



MEMORANDUM

Date: 04-28-2026

To: Honorable Board of County Commissioners (Board)
Planning and Zoning Board

From: Michael Jones

Subject: VST-25-06 15' alley vacation Cardiff Street - Broadpoint Drive

Request:

The applicant, 123 Cape Investments, LLC, is requesting to vacate a portion of a 15' alley between Cardiff St (platted Charlotte Avenue) and platted road Flamingo Road, within Harbour Heights Section 5 subdivision, as shown on Plat Book 3, Pages 81A and 81B, of the Public Records of Charlotte County (See Attachment 1). The total area to be vacated contains 1,612± square feet (See Attachment 2), and is generally located North of Foley Drive, South of Del Prado Parkway, West of Broadpoint Drive, East of Cardiff Street, within the Mid-County area, and located in Commission District I.

Analysis and Background:

The subject area to be vacated lies inside of the Urban Service Area. The underlying Future Land Use Map (FLUM) designation is Commercial. The underlying Zoning District is Commercial General (CG). It lies within Flood Zone X, as well as Storm Surge Evacuation Zone B.

If approved, the petition would allow for more developable space on the property. No property owners will be denied reasonable access to their property as a result of this petition. All pertinent departments have reviewed the petition (See Attachment 3). All the affected utilities have been notified. County staff have offered the no comments.

Staff Summary:

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application, **VST-25-06** is generally consistent with Charlotte County's Comprehensive Plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.

Planning and Zoning Board recommendation on March 09, 2026:

A motion to forward application **VST-25-06** to the Board of County Commissioners with a recommendation of **Approval**, based on the findings and analysis in the staff memo dated **March 09, 2026**, Charlotte County's Comprehensive Plan, and the evidence and testimony presented at the public hearing before the Planning and Zoning Board.

Attachment 1
APPLICATION



COMMUNITY DEVELOPMENT DEPARTMENT
STREET VACATION APPLICATION

Date Received:	Date of Log-in:
Petition #:	
Receipt #:	Amount Paid:

1. Name of street(s) to be vacated: Alley between 2 parcels
#402322107008 and #402322107001

2. Parties involved in the application

A. Name of Applicant*: 123 Cape Investments LLC
Mailing Address: 3596 Peace River Drive
City: Punta Gorda | State: FL | Zip Code: 33983
Phone Number: 516-819-5426 | Fax Number:
Email Address: ITONYHOTTRUCK@Gmail.com

* The applicant must own property abutting on the right-of-way to be vacated

B. Name of Agent:
Mailing Address:
City: | State: | Zip Code:
Phone Number: | Fax Number:
Email Address:

C. Name of Surveyor: South Surveys Inc
Mailing Address: 5500 Sabal Palm Lane
City: Punta Gorda | State: FL | Zip Code: 33983
Phone Number: | Fax Number:
Email Address: PuntaGordaBoy@hotmail.com

3. Applicant's Property ID #: parcel #1 - 402322107008 parcel #2 - 402322107001
4. Total acreage of street to be vacated: 1,612.5 Sq Ft
5. Commission District: 1
6. Purpose of request:
To vacate Alley inbetween parcel #402322107008 and
#402322107001

AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent for this Street Vacation and that data and other supplementary matter attached to and made part of the application are honest and true to the best of my knowledge.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 07th day of 2025, by Anthony Illuzzi, who is personally known, or produced identification with FDL and did did not take an oath.

Leah J. Lauff
Notary Public Signature

Anthony Illuzzi
Signature of Applicant/Agent

Leah J. Lauff
Notary Printed Signature

Anthony Illuzzi
Printed Signature of Applicant/Agent

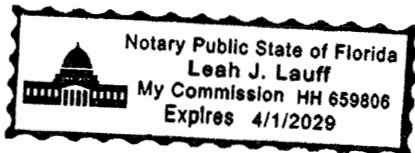
Notary Public
Title

3596 Pegce River dr
Address

HH 659806
Commission Code

Riviera Gardens FL 33983
City, State, Zip

516 819 5426
Telephone Number



APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the Street Vacation of the property described and which is the subject matter of the proposed hearing.

I give authorization for Anthony Illuzzi to be my agent for this application.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 07th day of 2025, by Anthony Illuzzi, who is personally known, or produced identification with FLDL and did did not take an oath.

<u>Leah J. Lauff</u> Notary Public Signature	<u>[Signature]</u> Signature of Applicant
<u>Leah J. Lauff</u> Notary Printed Signature	<u>Anthony Illuzzi</u> Printed Signature of Applicant
<u>Notary Public</u> Title	<u>3596 Peace River Dr</u> Address
<u>HH 659806</u> Commission Code	<u>Punta Gorda FL 23983</u> City, State, Zip
	<u>516 819 5426</u> Telephone Number



