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RECORDED IN
1987 JUL 27 PM 3:42

RESOLUTION
NUMBER 87 - 156
(PD-84-B)

A RESOLUTION AMENDING THE DEVELOPMENT ORDER AND PLANNED DEVELOPMENT CONCEPT PLAN FOR THE SANDHILL PROPERTIES DEVELOPMENT OF REGIONAL IMPACT.

RECITALS

FILE 87-842371

OR 931 PG 1031

1. An amended Development Order and Planned Development Concept Plan for the Sandhill Properties Development of Regional Impact were approved by Resolution 86-230 of the Board of County Commissioners of Charlotte County on September 9, 1986, and amended by Resolution 87-07.

2. Pursuant to section 380.06(19)(f), Florida Statutes, Sandhill Properties has submitted to the local government, the regional planning agency and the state land planning agency a request for approval of a proposed change in its previously approved Development of Regional Impact, which the developer asserts would not create a substantial deviation, and this change would generally consist of altering the phasing plan of the project to allow for a 1.7 acre parcel (as described in Exhibit 1 and shown in Exhibit 2) to be developed as part of Phase II, rather than in Phase IV.

3. The Board of County Commissioners of Charlotte County conducted a public hearing on May 12, 1987, pursuant to section 380.06(19)(f)(5), Florida Statutes, to determine whether the proposed change required, further development of regional impact review, and determined that subject to specific conditions, the proposed change does not constitute a substantial deviation.

4. This hearing was held with representatives of the Southwest Florida Regional Planning Council and the Florida Department of Community Affairs in attendance.

5. The Charlotte County Development Review Committee and the Charlotte County Planning and Zoning Board have reviewed the application PD-80-4B for amendment to the Planned Development Concept Plan and have recommended approval subject to certain conditions.

RECORD VERIFIED - Barbara T. Scott, Clerk
PATI [Signature]

6. The Board of County Commissioners has conducted a public hearing on July 21, 1987, on the proposed change and has considered the recommendations of the Development Review Committee and the Planning and Zoning Board, and the comments of all concerned.

7. Attachment B-1 and Attachment A-2 of the Development Order and Planned Development Concept Plan, as revised by Resolution 87-07, contained errors in need of correction.

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

8. Subject to the conditions outlined below, Attachment B-1 to Resolution 86-230, as amended by Resolution 87-07, is deleted and replaced by Attachment B-1, "Amended Attachment B-1", attached hereto as Exhibit 3.

9. Subject to the conditions outlined below, Attachment B-2 of Resolution 86-230, as amended by Resolution 87-07, the Development Order for the Sandhill Development of Regional Impact is hereby deleted and replaced by the revised Attachment B-2, "Revised Phasing Plan", which is attached hereto as Exhibit 4A reflecting the changes in phasing.

10. Attachment A-2, as revised by Resolution 87-07, is hereby deleted and replaced by Attachment A-2 (Revised) "Master Development Plan", attached hereto as Exhibit 5.

11. The Official Zoning Atlas shall be updated to reflect the amendment to PD-80-4 adopted pursuant to this resolution.

CONDITIONS OF APPROVAL

Paragraph 13 of Resolution 86-230, as amended by Resolution 87-07, is amended to include the following:

(1) Prior to the issuance of any construction or other permits for the development of the site, described as Parcel A on Attachment B-2, a Planned Development detail plan for the subject site must be approved by Charlotte County pursuant to section 7.19.4(f) of the Charlotte County Zoning Regulations."

(m) Approval of the Planned Development detail plan, for Parcel A on Attachment B-2, is subject to demonstrated compliance with conditions of the Development Order and the Planned Development Plan, including but not limited to those pertaining to access, drainage and internal circulation."

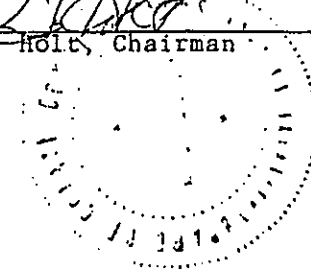
PASSED AND DULY ADOPTED this 21st day of July, 1987.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: *Richard L. Holt*
Richard L. Holt, Chairman

ATTEST:
Barbara T. Scott, Clerk of
Circuit Court and Ex-officio
Clerk to the Board of County
Commissioners

By: *Richard M. Picht*
Deputy Clerk



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Sandra J. Augustine
Sandra J. Augustine
Assistant County Attorney

OR 931 PG 1033

EXHIBIT 1

SURVEYOR'S DESCRIPTION:

A parcel of land in Section 7, Township 40 South, Range 23 East, Charlotte County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 7;
Run South, $89^{\circ} 41' 59''$ East, along the North line of said Section 7, a distance of 2,294.75 feet to a point on the Easterly Right of Way of Kings Highway, according to the Department of Transportation Right of Way Map Section #01075-2404 (Dated February 7, 1984). Said point also being the Point of Beginning.

