

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Lee Health Ventures, Inc. d/b/a HealthPark Florida, filed an application to:

1. amend the HealthPark DRI development order and request an evaluation of whether the proposed amendment constitutes a substantial deviation pursuant to 380.06(19); and
2. amend the Commercial Planned Development zoning classification of the property; and

WHEREAS, the subject property is located on both sides of Bass Road, North of the Summerlin Road intersection, in S33 T45S R24E and S04 T46S R24E, Lee County, Florida (District #3); and

WHEREAS, the property's legal description is as follows:

LEGAL DESCRIPTION:

The South Half (S½) of the Southwest Quarter (SW¼) and the South Half (S½) of the Southeast Quarter (SE¼) lying Northwesternly of right-of-way (ROW) for Summerlin Road (C.R. 69), Section 33, Township 45 South, Range 24 East;

AND

The North Half (N½) of the Northwest Quarter (NW¼);

The North Half (N½) of the South Half (S½) of the Northwest Quarter (NW¼);

The South Half (S½) of the South Half (S½) of the Northwest Quarter (NW¼) lying Northerly of ROW for Summerlin Road (C.R. 869);

The North Half (N½) of the Southwest Quarter (SW¼) lying Northwesternly of ROW for Summerlin Road (C.R. 869);

The West Half (W½) of the Northeast Quarter (NE¼) lying Northwesternly of ROW for Summerlin Road (C.R. 869);

AND

The East Half (E½) of the Northeast Quarter (NE¼) lying Northwesternly of Row for Summerlin Road (C.R. 869) Section 04, Township 46 South, Range 24 East, Lee County, Florida.

Containing ±402.83 acres. This acreage total includes ±12.05 acres in Bass Road (150 feet wide); ±12.29 acres in former Iona Drainage Canals B-1, C-6 and C-8; and ±2.28 acres in Florida Power and Light Company easement; and

WHEREAS, the applicant has indicated the property's current STRAP numbers are as follows:

33-45-24-03-0000G.0000	33-45-24-03-0000C.0000	33-45-24-04-00W00.0000
33-45-24-04-00Y00.0000	33-45-24-04-00T00.0000	33-45-24-04-00000.0080
33-45-24-04-00000.0070	04-46-24-02-0000G.0000	04-46-24-02-0000D.0000
04-46-24-04-000M0.0000	33-45-24-03-00000.0020	33-45-24-03-00000.0030
33-45-24-00-00003.0010	04-46-24-00-00002.0000	04-46-24-04-00000.0110
33-45-24-03-00000.0010	04-46-24-02-0000B.0000	33-45-24-04-00000.0090
04-46-24-03-00000.0180	33-45-24-03-0000G.0020	33-45-24-03-0000G.0010;

and

WHEREAS, the owners of the property, Lee Health Ventures, Inc. d/b/a HealthPark Florida, Encore Senior Living, LLC, Fort Myers Associates, LLC, Lee Memorial Hospital, Inc., Hospital Board of Directors of Lee County, Hope of Lee County, Inc., and HealthPark Medical Plaza One Associates, Ltd., authorized Henderson, Franklin, Starnes & Holt, P.A. and Johnson Engineering, Inc. to act as agents to pursue this zoning application; and

WHEREAS, a public hearing was advertised and held on February 4, 1998, before the Lee County Hearing Examiner in Case Nos. 96-02-220.03Z 01.01 and 96-02-220.04Z 01.01, who gave full consideration to the evidence available; and

WHEREAS, a public hearing was advertised and held on March 30, 1998, before the Lee County Board of County Commissioners who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on file with the County, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board APPROVES the requested amendment to the HealthPark Florida DRI development order, makes a finding of no substantial deviation, and APPROVES the commercial planned development zoning classification subject to the conditions and deviation set forth below:

SECTION A. CONDITIONS:

The amendments to the CPD and Master Concept Plan (MCP) are subject to the following conditions:

1. The development and use of the parcel must be in substantial compliance with the approved Amended Master Concept Plan for HealthPark Florida, except as modified herein. The Concept Plan was prepared by Johnson Engineering, Inc. and is dated August 1997, and is stamped received at the permit counter on January 13, 1998. The MCP is attached to this resolution as Exhibit "A".
2. The uses permitted within the HealthPark CPD are set forth in Exhibit "B".

The approved uses are limited by the following:

- (1) Communication Towers in excess of 100 feet must be approved through a special exception; and
- (2) Consumption on Premises uses must meet the separation requirements of the LDC; and
- (3) Units of High Impact and Professional Offices and use groups for Schools, Commercial are prohibited.

The Land Use locations for permitted uses are as set forth on sheet 1 of the MCP.

3. Development of the site must comply with the Property Development Regulations set forth on sheet 2 of the MCP. Open Space will be provided consistent with the Open Space Table set forth in Exhibit "C".

4. The approval of the amended CPD does not mitigate the project's vehicular or pedestrian traffic impacts. The mitigation of those impacts may be addressed through additional conditions required at the time of local development order approval. The controlled access resolution for Summerlin Boulevard was amended to allow the access shown on the Master Concept Plan. The amending resolution is attached hereto as Exhibit "D".
5. Approval of the amended CPD does not vest the developer's right to receive local development order approvals for intensities of use that exceeds the Lee Plan overlay methodology for use allocation.
6. All development must comply with the requirements of the LDC at the time of local development order approval, except as may be granted by an approved deviation.

SECTION B. DEVIATION:

The Amended Master Concept Plan deviates from Section 34-935(c)(2) of the LDC in the following respect:

The applicant requested a deviation (#2) from LDC Section-935(c)(2). This section prohibits parking, or internal roads or drives, from being located closer than 25 feet from the development perimeter. The requested deviation is to allow a 5-foot setback for an internal road along the northern property line, and to allow a 15-foot setback for an internal road along the southern property line. The requested deviation is **APPROVED**.

SECTION C. MASTER CONCEPT PLAN:

A two-page, reduced copy of the Amended Master Concept Plan, entitled HealthPark Florida, is attached and incorporated into this resolution by reference, as modified herein.

SECTION D. FINDINGS AND CONCLUSIONS:

1. The following findings and conclusions were made in conjunction with the approval of the requested amendments to the DRI development order and CPD zoning classification:
 - a. The applicant is entitled to the requested amendments by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes and regulations.
 - b. As conditioned herein, the requested amendment to the CPD and corresponding Master Concept Plan:-
 - (1) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the CPD zoning approval;
 - (2) is consistent with the densities, intensities, and general uses set forth in the Lee Plan;
 - (3) is compatible with existing or planned uses in the surrounding area; and
 - (4) will not adversely affect environmentally critical areas or natural resources.

