



MEMORANDUM

Date: 05-12-2025, revised 07-10-2025

To: Honorable Board of County Commissioners (Board)

From: Jenny Shao, Process Improvement Manager

Subject: SV-23-03-01 George R. Roland Portion of Barcelona Ct

Request:

The applicant, George R. Roland, is requesting to vacate a portion of Barcelona Court adjacent to 400 Seminole Road, being his property and described as 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. The total area to be vacated contains 6,089± square feet or 0.14± acres (See Attachment 1) and is generally located north of Deep Creek Boulevard, southwest of the Peace River, and east of Seminole Road, within the Punta Gorda area and located in Commission District I.

Analysis:

The subject area to be vacated lies outside the Urban Service Area. The underlying Future Land Use Map (FLUM) designation is Low Density Residential. The underlying Zoning District is Environmentally sensitive (ES). It lies within Flood Zone 10AE and Storm Surge Evacuation Zone A.

If approved, the petition would allow more developable space on the property. No residents will be denied reasonable access to their property as a result of this petition. All pertinent departments have reviewed the petition (See Attachment 2). All the affected utilities have been notified. County staff have offered no objections.

Current Status:

This petition was continued before the scheduled presentation to the Board in August 2023 due to comments regarding the encroachments into the platted Barcelona Canal. Since then, the applicant has resolved all staff comments pertaining to those encroachments and staff have no further comments.



Staff Summary:

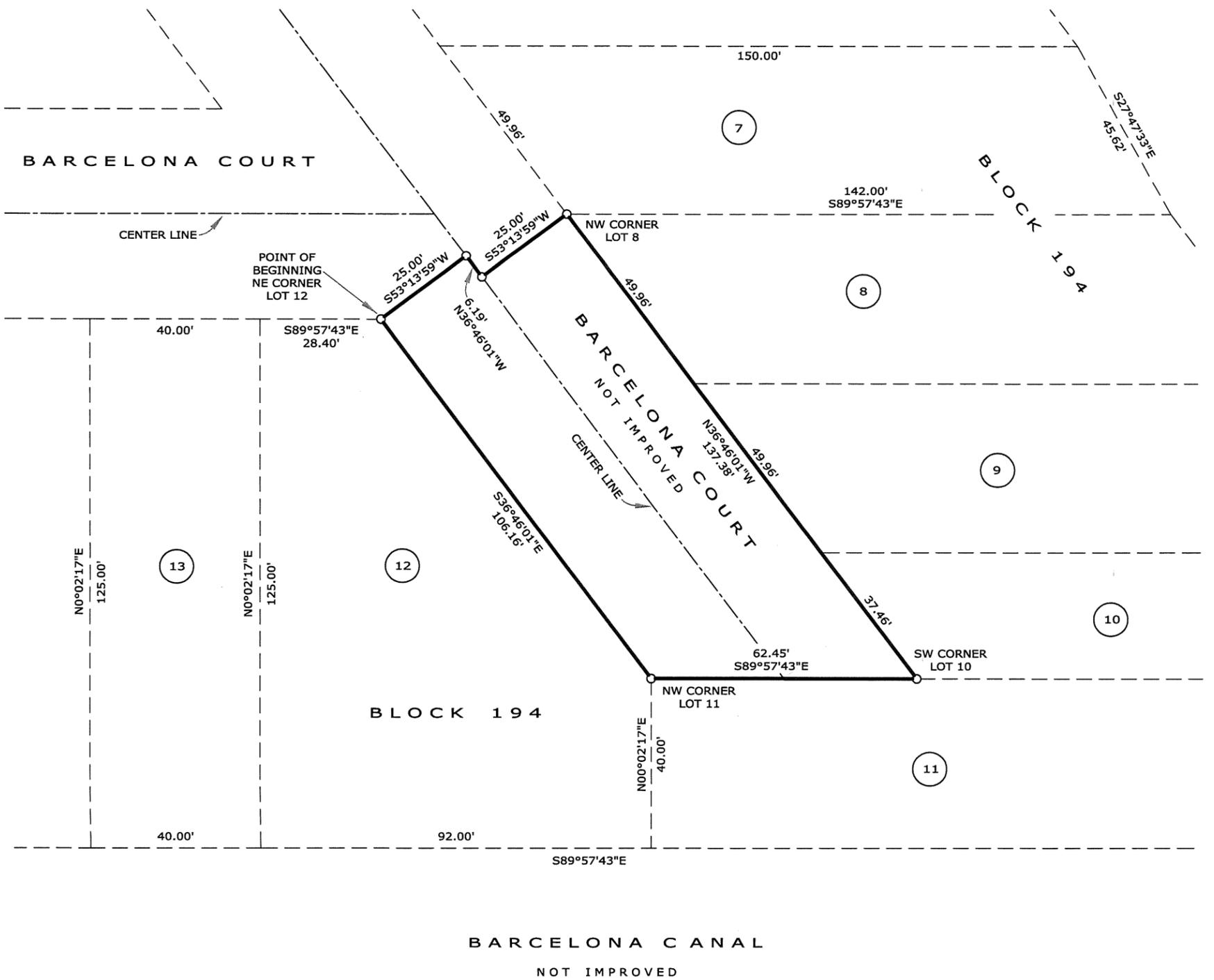
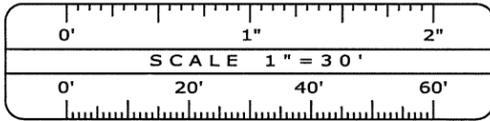
Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Application #**SV-23-03-01**) is generally consistent with Charlotte County's Comprehensive Plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.