Thence South, $49^{\circ} 59' 30''$ East, a distance of 213.24 feet;
Thence South, $38^{\circ} 56' 57''$ West, a distance of 334.09 feet;
Thence North, $53^{\circ} 05' 28''$ West, a distance of 213.24 feet to a point on the said Easterly Right of Way of Kings Highway;

Thence North, $36^{\circ} 54' 32''$ East along the said Easterly Right of Way of Kings Highway, a distance of 120.00 feet;
Thence North, $40^{\circ} 00' 30''$ East, along the said Easterly Right of Way of Kings Highway, a distance of 225.74 feet to the Point of Beginning.

Containing 1.68 Acres, more or less.

Said lands situate, lying and being in Charlotte County, Florida.

OR 931 PG 1034

JULY 15, 1987

AMENDED ATTACHMENT B-1
TABLE 20-10
LAND USE BY PHASE

	1980-1986 Phase 1		1987-1991 Phase 2		1992-1996 Phase 3		1997-2001 Phase 4		Total	
	Acres	DU's	Acres	DU's	Acres	DU's	Acres	DU's	Acres	DU's
Multi Family	5.5	0.7	92.5	12.7	85.8	11.8	89.5	12.3	273.3	37.5
Retail	-----	-----	-----	-----	40.9	5.6	18.3	2.5	59.2	8.1
Motel	-----	-----	32.0	4.4	15.0	2.1	34.4	4.7	81.4	11.2
Restaurant	-----	-----	4.0	0.5	6.0	0.8	4.0	0.6	14.0	1.9
Service Station	-----	-----	5.1	0.7	5.8	0.8	2.3	0.3	13.2	1.8
Office, Research & Development	-----	-----	22.0	3.0	12.2	1.7	7.2	1.0	41.4	5.7
Parks	-----	-----	35.4	4.9	-----	-----	-----	-----	35.4	4.9
Golfcourse	-----	-----	95.7	13.2	-----	-----	-----	-----	95.7	13.2
Lakes	34.5	4.7	15.7	2.2	20.0	2.8	2.8	0.4	73.0	10.1
Public Facilities	2.6	0.4	-----	-----	-----	-----	-----	-----	2.6	0.4
Roads	-----	-----	32.3	4.4	5.5	0.8	-----	-----	37.8	5.2
TOTAL ACRES AND X	42.6	5.8	334.7	46.0	191.2	26.4	158.5	21.8	727	100.0
TOTAL DU'S	54		1,432		1,336		1,200		4,022	
TOTAL SQ. FT.*			366,15		544		397,85		1,308	

10.50 chg

RESOLUTION

NUMBER 88-57

PD-80-4E

A RESOLUTION PURSUANT TO SECTIONS 7.19 AND 9.5.1 OF THE CHARLOTTE COUNTY ZONING REGULATIONS APPROVING A CHANGE OF PHASING AND LAND USE IN THE APPROVED PLANNED DEVELOPMENT (PD-80-4E) FOR LOCK AND KEY STORAGE WITHIN THE SANDHILL PROPERTIES PLANNED DEVELOPMENT

RECITALS

OR 970 PG 1636

FILE 88-887710

1. An amended Development Order and Planned Development Concept Plan for the Sandhill Properties' Development of Regional Impact and Planned Development (#PD-80-4B) were approved by Resolution #86-230 of the Board of County Commissioners of Charlotte County on September 9, 1986.

2. An application had been filed for Preliminary and Final Detail Plan approval for Pik 'N Run (#PD-80-4B), a 1.7 acre tract for commercial development along Kings Highway. It was approved by Resolution 87-293 of the Board of County Commissioners of Charlotte County on December 15, 1987.

3. An application had been filed for Preliminary and Final Detail Plan Approval by McRisser (PD-80-4C), a 3.0 acre commercial area at the intersection of Kings Highway and Peachland Boulevard. It was approved by Resolution 87-292 of the Board of County Commissioners of Charlotte County on December 15, 1987.

4. An application was submitted by Kevin Johns, Trustee (PD-80-4E) and heard by the Charlotte County Board of County Commissioners on February 9, 1988. It was determined at that hearing to not be a substantial deviation.

