

CHG
BEC

RESOLUTION
2025-317

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION J(1)(K) OF THE SANDHILL DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDER (DO), RESOLUTION NUMBER 2022-083, SECTION 380.06(7), FLORIDA STATUTES (F.S.), AND SECTION 3-9-10.1, DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER (DO) AMENDMENT PROCESS AND PROCEDURE UNDER CHAPTER 3-9, ZONING, CODE OF LAWS AND ORDINANCES, CHARLOTTE COUNTY, FLORIDA, AMENDING THE SANDHILL DRI DO, RESOLUTION NUMBER 2023-165, BY 1) USING THE APPROVED EQUIVALENCY MATRIX TO EXCHANGE 104 MULTI-FAMILY UNITS FOR 17,368 SQUARE FEET OF COMMERCIAL USES ON PARCEL 5-16 OF TRACT 5 OF THE SANDHILL DRI, AND ASSIGNING 14,841 SQUARE FEET OF UNALLOCATED COMMERCIAL RIGHTS ON THIS PARCEL; AND 2) REVISING MAP H, EXHIBIT B, MAP H NOTES #1 AND MAP H, EXHIBIT #2 NOTES; FOR 32.115± ACRES OF THE PROPERTY, INCLUDING FIVE PARCELS, THREE PARCELS OF WHICH ARE LOCATED AT 200, 250 AND 300 KINGS HIGHWAY, AND TWO PARCELS OF WHICH ARE GENERALLY LOCATED NORTH OF SANDHILL BOULEVARD AND SOUTHEAST OF KINGS HIGHWAY, IN THE PORT CHARLOTTE AREA; COMMISSION DISTRICT I; PETITION NO. LAD-25-03; APPLICANT: GOLDEN KEY PROPERTIES LLC; PROVIDING FOR AN EFFECTIVE DATE. THE SANDHILL DRI IS LOCATED SOUTH OF THE DESOTO COUNTY LINE, NORTH OF RAMPART BOULEVARD, EAST OF LOVELAND BOULEVARD AND WEST OF THE DEEP CREEK AREA; SECTION 7, TOWNSHIP 40 SOUTH, AND RANGE 23 EAST, IN THE PORT CHARLOTTE AREA, CURRENTLY CONTAINING A TOTAL OF 713.12± ACRES.

MIN

RECITALS

WHEREAS, on February 17, 1981, the Board of County Commissioners of Charlotte County, Florida ("Board") approved and adopted a Development Order ("DO") for the Sandhill Development of Regional Impact (DRI) Planned Development (PD-80-4) (the "Sandhill DO"), pursuant to Section 380.06, Florida Statutes; and

WHEREAS, the Sandhill DRI is located south of the DeSoto County Line, north of Rampart Boulevard, east of Loveland Boulevard and west of the Deep Creek area; Sections 6 & 7, Township 40 South, and Range 23 East, in the Port Charlotte area, currently containing a total of 713.12± acres, and more particularly described in Exhibit "A" attached hereto and by this reference provided herein; and

WHEREAS, the Sandhill DO has been amended on numerous occasions since its initial adoption; and