- c. Approval of the requested amendments will not unduly burden existing transportation or other services and planned infrastructure facilities. The site will be served by streets with the capacity to carry the traffic generated by the development.
 - d. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
 - e. The proposed schedule of uses is appropriate at the subject location.
 - f. The recommended conditions to the Master Concept Plan, coupled with other applicable regulations, provide sufficient safeguards to the public interest.
 - g. The conditions recommended herein are reasonably related to the impacts on the public's interest created by, or expected from, the proposed amendments.
 - h. The deviation granted from LDC Section 34-935(c)(2):
 - a. enhances the objectives of the commercial planned development; and
 - b. preserves and promotes the general intent of the LDC to protect the public health, safety and welfare.
2. The proposed amendments to the DRI Development Order do not constitute a substantial deviation from the original DRI approval.

The foregoing resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Ray Judah, and seconded by Commissioner Douglas R. St. Cerny and, upon being put to a vote, the result was as follows:

John E. Manning	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 30th day of March, 1998.

ATTEST:
CHARLIE GREEN, CLERK

BY: *Ruth Figueroa*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *J. Manning*
Chairman

Approved as to form by:
Annabeth Collins
County Attorney's Office

MINUTES DEPARTMENT,

FILED APR 02 1998

Ruth F.

Attachments to Resolution:

- (A) Master Concept Plan, sheets 1 and 2, dated 8/97
- (B) Amended Schedule of Uses dated 2/3/98
- (C) Open Space Table dated 2/3/98
- (D) Resolution 97-12-10 (Amendment to Controlled Access Resolution for Summerlin granting the access shown on the MCP, including four-page exhibit of Designated Access Points for Summerlin Road)



JOHNSON ENGINEERING, INC.				
ENGINEERS, SURVEYORS AND ECOLOGISTS				
7134 JOHNSON STREET, P.O. BOX 1256, FORT MYERS, FLORIDA 33902-1256, PHONE (844) 334-2040				
DATE AUGUST 1997	PROJECT NO. 19293	FILE NO. 33-45-24	SCALE 1" = 300'	SHEET 1

Heavenly
Purity

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS

DATE	PROJECT NO.	FILE NO.	ROAD	SHEET
AUGUST 1997	19293	33-45-24	1"= 300'	

SCHEDULE OF USES

HealthPark CPD

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
AIRCRAFT LANDING FACILITIES
ANIMALS CLINIC [Section 34-822(c)(12)]
ATM (Automatic Teller Machine)
AUTO PARTS STORE
AUTOMOBILE SERVICE STATION
AUTO REPAIR AND SERVICE [Section 34-822(c)(2)] limited to garages with general automotive repair and service.
BANK AND FINANCIAL ESTABLISHMENTS [Section 34-822(c)(3)] Groups I and II
BAR OR COCKTAIL LOUNGE [Section 34-822(c)(12)]
BOATS
BOAT PARTS STORE
BOAT RENTAL
BOAT SALES
BROADCAST STATION, COMMERCIAL RADIO AND TELEVISION [Section 34-1441]
BUILDING MATERIALS SALES [Section 34-822(c)(4)]
BUSINESS SERVICES [Section 34-822(c)(5)] Group I, excluding ball bonding, collection agencies, credit reporting services.
CAR WASH
CARTER'S RESIDENCE
CLOTHING STORES, GENERAL [Section 34-822(c)(8)]
CLUBS
COMMERCIAL
FRATERNAL, MEMBERSHIP ORGANIZATION [Section 34-2111]
PRIVATE [Section 34-2111]
CONSUMPTION ON PREMISES [Section 34-1281] (8 COP's)
CONVENIENCE FOOD AND BEVERAGE STORE
CULTURAL FACILITIES [Section 34-822(c)(10)]
DAYCARE CENTER, ADULT, CHILD
DEPARTMENT STORE
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
DRUGSTORE, PHARMACY
DWELLING UNIT - MULTIPLE FAMILY BUILDING and/or TOWNHOUSE, IN CONJUNCTION WITH AT LEAST 50,000 S.F. OF MORE OF COMMERCIAL OR LIGHT INDUSTRIAL USES
ESSENTIAL SERVICES [Section 34-1811]
ESSENTIAL SERVICE FACILITIES [Sections 34-822(c)(13) and 34-1811], Group I
EXCAVATION WASTE RETENTION [Section 34-1811]
FACTORY OUTLETS
FENCE, WALLS
FOOD AND BEVERAGE SERVICE, LIMITED
FOOD STORES [Section 34-822(c)(18)], Group I
FUNERAL HOME OR MORTUARY (with or without cremation)
GIFT AND SOUVENIR SHOP
GROUP QUARTERS
HARDWARE STORE
HEALTH CARE FACILITIES [Section 34-822(c)(20)], All Groups
HOBBY, TOY, GAME SHOPS [Section 34-822(c)(21)]
HOSPICE
HOTEL / MOTEL
HOUSEHOLD AND OFFICE FURNISHINGS [Section 34-822(c)(22)], All Groups
INSURANCE COMPANIES [Section 34-822(c)(23)]
LAUNDRY/DRY CLEANING [Section 34-822(c)(24)], Group I
LAWN AND GARDEN SUPPLY STORE [Section 34-2081]
LIBRARY
MEDICAL OFFICE
WAREHOUSE
MODEL DISPLAY CENTER [Section 34-1951]
MODEL, UNIT AND CENTER
NON-STORE RETAILERS [Section 34-822(c)(30)], All Groups
PACKAGE STORE [Section 34-261]
PAINT, GLASS AND WALLPAPER
PARKS [Section 34-822(c)(31)], Groups I & II and III limited to Convention or Exhibition Hall
PARKING LOT
ACCESSORY
CARPARK, PUBLIC PARKING
TEMPORARY
PERSONAL SERVICES [Section 34-822(c)(33)], All Groups
PET SHOP AND SERVICES
PHARMACY
PLACE OF WORSHIP
PROFESSIONAL OFFICES
REAL ESTATE SALES OFFICE
RECREATION, COMMERCIAL [Section 34-822(c)(18)], All Groups
RECREATIONAL FACILITIES, COMMERCIAL, PERSONAL, PRIVATE OR PUBLIC POOL ONLY
RELIGIOUS FACILITIES [Section 34-2031]
RENTAL OR LEASING ESTABLISHMENTS [Section 34-822(c)(38)] Group I
REPAIR SHOPS [Section 34-822(c)(40)], Groups I and II
RESEARCH AND DEVELOPMENT LABORATORIES [Section 34-822(c)(41)], Group I and II
RESIDENTIAL ACCESSORY USES
RESTAURANTS, FAST FOOD
RESTAURANTS [Section 34-822(c)(43)], All Groups
SCHOOLS, COMMERCIAL [Section 34-822(c)(45)], All Groups
SELF-SERVICE FUEL PUMP
SELF-SERVICE FUEL PUMP STATION
SHOWS IN ACCORDANCE WITH CHAPTER 30
SOCIAL SERVICES [Section 34-822(c)(48)], Groups I, II & III
SPECIALTY RETAIL SHOP [Section 34-822(c)(47)], All Groups
STORAGE, OPEN AND CLOSED [Section 34-3001]
STUDIOS [Section 34-822(c)(49)]
TEMPORARY USES
TOWERS, COMMUNICATION [Section 34-1441] up to 100 feet
TRANSPORTATION SERVICES [Section 34-822(c)(33)], Group I
UNITS OF HIGH IMPACT
USED MERCHANDISE STORE [Section 34-822(c)(54)], Groups I, II and III