Attachment 2

**Plat Book 3, Page 81B, of the Public Records of
Charlotte County, Florida**

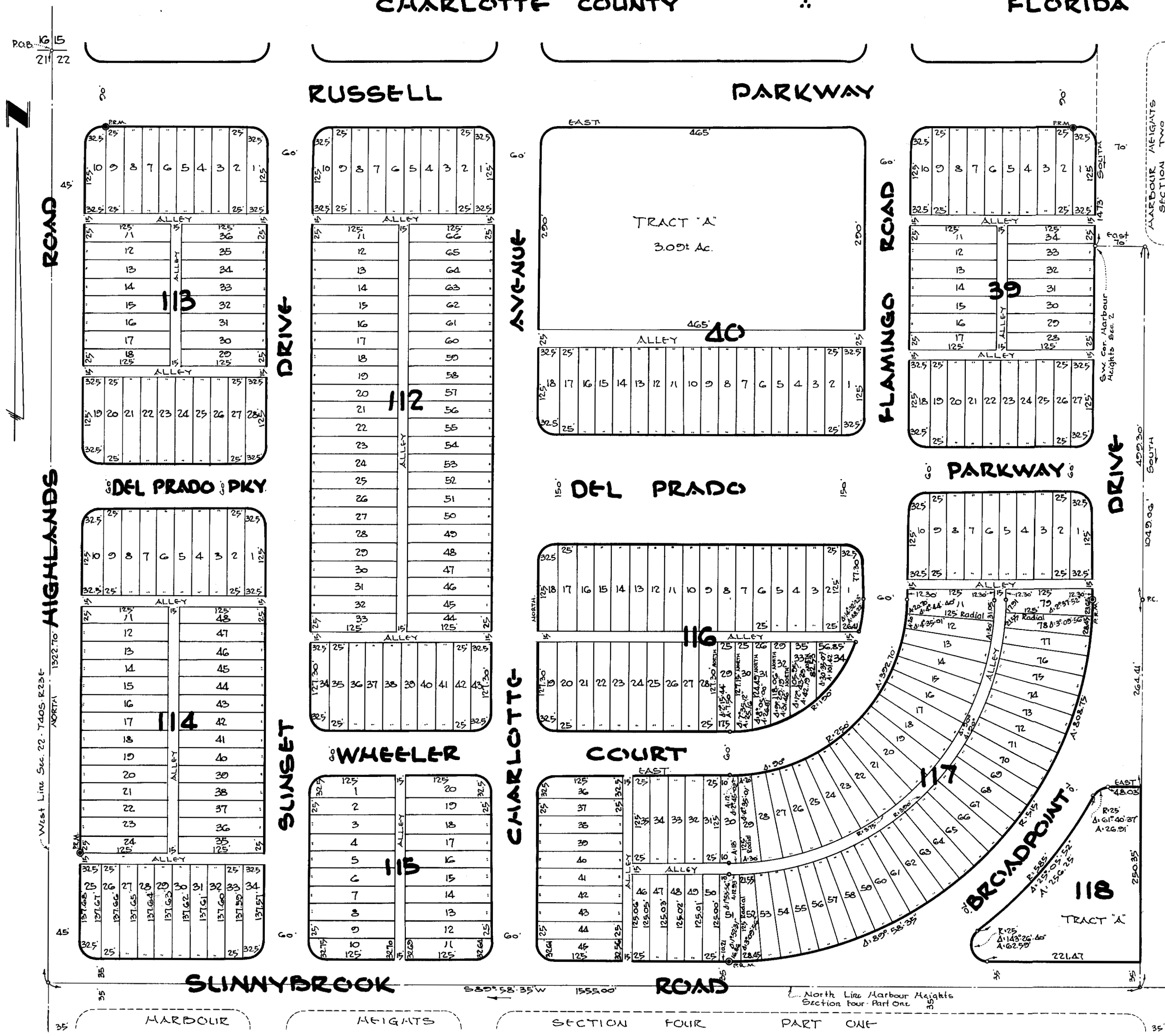
RADER ENGINEERING CO.
111 N.E. 2ND AVENUE
MIAMI - FLORIDA

SHEET 2 of 2 SHEETS

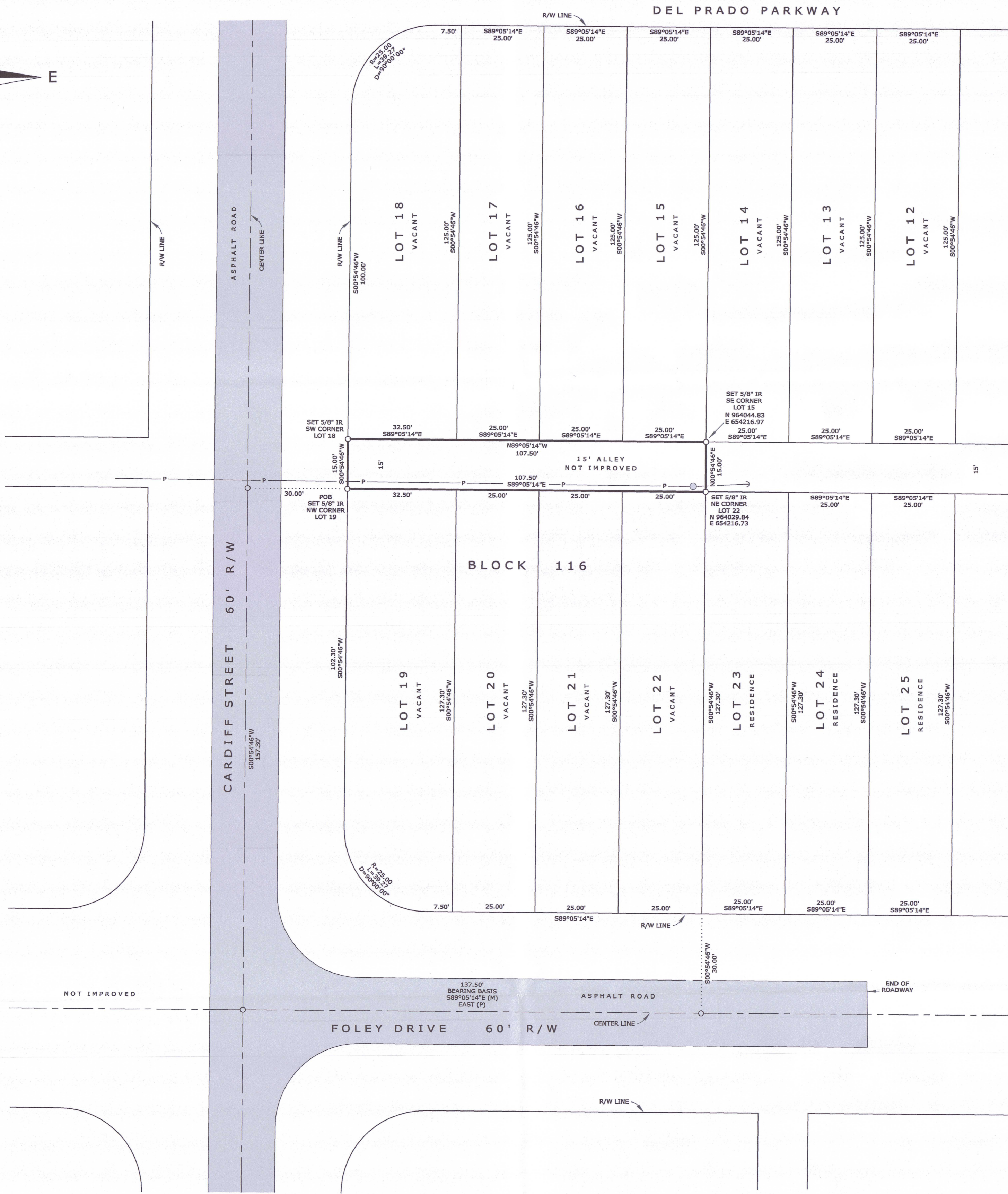
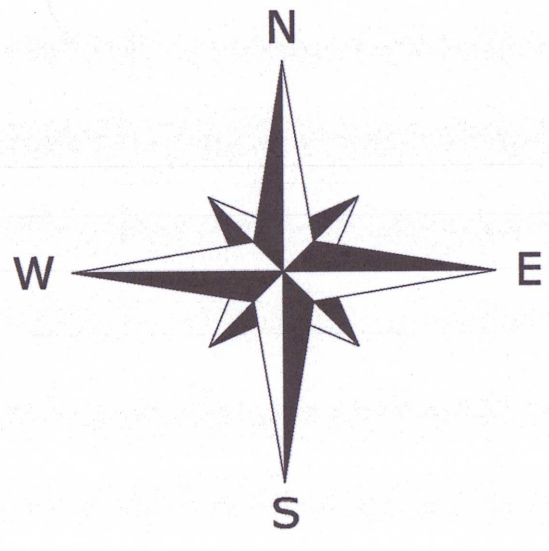
HARBOUR HEIGHTS SECTION FIVE

A SUBDIVISION LYING IN SECTIONS 15 & 22 - TWP. 40S - RGE. 23E
CHARLOTTE COUNTY FLORIDA

ORDER No. 1707
MARCH 6TH - 1956.
SCALE: 1" = 100'



Attachment 3
SURVEY AND LEGAL
DESCRIPTION



CONVERSION
 INCLINATION OF HORIZONTAL
 AXIS FROM PLAT BEARING
 GRID NORTH TO ASTRONOMICAL
 TRUE NORTH IS 00°54'46" EAST

LEGEND
 FND = FOUND
 IR = IRON ROD
 N&D = NAIL AND DISK
 R/W = RIGHT OF WAY
 (M) = MEASURED
 (P) = PLAT
 D = DELTA
 R = RADIUS
 L = LENGTH
 BM = BENCH MARK
 EL = ELEVATION
 POB = POINT OF BEGINNING
