

R E S O L U T I O N
NUMBER 2025 –

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, TO VACATE A PORTION OF BARCELONA COURT ADJACENT TO 400 SEMINOLE ROAD, BEING LOTS 8 THROUGH 17, BLOCK 194, OF HARBOUR HEIGHTS SECTION THIRTEEN, AS SHOWN ON PLAT BOOK 5, PAGES 32A THROUGH 32B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, CONTAINING A TOTAL OF 6,089± SQUARE FEET OR 0.14± ACRES, AND GENERALLY LOCATED NORTH OF DEEP CREEK BOULEVARD, SOUTHWEST OF THE PEACE RIVER, AND EAST OF SEMINOLE ROAD, IN THE PUNTA GORDA AREA, IN COMMISSION DISTRICT I, CHARLOTTE COUNTY, FLORIDA; PETITION SV-23-03-01.

RECITALS

WHEREAS, an application has been made by George R. Roland ("Petitioner") to vacate a portion of Barcelona Court adjacent to 400 Seminole Road, being Lots 8 through 17, Block 194, of Harbour Heights Section Thirteen, as shown on Plat Book 5, Pages 32A through 32B, of the Public Records of Charlotte County, Florida, containing a total of 6,089± square feet or 0.14± acres, and generally located north of Deep Creek Boulevard, southwest of the Peace River, and east of Seminole Road, in the Punta Gorda area, which is located in Commission District I; and

WHEREAS, the underlying Future Land Use Map (FLUM) designation for the subject right of way and the abutting properties is Low Density Residential (LDR); and

WHEREAS, the application was heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based upon the findings and analysis provided by County Staff and the evidence presented to the P&Z Board, the P&Z Board recommended approval on July 10, 2023; and

WHEREAS, public notice of said application was published and evidence thereof given as required by law to the Board of County Commissioners of Charlotte County, Florida ("Board"); and

WHEREAS, Sections 336.09, 336.10, and 336.12, Florida Statutes, authorize the vacating and abandonment of streets and roads and any right of the County and of the public in and to any land or interest therein, by the Board; and

WHEREAS, Petitioner is the fee simple owner of a portion of the property abutting the right-of-way sought to be vacated; and

WHEREAS, Charlotte County retains no interest in the underlying fee by operation of law; and

WHEREAS, this vacation of a portion of Barcelona Court adjacent to 400 Seminole Road, being Lots 8 through 17, Block 194, of Harbour Heights Section Thirteen, as shown on Plat Book 5, Pages 32A through 32B, of the Public Records of Charlotte County, Florida, in the Punta Gorda area, containing a total of 0.14± acres, as described herein, will not affect the ownership or right of convenient access of persons owning other properties in the area; and

WHEREAS, the Board has found that the right-of-way which is the subject of this resolution no longer serves a public purpose and is a proper subject for abandonment pursuant to Chapter 336, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida:

1. The Board of County Commissioners of Charlotte County, Florida ("Board"), hereby approves the Petition of George R. Roland ("Petitioner") to vacate a portion of Barcelona Court adjacent to 400 Seminole Road, being Lots 8 through 17, Block

194, of Harbour Heights Section Thirteen, as shown on Plat Book 5, Pages 32A through 32B, of the Public Records of Charlotte County, Florida, containing a total of 6,089± square feet or 0.14± acres, and generally located north of Deep Creek Boulevard, southwest of the Peace River, and east of Seminole Road, in the Punta Gorda area, which is located in Commission District I, as described herein, and more particularly described in Exhibit "A" attached hereto and by this reference provided herein.

2. Notice of adoption of this resolution shall be published one (1) time, within thirty (30) days following its effective date, in one issue of a newspaper of general circulation published in Charlotte County. The proof of publication of notice of public hearing, this resolution as adopted, and the proof of publication of the notice of the adoption of this resolution shall be recorded in the deed records of Charlotte County.

3. A certified copy of this resolution shall be recorded in the Public Records of Charlotte County, Florida, at which time said vacation shall become effective.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 22nd day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