PROPERTY DEVELOPMENT REGULATIONS
FOR
HEALTHPARK FLORIDA
D-10

USE	MINIMUM LOT DIMENSIONS				MINIMUM STRUCTURAL SETBACKS							
	AREA (A.C.)	DEPTH (FEET)	WIDTH (FEET)	HEIGHT (FEET)	FRONT (FEET)	REAR (FEET)	LEFT (FEET)	RIGHT (FEET)	TOP (FEET)	BOTTOM (FEET)	ADJ. (FEET)	MIN. (FEET)
ACLT, ETC.	15,000	100	100	15	15	20	20	25	25	25	25	25
MULTI-FAMILY	10,000	100	100	15	20	20	20	25	25	25	25	25
COMMERCIAL	10,000	100	100	15	20	20	20	25	25	25	25	25
OUTPARCEL	7,500	100	75	10	15	20	20	25	25	25	25	25

MINIMUM BUILDING SEPARATION DISTANCE: 20 FEET
MINIMUM STRUCTURAL LOT COVERAGE: 33%

- NOTES:
1. PRE-SHOWN LOTS SHALL HAVE A MINIMUM LOT WIDTH BUT NOT MEET
2. SEE LANE SECTIONS 34-1811, 34-1812, 34-1813 AND 34-1814 FOR
ACCESSORY STRUCTURAL SETBACKS UNLESS IN CONFLICT WITH ABOVE
REGULATIONS.

GENERAL INFORMATION
HEALTHPARK CPD

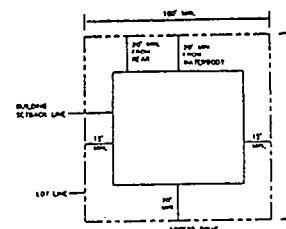
TOTAL LAND AREA: 107.5 ACRES
LESS WATER BODIES: 1.5 ACRES
TOTAL DEVELOPMENT AREA: 106.0 ACRES

RELEASED ONE TO APPROVE ONE (OPTION 1)

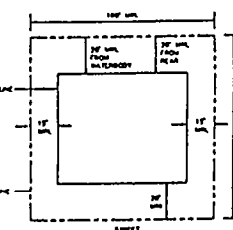
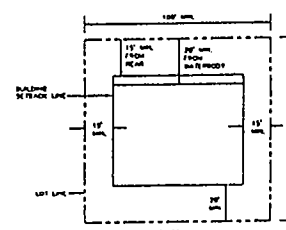
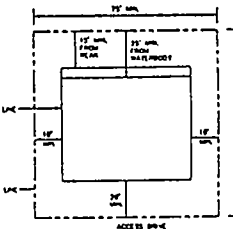
LANDING REQUIREMENTS WILL BE IN EFFECT AT THE TIME OF
ONE APPROVAL, SUBJECT AS MODIFIED BY DEPARTMENT A. SUBSEQUENT LOTS
SUBMITTED FOR APPROVAL SHALL BE SUBJECT TO THE SAME REQUIREMENTS AND
REPLACE THE FIRST LANDING REQUIREMENTS BY APPROVING THE APPROVAL
BY THE DEPARTMENT OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

REQUIRE:
A. FLOODABLE FLOORS WITH A MINIMUM HEIGHT OF 15 FEET ABOVE
ADJACENT FLOOD ELEVATIONS.

OUTPARCELS
OPTIONAL OUTPARCELS ALLOWED



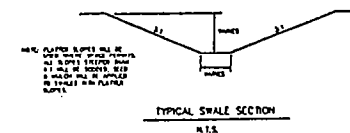
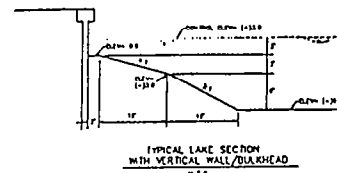
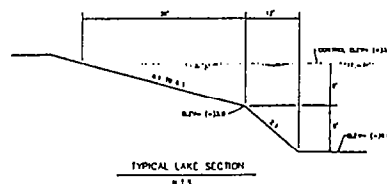
NOTE: ALL STRUCTURAL SETBACKS TO
EXISTING ROAD & BARRIER ROAD
ARE 25' MINIMUM.



TYPICAL LOTS - HEALTHPARK FLORIDA MPD

APPROVED

Master Concept Plan
See Plan 96-01-12-02
Subject to conditions in Plan 96-01-12-02
During Case 96-02-020-03-01-01
96-02-020-03-01-01



RECEIVED
JAN 11 1998
PERMIT COUNTY

PROJECT # 96-01-12-01
PROJECT TYPE

AMENDED MASTER CONCEPT PLAN

HealthPark Florida

JOHNSON ENGINEERING, INC.