 — P — = POWER LINE
 ○ = POWER POLE

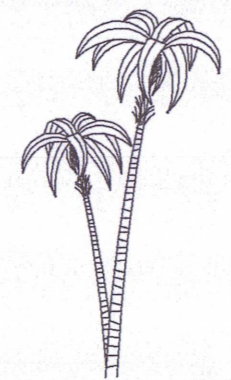
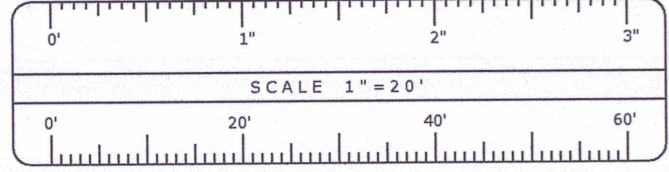
A SURVEY OF WRITTEN BY THIS SURVEYOR
 A PARCEL OF LAND LYING WITHIN BLOCK 116, HARBOUR HEIGHTS, SECTION FIVE, ACCORDING TO THE
 PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 81A AND 81B, OF THE PUBLIC RECORDS OF
 CHARLOTTE COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE NORTHWEST CORNER OF LOT 19, BLOCK 116; THENCE S89°05'14"E, ALONG THE NORTH LINE
 OF LOTS 19 THROUGH 22, A DISTANCE OF 107.50 FEET TO THE NORTHEAST CORNER OF LOT 22; THENCE
 N00°54'46"E, 15.00 FEET TO THE SOUTHWEST CORNER OF LOT 15; THENCE S89°05'14"W, ALONG THE
 SOUTH LINE OF LOTS 15 THROUGH 18, A DISTANCE OF 107.50 FEET TO THE SOUTHWEST CORNER OF
 LOT 18; THENCE S00°54'46"W, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