Planning and Zoning Board proposed recommendation on July 10, 2023:

Approve a motion to forward application **SV-23-03-01** to the Board of County Commissioners with a recommendation of **Approval**, based on the findings and analysis in the staff memo dated **June 6, 2023**, Charlotte County's Comprehensive Plan, and the evidence and testimony presented at the public hearing before the Planning and Zoning Board.



Attachment 1
Sketch and Description of Proposed
Area to be Vacated



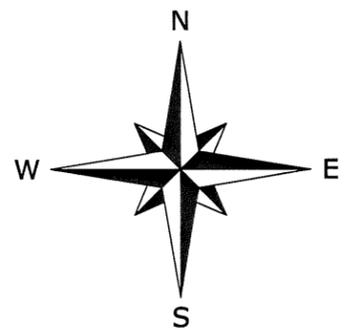
REAL PROPERTY DESCRIPTION

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 Northeasterly 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 ORREN SOUTH, FLORIDA LAND SURVEYOR 2668
 5500 SABAL PALM LANE, PUNTA GORDA, FLORIDA 33982
 EMAIL: PUNTAGORDABOY@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



Attachment 2

Staff Review and Comments



COMMENT MEMORANDUM

Date: 3/28/2023

To: Jenny Shao, Project Coordinator
Community Development/Zoning

From: Public Works- Engineering- Roy Benjamin

Subject: SV-23-03-01 George R. Roland Portion of Barcelona Ct

No comments or concerns. Recommend approval



COMMENT MEMORANDUM

Date: 3/31/2023

To: Jenny Shao, Project Coordinator
Community Development/Zoning

From: Jim Keltner

Subject: SV-23-03-01 George R. Roland Portion of Barcelona Ct

The Zoning Environmental Review Section has conducted a cursory review of the above referenced preliminary plat for compliance with Environmental, Tree and Landscaping codes or ordinances.

The Environmental Review Section has no comments or objections at this point.

If there are any questions pertaining to this review, please feel free contact me in the Community Development Department at 941-743-1269.

-Jim Keltner



COMMENT MEMORANDUM

Date: 4/4/2023

To: Jenny Shao, Project Coordinator
Community Development/Zoning

From: Danielle Jorge, Surveying Project Manager
Public Works - Engineering

CC: J Kelly Davis, County Surveyor

Subject: SV-23-03-01 George R. Roland Portion of Barcelona Ct

Approved



COMMENT MEMORANDUM

Date: 4/11/2023

To: Jenny Shao, Project Coordinator
Community Development/Zoning

From: Kathleen Duffy, GIS Specialist
Information Technology

Subject: SV-23-03-01 George R. Roland Portion of Barcelona Ct

I found no issues with SV-23-03-01 George R. Roland Portion of Barcelona Ct.



COMMENT MEMORANDUM

Date: 4/12/2023

To: Jenny Shao, Project Coordinator
Community Development/Zoning

From: Jie Shao, Planner, Principal, AICP, MCP
Community Development/Planning

Subject: SV-23-03-01 George R. Roland Portion of Barcelona Ct

Project Summary: This application is for a Street Vacation to vacate a portion of Barcelona Court adjacent to 28036 Barcelona Court and 400 Seminole Road, which are both owned by the applicant. The total area to be vacated is 6,089± square feet or 0.14± acres and is generally located north of Deep Creek Boulevard, southwest of the Peace River, and east of Seminole Road, within the Punta Gorda area and located in Commission District I.