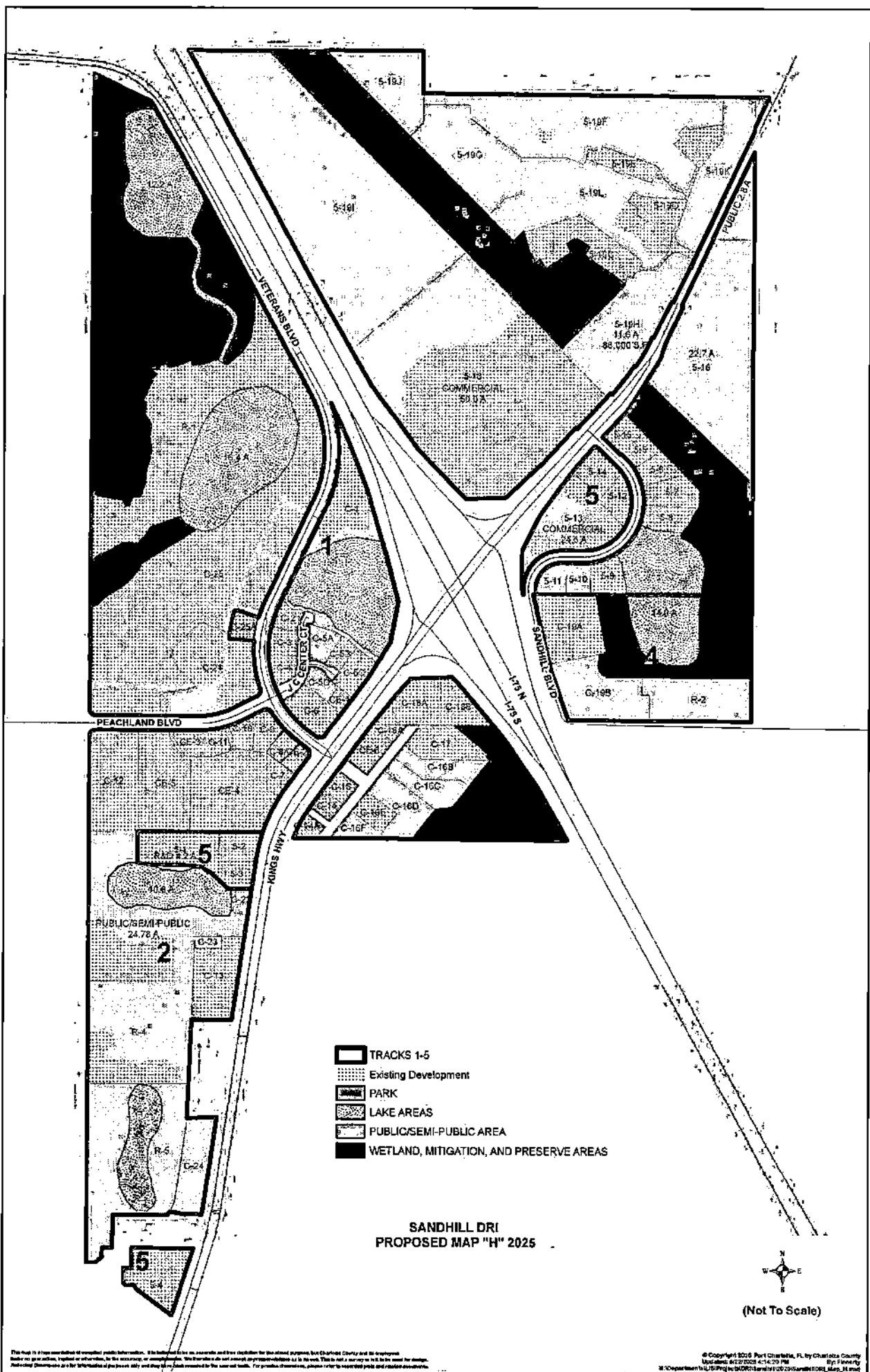
WHEREAS, Golden Key Properties LLC, is requesting an Amendment, LAD-25-03, to the Sandhill DRI DO to 1) use the approved equivalency matrix to exchange 104 multi-family units for 17,368 square feet of commercial uses on Parcel 5-16 of Tract 5 of the Sandhill DRI, and assigning 14,841 square feet of unallocated commercial rights on this parcel; and 2) revise Map H, Exhibit B, Map H Notes #1 and Map H, Exhibit #2 Notes; for 32.115± acres of the property, including five parcels, three parcels of which are located at 200, 250 and 300 Kings Highway, and two parcels of which are generally located north of Sandhill Boulevard and southeast of Kings Highway, in the Port Charlotte area, and more particularly described in Exhibit "B" attached hereto and by this reference provided herein; and

WHEREAS, the Board held a public hearing on September 23, 2025, in accordance with Section 380.06, Florida Statutes and Section 3-9-10.1, Development of Regional Impact Development Order Amendment Process and Procedure to consider this application and adopted by motion Amendment LAD-25-03; and

WHEREAS, the adopted Amendment will be incorporated into the Sandhill DRI DO pursuant to the terms described herein.