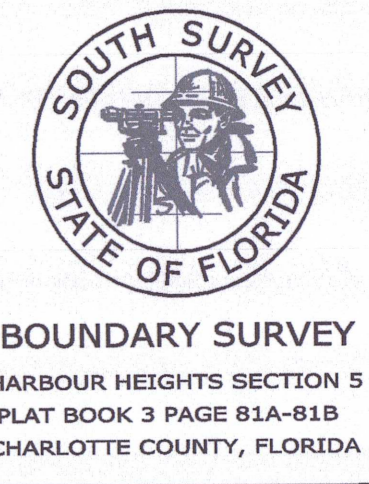
1. SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE & EMBOSSED SEAL OF THIS SURVEYOR.
2. BEARINGS BASED ON ASTRONOMICAL NORTH BY GLOBAL POSITION SATELLITE MEASUREMENTS.
3. MEASUREMENTS ARE IN FEET, ON A HORIZONTAL PLANE, PER U.S. STANDARDS, WITH RELATIVE DISTANCE ACCURACY GREATER THAN 1 FOOT IN 10,000 FEET.
4. COORDINATES BASED ON NGS NAD 83 NSRS2007, DOT GPS NETWORK, FLORIDA WEST ZONE.
5. UNDERGROUND IMPROVEMENTS, UTILITIES, FOUNDATIONS, IRRIGATION LINES WERE NOT LOCATED.
6. THIS SURVEYOR WAS NEITHER FURNISHED WITH, NOR REQUESTED TO REVIEW, AN ABSTRACT ON THE DESCRIBED PROPERTY AND THEREFORE EXPRESSES NO OPINION AS TO CONDITION OF TITLE. ALL EASEMENTS, RIGHTS OF WAY, SETBACK LINES, RESERVATIONS, AGREEMENTS AND SIMILAR MATTERS SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION.
7. ACCORDING TO OFFICIAL RECORD BOOK 555, PAGE 490 THERE ARE EASEMENTS AND RIGHT AWAYS THAT SHALL BE CONFINED TO THE REAR FIVE FEET, ALONG THE SIDE OF EVERY BUILDING PLOT, AND ALONG EVERY STREET OF THE SUBDIVISION FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES.
8. PROPERTY CONTAINS 1,612 SQUARE FEET OR 0.04 ACRES.
9. DATE OF BOUNDARY SURVEY - NOVEMBER 13, 2025

FLOOD DATA
 FIRM DATE: 12/15/2022
 COMMUNITY NUMBER: 120061
 PANEL: 0232G
 FIPS: 12015C
 FLOOD ZONE: X
 NO BASE FLOOD ELEVATION

COUNTY DATA
 PARCEL ID: N/A
 MAP NUMBER: 5A22N
 SECTION: 22-40-23
 ZONING CODE: CG
 SHORT LEGAL: HBH 005 0116 0019
 ADDRESS: N/A



Robert Orren South
SOUTH SURVEY INC. LB 8514
 ROBERT ORREN SOUTH, FLORIDA LAND SURVEYOR 2668
 SEAN MITCHELL HARRIS, FLORIDA LAND SURVEYOR 7408
 5500 SABAL PALM LANE, PUNTA GORDA, FLORIDA 33962
 EMAIL: PUNTAGORDABOY@HOTMAIL.COM
 PHONE: 941-639-4123 - WEB PAGE: LS2668.COM



A Parcel of land lying within Block 116, Harbour Heights, Section Five, according to the plat thereof, recorded in Plat Book 3, Pages 81A and 81B, of the public records of Charlotte County, Florida, Being more specifically described as follows:

Begin at the Northwest corner of Lot 19, Block 116;

Thence S 89°05'14" E, along the North line of Lots 19 through 22, a distance of 107.50 feet to the Northeast corner of Lot 22;

Thence N00°54'46"E a distance of 15.00 feet to the Southwest corner of Lot 15;

Thence N89°05'14"W along the South line of Lots 15 through 18 a distance of 107.50 feet to the Southwest corner of Lot 18;

Thence S00°54'46"W a distance of 15.00 feet to the point of Beginning.

Said parcel containing 1612 square feet or 0.04 acre±.

Attachment 4
Location and Area Map

CHARLOTTE COUNTY

Location Map for VST-25-06



22/40/23 Mid-County



This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.

