW COLLECTIONS SYSTEM	I75RFM	411-6836-535-63-67	City to request utility easement from property owners.	**55%**
1	WW Master & Booster Pumping Facility Upgrades	Master & Booster Pumping Facilities	MPFUPG	411-8711-535-63-33	Contract for PDR awarded to CDM 5-20-25. Estimated completion 12 months. PDR in QA/QC	**60%**
1	WTP Alum Tank Storage Replacement	WTP	ALMTNK	411-8422-533-65-02	Under construction by Odyssey - Temporary tanks installed and electrical work underway.	**80%**
1	WTP Ammonia Feed & Storage System Replacement	WTP	WPAMMO	411-8422-533-65-02	Under construction by Odyssey - Waiting for DEP clearance.	**80%**
1	WWTP (Biosolids) Land Application	WWTP	LANDAP	411-8711-535-63-31	Completed the DEP permit. Permit issued. Working on annual update.	**80%**
1	WTP RO Acid Feed System Repair / Restoration	WTP	ROACID	411-8422-533-65-02	Under construction by Odyssey - Online and waiting for punch list for completion.	**95%**
1	WWTP Improvement/Expansion	WWTP	WWPEXP	411-8711-535-63-31	Completing punch list.	**95%**
2	WWTP Tank Coating	Master & Booster Pumping Facilities	WWP-TC	411-8711-535-63-31	Completed.	**100%**
2	WTP Hendrickson Dam Inspection and Maintenance	WTP	DAMINS	411-8422-533-63-30	Inspection complee, final report received.	**100%**
2	Soccoro Water Main Replacement	DISTRIBUTION SYSTEM	SOCCWM	411-8423-533-63-21	Completed by developer.	**100%**
2	Aqui Esta Water Main Replacement	DISTRIBUTION SYSTEM	ESTAWM	411-8423-533-63-21	Completed by developer.	**100%**
1	US41 North Bound Utility Relocation	WW COLLECTIONS SYSTEM	US41NB	411-8536-535-63-28	WW collections will need to adjust MH ring at Henry Street as part of US 41 re-paving by FDOT. Project bid date was Sept 18, 2025. Water Dist. will need to adjust water valves.	**100%**
2	Riverside Drive Force Main Extension	WW COLLECTIONS SYSTEM	RIVFM	411-8536-535-63-67	Project design awarded to McKim and Creed 5-20-25. Very little progress at this time.	**100%**
3	WWTP Air Condititionng	WWTP	WWBUIL	411-8711-535-62-10		**100%**

1	WW Booster Pumping Facility Generator Replacement	Master & Booster Pumping Facilities	WWGEN	411-8711-535-63-39	Project was combined with MPF Upgrade.	
3	Septic to Sewer (Area 1)	UTADMIN	S2SA1	411-8536-535-65-03	GWE has been selected to prepare construction plans. The next step is to direct GWE that the project design will be gravity sewer. The next step is for the City to develop a plan for funding the construction project, and perform public information for the property owners. City to purchase land required for lift station facilities.	
2	WTP Steel Building	WTP	WPBUIL	411-8422-533-65-02		
1	Shell Creek WTP Surface Water Plant Rehabilitation	WTP	WTPSWX	411-8422-533-65-02	The next step is to request a design build contract from Procurement to rehabilitate and restore the surface WTP process facilities.	
2	Curred In Place Pipe Lining	WW COLLECTIONS SYSTEM	CIPPLN	411-8536-535-63-56		