ENGINEERS, SURVEYORS AND ECOLOGISTS

7134 JOHNSON STREET, P.O. BOX 1208, FORT WORTH, TEXAS 76101-1208, PHONE (817) 334-0808

DATE: AUGUST 1997 PROJECT NO: 19293 SCALE: 33'-45'-24' SHEET: AS SHOWN TOTAL SHEETS: 9

EXHIBIT "B"

AMENDED ATTACHMENT F

SCHEDULE OF USES for HealthPark CPD

ACCESSORY USES AND STRUCTURES
 ADMINISTRATIVE OFFICES
 AIRCRAFT LANDING FACILITIES
 ANIMALS CLINIC (Section 34-1321)
 ASSISTED LIVING FACILITY (ALF)
 ATM (Automatic Teller Machine)
 AUTO PARTS STORE
 AUTOMOBILE SERVICE STATION
 AUTO REPAIR AND SERVICE [Section 34-622(c)(2)], limited to garages with general automotive repair and service.
 BAIT AND TACKLE SHOP
 BANKS AND FINANCIAL ESTABLISHMENTS [Section 34-622(c)(3)], Groups I and II
 BAR OR COCKTAIL LOUNGE (Section 34-1261)
 BOATS
 BOAT PARTS STORE
 BOAT RENTAL
 BOAT SALES
 BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION (Section 34-1441)
 BUILDING MATERIALS SALES [Section 34-622(c)(4)]
 BUSINESS SERVICES [Section 34-622(c)(5)], Group I, excluding bail bonding, collection agencies, credit reporting services.
 CAR WASH
 CARETAKER'S RESIDENCE
 CLOTHING STORES, GENERAL [Section 34-622(c)(8)]
 CLUBS
 COMMERCIAL
 FRATERNAL MEMBERSHIP ORGANIZATION (Section 34-2111)
 PRIVATE (Section 34-2111)
 CONSUMPTION ON PREMISES (Section 34-1261) (8 COP's)
 CONVENIENCE FOOD AND BEVERAGE STORE
 CULTURAL FACILITIES [Section 34-622(c)(10)]
 DAYCARE CENTER, ADULT, CHILD
 DEPARTMENT STORE
 DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
 DRUGSTORE, PHARMACY
 DWELLING UNIT - MULTIPLE FAMILY BUILDING and/or TOWNHOUSE, IN CONJUNCTION WITH AT LEAST 50,000 S.F. OR MORE OF COMMERCIAL OR LIGHT INDUSTRIAL USES
 ESSENTIAL SERVICES (Section 34-1611)
 ESSENTIAL SERVICE FACILITIES (Sections 34-622(c)(13) and 34-1611), Group I
 EXCAVATION WATER RETENTION (Section 34-1651)
 FACTORY OUTLETS
 FENCES, WALLS
 FOOD AND BEVERAGE SERVICE, LIMITED
 FOOD STORES [Section 34-622(c)(16)], Groups I
 FUNERAL HOME OR MORTUARY (with or without cremation)
 GIFT AND SOUVENIR SHOP
 GROUP QUARTERS
 HARDWARE STORE
 HEALTH CARE FACILITIES [Section 34-622(c)(20)], All Groups
 HOBBY, TOY, GAME SHOPS [Section 34-622(c)(21)]
 HOSPICE
 HOTEL / MOTEL
 HOUSEHOLD AND OFFICE FURNISHINGS [Section 34-622(c)(22)], All Groups
 INSURANCE COMPANIES [Section 34-622(c)(23)]
 LAUNDROMAT
 LAUNDRY OR DRY CLEANING [Section 34-622(c)(24)], Group I
 LAWN AND GARDEN SUPPLY STORE (Section 34-2081)
 LIBRARY
 MEDICAL OFFICE
 MINI-WAREHOUSE
 MODEL DISPLAY CENTER (Section 34-1951)
 MODEL UNITS AND CENTERS
 NON-STORE RETAILERS [Section 34-622(c)(30)], All Groups
 PACKAGE STORE (Section 34-1261)
 PAINT, GLASS AND WALLPAPER
 PARKS [Section 34-622(c)(32)], Groups I & II and III limited to Convention or Exhibition Halls
 PARKING LOT
 ACCESSORY
 COMMERCIAL
 GARAGE, PUBLIC PARKING
 TEMPORARY
 PERSONAL SERVICES [Section 34-622(c)(33)], All Groups
 PET SHOP AND SERVICES
 PHARMACY
 PLACE OF WORSHIP
 PROFESSIONAL OFFICES
 REAL ESTATE SALES OFFICE
 RECREATION, COMMERCIAL [Section 34-622(c)(38)], All Groups
 RECREATIONAL FACILITIES, COMMERCIAL, PERSONAL, PRIVATE OR PUBLIC INDOOR ONLY
 RELIGIOUS FACILITIES (Section 34-2051)
 RENTAL OR LEASING ESTABLISHMENTS [Section 34-622(c)(39)], Group I
 REPAIR SHOPS [Section 34-622(c)(40)], Groups I and II
 RESEARCH AND DEVELOPMENT LABORATORIES [Section 34-622(c)(41)],
 Group II and IV
 RESIDENTIAL ACCESSORY USES
 RESTAURANTS, FAST FOOD
 RESTAURANTS [Section 34-622(c)(43)], All Groups
 SCHOOLS, COMMERCIAL [Section 34-622(c)(45)], All Groups
 SELF-SERVICE FUEL PUMPS
 SELF-SERVICE FUEL PUMP STATION
 SIGNS IN ACCORDANCE WITH CHAPTER 30
 SOCIAL SERVICES [Section 34-622(c)(46)], Groups I, II & III
 SPECIALTY RETAIL SHOP [Section 34-622(c)(47)], All Groups
 STORAGE OPEN AND INDOOR (Section 34-3001)
 STUDIOS [Section 34-622(c)(49)]
 TEMPORARY USES
 TOWERS, COMMUNICATION [SECTION 34-1441] up to 100 feet
 TRANSPORTATION SERVICES [Section 34-622(c)(53)], Group II
 UNITS OF HIGH IMPACT
 USED MERCHANDISE STORE [Section 34-622(c)(54)], Groups I, II and III

HEALTHPARK FLORIDA

OPEN SPACE TABLE

OPEN SPACE REQUIRED

180.2 ACRES X 30% (COMMERCIAL)	54.1 ACRES
<u>210.5</u> ACRES X 40% (RESIDENTIAL)	<u>84.2</u> ACRES
390.7 ACRES	138.3 ACRES

OPEN SPACE PROVIDED

COMMERCIAL PARCELS 180.2 ACRES X 24%	43.25 ACRES
RESIDENTIAL PARCELS 210.5 ACRES X 28%	58.94 ACRES
LAKES (25% OF 76.9 ACRES)	19.23 ACRES
WETLANDS	<u>16.90 ACRES</u>
TOTAL OPEN SPACE REQUIRED: 138.30 ACRES	

EXHIBIT "D"