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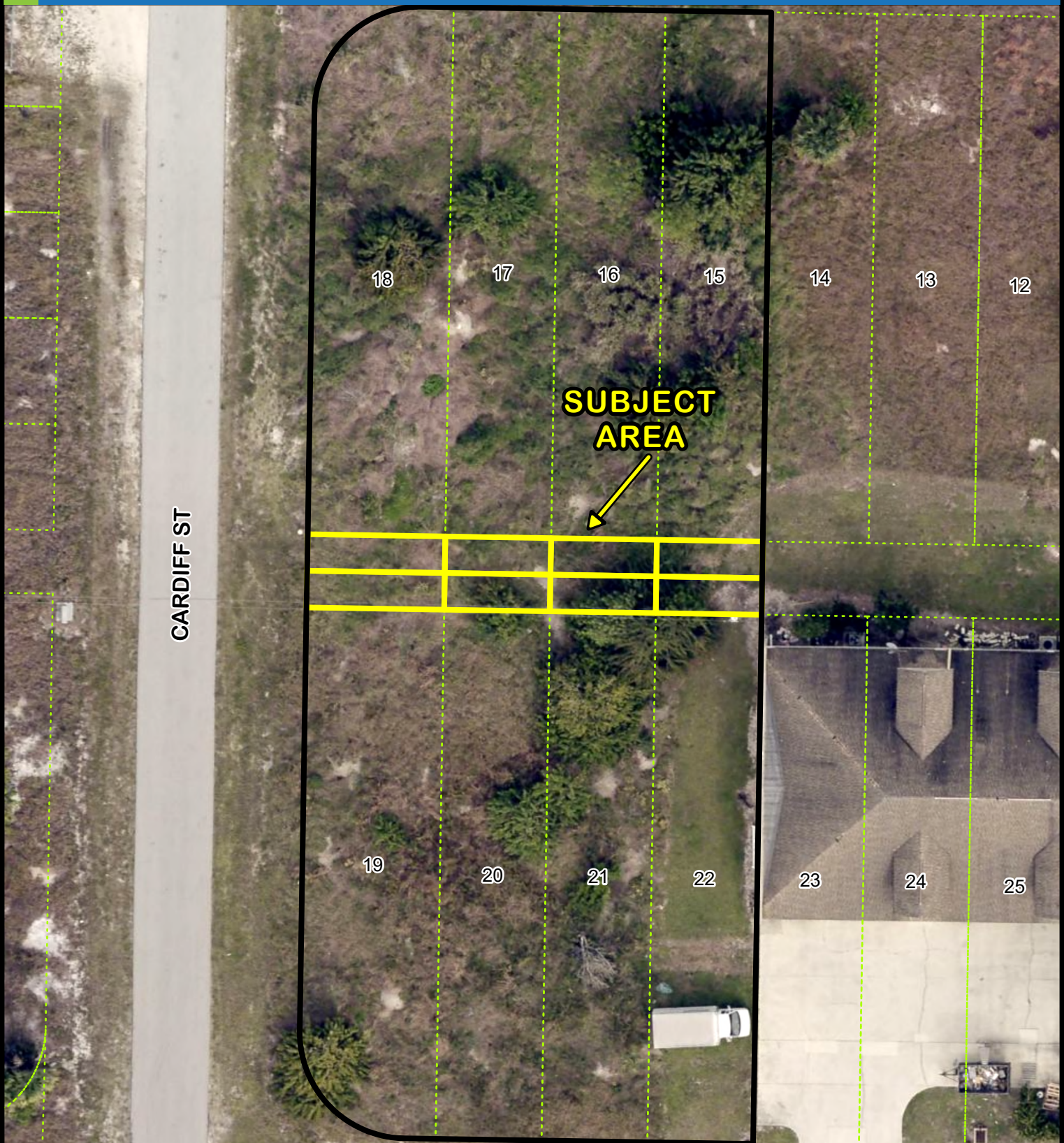
M:\Departments\LIS\Projects\Petition_Maps\Land_Development\2025\SV\ST-25-06\VST_25_06.aprx

CHARLOTTE COUNTY

Area Image for VST-25-06



CHARLOTTE COUNTY
Community Development



22/40/23 Mid-County



(NOT TO SCALE)