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Priority	Assigned	Project #	Project Name	Location	Project Code	Account Number	FEMA	Requisitions	Purchase Orders	Notes [LATEST IN DAILY LOG] & Milestones [IN BOLD]	Completion %
	AF	PW-25-003	Gilchrist Park Gazebo	Gilchrist Park	MILGIL IANGZB	113-0919-519.46-12	YES	68991 - Gazebo Repairs 69223 - Gazebo Railing	055447 - Gazebo Repairs [MILTON] 055475 - Gazebo Repairs [IAN]	**10.8.2025** **SOW & SOV completed** **11.25.2025** **REQ 68991 - Gazebo Repairs** **1.16.2026** **PO 055447 issued - Gazebo Repairs [Avant] MILTON** **PO 055475 issued - Gazebo Repairs [Avant] IAN** **2.18.2026** **REQ 69223 - Gazebo Railing** **3.24.2026** **Invoices and backup sent to procurment for payment.** 5.26.2026 SOW updated per procurement's request. Resubmitted for 2nd bid.	**45%**
	AF	PW-25-005	Laishley Fishing Pier	Laishley Marina	MILLAI	113-0945-575.63-00	YES	68720 - Hans Wilson Pier Re-assessment 69186 - Hans Wilson Permitting	55253 - Hans Wilson Pier Re-assessment 55875 - Hans Wilson Permitting	**10.8.2025** **REQ 68720 - Hans Wilson pier re-assessment** **10.27.2025** **PO 55253 issued - Hans Wilson pier re-assessment** **1.20.2026** **Pier re-assessment complete. Hans Wilson sent signed and sealed report to ABC.** **2.5.2026** **REQ 69186 - Hans Wilson Permitting** **8.11.2026** **SA25 approved. PO55875 Issued - Hans Wilson permitting**	**55%**
	ABC	PW-25-007	Adrienne Pier	Adrienne	MILPRS	113-1515-519.46-00	NO	69187 - Hans Wilson Permitting	55868 - Hans Wilson Permitting	**2.5.2025** **REQ 69187 - Hans Wilson Permitting** **3.31.2026** **B2025155/SA20 Issued to Hans Wilson to complete scope of work and costing.** **8.10.2026** **PO 55868 issued - Hans Wilson Permitting**	**55%**
	AF	PW-25-008	Ponce Park Concrete Dock	Ponce de Leon Park	PONDOC	301-3004-519.63-00	NO	68899 - Hans Wilson Permitting	55858 - Hans Wilson Permitting	**10.31.2025** **REQ 68899 submitted - Hans Wilson permitting [Ponce Park]** **11.3.2025** **Budget amendment entered to reassign funds to new project code** **8.5.2026** **PO 55858 issued - Hans Wilson Permitting**	**55%**

	AF	PW-25-009	Bayfront Dinghy Docks	Punta Gorda Boat Club	MILBAY	113-0919-519.46-12	YES	69188 - Hans Wilson Permitting	55870 - Hans Wilson Permitting	**10.8.2025** **SOW & SOV completed** **2.5.2026** **REQ 69188 - Hans Wilson Permitting** **3.31.2026** **B2025156/SA21 Issued to Hans Wilson to complete scope of work and costing.** **8.10.2026** **PO 55870 issued - Hans Wilson Permitting**	**55%**
	TM	PW-25-011	Cooper Rec Main Building Repairs	Cooper Rec	IANCOO	113-1515-519.46-01	YES	69299 - Roof Repair 69626 - A/C Repair		**3.18.2026** **REQ 69299 - Roof Repair (modified 6.12.2026)** **6.12.2026** **REQ 69626 - AC Repair** 8.18.2026 Received Roof & HVAC solicitations for review.	**35%**
	TM	PW-25-013	Public Safety Repairs	1410 Tamiami	IANPSB	113-1515-519.46-01	YES			07.20.2026 No mold issues were discovered. Public works is moving forward with exterior repairs to the main building and gym building.	**10%**
	AF	PW-25-015	Herald Court Centre Repairs	Herald Court	IANHCT	113-1515-519.46-01	YES			07.20.2026 Public Works is actively reviewing scope of work and anticipates entering a requisition for repairs the week of July 27th.	**10%**
	AF	PW-25-016	Laishley Boat Ramp Docks	Laishley Marina	LPMGDS	450-0945-575.34-00	NO	69193 - Hans Wilson Permitting	55660 - Hans Wilson Permitting	**10.27.2025** **REQ 68858 submitted - Hans Wilson permitting** **5.13.2026** **REQ 68858 changed to 69193. Procurement applied incorrect number.** **5.18.2026** **PO 55660 Issued for Hans Wilson permitting** **6.30.2026** **Research & field work/data analysis complete. Invoice #1 submitted and sent to procurment.**	**55%**
	ABC	PW-25-017	MLK Pier	MLK	MILPRS	113-1515-519.46-00	YES	69189 - Hans Wilson Permitting	55871 - Hans Wilson Permitting	**2.5.2026** **REQ 69189 - Hans Wilson Permitting** **4.6.2026** **B2025/SA22 Issued to Hans Wilson to complete scope of work and costing.** **8.10.2026** **PO 55871 issued - Hans Wilson Permitting**	**55%**
	SU	PW-25-019	Herald Court Inspection	Herald Court		113-1515-519.62-01		64229 - Inspection [Original] 66826 - Inspection add Hurricane & Membrane		**4.4.2022** **REQ 64229 submitted - Inspection [original]** **5.23.2025** **REQ 66826 submitted - Inspection add hurricane & membrane**	**25%**
	ABC	PW-25-020	Henry Street Crosswalk Study	Henry Street	HNRIMP	118-3007-541.63-93	NO	67550 - Conduct Study		**11.22.2024** **REQ 67550 submitted - Conduct study** **12.4.2024** **PW approved REQ** **09.11-2026** **Procurement is in the process of pre-qualifying submittal packages and processing reference surveys for each bidder.**	**45%**
	SU	PW-25-022	Herald Court Sealing	Herald Court	HCPARK	131-0947-545-46-01	NO	68834 - Herald Court Sealing	55730 - Herald Court Sealing	**10.22.2025** **REQ 68834 - Herald Court sealing** **10.24.2025** **PO Issued by Procurement** 06/08/26 Pre-Construction Meeting on 06/16/26 The permit has been released to the contractor 7/9/26 The contractor has submitted the NOC to the county 7/14/26 The contractor has removed all the sikaflex from ramp three and has scheduled to install new on Monday 9/28/26.	**80%**