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

1. Amendments to "Map H, Exhibit B, Map H Notes #1 and Map H, Exhibit #2 Notes" are hereby amended as follows:



SANDHILL DEVELOPMENT OF REGIONAL IMPACT
Exhibit B, Map H Notes #1 - Vested Rights As of 09/23/2025

Tract	Parcel	Allocated Commercial (SF)	Allocated Park/Public/ Semi-Public (SF)	Allocated Research & Development (SF)	Allocated Residential (DUs)	Allocated Assisted Living Area (beds)	Allocated Self- Storage/Mini- Warehouse (SF)	Allocated Hotel/Motel (Rooms)
1	R-1	0	0	0	280			0
1	C-1	100,000						
1	C-2	11,000						
1	C-3	10,000						
1	C-4	8,200						
1	C-5A (old "C-4")	0	0	0	0	0	109,000	0
1	C-5B	7,500						
1	C-5C	54,000						
1	C-5D	8,200						
1	C-6	17,000						
	C-21	0						120
1	C-21 & C-25	47,178	0	0	521	0		0
1	C-25A	4,721						
1	CE-1	1,074						
1	Lakes							
1	Mitigation							
1	Preservation							
1	Roads							
2	R-4	0	0	0	436			0
2	R-5	0	0	0	542			0
2	C-7 (old "5-19H")	10,000						
2	C-8	4,000						
2	C-9	13,000						
2	C-10	9,000						
2	C-11	9,000						
2	C-12	73,000						
2	C-13 & C-23	0	0	0	0	0	122,053	0
2	C-13	19,022						
2	C-22	5,000						
2	C-24	17,000	0	0	0			120
2	Public/Semi-Public	0	66,000	0	0			0
2	CE-2	7,013						
2	CE-3	4,495						
2	CE-4	91,747						
2	CE-5	89,300						
2	Lakes							
2	Roads							
3	C-14A	8,000						
3	C-14	6,800						
3	C-15	4,000						
3	C-16A	1,900						
	C-16B/C/F &							
3	C-17	90,100						
3	C-16D	56,000						
3	C-16E	12,000						
3	C-18A	10,175						
3	C-18B	39,825						
3	CE-6	4,000						
3	Mitigation							
3	Roads							

Exhibit B, Map H Notes #1 - Vested Rights As of 09/23/2025 (page 2)

4	C-19A	43,000							
4	C-19B	0				344*			
4	R-2	0	0	0					0
4	Lakes								
4	Mitigation								
4	Roads								
5	5-1 R&D	0	0	42,000	0				0
5	5-2	4,136							
5	5-3	2,160							
5	5-4	0	0	0	54				0
5	5-5	3,260							
5	5-6								
5	5-7	24,000							
5	5-8	36,900							
5	5-9	35,670							
5	5-10	0	0	0	0	0	0	0	74
5	5-11	12,000							
5	5-12	8,000							
5	5-13	53,864	0	0	0	0	0	0	83
5	5-14	3,952							
5	5-15	3,225							
5	5-16	0-32,209	0	0	404				0
5	5-18	300,000							
5	5-19A	3,500							
5	5-19B	0	0	0	0	0	0	0	0
5	5-19C	0	0	0	144	0	0	0	0
5	5-19D	0	0	0	48	0	0	0	0
5	5-19E	0	0	0	48	0	0	0	0
5	5-19F,G,J	0	0	0	660	0	0	0	0
5	5-19H	88,000	0	0	0	0	0	0	0
5	5-19I	365,000 (Ind)	0	0	0	0	0	0	0
5	5-19K	43,000	0	0	0	0	0	0	0
5	5-19L	0	0	0	0	458 (beds)			0
5	Lakes								
5	Mitigation								
5	Parks								
5	Public								
5	Roads								
Unallocated Commercial Rights		74,092.3-56,251.3							
Calculated Totals (Industrial):		365,000							
Calculated Totals (Commercial):		4,574,575-1,606,367	65,000	42,000	3,171-3,067	458 (beds)	231,053	397	

*A total allocation of 344 units across both parcels (74 single-family residential units and 270 multi-family residential units).