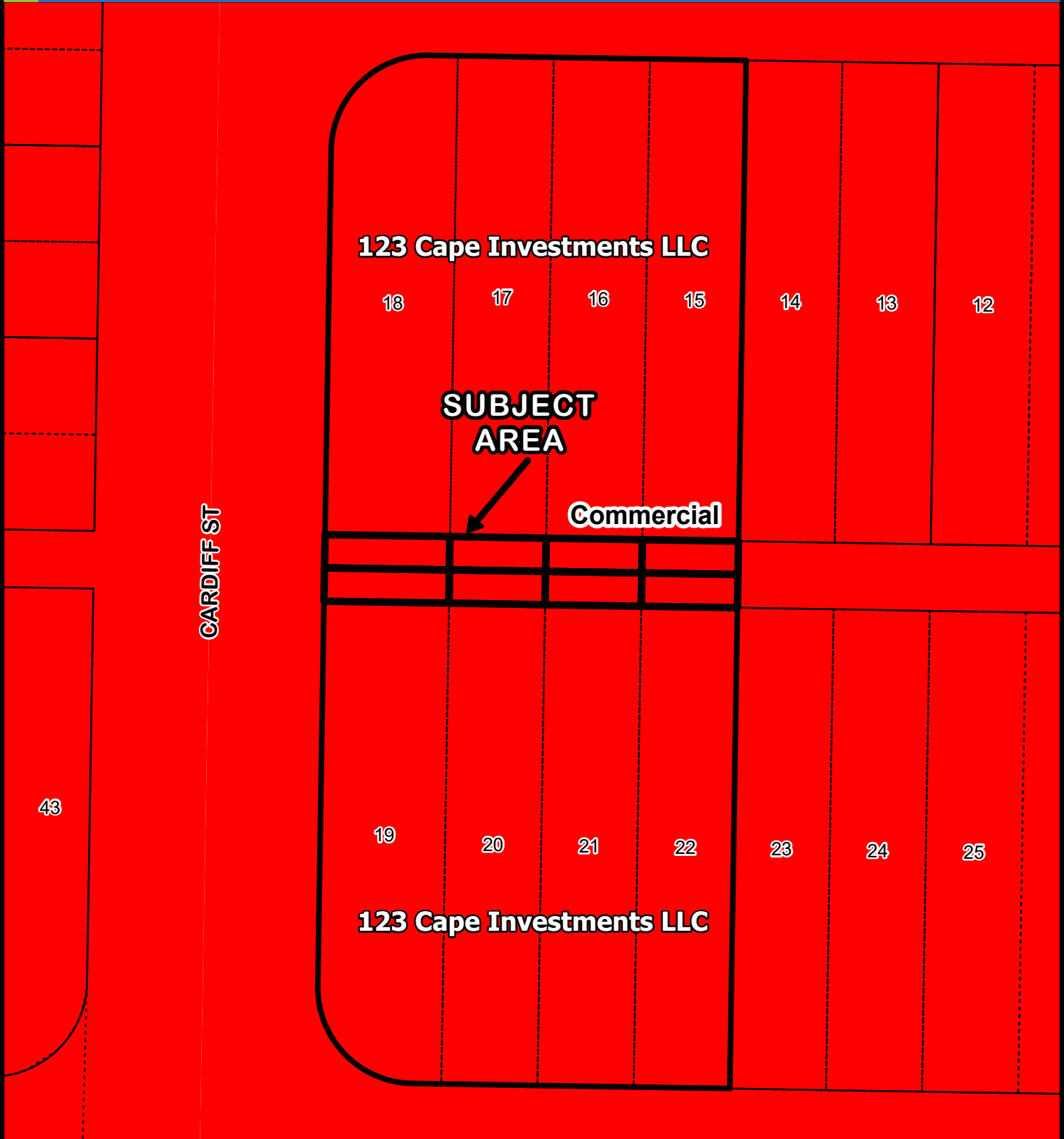
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Date Saved: 3/25/2026 1:07 PM By: Finnerty-SR30630

M:\Departments\GIS\Projects\Petition_Maps\Land_Development\2025\SV\VST-25-06\VST_25_06.aprx

Attachment 5
Future Land Use Map (FLUM)

