

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

**AGENDA**  
**REGULAR MEETING**

March 9<sup>th</sup>, 2026, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [February 9<sup>th</sup>, 2026, Regular Meeting](#)

Announcements

***NOTE:*** For each petition on the Agenda, there will be a twenty (20) minute time limit for applicant’s presentations, a five (5) minute time limit for each citizen’s presentation, and a five (5) minute time limit for applicant’s response.

***Charlotte County Board of County Commissioners does not discriminate on the basis of disability.***

***FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to [David.Lyles@CharlotteCountyFL.gov](mailto:David.Lyles@CharlotteCountyFL.gov).***

**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.

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.

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.

**ADJOURNMENT**