**Sandhill DRI
Map H, Exhibit #2
Notes**

Revision Notes:

1. July 2002 Revisions:
 - a. Tract 1: Revised Parcels, lakes & wetlands
 - b. Tract 3: Revised Parcel C-16 & removed wetland
 - c. Tract 4: Revised Parcel C-19 & increased wetland
2. January 2006 (NOPC-051283) Revisions:
 - a. Subdivided C-16, C-17, C-18, C-20, Newport Golf
3. January 2006 (NOPC-051284) Revisions:
 - a. Reallocated Commercial S.F. & residential units between existing tracts 1 & 4
 - i. Transferred 320 residential units from R-1 (Tract 1) to R-2 (Tract 4)
 - ii. Transferred 75,000 S.F. of commercial from R-2 (Tract 4) to C-21 & C-25 (Tract 1)
4. Added Parcel 5-19A
5. Add commercial parcel 5-19A
6. July 14, 2006 – ~~R~~revise acreages
7. July 17, 2006 – Revise acreages and 5-16
8. November 9, 2006 – add S.F. to 5-19H
9. August 14, 2007 – consolidation of resolutions
10. October 16, 2007 – add 65,000 S.F. to Tract 2 Public/Semi-Public site
11. March 18, 2008 – Revision to C-24, 30,400 S₂F₂ to 17,000 S₂F₂ & 120 hotel rooms
12. December 16, 2008 – ~~R~~relocate mitigation area, allow access to Loveland, incorporate road improvement obligations
13. August 18, 2009 – Correct scrivener's errors; reallocate dwelling units from 5-4 to R-5; remove portions of R-5 and 5-4 from Sandhill DRI and add to Victoria Estates DRI
14. December 9, 2014 – Correct scrivener's errors; eliminate 84.09 acre golf course and replace with 6.48 acres and 43,000 SF of commercial, 19.56 acres and 458 ACLF beds; 47.64 acres and 430,000 SF of industrial; 16.35 acres and 26 multi-family units; the increased 26 dwelling units shall be transferred to the site through the County's Transfer of Density Units process according to the provisions set forth in the Transfer of Density Units Code; add equivalency matrix
15. June 13, 2017 – Revision to C-21 and C-25 of Tract 1 by adding 375 multi-family units and eliminating 62,625 SF of commercial utilizing the equivalency matrix, retaining 150,000 SF of commercial development for future projects, and creating Parcel C-25A retaining 4,721 square-feetSF of commercial development rights

