

ADMINISTRATIVE APPROVAL AMENDMENT NUMBER PD-93-013

ADMINISTRATIVE APPROVAL
AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Lee Health Ventures, Inc., d/b/a Lee Healthcare Resources and Lee Memorial Hospital, have filed an application for administrative approval of an amendment to a Commercial Planned Development on a project known as HealthPark Florida located at 16201 Bass Road, described more particularly as:

LEGAL DESCRIPTION: In Section 33, Township 45 South, Range 24 East, and Section 04, Township 46 South, Range 24 East, Lee County, Florida:

All that part of the South Half (S½) of the South Half (S½) of Section 33, Township 45 South, Range 24 East, Lee County, Florida, lying Northwesterly of Summerlin Road (CR-869) and

All that part of Section 04, Township 46 south, Range 24 East, Lee County, Florida, lying Northwesterly of Summerlin Road (CR-869).

CONTAINING 402.83 acres, more or less, including 3.27 acres, more or less, in Bass Road (50 feet wide), 12.29 acres more or less in former Iona Drainage District Canals B-1, C-6 and C-8 and 2.2 acres, more or less, in Florida Power & Light Company right-of-way easement.

WHEREAS, the property was originally rezoned in hearing number 87-03-10 DRI [with subsequent amendments in hearing numbers 87-03-10-DRI(a) and 87-03-10-DRI(b)]; and

WHEREAS, Lee County Ordinance 89-04 amends the Zoning Ordinance (Ordinance No. 86-17) to provide for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the intent of the proposed amendment is to provide a Master Concept Plan for the project which is more reflective of existing and proposed development without changing any of the previously approved land uses, increasing intensity, decreasing open space or creating inconsistency with the Development of Regional Impact approval; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures.

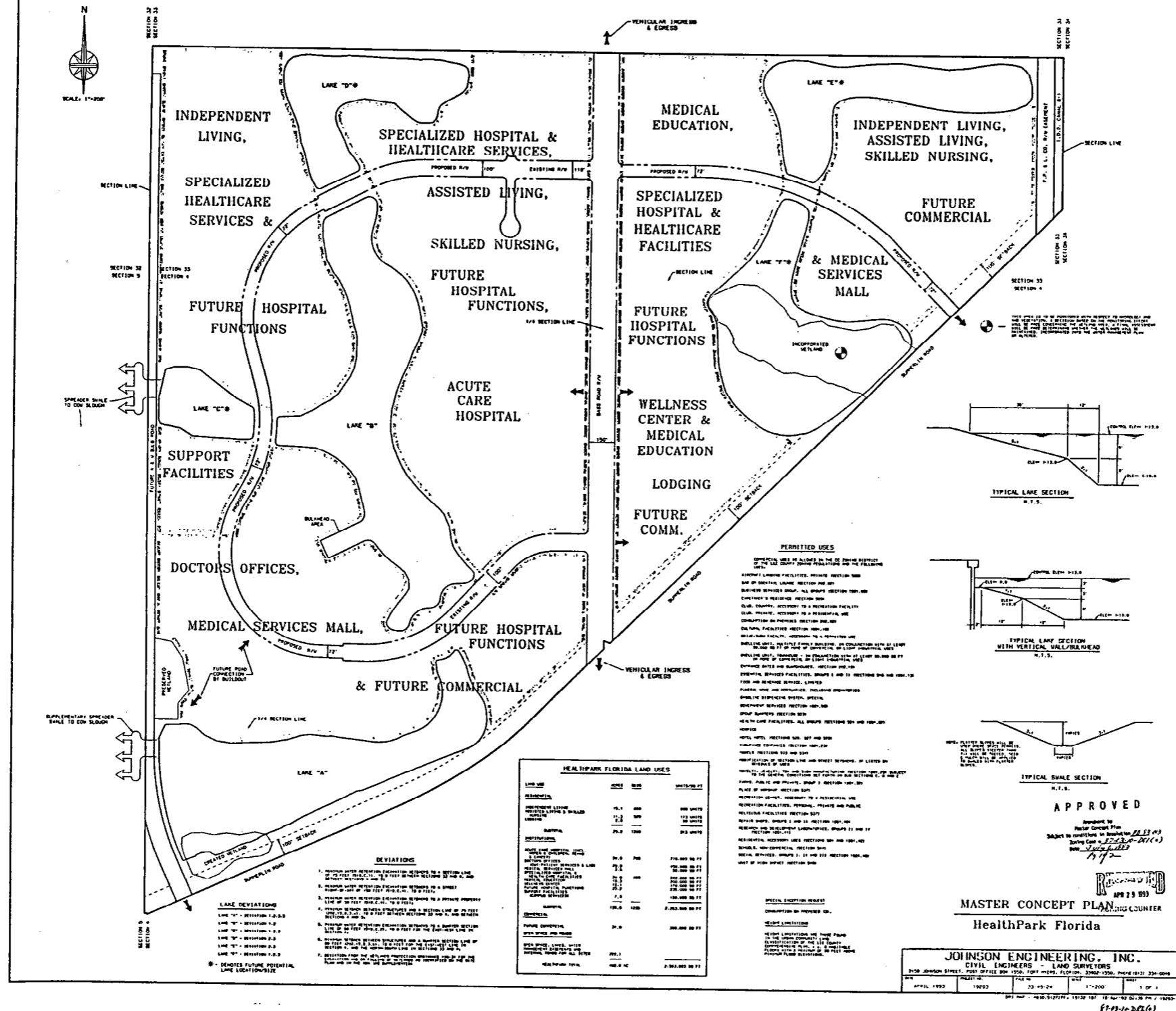
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the HealthPark Florida Commercial Planned Development is APPROVED.