	AF	PW-25-024	Pirate Ship	Gilchrist Park	IANKID IDAKID	113-0919-519.63-24	YES	66827 - Original REQ 2024 (Cancelled) 69545 - Gilchrist Park - Pirate Ship		**5.27.2026** **REQ 69545 Gilchrist Park - Pirate Ship entered** **9.11.2026** Awaiting completion of engineering library which will have federalized consultants that can be used for the project rather than a separate Request for Qualification (RFQ) for engineering services as that process would take longer. Florida Consultants' Competitive Negation Act (CCNA) requires engineering services for this project to be a RFQ due to the overall construction costs for eth pirate ship and rubberized play surface.	**35%**
	ABC	PW-25-026	Mooring Field	Laishley						07.20.2026 The project did not recieive grant funds. Public Works is working on the mooring design and working with finance on funding sources.	**10%**
	TM	PW-25-027	Ponce Park Boardwalk	Ponce de Leon Park	MILPNB	113-0919-519.63-00	YES	69190 - Hans Wilson Permitting	55876 - Hans Wilson Permitting	**2.5.2026** **REQ 69190 - Hans Wilson Permitting** **4.6.2026** **B2025158/SA23 Issued to Hans Wilson to complete scope of work and costing.** **8.11.2026** **PO 55876 issued - Hans Wilson Permitting**	**55%**
		PW-25-028	Laishley Pumpout Bldg	Laishley Marina							**5%**
	AF	PW-25-029	Lashley Marina Basin	Laishley Marina	MILMAR	113-0945-575.46-00	YES	68998 - Hurricane Damage Assessment	55659 - Hurricane Damage Assessm	**11.26.2025** **REQ 68998 Hurricane Damage Assessment** **03.31.2026** **B2025131/SA16 Issued to Hans Wilson to complete scope of work and costing.** **5.18.2026** **PO 55659 Hurricane Damage Assessment** **07.20.2026** **Public Works is working with consultant on floating dock repair options.**	**60%**
	SU	PW-25-030	Boca Grande Storm Water	Boca Grande Blvd	CABGDI CABGD2 CABGD3 CADGD4	301-3004-541.63-20 118-3007-541.63-20	NO	69043 - Boca Grande Construction 69231 - CEI Services		**12.12.2025** **Req 69043 entered** 04.02.2026 Working on procurment checklist for Fl Dept of Commerce and requesting revised cost estimate from Kimley-Horn. 09.11.2026 Awaiting approval from Florida Department of Commerce for RFI's from contractors and revised plans. A Community Educational meeting is scheduled for September 16 at 5:30 at the Laishley Community Room.	**45%**
		PW-25-031	Hitoric City Hall Renovation	326 W Marion						This is an Urban Design Project	**5%**
		PW-25-034	Downtown Flooding - Phase III	Downtown	DWTNFD	301-3004-541.63-16	NO	67406 - Downtown Flood Study Phase II	55023 - Kimley-Horn	9.11.2026 Consultant Continues to work through the development of possible solutions for areas with elevated flood water. On August 31 a Deep Horizon grant applicartion was submitted for a possible project based on preliminary design.	**55%**
		PW-25-035	Public Safety_FDEP	1410 S Tamiami Trail			NO			8.12.2026 Meeting with MAS cancelled and to be rescheduled.	**25%**
	AF	PW-25-036	Fire Training Tower	10051 Burnt Store Rd	TRFAC	301-3004-522.62-00	NO	69595 - Fire Training Facility	055751 - Fire Training Facility	**6.16.2026** **Received NTP and contract documents from procurement** 9.24.2026 Form boards in place for concrete pour. Tentatively scheduled for Friday/Monday	**80%**
	AF	PW-26-001	Laishley Marina Floating Docks	Laishley Marina	MILMAR IANMAR	113-0945-575.46-00 113-0919-519.46-00	YES	69191 - Hans Wilson Permitting		**2.5.2026** **REQ 69191 Hans Wilson Permitting** 9.11.2026 Awaiting signatures from Hans Wilson and Associates for the specisific authorization so tha the PO can be issued.	**50%**
	AF	PW-26-002	Laishley Marina Dredging	Laishley Marina		450-0945-575.34-07	NO	69192 - Hans Wilson Permitting		**2.5.2026** **REQ 69192 Hans Wilson Permitting**	**50%**