16. March 27, 2018 – Revision to C-19B of Tract 4 by adding 44 single-family residential units and eliminating 12,000 SF of commercial utilizing the equivalency matrix. Revision to R-2 of Tract 4 by adding 70 single-family residential units and reducing multi-family residential units from 320 units to 207 units, creating a total allocation of 321 units across both parcels
17. April 24, 2018 - Revision to C-21 and C-25 of Tract 1 by adding 120 hotel rooms and reducing commercial square footage from 150,000 SF to 130,560 SF utilizing the equivalency matrix
18. February 26, 2019 - Revision to 5-13 of Tract 5 by adding 83 hotel rooms and reducing commercial square footage from 67,300 SF to 53,854 SF utilizing the equivalency matrix
19. June 25, 2019 - Revision to C-21 and C-25 of Tract 1 by increasing multi-family units from 375 to 521 and reducing commercial square footage from 130,560 SF to 106,178 SF utilizing the equivalency matrix
20. October 22, 2019 - Revision to C-21, C-25, and C-1 of Tract 2 by reassigning 59,000 SF of Commercial from C-21 and C-25 to C-1 resulting in 47,178 SF on C-21 and C-25 and 100,000 SF on C-1
21. July 13, 2021 - Revision to C-19B and R-2 of Tract 4 by adding 63 multi-family residential units and eliminating 40 single-family residential units utilizing the equivalency matrix, creating a total allocation of 344 units across both parcels
22. June 13, 2023 - Revision to Parcel 5-10 of Tract 5 by adding 74 hotel rooms and eliminating 12,000 SF of commercial utilizing the equivalency matrix
23. July 11, 2023 - Revision to Exhibit E Equivalency Matrix by adding Self-Storage/Mini-Warehouse to this matrix, and revision to Parcel C-5A (Old "C-4") of Tract 1 by adding 109,000 SF of mini-warehouse and eliminating 11,200 square feet SF of commercial utilizing the revised equivalency matrix
24. September 12, 2023 - Proposed—Revision to Parcels C-13 and C-23 of Tract 2 by exchanging 8,553.7 SF of commercial uses (out of 25,978 SF of remaining entitlements) for 122,053 ~~square feet~~ SF of Mini-Warehouse on Parcels C-13 and C-23 of Tract 2 of the Sandhill DRI, reducing Parcel C-13's entitlements by 17,424.3 SF of commercial uses, and retaining the relinquished 17,424.3 ~~square feet~~ SF of commercial uses within this DRI.
25. Proposed – Revision to Parcel 5-16 of Tract 5 by exchanging 104 multi-family units for 17,368 SF of commercial uses and assigning 14,841 SF of unallocated commercial rights on this parcel

General Notes:

1. Roads and other improvements are conceptual
2. Wetlands shown are based on Southwest Florida Water Management District Master Drainage Permit (MSW 492947.049), as amended.
3. All parcels not included in the most recently approved substantial deviation (Resolution 92-285) were assigned to Tract 5.
4. This map and associated exhibits were revised by Charlotte County staff.

2. Amendment LAD-25-03 is hereby adopted.

3. All other terms and conditions of the Sandhill DO not amended by this Resolution shall remain unchanged and in full force and effect.

4. Severability. If any section, subsection, clause, phrase, or provision of this Resolution is for any reason held invalid or unconstitutional by any court or body of competent jurisdiction, such holding shall not be construed to render the remaining provisions of this Resolution invalid or unconstitutional.

5. Effective Date. These revisions to the Sandhill Development of Regional Impact (DRI) Development Order, Petition Number LAD-25-03 shall become effective as provided by law.

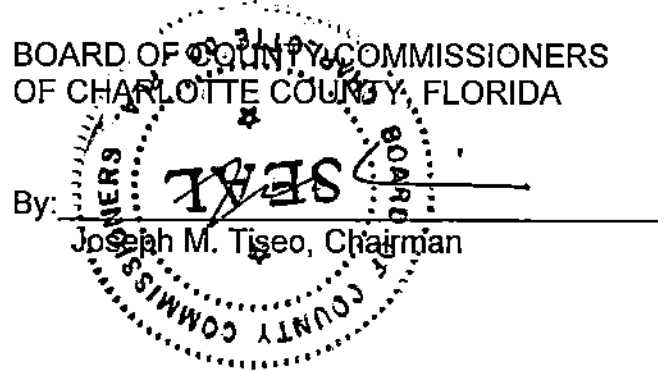
[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 23rd day of September, 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 2025-0277

Legal Description for the Sandhill DRI

EXHIBIT A

All of Section 6, Township 40 South, Range 23 East, Charlotte County, Florida, LESS therefrom the following:

1. A parcel of land in said Section 6, Township 40 South, Range 23 East, being more particularly described as follows: Begin at the Northeast corner of said Section 6, the same being the Northeast corner of Lot 1, THE LINKS, according to the Plat thereof as recorded in Plat Book 15, at Page 18A, of the Public Records of Charlotte County, Florida; thence N89°30'39"W. [Bearings based on D.O.T. Right-of-Way Maps for State Road No. 93 (1-75), Section 01075-2404] along the North line of said Section 6 and along the North boundary of said plat of THE LINKS for 2661.15 feet; thence S00°07'52"W along the West line of Lot 26 of THE LINKS subdivision and along its northerly extension for 320.00 feet to the Southwest corner of said Lot 26; thence S89°30'39"E along the South boundary of the aforementioned plat of THE LINKS for 2661.22 feet to an intersection with the East line of the Northeast 1/4 of said Section 6; thence N0°15'25"E along the last described East line for 320.00 feet to the POINT OF BEGINNING.