5. An application was submitted by Lock and Key (PD-80-4C) and heard by the Charlotte County Board of County Commissioners on February 16, 1988. It was determined at that hearing to not be a substantial deviation.

6. The amendment involves changing the land use within the Planned Development and the phasing schedule for a two acre parcel. The request is as follows:

Size	Current Land Use Designation	Proposed Land Use Designation	Proposed Phasing
2.0 Acres	Residential	Commercial	Change from Phase I (1992-96) to Phase II (1987-91)

(See Attached Map)

RECORD VERIFIED Barbara Scott, Clerk
By: Patti Osks D.C.

FILED
CLERK OF COUNTY COURT
CHARLOTTE COUNTY, FLA.

1988 APR 20 PM 3:41

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

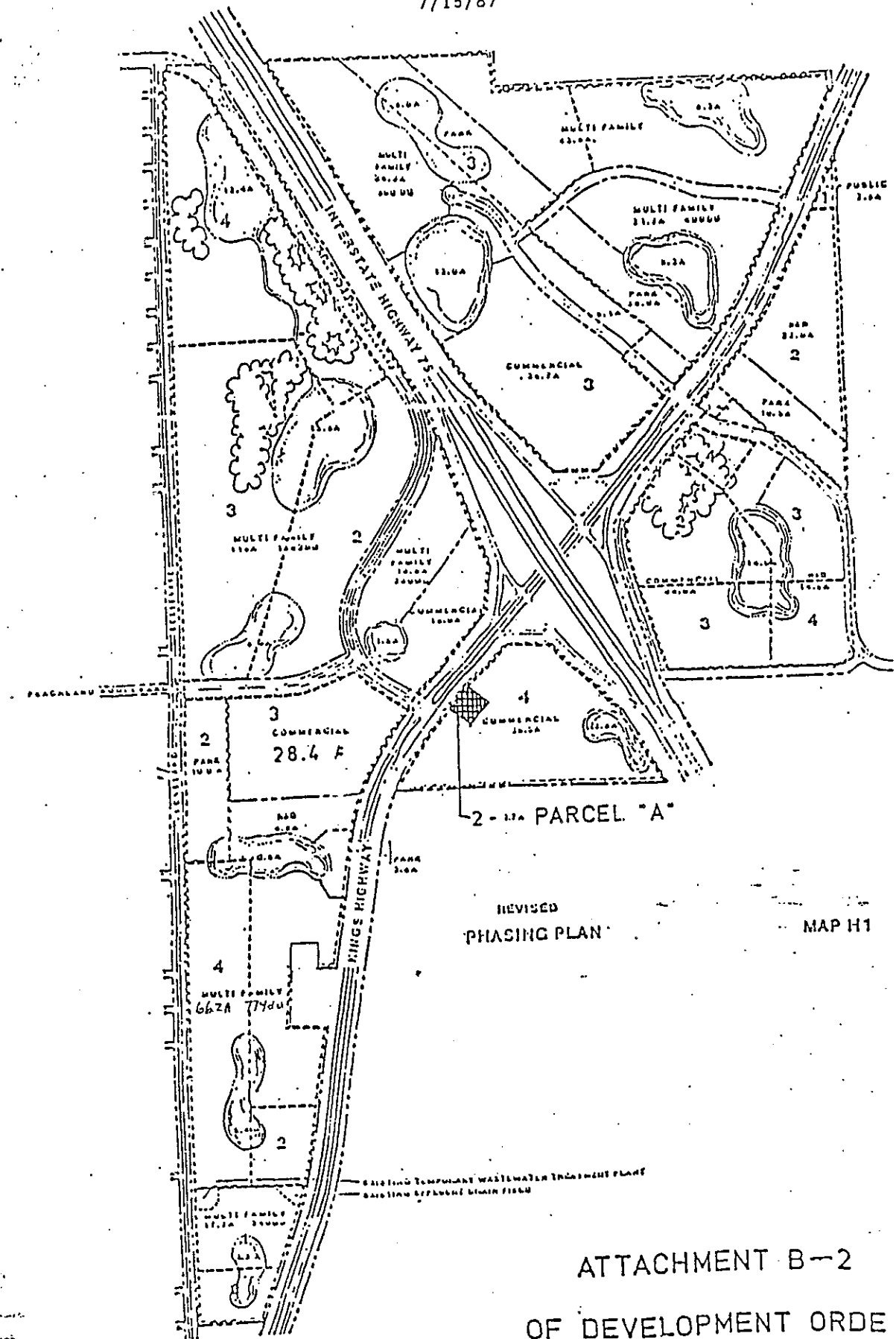
7. The proposed land use change from Medium Density Residential to Commercial and the proposed amendment to the PD be approved, subject to the condition that:

1. An intensive screening program, to completely obscure the site from the surrounding areas to the east, south and west, be provided.