LEE COUNTY RESOLUTION NO. 97-12-10

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA AMENDING RESOLUTION NO. 93-11-112,
AS AMENDED, WHICH DESIGNATED SUMMERLIN ROAD AS A CONTROLLED
ACCESS ROAD AND ESTABLISHED PERMANENT ACCESS POINTS**

WHEREAS, Section 10-285(h) of the Lee County Land Development Code provides for the designation of certain streets in Lee County as "controlled access" to which permanent access points are restricted to locations established and set by design study and plans adopted by the Lee County Board of County Commissioners by resolution; and

WHEREAS, on November 17, 1993, the Board of County Commissioners adopted Resolution No. 93-11-112 which designated Summerlin Road as a controlled access road between and including its intersections with Boy Scout Drive and McGregor Boulevard, and established 35 permanent access points; and

WHEREAS, Resolution No. 93-11-112 was subsequently amended on May 18, 1994 by Resolution No. 94-05-24 which added a connection point at Station 327+38+/-50 on the west side for full access by school busses only; and

WHEREAS, Resolution No. 94-05-24 was subsequently amended on June 21, 1995 by Resolution No. 95-06-60 which added a connection point at Station 244+62+/-50 on the east side for a right-in/right-out access only; and

WHEREAS, Resolution No. 95-06-60 was subsequently amended on October 16, 1995 by resolution No. 95-10-44 which added a connection point at Station 203+28+/-50 on the east side of Summerlin Road for a right-in access only; and

WHEREAS, Lee Health Ventures, Inc., d/b/a Healthpark Florida, desires to relocate an existing access point from Station 229+90+/-50 to Station 274+17+/-50 on the north side of Summerlin Road for an eastbound left-in, right-in and right-out access only; and

WHEREAS, the Lee County Division of Transportation has concluded that, on balance, this relocated connection point will not hinder traffic capacity nor be contrary to the protection of the health, safety and welfare of the citizens of Lee County.

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

Resolution 93-11-112 is hereby further amended by relocating the existing access on the north side of Summerlin Road from Station 229+90+/-50 to Station 274+17+/-50 for an eastbound left-in, right-in and right-out access only.

The foregoing resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Ray Judah, and seconded by Commissioner Andrew W. Coy and, upon being put to a vote, the result was as follows:

JOHN E. MANNING	<u>Aye</u>
DOUGLAS R. ST. CERNY	<u>Aye</u>
RAY JUDAH	<u>Aye</u>
ANDREW W. COY	<u>Aye</u>
JOHN E. ALBION	<u>Aye</u>

DULY PASSED AND ADOPTED THIS 9TH DAY OF DECEMBER, 1997.

ATTEST:
CHARLIE GREEN, CLERK

By: Charlie Green

Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: John E. Manning

John E. Manning, Chairman

APPROVED AS TO FORM

Barbara J. Collins
By Office of the Lee County Attorney

EXHIBIT A
SUMMERLIN ROAD
DESIGNATED ACCESS POINTS

ADOPTED 11/17/93 (RESOLUTION #93-11-112)
 AMENDED 5/18/94 (RESOLUTION #94-05-24)
 AMENDED 6/21/95 (RESOLUTION #95-06-60)
 AMENDED 10/16/95 (RESOLUTION #95-10-44)
 AMENDED 12/09/97 (RESOLUTION #97-12-10)

STATION	DISTANCE (FEET)		ORIGIN	MEDIAN OPENING	MOVEMENTS	CONNECTION	REMARKS
	North/West	South/East					
32+00+/-50	n/a	n/a	1	YES	ALL	McGregor Blvd	Existing median opening
44+00+/-50	1200	1200	1	YES	WBL/EBL RT.IN/RT.OUT	N & S	Existing - Originally full median opening
64+40+/-50	2040	2040	1	YES	ALL	John Morris Rd	Existing median opening
91+25+/-50	2685	2685	1	YES	ALL	N & S	Existing median opening
117+25+/-50	2600	2600	1	YES	ALL	N & S	Existing median opening
138+19+/-50	n/a	2094	2	NO	RT.IN/RT.OUT	S	New - Does not exist
138+29+/-50	2104	n/a	2	YES	EBL RT.IN/RT.OUT	N	Existing
144+50+/-50	621	631	1	YES	ALL	San Carlos Blvd	Existing median opening
155+63+/-50	1113	1113	2	YES	WBL RT.IN/RT.OUT	S	Existing
164+90+/-50	927	927	2	YES	ALL	N	Existing median opening
171+50+/-50	660	660	1	YES	ALL	Pine Ridge Rd	Existing median opening
180+50+/-50	n/a	900	2	NO	RT.IN/RT.OUT	S	Existing temporary connection to be replaced by frontage road
189+50+/-50	1800	900	1	YES	ALL	S	Existing median opening
205+50+/-50	1600	1600	1	YES	WBL/EBL RT.IN/RT.OUT	N & S	Existing median opening
237+00+/-50	3150	3150	2	YES	ALL	S	Existing median opening
257+97+/-50	2097	2097	1	YES	ALL	Bass Rd	Existing median opening
274+17+/-50	1620	1620	1	YES	EBL RT.IN/RT.OUT	N	Relocated from STA 227+15 then from STA 229+90 -Does not exist (4)
287+50+/-50	1333	1333	1	YES	ALL	N & S	Relocated from STA 295+00
316+00+/-50	2850	2850	1	YES	ALL	Winkler Rd	Existing median opening
330+13+/-50	n/a	1413	2	NO	RT.IN/RT.OUT	E	No standing - New proposal - subject to change
331+88+/-50	1588	n/a	2	NO	RT.IN/RT.OUT	W	Existing median opening
340+13+/-50	825	1000	1	YES	ALL	Gladiolus Rd	Existing median opening - Station Equation 340+13 Back≈ 100+02 Ahead
108+24+/-50	822	822	1	YES	ALL	Country Rd	Existing median opening
116+20+/-50	n/a	796	2	NO	RT.IN/RT.OUT	E	Existing temporary connection to be replaced by frontage road
136+50+/-50	2826	2030	1	YES	ALL	Lakewood Blvd	Existing median opening