2. The existing right-of-ways (either deeded by separate instrument or dedicated by prescriptive rights) of Interstate 75, Kings Highway, and Peachland Boulevard that lies within the above mentioned Section 6. Subject to two existing Florida Power and Light Easements recorded in Deed Book 6, Page 104, and Official Records Book 350, Page 128, both of the Public Records of Charlotte County, Florida.

AND

The North. 901.25 feet of Section 7, Township 40 South, Range 23 East, Charlotte County, Florida, bounded on the West by the D.O.T. Easterly Right-of-Way of Kings Highway and bounded on the East by the D.O.T. Westerly Right-of-Way of Interstate 75, as shown on the Right-of-Way Maps for State Road No. 93 (1-75), Section 01075-2404. Subject to maintained Right-of-Ways for Kings Highway and Peachland Boulevard.

AND

That portion of Section 7, Township 40 South, Range 23 East, Charlotte County, Florida, lying West of Kings Highway and South of Peachland Boulevard, LESS the following described parcel; COMMENCE at the Southwest corner of Section 7, Township 40 South, Range 23 East; thence N0°12'18"E [Bearings based on D.O.T. Right-of-Way Maps for State Road No. 93 (1-75), Section 01075-2404] along the West line of said Section 7 for 2971.01 feet; thence S89°47'42"E for 863.64 feet to the POINT OF BEGINNING of the herein described parcel; thence S2°27'18"W for 450.35 feet; thence S89°47'44"E for 401.03 feet to the centerline of Kings Highway; thence N8°36'56"E along the centerline of Kings Highway for 454.89 feet; thence N89°47'42"W for 289.87 feet; thence N0°12'18"E for 571.24 feet; thence N89°47'42"W for 217.56 feet; thence S2°27'18"W for 571.58 feet to the POINT OF BEGINNING.

AND

A parcel of land lying in Section 7, Township 40 South, Range 23 East, Charlotte County, Florida, more particularly described as follows: Commence at the Northwest corner of said Section 7, Township 40 South, Range 23 East; thence run S85°40'59"E [Bearings based on D.O.T. Right-of-Way Maps for State Road No. 93 (1-75), Section 01075-2404] along the North line of said Section 7 for 1694.45 feet to a point of intersection with the Northerly Right-of-Way line of Peachland Boulevard as shown as the aforementioned Right-of-Way Maps, said point being the POINT OF BEGINNING



of the herein described parcel; thence continue S89°40'59"E along the last described North line for 296.33 feet to an intersection with the Westerly Right-of-Way line of Kings Highway; thence along the Westerly Right-of-Way line of Kings Highway for the following three (3) described courses: (1) S36°54'32"W for 44.03 feet; (2) S53°05'20"E for 10.00 feet; (3) S36°54'32"W for 120.00 feet; thence N53°05'28"W for 205.01 feet; thence S36°54'32"W for 10.00 feet to a point on a circular curve concave to the Southwest, said point bearing N36°54'32"E from the center of said curve; thence Northwesterly along the arc of said curve having a radius of 360.00 feet and a central angle of 6°50'00" for 42.93 feet to the POINT OF BEGINNING. Subject to Right-of-Way for Peachland Boulevard.

AND

Commence at the Southwest corner of Section 7, Township 40 South, Range 23 East, thence North 00° 04' 11" West, along the West line of Section 7, 2,871.01 feet; thence North, 89° 55' 49" East, 863.64 feet to the Point of Beginning; thence North, 02° 10' 49" East, 571.68 feet; thence North, 89° 55' 49" East, 217.56 feet; thence South, 00° 04' 11" East, 571.24 feet; thence South, 89° 55' 49" West, 240.00 feet to the Point of Beginning and containing 3.00 acres, more or less and subject to a 15.00 foot wide easement along the Westerly line hereof, as more particularly set forth in that revised July 27, 1976, survey prepared by John C. Smith, Certificate Number 2357.