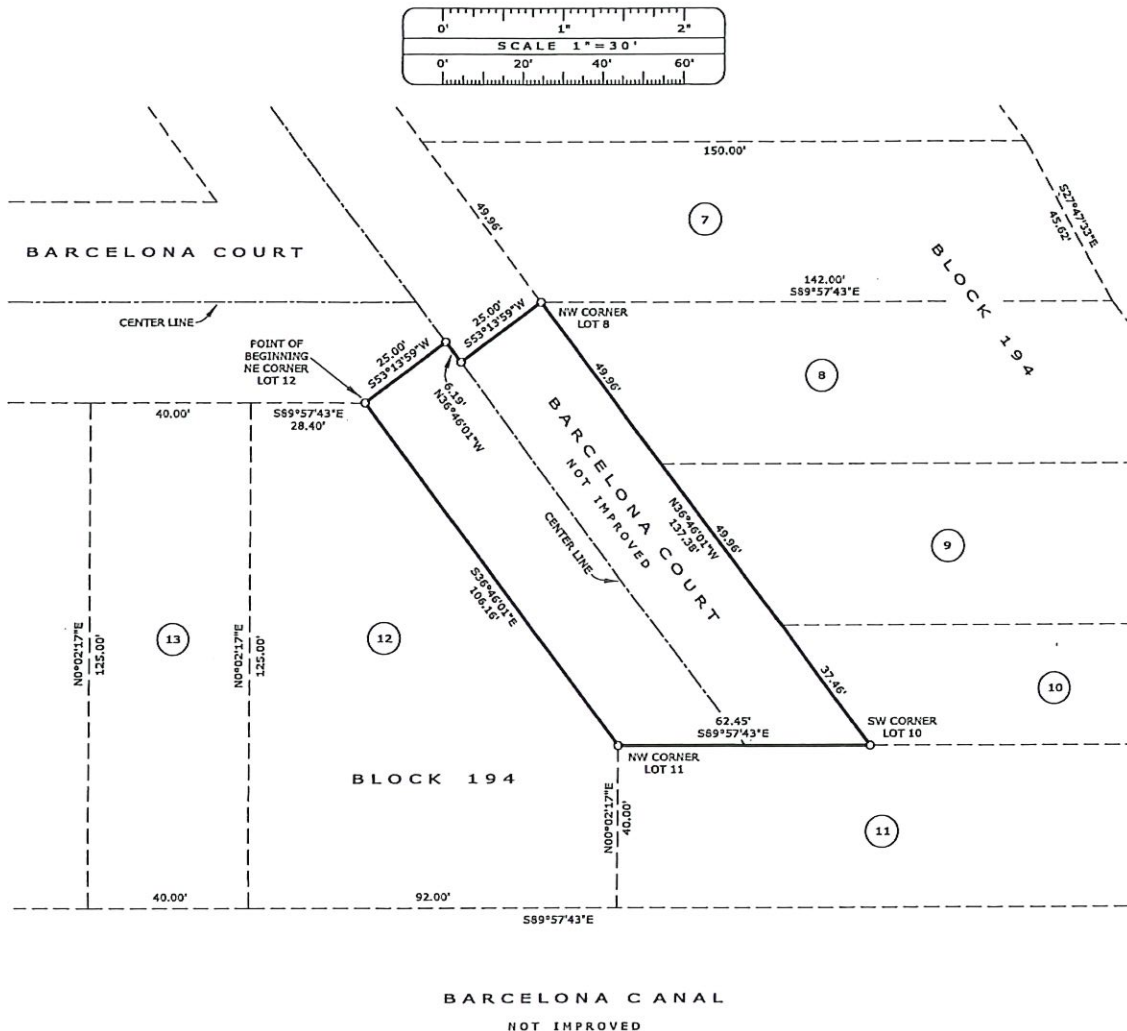
ATTEST:
Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk of the
Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR 2023-0372

JMK



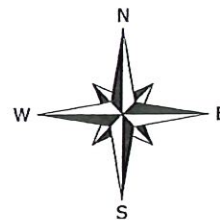
REAL PROPERTY DESCRIPTION

Written by Robert South, Land Surveyor

A parcel of land lying within Harbour Heights Subdivision Section 13, as recorded in Plat Book 5, pages 32A and 32B, of the public records of Charlotte County, Florida, being more specifically described as follows:

Begin at the Northeast corner of Lot 12, Block 194, of said Subdivision, thence bear S36°46'01"E, along the Northeastly line of said lot, a distance of 106.16 feet to the Northwest corner of Lot 11; thence S89°57'43"E, along the North line of Lot 11, a distance of 62.45 feet to the Southwest corner of Lot 10; thence N36°46'01"W, along the Southwesterly line of Lots 10, 9, and 8, a distance of 137.38 feet to the Northwest corner of Lot 8; thence S53°13'59"W, 25.00 feet to the center line of Barcelona Court; thence N36°46'01"W, along said center line, a distance of 6.19 feet; thence S53°13'59"W, 25.00 feet to the Point of Beginning.

Containing 6,089 square feet or 0.14 acres.



SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH IS TO ILLUSTRATE THE LOCATION OF A REAL PROPERTY AS DESCRIBED BY THIS SURVEYOR. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS BASED ON RECORDED PLAT.
3. PREPARED ON FEBRUARY 13, 2023.

ROBERT ORLEN SOUTH, FLORIDA LAND SURVEYOR 2668
5500 SABAL PALM LANE, PUNTA GORDA, FLORIDA 33982
EMAIL: PUNTAGORABOY@HOTMAIL.COM
PHONE: 941-639-4123 - WEB PAGE: LS2668.COM



SKETCH OF DESCRIPTION

HARBOUR HEIGHTS SECTION THIRTEEN
PLAT BOOK 5, PAGES 32A AND 32B
CHARLOTTE COUNTY, FLORIDA

EXHIBIT

"A"
1 of 1

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