	AF	PW-26-003	Laishley Marina Concrete Docks	Laishley Marina	MILLAI	113-0945-575.63-00	YES	68858 - Hans Wilson Permitting	55939 - Hans Wilson Permittng	**2.5.2026** **REQ 69193 - Hans Wilson Permitting** **04.03.2026** **B2025131/SA25Issued to Hans Wilson to complete scope of work and costing.** **5.13.2026** **REQ 69193 changed to 68858. Procurement applied incorrect number.** 9.11.2026 PO 55939 issued 9-11-26.	**50%**
	AF	PW-26-004	Gilchrist Fishing Pier	Gilchrist Park	MILPRS CITY FUND	113-0919-519.63-00 301-3004-572.63-00	YES	69194 - Hans Wilson Permitting	55867 - Hans Wilson Permitting	**2.5.2026** **REQ 69194 Hans Wilson Permitting** **3.31.2026** **B2025154/SA19 Issued to Hans Wilson to complete scope of work and costing.** **8.10.2026** **PO 55867 issued - Hans Wilson pemritting**	**55%**
		PW-26-005	BSI Staging Land Purchase	3771 Tamiami Trail	BSILND	104-0961-572-6100	NO	69157 - Hans Wilson Feasibility	55539- Hans Wilson Feasibility	Feasibility Study and land purchase are compete.	**100%**
		PW-26-006	Boca Grande CM & CEI	Punta Gorda	CABGD3	301-3004-541-6320		69231 - RFQ		**2.27.2026** **Req Entered** 9-11-2026 Approval of bid documents with comments received from Florida Department of Commerce 9-9-2026.	**35%**
	TM	PW-26-007	Palm-Gill to McGregor Rebrick	Palm Ave			NO			09.11.2026 Requisition will be entered in October 2026.	**10%**
	TM	PW-26-009	Chambers Tint	Council Chambers	CHPRRH	118-3007-519-6202	NO	69926 - Tint for Chambers Lobby	55946 - Avant Construction	09.02.2026 PW entered the req and submitted the SOW to procurement **09.15.2026 PO was issued to Avant Construction** The contractor will be on-site Oct. 7 to install the tint.	**55%**
		PW-26-011	Public Safety Fence	Public Safety Building						Project bid process being led by Urban Design.	**5%**
	AF	PW-26-013	Laishley Marina Railing	Laishley Marina						9.11.2026 Project scope of work and specifications being reviewed by Engineering Department.	**10%**
		PW-26-014	Veteran's Gazebo	Veteran's Memorial Wa	IANLPG	113-0919-519-6300	YES	69429 - Veterans Park Gazebo Repair	055872 - Veterans Park Gazebo Rep	9.24.2026 Minor roof/fascia repairs completed. Pressure washing scheduled for Monday and removal of decking to follow immediately after.	**60%**
		PW-26-015	Indian Spring Cementry RD	Punta Gorda							**5%**
		PW-26-016	Huey Pad								**5%**

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

BOARDS / COMMITTEE

Title: **Announcement of Vacancies:** Historic Preservation Advisory Board (1 regular and 1 alternate)

Funds: Not applicable.

Recommended Action: City Council announce the vacancies.

Summary: Terry Zeigler and Samantha Motich recently resigned from the Historic Preservation Advisory Board, thereby creating a vacancy for 1 regular seat and 1 alternate seat for 3-year terms.

Historic Preservation Advisory Board – Meets monthly on the 4th Thursday at 9:00 a.m. at Laishley Community Room, 120 Laishley Court, Punta Gorda FL 33950. City residency required. Five-member board with one alternate member. Three-year terms. Maximum of three terms.