EXHIBIT A

STATION	DISTANCE (FEET)		ORIGIN	MEDIAN OPENING	MOVEMENTS	CONNECTION	REMARKS
	North/West	South/East					
155+75+/-50	1925	1925	1	YES	ALL	E & W	Approved 3/26/76 - Does not exist
189+18+/-50	3343	n/a	2	NO	RT.IN/RT.OUT	W	Existing
196+68+/-50	750	4093	1	YES	ALL	Cypress Lake Dr	Existing median opening
203+28+/-50	n/a	660	2	NO	R.IN	E	Existing (3)
210+44+/-50	1376	716	2	YES	ALL	E & W	Existing median opening
237+35+/-50	2691	2691	1	YES	ALL	College Parkway	Existing median opening
244+62+/-50	n/a	727	2	NO	RT.IN/RT.OUT	E	Existing (2)
252+12+/-50	n/a	750	1	YES	RT.IN/RT.OUT	Brantley Rd	Existing - Originally full median opening
274+60+/-50	3725	2248	1	YES	ALL	Park Meadows Dr	Existing median opening
302+60+/-50	2800	2800	1	YES	SBL RT.IN/RT.OUT	Maple Dr	Existing - Originally full median opening
319+12+/-50	1652	1652	1	YES	ALL	E & W	Existing median opening
327+38+/-50	826	826	1	YES	ALL	E & W	Existing - School buses only west (1)
334+47+/-50	709	709	1	YES	ALL	Boy Scout Rd	Existing median opening

Thirty-five permanent access points

Two temporary access points

One pending access point

Length 10.12 miles

Avg spacing 1702 feet

Notes

1 Original plan

2 Development access

(1) Modified by Amending Resolution #94-05-24

(2) Added by Amending Resolution #95-06-60

(3) Added by Amending Resolution #95-10-44

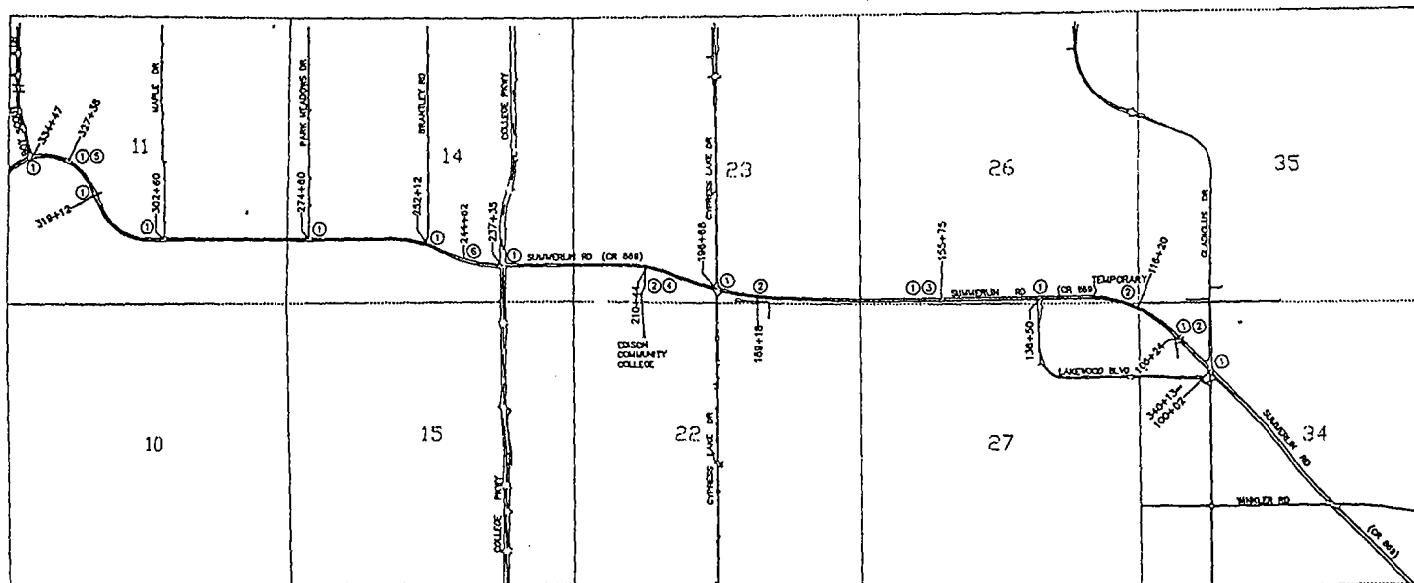
(4) Added by Amending Resolution #97-12-10

WBL = Westbound left

EBL = Eastbound left

NBL = Northbound left

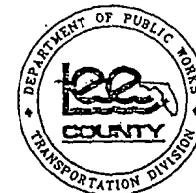
SBL = Southbound left



LEGEND

- ① ORIGINAL PLAN
- ② DEVELOPMENT ORDER
- ③ DOES NOT CURRENTLY EXIST
- ④ DEVELOPMENT OF REGIONAL IMPACT APPROVED
- ⑤ REQUIRED FOR REASONABLE ACCESS
- ⑥ RIGHT-IN RIGHT-OUT EXISTS; LEFT-IN PROPOSED
- ⑦ ADDED BY AMENDING RESOLUTION #97-12-10

EXHIBIT
Pg. 4 of



SUMMERLIN ROAD DESIGNATED ACCESS POINTS

ADOPTED NOVEMBER 7, 1993 PER RESOLUTION *93-11-112
 AMENDED MAY 18, 1994 PER RESOLUTION *94-05-24
 AMENDED JUNE 21, 1995 PER RESOLUTION *95-06-60
 AMENDED OCTOBER 16, 1995 PER RESOLUTION *95-10-44
 AMENDED DECEMBER 9, 1997 PER RESOLUTION *97-12-10

**SECOND DEVELOPMENT ORDER AMENDMENT
FOR HEALTHPARK FLORIDA**

**A DEVELOPMENT OF REGIONAL IMPACT
STATE DRI NO. 5-8586-63
COUNTY CASE NO. 87-03-10-DRI(d) 96-02-220.04Z 01.01**

WHEREAS, the Board of County Commissioners of Lee County, Florida, (hereinafter, "the Board") considered the report and recommendations of the Southwest Florida Regional Planning Council, Lee County administrative staff, and the documents and comments made upon the record before the Board in a public hearing on the 8th day of June 1987, and after full consideration of those reports, recommendations, comments and documents the Board adopted the *original* development of regional impact development order for HealthPark Florida; and

WHEREAS, the development order was subsequently amended for the first time on October 13, 1993 to extend the phasing and buildout schedule for the project; and

WHEREAS, Lee Health Ventures, Inc., the owner/developer of HealthPark Florida Development of Regional Impact, has requested a second amendment to the development order: 1) to modify the land use schedule; 2) provide for mitigation of hurricane shelter impacts associated with the revised land use schedule; 3) provide for a Land Use Conversion Table to allow minor modifications to the revised land use schedule in the future; 4) delete references to roadway segments that are no longer planned for construction by Lee County; 5) amend the Master Plan for the project; and 6) extend the date until which the project will not be subject to down zoning or intensity reduction so as to be consistent with the modified buildout date approved by the Board in the first development order amendment; and