Future Land Use Map (FLUM) Designation: The subject property is designated as Low Density Residential (LDR). The adjacent lots are designated as LDR.

Zoning: The subject property is zoned Environmentally Sensitive (ES). The adjacent lots are zoned ES.

Finding: The proposed Street Vacant is not contrary to the County's Comprehensive Plan. Therefore, staff has no objections to or comments for the proposed Street Vacation.



COMMENT MEMORANDUM

Date: 3/28/2023

To: Jenny Shao, Project Coordinator
Community Development/Zoning

From: CCU

Subject: SV-23-03-01 George R. Roland Portion of Barcelona Ct

CCU approves.

From: [Tarnecki, Amber](#)
To: [Elliott, Denise](#)
Cc: [Baster, Basia](#)
Subject: RE: Barcelona Ct: Easement approval needed
Date: Monday, April 10, 2023 11:47:37 AM
Attachments: [SV-23-03-01 George R Roland-Portion of Barcelona Ct.pdf](#)
[image001.png](#)

Approved.



Amber Tarnecki

Engineer I
Engineering Services
Charlotte County Utilities
941-764-4570
941-764-4319 fax
CharlotteCountyFL.gov
Delivering Exceptional Service

From: Elliott, Denise <Denise.Elliott@charlottecountyfl.gov>
Sent: Friday, April 7, 2023 12:32 PM
To: Tarnecki, Amber <Amber.Tarnecki@charlottecountyfl.gov>
Cc: Baster, Basia <Basia.Baster@charlottecountyfl.gov>
Subject: Barcelona Ct: Easement approval needed

Please see attached.

Thank you,



Denise Elliott

Engineering Services Coordinator
Engineering Services
Charlotte County Utilities
941-764-4318
CharlotteCountyFL.gov
Delivering Exceptional Service

Shao, Jenny

From: Scudera, Jamie
Sent: Friday, March 31, 2023 11:31 AM
To: Keltner, Jim
Cc: Shao, Jenny; Eastes, Elizabeth; Pieper, Ryan; DeFilippo, Anastacia
Subject: RE: Staff Review SV-23-03-01 George R. Roland Portion of Barcelona Ct

I do not have any comments at this time. Thank you Jim.



Jamie Scudera | Projects Manager
Charlotte County Community Services
941.613.3226

CharlotteCountyFL.gov

To Exceed Expectations in the Delivery of Public Services



From: Keltner, Jim <Jim.Keltner@charlottecountyfl.gov>
Sent: Friday, March 31, 2023 11:24 AM
To: Scudera, Jamie <Jamie.Scudera@charlottecountyfl.gov>
Cc: Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>; Eastes, Elizabeth <Elizabeth.Eastes@charlottecountyfl.gov>; Pieper, Ryan <Ryan.Pieper@charlottecountyfl.gov>; DeFilippo, Anastacia <Anastacia.DeFilippo@charlottecountyfl.gov>
Subject: FW: Staff Review SV-23-03-01 George R. Roland Portion of Barcelona Ct

Good Friday Jamie,

Jenny is requesting comments on this proposed Road R/W vacate. The applicant owns lots adjacent to the portion of Barcelona Ct R/W that is requested to be vacated. Neither the lots nor the R/W are in SJ Review Area, but many of the surrounding lands in Harbor Heights are in the Review Area. Do you have any comments/ objections? Thanks-