Identifies for the City Council historically significant structures and sites that should be considered for designation as a "Local Historic Landmark" or be nominated for listing on the Florida Master Site File and the National Register of Historic Places. Makes recommendations of the policies for the protection of historically significant structures and sites. Makes recommendations to staff with regard to certificates of appropriateness for any demolition, variance, sign or relocation of structures. Promotes public awareness of historic archaeological preservation and its community benefits.

Department/Division: City Clerk

EXHIBITS:

1. Historic Preservation Advisory Board

City of Punta Gorda, FL

Historic Preservation Advisory Board

Board Details

Identifies for the City Council historically significant structures and sites that should be considered for designation as a “Local Historic Landmark” or be nominated for listing on the Florida Master Site File and the National Register of Historic Places. Makes recommendations of the policies for the protection of historically significant structures and sites. Makes recommendations to staff with regard to certificates of appropriateness for any demolition, variance, sign or relocation of structures. Promotes public awareness of historic archaeological preservation and its community benefits. Must be City resident to apply.

Overview

Size 6 Seats

Term Length 3 Years

Term Limit 3 Terms

Contact

Name Madison Henderson

Email mhenderson@cityofpuntagordafl.com

Phone (941) 575-3372

Additional

Documents for New Appointees

Meetings

Regular meetings of the Historic Preservation Advisory Board are held at the Laishley Community Room, 120 Laishley Court, the fourth Thursday of each month at 9:00 a.m., unless noticed otherwise. All meetings shall be open to the public.

Duties

The Historic Preservation Advisory Board shall: A. Report on a regular basis to the City Council of any actions, activities, or programs of the Board, in particular those requiring City Council action. B. Identify for the City Council historically significant structures and sites that should be considered for designation as a "Local Historic Landmark" or be nominated for listing on the Florida Master Site File and the National Register of Historic Places. Nomination of historic sites for local, state or national listing may be made by the owner of the site by making a written request to the Historic Preservation Advisory Board, or by vote of the Historic Preservation Advisory Board itself. The Historic Preservation Advisory Board shall forward to the City Council a designation report for any structure or site to be added to the City's Historic areas. C. Recommend to the City Council historically significant structures and sites for potential purchase by the City. D. Recommend to the City Council actions needed for any special exception applications involving a historic structure. E. Recommend policies to the City Council for the protection of historically significant structures and sites. F. Promote public awareness of historic and archaeological preservation and its community benefits. G. Receive and recommend to City Council use of any cash, historic facade easements, historic structures or artifacts donated to the City of Punta Gorda. H. Assist owners of historically significant structures in applying for any Federal and State funds that may be usable for historic preservation projects. I. Assist owners of historically significant structures in filing for designation of a property to the National Register of Historic Places. J. Work in concert with the Punta Gorda Historical Society toward compilation of oral and pictorial historical archive. K. Review proposed murals by the Historic Mural Society to ensure historical appropriateness. L. Review and recommend for staff approval applications for Certificates of Appropriateness. M. Review and make a recommendation to City Council on applications for relocation or demolition of structures within a historic district.

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

BOARDS / COMMITTEE

Title:	**Announcement of Vacancies:** Building Board (1 consumer advocate alternate)
Funds:	Not applicable.
Recommended Action:	Staff recommends City Council announce the vacancy.
Summary:	City Council has amended the Building Board's bylaws to establish an additional alternate seat for a consumer advocate, thereby creating this vacancy. **Building Board** – Meets monthly on the fourth Tuesday at 9:00 a.m. at Laishley Community Room. Must be resident of Charlotte County. Five-member board comprised of 3 contractor members and 2 consumer advocate members with one alternate member. Three-year terms. Maximum of three terms. Financial disclosure required. Makes recommendations to City Council on the minimum qualifying requirements for obtaining Certificates of Competency in the various construction trades and the fees for same. Periodically reviews and holds public hearings on all building, electrical, plumbing, housing, gas, fire prevention and other related codes. Reviews enforcement of all codes relating to construction standards and acts as condemnation board in matters of violation of minimum standards. Hears alleged complaints against contractors.
Department/Division:	City Clerk

EXHIBITS:

1. Building Board

City of Punta Gorda, FL

Building Board

Board Details

Makes recommendations to City Council on the minimum qualifying requirements for obtaining Certificates of Competency in the various construction trades and the fees for same. Periodically reviews and holds public hearings on all building, electrical, plumbing, housing, gas, fire prevention and other related codes. Reviews enforcement of all codes relating to construction standards and acts as condemnation board in matters of violation of minimum standards. Hears alleged complaints against contractors. Must be Charlotte County resident to apply.

