

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, Secretary  
Phillip Smallwood  
Clint Baker, Vice-Chair



District

District V  
District III  
District I  
District II  
District IV

MINUTES

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, 2025, 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 a commercial property as well. **Mr. Cullinan** answered yes that it 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, stated he did not have anything to add.

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 and noted that the project could become an economic center, offering a much larger variety of uses, and addressing 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

Comprehensive Plan along with the evidence and testimony presented at today's meeting, seconded by **Mr. Graham**; and carried by a unanimous vote.

**Recommendation**

**Mr. Smallwood** moved that **PD-25-14**, 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 Comprehensive Plan along with the evidence and testimony presented at today's meeting, seconded by **Mr. Vieira**; and carried by a unanimous vote.

**Chair Baker** asked Mr. Vieira if he would make it onto the Board, and **Mr. Cullinan** stated that it would go to the meeting tomorrow with the Board of County Commissioners.

**ADJOURNMENT**

The meeting adjourned at 1:51 p.m.

Submitted by Kim Sargent, recording secretary

Community Development Department

  4-13-2026

Clint Baker, Chair

Date

For  
Stephen J. Vieira