BCC

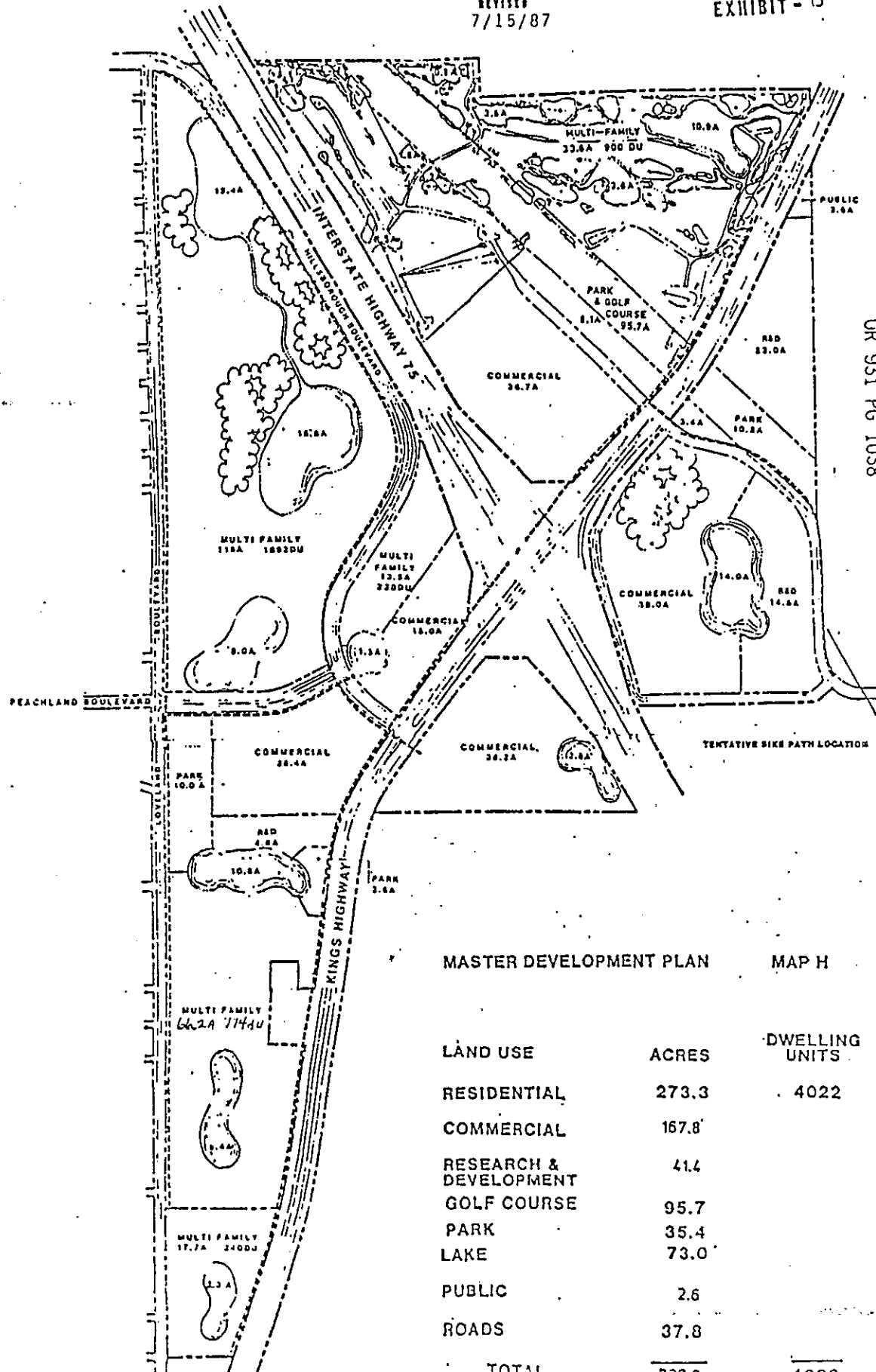
EXHIBIT 4A (REVISED)

7/15/87



SANDHILL PROPERTIES

ATTACHMENT B-2
OF DEVELOPMENT ORDER



OR 951 PG 1038