Overview

Size 6 Seats

Term Length 3 Years

Term Limit 3 Terms

Contact

Name Suz Russell

Email srussell@cityofpuntagordafl.com

Phone (941) 575-3324

Additional

Documents for New Appointees

Chapter_7_Building_Regulations.pdf

Meetings

Regular meetings of the Building Board are held at the Laishley Community Room, 120 Laishley Court, on the fourth Tuesday of each month at 9:00 a.m., unless otherwise noticed. All meetings shall be open to the public.

Duties

The Building Board shall have the following responsibilities: A. To hear complaints regarding locally licensed or registered contractors alleged to have violated the provisions of Chapter 7 of the City Code. Upon a finding of violation, the Board is granted authority to take any of the following actions against the locally licensed or registered contractor: (1) Order probation. (2) Suspend the guilty party's local license. (3) Revoke the guilty party's local license. (4) Order restitution. (5) Levy a fine up to five thousand dollars ($5,000.00) per offense. (6) Assess reasonable legal and investigation costs incurred by the City of Punta Gorda to prosecute the case against the contractor. (7) Issue a recommended penalty to the State of Florida Construction Industry Licensing Board. Said recommended penalty may include a recommendation for no further action, or a recommendation for suspension, revocation or restriction of the contractor's State registration, or a fine to be levied by the State of Florida Construction Industry Licensing Board, or a combination of such penalties. B. To hear complaints regarding state certified contractors alleged to have violated the provisions of Chapter 7 of the City Code. Upon a finding of violation, the Board is granted authority to take any of the following actions against the state certified contractor: (1) Deny, suspend or revoke the authority of the certified contractor to obtain a building permit or limit such authority to obtaining a permit of permits with specific conditions if the Building Board finds the certified contractor guilty of fraud or a willful building code violation in the City of Punta Gorda. (2) Deny, suspend or revoke the authority of the certified contractor to obtain a building permit or limit such authority to obtaining a permit or permits with specific conditions if the Building Board has proof that such contractor, through the public hearing process, has been found guilty in another county or municipality within the past 12 months of fraud or a willful building code violation and finds, that such fraud or violation would have been fraud or a violation if committed in the City of Punta Gorda. (3) Refuse to issue permits with specific conditions to a contractor who has committed and has been disciplined for multiple violations when the additional provisions of section 489.131(3)(f), Florida Statutes, have been met. C. To recommend to City Council certain amendments to Chapter One of the Florida Building Code as may be allowed by Florida Statutes. D. To act as condemnation Board in matters of violation of minimum standards and making inspections and reports when so requested by the Building Official. In this regard, the Board may secure the services of the Fire Chief, sanitarian, architects, engineers or other professionals as required and, upon making findings of fact, shall render a final decision. E. To hear and act upon Appeals from orders, requirements, decisions or determinations made by the Building Official under the provisions of Chapter 7, Article IV, City of Punta Gorda Code, the "Unsafe Building Abatement Code". F. To make a determination on applications for Certificate of Competency when so requested by the Building Official in cases where the established standards may not have been met, but extenuating circumstances may be evident. G. To hear and act upon any appeal timely filed to contest the validity of any notice of false alarm or fee assessment issued under Chapter 15, Section 15-19, Punta Gorda Code.

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

BOARDS / COMMITTEE

Title: **Nominations:** Code Enforcement Board (1 alternate)

Funds: Not applicable.

Recommended Action: City Council announce the vacancies.

Summary: There is an opening for an alternate seat for a term set to expire August 6, 2027. Walt Fortney has expressed interest in and is eligible to serve on the Code Enforcement Board.

Code Enforcement Board – Meets monthly on the 3rd Thursday at 9:00 a.m. in City Council Chambers. Must be City resident. Seven-member board with two alternate members. Three-year terms. Maximum of three terms or partial term plus 2 more terms. Financial disclosure required.

Hears & decides alleged violations of the City Code of Ordinances.

Department/Division: City Clerk

EXHIBITS:

1. Fortney Application
2. Code Enforcement Board

Application Form

Introductory Information

Public Record Acknowledgement

I acknowledge that my application and any attachments, including my resume, will become public record pursuant to Florida Statutes. I further acknowledge it is my responsibility to inform the City Clerk's Office if any of my personal identifying information qualifies for exemption from public disclosure.

