

ADMINISTRATIVE AMENDMENT (PD) ADD2003-00087

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Lee Health Ventures d/b/a HealthPark Florida filed an application for administrative approval to a Commercial Planned Development on a project known as HealthPark Florida CPD to:

- A. Allow up to 430 of the approved residential units in this development to be moved to the west side of Bass Road.**
- B. Add a deviation from Land Development Code (LDC) Section 30-152(2)(1)(I) requiring a ground mounted sign to be set back a minimum of 15 feet from the right-of-way of a public access road and minimum of 5 feet from the edge of pavement of the entrance and exit lanes, to allow a 2.6 foot setback from the edge of pavement of the entrance and exit lanes.**
- C. Amend the approved Property Development Regulations to address the townhouse property development regulations.**

The subject property is located at 15881-16201 Bass Rd., described more particularly as:

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

See attached Exhibit A

WHEREAS, the property was originally rezoned in case number 87-3-10 DRI (with subsequent amendments in case numbers 87-3-10 DRI (a), 87-3-10 DRI (b), 87-3-10 DRI (c), 87-3-10 DRI (d), 96-02-220-.13A 01.01, 96-02-220.13A 02.01, 96-02-220.04Z 01.01, DCI2000-00054, DRI 2000-00023/DCI2000-00093, ADD 2001-00158); and

WHEREAS, the Development of Regional Impact was recently amended by the Lee County Board of County Commissioners to permit the development of residential units on a 43± acre tract located in the northwest corner of the project.

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the Lee County Land Development Code provides that development must be consistent with the Code and with the approved planned development zoning; 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; and

WHEREAS, it is found that the proposed amendment simply allows the density of the project to remain the same but provides that this tract can be developed residentially; does not propose any decrease in required buffers or open space; does not underutilize public resources or infrastructure; does not propose a reduction in the total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Commercial Planned Development is **APPROVED for the following changes:**

- A. Allow up to 430 of the approved residential units in this development to be moved to the west side of Bass Road.**
- B. Add a deviation from Land Development Code (LDC) Section 30-152(2)(1)(I) requiring a ground mounted sign to be set back a minimum of 15 feet from the right-of-way of a public access road and minimum of 5 feet from the edge of pavement of the entrance and exit lanes, to allow a 2.6 foot setback from the edge of pavement of the entrance and exit lanes.**
- C. Amend the approved Property Development Regulations to address the townhouse property development regulations.**

This Approval is subject to the following conditions:

- 1. The Development must be in compliance with the approved Master Concept Plan currently existing for this planned development and Development of Regional Impact. The terms and conditions of the original zoning resolutions remain in full force and effect.**
- 2. Approval of item B. is subject to the condition that the site visibility triangle (LDC Section 34-3131) remains clear at this intersection. (Attachment B)**
- 3. Attachment C is a copy of the approved revised Property Development Regulations for this planned development.**

DULY SIGNED this 23rd day of October, A.D., 2003.

BY: _____

Pam Houck
Pam Houck, Director
Division of Zoning
Department of Community Development