From: Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>
Sent: Tuesday, March 28, 2023 3:40 PM
To: Dangerfield, Faith <Faith.Dangerfield@charlottecountyfl.gov>; Parkman, Matthew V. <Matthew.Parkman@charlottecountyfl.gov>; Kamarajugadda, Ravi Shankar <Ravi.Kamarajugadda@charlottecountyfl.gov>; Duffy, Kathleen <Kathleen.Duffy@charlottecountyfl.gov>; Pieper, Ryan <Ryan.Pieper@charlottecountyfl.gov>; Keltner, Jim <Jim.Keltner@charlottecountyfl.gov>; Shao, Jie <Jie.Shao@charlottecountyfl.gov>; Davison, Denise <Denise.Davison@charlottecountyfl.gov>; Vernon, Joanne <Joanne.Vernon@charlottecountyfl.gov>; Davis, James K. <James.Davis@charlottecountyfl.gov>; Jorge, Danielle <Danielle.Jorge@charlottecountyfl.gov>; Benjamin, Roy <Roy.Benjamin@charlottecountyfl.gov>; Lee, Robert <Robert.Lee@charlottecountyfl.gov>; Ouimet, Jason <Jason.Ouimet@charlottecountyfl.gov>; Greene, Karly <Karly.Greene@charlottecountyfl.gov>; Silver, Jordan <Jordan.Silver@charlottecountyfl.gov>; DiPiazza, Samantha <Samantha.DiPiazza@charlottecountyfl.gov>; Stefan, Patricia <Patricia.Stefan@charlottecountyfl.gov>; Fullerton, Jeannine <Jeannine.Fullerton@charlottecountyfl.gov>; Prince, Tara <TaraG.Prince@Charlottecountyfl.gov>; Weaver, Sandra <Sandra.Weaver@charlottecountyfl.gov>; Elliott, Denise <Denise.Elliott@charlottecountyfl.gov>; Danielson, Kelly <Kelly.Danielson@charlottecountyfl.gov>; Anspach, Dawn <Dawn.Anspach@charlottecountyfl.gov>; Benak, Karen <Karen.Benak@charlottecountyfl.gov>; 'Beauchamp, Leslie L' <leslie.beauchamp@flhealth.gov>; 'Whelan, Johanna M'



COMMENT MEMORANDUM

Date: 3/28/2023

To: Jenny Shao, Project Coordinator
Community Development/Zoning

From: Johanna Whelan, Environmental Administrator
Department of Health in Charlotte County

Subject: SV-23-03-01 George R. Roland Portion of Barcelona Ct

The Department of Health in Charlotte county has no objection to the proposed project.



COMMENT MEMORANDUM

Date: 3/28/2023

To: Jenny Shao, Project Coordinator
Community Development/Zoning

From: Patty Stefan

Subject: SV-23-03-01 George R. Roland Portion of Barcelona Ct

No comments

Shao, Jenny

From: Bjordahl, Stacy
Sent: Wednesday, April 5, 2023 1:53 PM
To: Shao, Jenny
Cc: Anspach, Dawn
Subject: RE: Street vacation for Barcelona Court

I do not have any further comments, Jenny. Thank you.

Stacy A. Bjordahl
Assistant County Attorney
(941) 743-1541

From: Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>
Sent: Tuesday, April 4, 2023 12:44 PM
To: Bjordahl, Stacy <Stacy.Bjordahl@charlottecountyfl.gov>
Cc: Anspach, Dawn <Dawn.Anspach@charlottecountyfl.gov>
Subject: RE: Street vacation for Barcelona Court

Good afternoon,

Please see the edited blurb and affidavit in the attachment and let me know if all of your comments regarding this application have been addressed.

Kind regards,



Jenny Shao | Project Coordinator
Charlotte County Community Development
18400 Murdock Circle
941.764.4954
CharlotteCountyFL.gov
Delivering Exceptional Service

From: Bjordahl, Stacy <Stacy.Bjordahl@charlottecountyfl.gov>
Sent: Thursday, March 30, 2023 9:33 AM
To: Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>
Cc: Anspach, Dawn <Dawn.Anspach@charlottecountyfl.gov>
Subject: Street vacation for Barcelona Court

Good morning, Jenny,

I have a couple of comments. The blurb should state the applicant is "George R. Roland." Also, because the subject properties are also owned by Jenne Marie Roland, she will also need to sign the application. I have no other comments.

Thank you, Jenny.

Respectfully,

RE: 400 Seminole Road, Street vacation

From Mosher, Gregory <Gregory.Mosher@charlottecountyfl.gov>

Date Mon 12/16/2024 7:55 AM

To Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>; Kipa, Stephen <Stephen.Kipa@charlottecountyfl.gov>;
Vernon, Joanne <Joanne.Vernon@charlottecountyfl.gov>

Yes, as far as RES comments they've been addressed. There is a release recorded 3418943, an occupation recorded 3428899 and a ROW agreement recorded 3428900; parcels were also combined with the Property Appraiser's office.