Less and except:

THAT CERTAIN PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 23 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 23 EAST; THENCE S 89°20'10" E, ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 89°20'10" E, ALONG SAID SOUTH LINE, A DISTANCE OF 482.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF KINGS HIGHWAY; THENCE N 18°16'41" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 645.79 FEET; THENCE N 53°28'53" W, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 355.03 FEET; THENCE N 21°18'14" W, A DISTANCE OF 26.58 FEET; THENCE N 89°20'10" W, A DISTANCE OF 69.75 FEET; THENCE N 47°04'08" W, A DISTANCE OF 26.21 FEET; THENCE N 00°37'29" E, A DISTANCE OF 119.38 FEET; THENCE S 89°22'31" E, A DISTANCE OF 65.00 FEET; THENCE N 00°37'29" E, A DISTANCE OF 161.86 FEET; THENCE S 89°18'10" E, A DISTANCE OF 489.36 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS POINT LIES N 79°51'18" W, A DISTANCE OF 3091.90 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°04'49" A DISTANCE OF 274.16 FEET TO A POINT OF NON-TANGENCY; THENCE N 79°23'08" W, A DISTANCE OF 54.37 FEET; THENCE S 83°49'54" W, A DISTANCE OF 69.10 FEET; THENCE N 79°48'37" W, A DISTANCE OF 129.54 FEET; THENCE S 41°38'29" W, A DISTANCE OF 39.22 FEET; THENCE N 89°18'10" W, A DISTANCE OF 434.36 FEET; THENCE S 00°41'50" W, A DISTANCE OF 259.98 FEET; THENCE N 89°18'10" W, A DISTANCE OF 83.59 FEET; THENCE S 00°39'50" W, A DISTANCE OF 74.48 FEET; THENCE S 45°25'54" W, A DISTANCE OF 63.90 FEET; THENCE N 89°48'02" W, A DISTANCE OF 75.47 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF LOVELAND BOULEVARD; THENCE S 00°11'58" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1027.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 748,523 SQUARE FEET (17.18 ACRES).

LEGEND

MATCH SHEET 3

MATCH SHEET 4

PARCEL 3

HOW OR FORMERLY KNOWN AS:
"JACK KING HUNT ETC"
"JACK KING HUNT"
M.D. #40090420001
DUA #4001307

HOW ON FORMERLY LANDS OF:
"OUR WOMEN & COM" ..
#24470 SANDHILL BOLLERWOOD
P.O. #402308428002
O.R.A. #42350M

PARCEL 3
SUBJECT SITE
1200 BOND ST. S.W.
A.D. #402304272021
C.R.A. #23011673
TAXES: \$1,100.00

PRIMARY LEADS OF
 FIVE HOLIDAYS LAST
 1. 2/24/78 & 3/14/80
 2. 3/14/80
 3. 3/14/80
 4. 3/14/80

BENNETT-SAMPLER, INC.		FILE NO. 1	31-97-18	LABORATORY NUMBER	DATE
		UNITED STATES DEPT. OF JUSTICE			
		DIVISION OF INVESTIGATION			
		LAB. REPORT NO.	1000		
		LAB. DATE	12/1/57		
SURVIVING		LABORATORY NO.	1000		
		LABORATORY DATE	12/1/57		

THIS REPORT IS THE PROPERTY OF THE BUREAU OF INVESTIGATION AND IS LOANED TO YOUR AGENCY. IT IS TO BE RETURNED TO THE BUREAU OF INVESTIGATION WHEN REQUESTED. IT IS NOT TO BE REPRODUCED OR DISTRIBUTED OUTSIDE YOUR AGENCY WITHOUT THE WRITTEN PERMISSION OF THE BUREAU OF INVESTIGATION.

SHEET
2 OF 4