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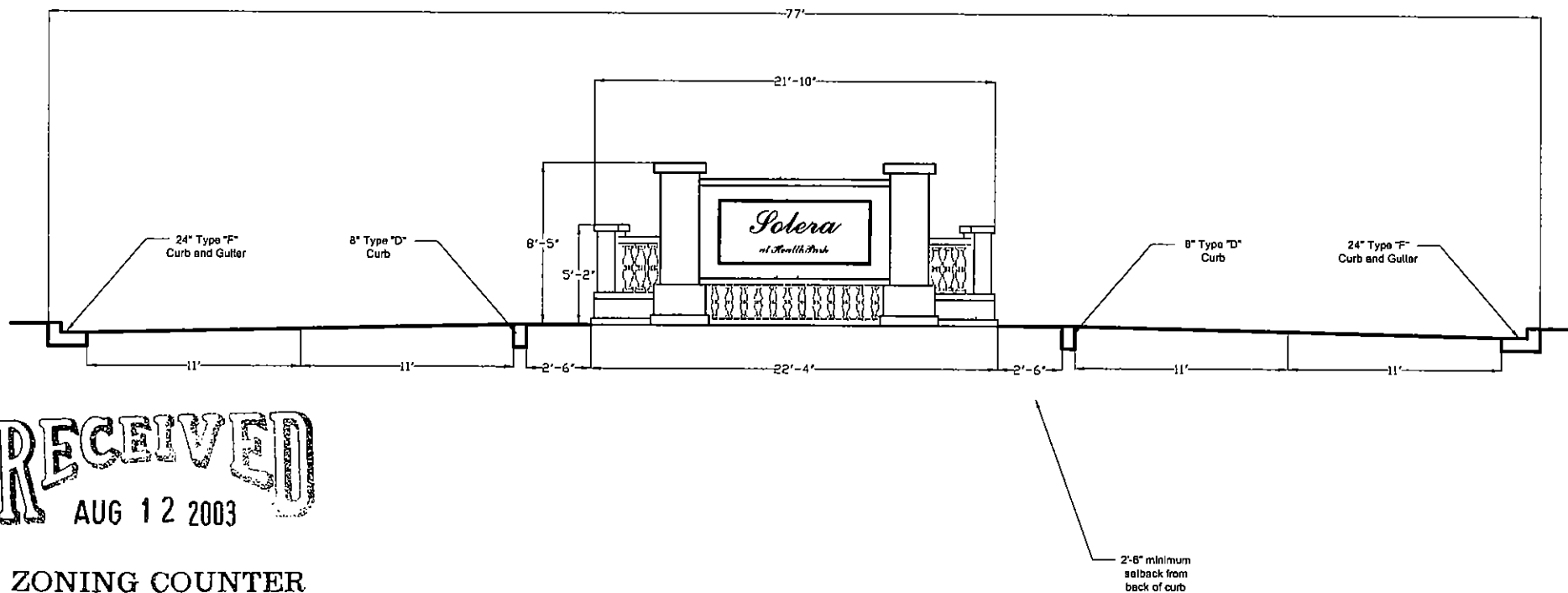
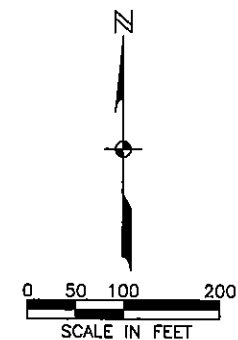
PROPERTY DESCRIPTION

EXHIBIT "A"

In Section 33, Township 45 South, Range 24 East and Section 4, Township 46 South, Range 24 East, Lee County Florida: HealthPark Florida West subdivision, Plat Book 47, Pages 1 through 9; and Phase I-E HealthPark Florida West subdivision, Plat Book 49, Pages 31 through 34; and Phase I-F HealthPark Florida West subdivision, Plat Book 53, Pages 81 through 90; and HealthPark Florida East subdivision, Plat Book 68, Pages 17 through 22; and HealthPark Florida East 2002-1 subdivision Plat Book 73, Pages 80 and 81, in the Public Records of Lee County, Florida.

EXHIBIT "A"

ATTACHMENT B



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ZONING COUNTER

ADD 2003-00087

Solera
at HealthPark

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

Entry Sign
Section/Elevation

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
8/10/03	20033843		As shown	1

**Property Development Regulations
For HealthPark Florida
7/30/03**

Use	Minimum Lot Dimensions			Minimum Structural Setbacks					
	Area (s.f.)	Depth (Feet)	Width (Feet)	Side (Feet)	Rear (Feet)	Internal Frontage Road (Feet)	Water Body (Feet)	Bass Road (Feet)	Summerlin Road (Feet)
ALF, etc.	10,000	100	100	15	15	20	20	25	25
Multi-Family	10,000	100	100	15	20	20	20	25	25
Townhouse	1,400	70	20	5/0	4	20	20	25	25
Commercial	10,000	100	100	15	20	20	20	25	25
Outparcel	7,500	100	75	10	15	20	25	25	25

Minimum building separation distance: 20 Feet

Maximum structural lot coverage: 55% (Townhouse: 60%)

Notes:

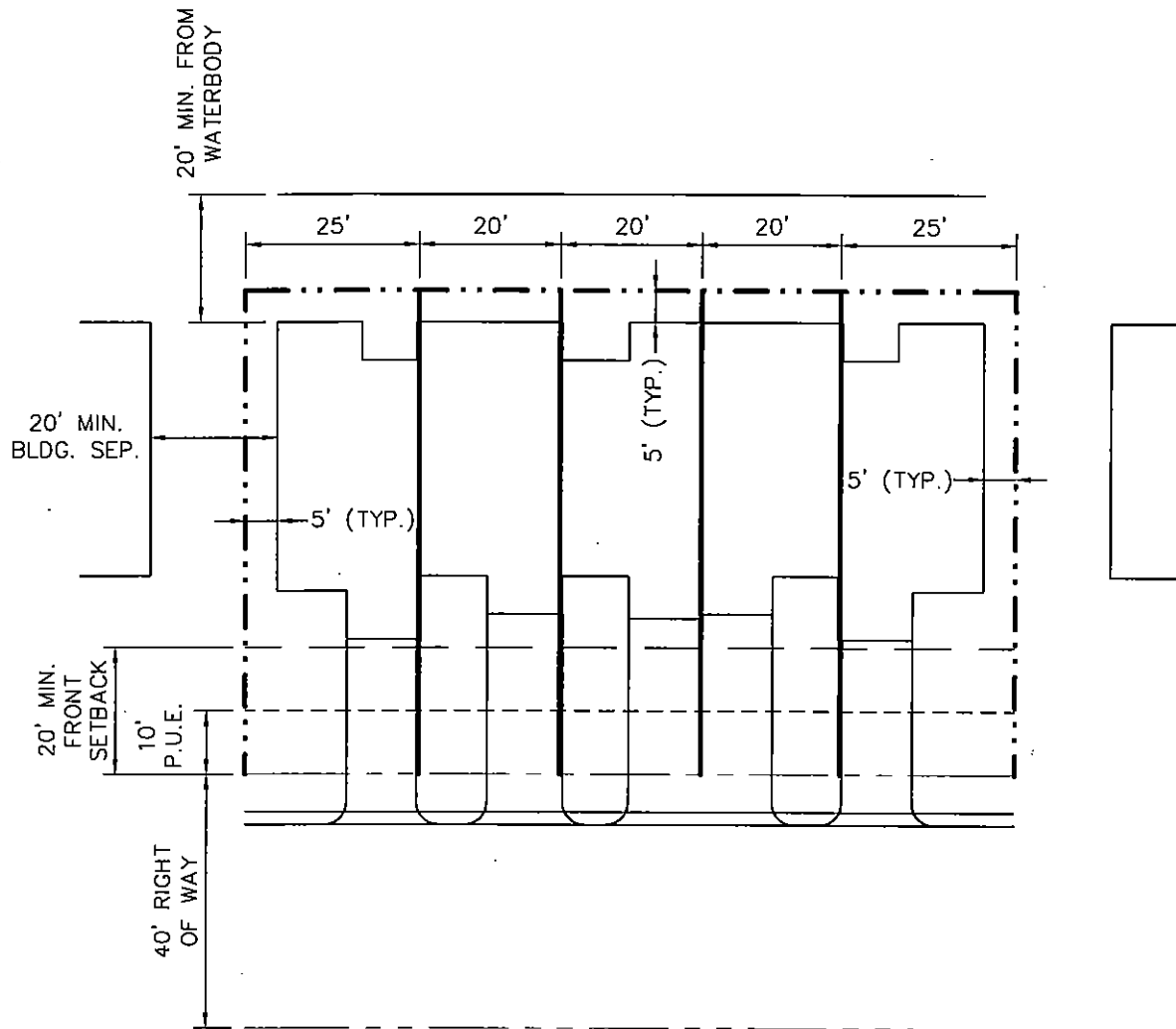
1. Pie-shaped lots shall have no minimum lot width but will meet lot area requirements.
2. See LDC Sections 34-1174, 34-1176, 34-2191 and 34-2194 for accessory structural setbacks unless in conflict with above regulations.

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MINIMUM LOT DIMENSIONS
TOWNHOUSE TYPICAL

1" = 30'

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