Greg Mosher
Real Estate Services Coordinator
18500 Murdock Circle, Room B208
Port Charlotte, FL 33948
941.764.5581 Direct
941.764.5580 Office
941.764.5590 Fax
Gregory.Mosher@CharlotteCountyFL.gov
Delivering Exceptional Service

From: Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>

Sent: Friday, December 13, 2024 4:56 PM

To: Kipa, Stephen <Stephen.Kipa@charlottecountyfl.gov>; Mosher, Gregory <Gregory.Mosher@charlottecountyfl.gov>; Vernon, Joanne <Joanne.Vernon@charlottecountyfl.gov>

Subject: Fw: 400 Seminole Road, Street vacation

Good afternoon,

The applicant of SV-23-03-01 has reached out to confirm whether the comments from RES and the PW Department have been addressed (they were provided under a plat vacation request). Please let me know the status of your comments and if you have any questions.

Kind regards,



Jenny Shao
Planner
Charlotte County Community Development
941.764.4954
CharlotteCountyFL.gov
Delivering Exceptional Service

RE: PV-23-09-08 Portion of Barcelona Canal Staff Review Summary

Kipa, Stephen <Stephen.Kipa@charlottecountyfl.gov>

Wed 6/19/2024 12:20 PM

To: Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>

Cc: Franks, Maryann <Maryann.Franks@charlottecountyfl.gov>; Vernon, Joanne <Joanne.Vernon@charlottecountyfl.gov>; Mosher, Gregory <Gregory.Mosher@charlottecountyfl.gov>

The owner has completed:

The Occupation of Easement for items in the easements

The Release of Easement for the home/pool in the easement

The Occupation of Right-Of-Way for items in the canal right-of-way

Thank you everyone for your assistance with this item.



Thank you,

Stephen Kipa
Real Estate Services Manager
18500 Murdock Circle, Room B208
Port Charlotte, FL 33948
941.764.5584 Direct
941.764.5580 Office
941.764.5590 Fax
Stephen.Kipa@CharlotteCountyFL.gov
Delivering Exceptional Service

From: Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>

Sent: Tuesday, April 02, 2024 9:52 AM

To: rick.rolandengineering@gmail.com

Cc: Franks, Maryann <Maryann.Franks@charlottecountyfl.gov>; Vernon, Joanne <Joanne.Vernon@charlottecountyfl.gov>; Mosher, Gregory <Gregory.Mosher@charlottecountyfl.gov>; Kipa, Stephen <Stephen.Kipa@charlottecountyfl.gov>; Bailey, Ben <Ben.Bailey@charlottecountyfl.gov>

Subject: PV-23-09-08 Portion of Barcelona Canal Staff Review Summary

Rick,

Please see the attachment for the staff review summary for this request to vacate a portion of Barcelona Canal. If you intend to withdraw this request, please provide the withdrawal request in writing. If you have any questions, please let me know.

Kind regards,



Jenny Shao | Zoning Coordinator
Charlotte County Community Development
18400 Murdock Circle
941.764.4954
CharlotteCountyFL.gov
Delivering Exceptional Service

RE: 400 Seminole Road, Punta Gorda

From Vernon, Joanne <Joanne.Vernon@charlottecountyfl.gov>

Date Wed 4/2/2025 10:15 AM

To rick.rolandengineering@gmail.com <rick.rolandengineering@gmail.com>; Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>

Cc Vernon, Joanne <Joanne.Vernon@charlottecountyfl.gov>

Jenny – Mr. Roland has been a pleasure to work with and all of the items have been completed. Do you need anything else from me?

Thank you,

Joanne Vernon, P.E.

County Engineer

Charlotte County Public Works

Phone: 941-575-3661

Joanne.Vernon@charlottecountyfl.gov

“To Exceed Expectations in the Delivery of Public Services”

From: rick.rolandengineering@gmail.com <rick.rolandengineering@gmail.com>

Sent: Wednesday, April 2, 2025 8:04 AM

To: Vernon, Joanne <Joanne.Vernon@charlottecountyfl.gov>

Cc: Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>

Subject: 400 Seminole Road, Punta Gorda

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Joanne, exactly one year ago, Jenny Shao asked for comment from your department concerning a Plat vacation, PV-23-09-08, PW suggested a couple items.

1. We should consolidate all of our lots into one parcel, which we did May 2024.
2. We officially rescinded the request to vacate the Barcelona Canal, realizing it would not be approved.
3. We received and recorded two agreements, one consent to encroach on county easement and another to encroach on county canal ROW.
4. We were asked to get a ROW clearing and construction agreement with the county and we did.
5. We were asked to get a permit to “relocate driveway to ROW, and we did. Permit 20240729835.
6. The driveway was extended and a final inspection was done, 11/14/24. I was not notified of the results, and I called the PW, a representative told me the inspection was approved, but we are to remove the gate pillar that is on county property, and I agreed.