☑ I Agree

Profile

Walt
First Name

Fortney
Last Name

walt@waltsgaragepg.com
Email Address

2849 Sancho Panza Ct
Home Address

Punta Gorda
City

FL
State

33950
Postal Code

Do you reside within the incorporated City limits of Punta Gorda?

◉ Yes ○ No

Are you a full-time resident of the City?

◉ Yes ○ No

Resume.pdf
Upload a Resume

Why are you interested in serving on a board or commission?

Punta Gorda is where my family and I have chosen to build our businesses, invest in property, and become part of the community. I believe that if you care about the direction of your community, you should be willing to give some of your time to help make it better. Over the last several years, I've become increasingly involved with local businesses, nonprofits, and community organizations. That involvement has given me a greater appreciation for how much thoughtful planning and good decision making matter to Punta Gorda's future and I want to help shape it.

Which Boards would you like to apply for?

Code Enforcement Board: Submitted
Punta Gorda Isles Canal Advisory Committee: Submitted
Building Board: Submitted
Board of Zoning Appeals: Submitted
Planning Commission: Submitted

Question applies to multiple boards

Financial Disclosure Acknowledgement

If I am appointed to a board requiring financial disclosure, I agree to file the Form 1 Financial Disclosure and Form 1F Final Statement via the Florida Commission on Ethics online portal within the required timeframes.

☑ I Agree

Bylaws/Ordinances

I have reviewed the governing document(s) for the board(s) to which I am applying and understand what my role as a member will be, and I have the necessary time to devote to serving on the board(s) to which I am applying.

☑ I Agree

Compliance with Laws

I will comply with all applicable laws including, but not limited to, Florida's Public Records Law (Florida Statutes Chapter 119) and the Sunshine Law (Florida Statutes Section 286.011). I will review materials supplied on these subjects by the City Clerk's Office.

☑ I Agree

Question applies to multiple boards

Would you be willing to serve as an alternate?

◉ Yes ○ No

Question applies to Punta Gorda Isles Canal Advisory Committee

I am a resident of the Punta Gorda Isles Canal Maintenance Assessment District.

◉ Yes ○ No

Have you served on a City of Punta Gorda Board previously?

○ Yes ◉ No

Are you currently serving on a City Board?

○ Yes ◉ No

Are you a graduate of the Punta Gorda Citizens' Academy?

○ Yes ◉ No

Concluding Information

WALTER R. FORTNEY JR.

Punta Gorda, Florida | 941-875-8454 | walt@waltsgaragepg.com

BUSINESS & LEADERSHIP EXPERIENCE

Walt's Garage | Owner & President

Punta Gorda, Florida | December 2018-Present

Acquired an existing automotive repair facility in 2018 and transformed it into Walt's Garage, an 18-bay operation employing more than 20 people. Lead business strategy, financial management, personnel, facilities, capital investment, vendor relationships, customer service, and long-term growth.

Burg'r Bar | Co-Owner

Punta Gorda, Florida | 2025-Present

Co-owner of a long-standing downtown Punta Gorda restaurant, with involvement in financial oversight, operations, employment, facility improvements, strategic planning, and community engagement.

Automotive Industry Leadership | Shop Foreman

2002-2018

More than 16 years of automotive industry experience before owning Walt's Garage, including approximately 14 years in shop-foreman leadership roles with Wheeling Volkswagen, Flow Volkswagen, and Everything Euro. Led technicians, workflow, technical problem-solving, quality control, and daily shop operations.

CIVIC & COMMUNITY LEADERSHIP

Punta Gorda Chamber of Commerce | Board of Directors

2026-Present

Military Heritage Museum | Board of Directors

2026-Present

Project Ottalaus / Roskoe's Bakery | Board of Directors

2026-Present

The Second Chance Project | Founder & President

501(c)(3) Nonprofit Organization | 2026-Present

Founded a local nonprofit dedicated to providing reliable transportation to veterans in need. Lead community partnerships, vehicle donations, fundraising, organizational development, and placement of repaired vehicles with local veterans.

MILITARY SERVICE

United States Army | Sergeant (E-5)

1996-2002

Served six years as a Light-Wheeled Vehicle Mechanic and Recovery Specialist (63B20H8), attaining the rank of Sergeant and serving in positions of technical and personnel leadership.

PROFESSIONAL CREDENTIALS & RECOGNITION

Volkswagen Master Technician • **ASE Certified Automotive Professional**

Punta Gorda Chamber of Commerce — 2026 Small Business of the Year

City of Punta Gorda, FL

Code Enforcement Board

Board Details

Hears and decides alleged violations of the City Code of Ordinances. Must be City resident to apply.