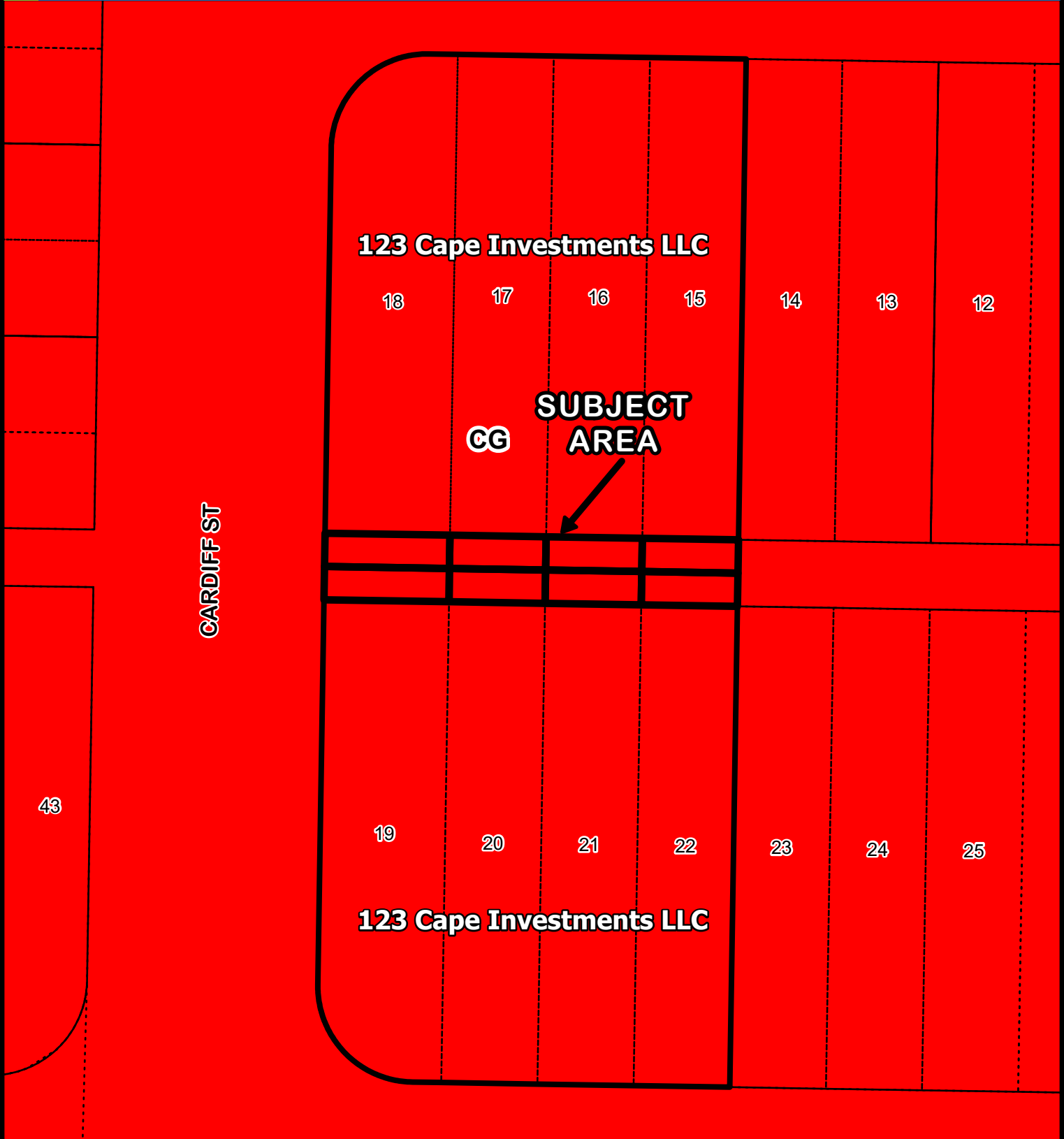


22/40/23 Mid-County



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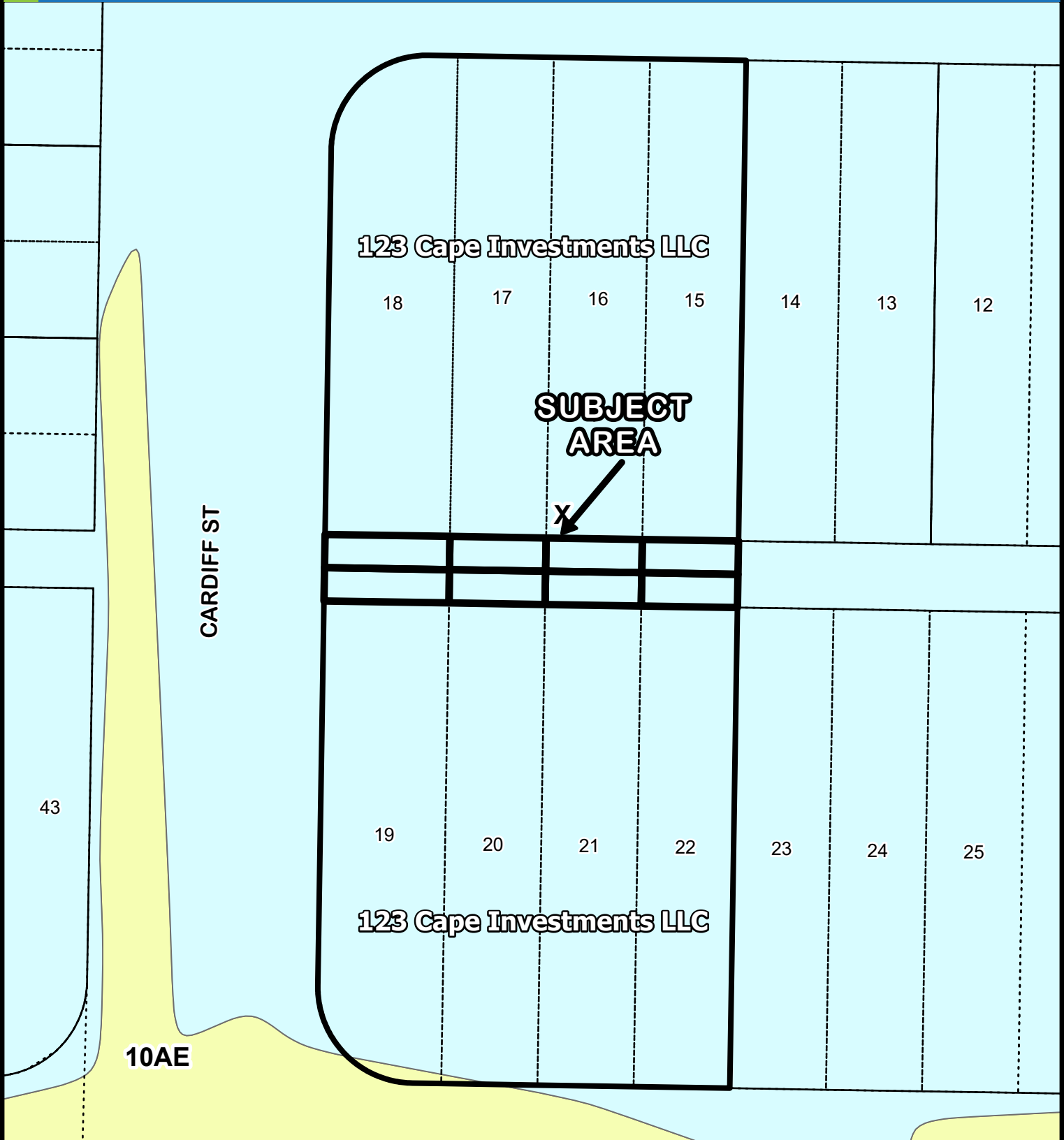
Attachment 6
Zoning District Map