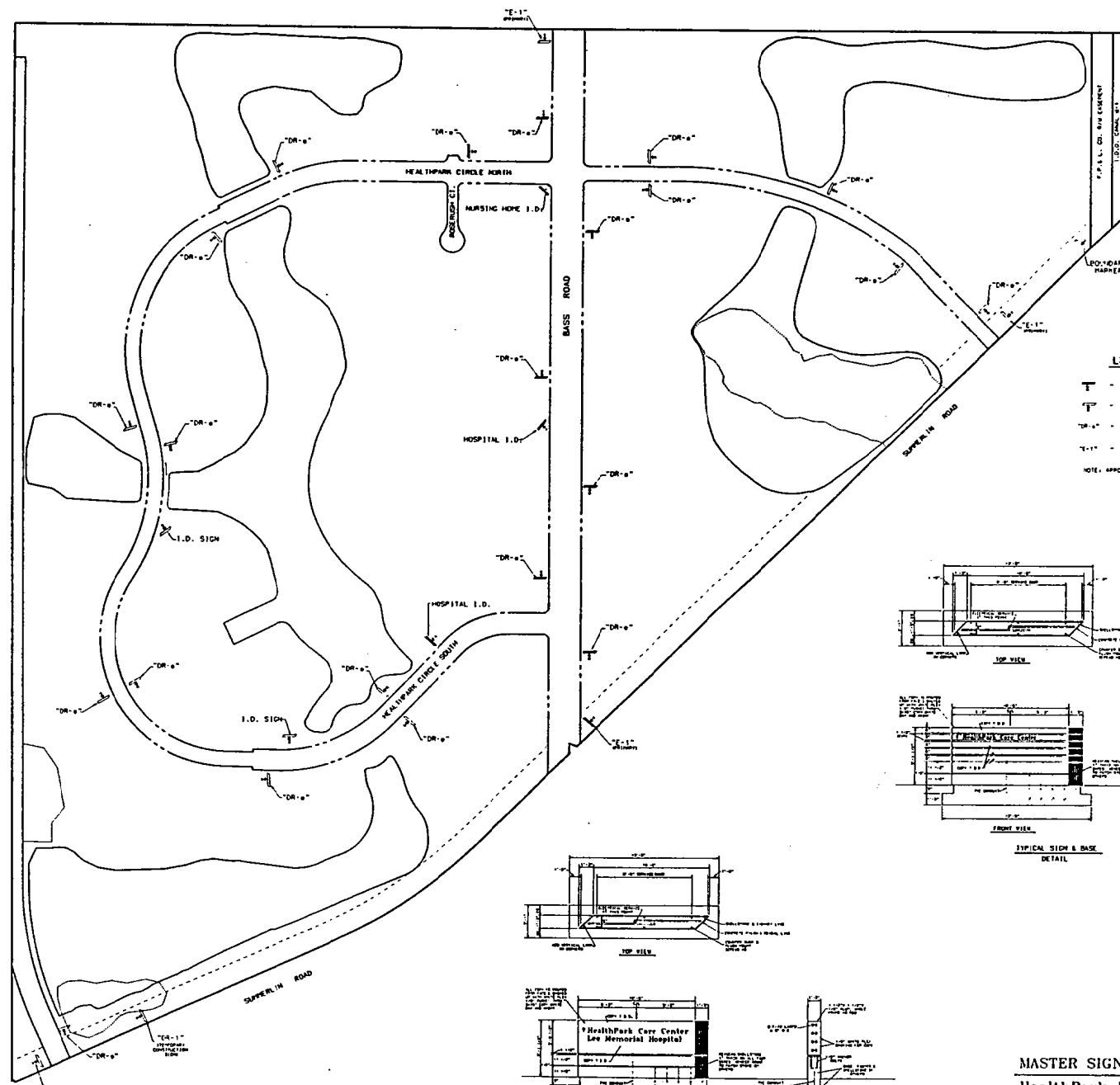
Approval is subject to the following conditions:

1. The terms and conditions of Zoning Resolutions Z-87-058, PD-90-018 and PD-91-018 remain in full force and effect.
2. Prior to the issuance of the first Building Permits for future Health care parcel A and commercial parcels A, B and C, or prior to the construction of the Kelly Road extension by Lee County, whichever comes first, the Developer shall comply with Condition II.D.6.b.(3) of the Development of Regional Impact Development Order regarding dedication of right-of-way for Kelly Road, unless the DRI is amended to eliminate that requirement.
3. Site Plan PD-93-013 is attached hereto and is incorporated herein by reference as a reduced copy of the Master Concept Plan.

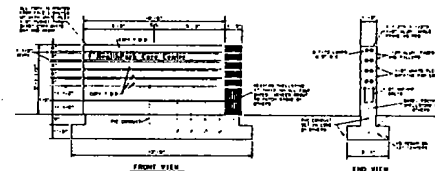
DULY SIGNED this 6th day of July, A.D., 1993.

BY: Mary Gibbs
Mary Gibbs, Director
Department of Community Development

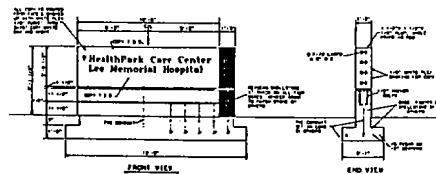




T - EXISTING SIGN
T - FUTURE SIGN
"D-S" - MAJOR DIRECTIONAL SIGN
"E-1" - MAIN ENTRY SIGN
NOTE: ARROWS INDICATE FACE OF SIGN



**TYPICAL SIGN & BASE
DETAIL**



TYPICAL S.D. SIGN & BASE
DETAIL

Assignment to
Master Concert Plan
Subject to conditions in Resolution 2059-13
Issuing Case 17-6710-DK1(C)
Date July 6, 2017
13242

MASTER SIGN PLAN
HealthPark Florida ZONING COUNTER

JOHNSON ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS

| | | | | |
|------------|---------|----------|---------|---------|
| DATE | FILE NO | FILE NO | DATE | DATE |
| MARCH 1993 | 19293 | 33-45-24 | 11-2000 | 11-2000 |

PROBATION DEPT - 6012-972718F, 13-14 1st 18 mo - 93 02-23 PM / 1978-91