WHEREAS, under Section 380.06(19), Florida Statutes, the proposed change must be reviewed and evaluated to determine whether it is a substantial deviation from the terms of the existing development order; and

WHEREAS, the Board has reviewed the proposed amendment and finds that, as conditioned herein, the change is not a substantial deviation; and

The proposed change to the HealthPark Florida DRI Development Order described herein is consistent with the adopted Comprehensive Plan of Lee County and applicable local land development regulations; and

WHEREAS, the proposed change is consistent with the State Comprehensive Plan;

NOW, THEREFORE, let it be ordained by the Board of County Commissioners of Lee County, Florida, that the conditions of the Development Order for HealthPark Florida DRI are further amended as follows, with new language underlined and deletions struck through. All other portions of the original development order will remain in full force and effect.

SECTION I

Section I.A of the Development Order is revised to read as follows:

A. ~~The project will include 1,233,603 square feet of acute care and specialty hospital space (1,236 beds), 545,000 square feet of medical and general office space, 200,000 square feet of medical education space, 350,000 square feet of medical and general retail space (food and beverage, financial and business services), 680 independent living units (ACLF), 280 bed (93 units) assisted living (ACLF), 240 bed (80 units) nursing home, 170,000 square feet of recreational space (Wellness Center), and 160,000 square feet of campus services (maintenance, electric generator, laundry, security and hospital incineration facilities).~~ 968,603 square feet of acute care, specialty hospital space (560 beds), and future health care functions; 340,000 square feet of medical and general office space; medical education space for 500 students (200,000 square feet); 310,000 square feet of medical and general retail space (food and beverage, financial, business and retail services); 530 independent living units; 326 beds of assisted living; 240 beds of nursing care; 510 residential dwelling units; 132 units of lodging; 60,000 square feet of recreational space (Wellness Center); and 27,000 square feet of campus services (maintenance, electric generator, laundry, security and hospital incineration facilities). Buildings in the proposed development will not exceed eight (8) habitable floors. The project will have three consumption on premises (COP) of alcoholic beverages and other such uses as permitted by the CPD category as modified by the Master Concept Plan.

SECTION II

Section II.C.8 is hereby created to read as follows:

8. The developer must pay a fee-in-lieu of construction for hurricane shelter demand impacts in the amount of either: (1) \$51,554.64, if paid in one lump sum prior to or concurrent with the first building permit for a multi-family, independent living, or hotel/motel unit; or (2) \$46.30 per unit at the time each building permit is obtained for any multi-family, independent living, or hotel/motel unit. If additional county-wide administrative or other fees for hurricane sheltering are adopted in the future by the Board of County Commissioners of Lee County, those other fees will be applied prospectively to the remaining unbuilt units and paid at the time of building permit.

SECTION III

Section II.D.1 is hereby revised to read as follows:

1. Development Phasing/Buildout

The traffic impact assessment upon which this Development Order for HealthPark Florida DRI is based assumes expected buildout in 1997 2002. The traffic impact assessment included the expected impacts of the proposed land uses and phasing schedule shown in Exhibit "A." The Developer may, without further DRI review, convert land uses in accordance with the Land Use Conversion Table attached as Exhibit "C," provided: (a) the conversion does not require an alteration to the Master Concept Plan for the DRI and (b) the Developer gives 30 days notice of all proposed conversions to Lee County, the Southwest Florida Regional Planning Council, and the Florida Department of Community Affairs. All conversions must be identified in the subsequent monitoring report for the project. This condition is not intended to circumvent the thresholds established in Chapter 380 for further DRI review.

SECTION IV

Section II.D.5 of the Development Order entitled "Kelly Road Alignment" is hereby deleted in its entirety.

SECTION V

Section II.D.6 of the Development Order will be renumbered to II.D.5 and revised to read as follows:

6.5 Right-of-Way Dedication

a. The developer ~~shall~~ must dedicate the following right of way within or contiguous to HealthPark Florida:

(1) Sufficient right-of-way along the east and west property lines of Bass Road to provide a total of 150 feet of right of way.

~~(2) Sufficient right-of-way along the north property line to provide 150 feet of right of way for Kelly Road from A&W Bulb Road to a point approximately 300 feet east of Bass Road.~~

~~(3) Sufficient right-of-way within the northeast quadrant of the Project to provide 150 feet of right of way for Kelly Road from a point approximately 300 feet east of Bass Road to Summerlin Road.~~

~~(4) Sufficient right-of-way along the west property line to provide 50 feet of right of way for A&W Bulb Road from Kelly Road to a point approximately 400 feet north of Summerlin Road.~~

~~(5) Sufficient right-of-way within the southwest quadrant of the project to provide a total of 100 feet of right of way for A&W Bulb Road from a point approximately 400 feet north of Summerlin Road to Summerlin Road.~~

b. This right-of-way ~~shall~~ must be dedicated to Lee County as follows:

(1) Bass Road, 150 feet of right-of-way from Summerlin Road to the northern intersection of West Lee Memorial Parkway with Bass Road at the time of the issuance of the first building permit for HealthPark.

(2) Bass Road, 150 feet of right-of-way from the northern intersection of West Lee Memorial Parkway with Bass Road to the north property line, at the time of the issuance of the first building permits for future health care parcel A.

~~(3) Kelly Road, 150 feet of right-of-way from A&W Bulb Road to Summerlin Road, at the time of the issuance of the first building permits for future health care parcels A and commercial parcels A, B and C or prior to the construction of the Kelly Road extension by Lee County which ever comes first, provided, however, that should Kelly Road be developed as a limited access highway, the developer shall not be precluded from seeking damages relating to the condemnation of its otherwise unlimited access rights.~~

~~(4) A&W Bulb Road, 50 and 100 feet of right-of-way as described in 6(A)(4) and 6 (A)(5) above, from Summerlin Road to Kelly Road, at the time of the issuance of the first building permit for Phase II of HealthPark.~~

c. Credits against road impact fees for right-of-way dedication, shall if any, must be in accordance with the provisions of the Lee County Roads Impact Fee Ordinance.

SECTION VI

Sections II.D.7 through II.D.9 and II.D.11 of the Development Order will be renumbered to II.D.6 through II.D.8 and II.D.10 as set forth below. With the exception of II.D.10, the text of these subsections will remain unchanged.