22/40/23 Mid-County



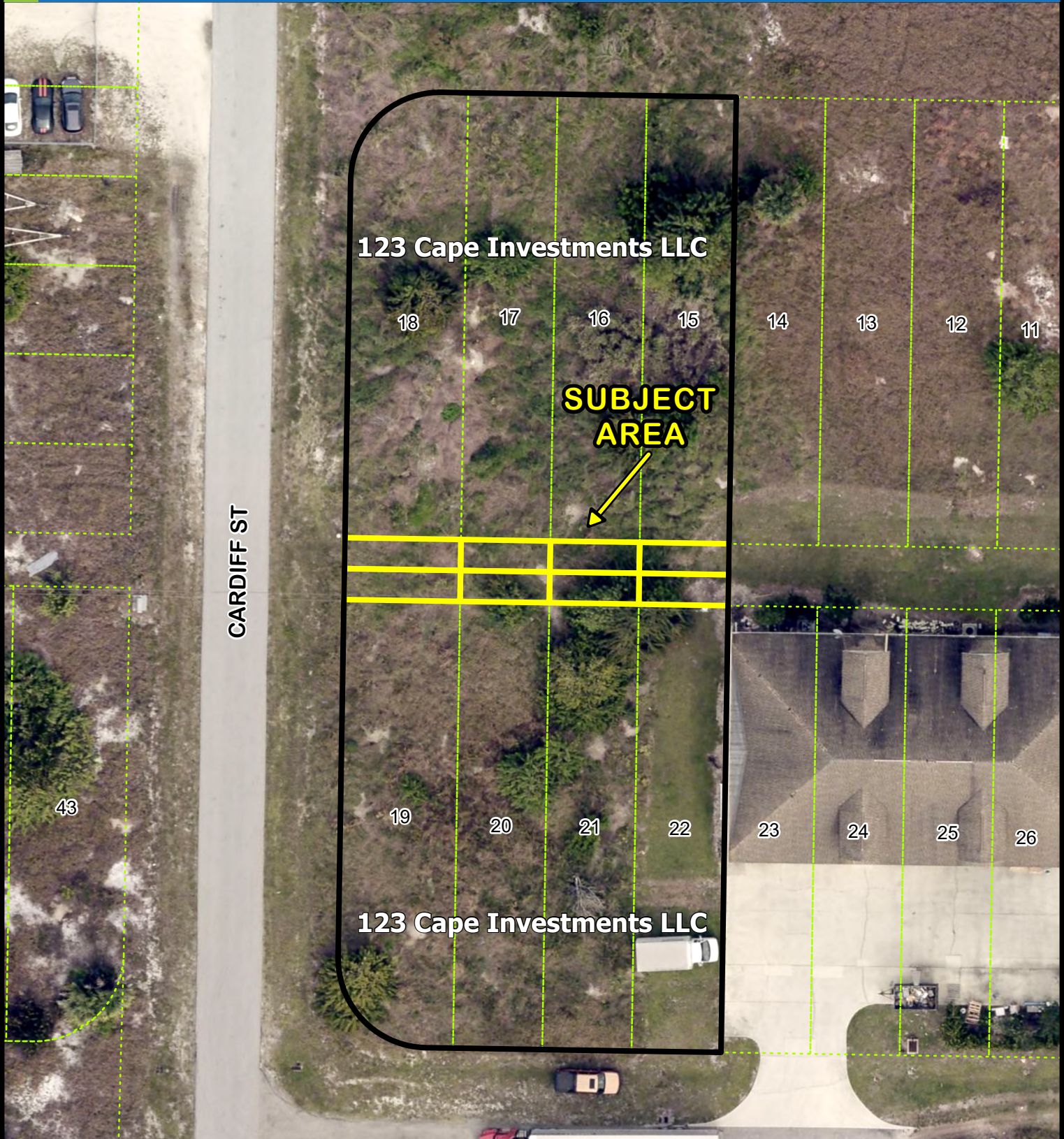
Attachment 7
Flood Designations



22/40/23 Mid-County



Attachment 8
Proposed Changes



22/40/23 Mid-County



Attachment 9
Staff Review and Comments



Date: January 23, 2026

To: Anthony Illuzi

Via Email: ITonyhottruck@gmail.com

CC: South Surveys Inc

Via Email: Puntagordaboy@hotmail.com

Proposed Board Dates: March 09, 2026- P&Z; April 28, 2026- BoCC

Subject: VST-25-06 15' Alley Vacation between Cardiff Street and Broadpoint Drive

Dear Applicant,

Below are the comments which we have received from our reviewers to date. The following comments will be listed as conditions in our staff report for these meetings.

Environmental – No Objection- Note

The applicant is requesting to vacate a road that abuts lots 15 -18 to the north and lots 19 – 22 to the south. All lots are located in the Charlotte County Scrub-jay Review Area.

Prior to development permit issuance (Approved Tree Removal Permit) the applicant will need to submit the Scrub-jay HCP application that can be found at this link: <https://www.charlottecountyfl.gov/core/fileparse.php/409/urlt/scrub-jay-hcp-application.pdf>

and pay the HCP fee for eight lots, 0.00 – 0.22 acres; the 2026 HCP fee is \$2,031 per lot. The 2026 fee schedule may be found here: <https://www.charlottecountyfl.gov/core/fileparse.php/409/urlt/scrub-jay-habitat-conservation-plan-fees.pdf>

Please Note: With respect to multi-lot projects, the total scrub-jay HCP fee is based upon the fees for each individual lot(s) that are added together for a total fee, e.g. 8 lots * \$2,031 = \$16,248 and is Not based upon the total consolidated project acreage.

Real Estate Services- No Objection- Note

No easements exist that are dedicated to Charlotte County. No further comments.

If any conditions of approval require the supplementation of easement instruments, sketches, and descriptions, they must be provided prior to the application proceeding to public hearing. If you have any questions or concerns, please feel free to contact me.

Michael Jones - Zoning Coordinator

Community Development Department, Planning 18400 Murdock Circle Port Charlotte, FL 33948 (941)-743-1230