Overview

Size 9 Seats

Term Length 3 Years

Term Limit 3 Terms

Contact

Name Morgan Schneider

Email mschneider@cityofpuntagordafl.com

Phone (941) 575-3352

Additional

Documents for New Appointees

Chapter_9a_Code_Enforcement.pdf

Meetings

Regular meetings of the Code Enforcement Board are held at the Laishley Community Room, 120 Laishley Court, the third Thursday of each month at 9:00 a.m., unless otherwise noticed. All meetings shall be open to the public. Due to the quasi-judicial nature of the Code Enforcement Board, public comment is not permitted unless requested as sworn witness testimony by the respondent or City staff.

Duties

The Code Enforcement Board shall have the power to: (a) Adopt rules for the conduct of its hearings. (b) Subpoena alleged violators and witnesses to hearings. Subpoenas may be served by sheriff's service or by the police department of the City or some other law enforcement officer or other person designated by City Council. (c) Subpoena records, surveys, plats and other evidentiary material. (d) Take testimony under oath. (e) Issue orders having the force of law to command whatever steps are necessary to bring a violation into compliance. (f) Issue fines pursuant to Section 9A-8 of this Chapter and include therein all costs incurred in prosecuting the case before the Code Enforcement Board. Such costs shall be included in the lien authorized by this Chapter. (g) Reduce or compromise fines upon such terms and conditions as the Code Enforcement Board deems reasonable and just. (h) The Code Enforcement Board shall serve as an equalizing board to hear and consider any and all complaints concerning the amount of any special assessment established pursuant to the procedures set forth in Chapter 9, Article I, Section 9-5, Punta Gorda Code, and shall adjust and equalize the special assessments, when it deems such action is necessary. The Code Enforcement Board may only adjust or equalize the established special assessment upon a showing by an interested party that the amount of the established special assessment is unreasonable or that the property will not derive any special benefit from the improvements made by the City. The Code Enforcement Board shall follow the procedures set forth in Chapter 9, Article I, Section 9-5, Punta Gorda Code. (i) Pursuant to Chapter 9, Article II, Section 9-7, Punta Gorda Code, the Code Enforcement Board shall hold a hearing to consider objections by property owners to the City’s intent to revoke an exemption under the City’s Mandatory Lot Mowing Program. At such hearings, it should be the property owner’s burden to demonstrate good cause why the exemption should not be revoked. The Code Enforcement Board shall issue a written order either granting or denying a property owner’s request that their exemption should not be revoked. (j) Pursuant to Chapter 9, Article II, Section 9-7, Punta Gorda Code, the Code Enforcement Board shall have the duty and responsibility to hold hearings to consider any objections or defenses to the levy of a lien against the delinquent properties under the City’s Mandatory Lot Mowing Program. The owner of record of any property proposed to be liened for delinquent lot mowing fees, or any person having an interest therein, may appear at the hearings and voice any objections to the proposed lien or the amount thereof. Objections may also be submitted in writing either prior to or at the time of the hearing. At the hearing, the Code Enforcement Board may recommend to City Council a modification or correction of any proposed lien amount, provided that no lien amount may be increased over the amount in the proposed roll. After the hearing, the Code Enforcement Board shall certify the delinquent user fee roll to the City Council. (k) Pursuant to Chapter 9, Article II, Section 9-8, Punta Gorda Code, the Code Enforcement Board shall hear all appeals by any person aggrieved by any order or notice issued by the City pursuant to the City’s Mandatory Lot Mowing Program. It shall be the burden of any aggrieved person to demonstrate that the contested order or notice was unreasonable. (l) The Code Enforcement Board shall have such other duties and powers as assigned to it by the City Council pursuant to duly adopted ordinances of the City.

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

REPORTS FROM CITY OFFICERS

Title: City Clerk

Funds:

Recommended Action:

Summary:

Department/Division: City Manager

EXHIBITS:

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

REPORTS FROM CITY OFFICERS

Title: City Manager

Funds:

Recommended Action:

Summary:

Department/Division: City Manager

EXHIBITS:

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

REPORTS FROM CITY OFFICERS

Title: City Attorney

Funds:

Recommended Action:

Summary:

Department/Division: City Manager

EXHIBITS:

CITY COUNCIL
CITY OF PUNTA GORDA
10/28/2026

PUBLIC INPUT

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

Funds: Not applicable.

Recommended Action:

Summary:

Department/Division: City Manager

EXHIBITS: