

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
REGULAR MEETING

Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida

Board Members

Kevin Graham
Robert Segur
Stephen Vieira, Vice-Chair
Phillip Smallwood, Secretary
Clint Baker, Chair



District

District V
District III
District I
District II
District IV

MINUTES-REVISED
REGULAR MEETING

March 9, 2026, at 1:30 p.m.

Call to Order

Mr. Baker called the meeting to order at 1:30 p.m.

Roll Call

Upon roll call, it was determined a quorum was present.

Approval of Minutes – February 9, 2026, Regular Meeting, minutes were approved by Mr. Graham, seconded by Mr. Smallwood.

The oath was provided by **Recording Secretary Sargent** for those wishing to provide testimony.

Announcements

None.

PETITIONS

1.) VST-25-06

Legislative

Commission District I

123 Cape Investments, LLC is requesting to vacate a portion of a 15' alley between Cardiff St (platted Charlotte Avenue) and Foley Drive (platted road Flamingo Road), within Harbour Heights Section 5 subdivision and is located North of Foley Drive, South of Del Prado Parkway, West of Broadpoint Drive, East of Cardiff Street. The site contains 1,612± square feet, lying North of Lots 19, 20, 21, & 22 and lying South of the Lots 15, 16, 17 and 18 as recorded in Plat Book 3, Page 81, of the Public Records of Charlotte County, in Section 22, Township 40, Range 23, in Commission District I.

Mr. Cullinan, Planning and Zoning Official, presented the findings and analysis for Petition **VST-25-06** and recommended approval based on the staff report.

Questions for Staff

Mr. Graham asked if the structure that is shown in the picture is that commercial property as well. **Mr. Cullinan** answered yes, that is not owned by the same company, but it is a commercial project and been there for many years.

Applicant's Presentation

Anthony Illuzzi, representing the applicant, and doesn't have anything to say.

Public Input

None.

- **Mr. Smallwood** moved to close public comment, seconded by **Mr. Vieira**, with a unanimous vote.

Discussion

None.

Recommendation

Mr. Vieira moved that **VST-25-06**, be sent to the Board of County Commissioners with a recommendation of Approval, based on the findings and analysis in the staff memo dated **March 9, 2025**, Charlotte County's Comprehensive Plan along with the evidence and testimony presented at today's meeting, seconded by **Mr. Smallwood**; and carried by a unanimous vote.

2.) PAS-25-02

Legislative

Commission District II

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

Ms. Shao, Principal Planner, presented the findings and analysis for Petition **PAS-25-02** and recommended approval based on the reasons outlined in the staff report.

3.) PD-25-14

Quasi-Judicial

Commission District II

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

Ms. Shao, Principal Planner, presented the findings and analysis for Petition **PD-25-14** and recommended approval based on the reasons outlined in the staff report.

Questions for Staff

Chair Baker asked about the rezoning and uses with Ms. Shao and a discussion ensued.

Applicant's Presentation

Derek Rooney, Gray Robinson Law Firm, representing the applicant, was sworn in. He discussed the petition, noted that the project could become an economic center which would be a much larger variety of uses and looking at the demand in the area.

Public Input

None.

- **Mr. Vieira** moved to close public comment, seconded by **Mr. Smallwood**, with a unanimous vote.

Discussion

None.

Recommendation

Mr. Smallwood moved that **PAS-25-02**, be sent to the Board of County Commissioners with a recommendation of Approval, based on the findings and analysis in the staff report dated **February 28, 2026**, Charlotte County's