7.6. Road Impact Fees/Proportional Shares

~~8.7.~~ Construction In Lieu of Impact Fees

~~9.8.~~ Level of Service/Significant Impact

~~10.9.~~ Traffic Reassessment

~~11.10.~~ Municipal Services Benefit Unit

SECTION VII

Section II.D.10 of the Development Order is hereby revised to read as follows:

~~10.9.~~ Traffic Reassessment

a. Due to the uncertain status of several area roadway improvements including the extension of Bass Road from Gladiolus Drive to Cypress Lake Drive, A&W Bulb Road from Summerlin Road to Gladiolus Drive, and Kelly Road from Summerlin Road to Pine Ridge Road, and changes to the development mix, the Developer ~~may be~~ is required to submit for review and approval a traffic reassessment prior to December 31, 2000, ~~the issuance of the first building permit for Phase II development (Exhibit A).~~ The traffic reassessment shall be required if the following conditions are met: If the developer submits a Notice of Proposed Change further revising the land use parameters or extending buildout of the project prior to December 31, 2000, the traffic reassessment must be submitted as part of the Notice.

~~(1) — total HealthPark Florida external trip generation for Phase I development exceeds 19,500 trip ends on an annual average daily basis, or~~

~~(2) — the extension of Bass Road from Gladiolus Drive to Cypress Lake Drive is not funded and programmed to be operational during the next five year development phase and Summerlin Road from Gladiolus Drive to Cypress Lake Drive operates at the end of Phase I or is projected to operate during the next phase of development at lower than the County's adopted level of service policy in effect at the time; and~~

~~(3) — the extension of Kelly Road from Summerlin Road to Pine Ridge Road is not funded and programmed to be operational during the next five year phase of development and Summerlin Road from Winkler Road to San Carlos Boulevard and Gladiolus Drive from Winkler Road to McGregor Boulevard operate at the end of Phase I or are projected to operate during the next phase of development at lower than the County's adopted level of service policy in effect at the time.~~

b. The traffic reassessment, ~~if required,~~ shall be submitted to the Department of Community Affairs, Southwest Florida Regional Planning Council and Lee County and will be an equivalent to an update of the developer's ADA assessment of Question 31 in the DRI Questionnaire, using current and up-to-date methodologies. The methodology should be discussed and agreed upon by the developer and review agencies prior to submittal of the reassessment. The traffic reassessment will document commitments in approved planning programs to fund future roadway improvements resulting from existing traffic, area developments and HealthPark Florida during the next phase of development, the HealthPark's and other area developments' contributions toward roadway improvements during the previous phase of development, and the HealthPark's obligations, if any, to mitigate additional traffic impacts through the next phase of development. Development of land uses in Phases I and II (Exhibit "A") may continue in accordance with this Development Order, as amended, pending review of this traffic assessment.

SECTION VIII

Section II.H.1 of the Development Order is hereby revised to read as follows:

1. The Master Concept Plan (Map H) prepared by Johnson Engineering dated ~~February 1987 as updated through June 3, 1987, as amended at the Public Hearing, August, 1997~~ is incorporated into and made a part of this Development Order. The permitted uses and conditions are as shown on the Master Concept Plan and the conditions contained within this Development Order.

SECTION IX

Section III.K of the Development Order is hereby revised to read as follows:

K. The development will not be subject to down-zoning, unit density reduction, or intensity reduction, ~~for five (5) years following the approval of zoning, until June 7, 2002,~~ unless the County demonstrates that substantial changes have occurred in the conditions underlying the approval of this Development Order including, but not limited to, such factors as a finding that the Development Order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety and welfare.

SECTION X

The Phasing Schedule (Exhibit "A") is hereby deleted and replaced with the new Exhibit "A" attached hereto and incorporated by reference.

SECTION XI

The Land Use Conversion Table is attached hereto as Exhibit "C" and incorporated herein by reference.

SECTION XII

Certified copies of this Second Development Order Amendment will be transmitted to the Southwest Florida Regional Planning Council, the developer, and appropriate state agencies. This Development Order is rendered as of the date of that transmittal, but is not effective until the expiration of the statutory appeals (45 days from rendition), or until the completion of any appellate proceedings, whichever time is greater. Upon this Development Order Amendment becoming effective, notice of its adoption must be recorded by the applicant as provided in Chapter 380, Florida Statutes.

THE MOTION TO ADOPT the above amendments to the Development Order was offered by Commissioner Ray Judah, and seconded by Commissioner Douglas R. St. Cerny and, upon poll of the members present, the vote was as follows:

Andrew W. Coy	<u>Aye</u>
John E. Manning	<u>Aye</u>
Douglas R. St. Cerny	<u>Aye</u>
Ray Judah	<u>Aye</u>
John E. Albion	<u>Aye</u>

DULY PASSED AND ADOPTED by the Board of County Commissioners of Lee County, Florida, this 30th day of March, 1998.

ATTEST:
CHARLIE GREEN, CLERK

By: Ruth Fryman
Deputy Clerk

LEE COUNTY, FLORIDA, by its
Board of County Commissioners

By: John E. Manning
John E. Manning, Chairman

APPROVED AS TO FORM:

Samuel J. Calhoun
Office of County Attorney

MINUTES DEPARTMENT,

FILED APR 02 1998

Ruth F.

Attachments:

Exhibit A Phasing Schedule

Exhibit C Land Use Conversion Table

Map H (dated 8/97)

EXHIBIT A
HEALTH PARK FLORIDA DRI
(Revised 1/23/98)

LAND USE	PHASE I	PHASE II	TOTAL
<u>Residential</u>			
Independent Living	418 du	112 du	530 du
Assisted Living & Skilled Nursing	468 beds	98 beds	566 beds
Res. multi-family	-0- du	510 du	510 du
Lodging-motel ¹	6 rooms ¹	126 rooms	132 rooms
<u>Institutional/Office</u>			
Acute Care Hospital	220 beds	220 beds	440 beds (554,603 sq.ft.)
Medical & General Office	56,000 sq.ft.	284,000 sq.ft.	340,000 sq.ft. ²
Medical Services Mall	10,000 sq.ft.	-0-	10,000 sq.ft.
Specialized Hospitals & Health care Facilities	36,000 sq.ft. 16 beds	64,000 sq.ft. 104 beds	100,000 sq.ft. 120 beds
Medical Education	-0-	200,000 sq.ft.	200,000 sq.ft.
	-0-	500 students	500 students
Wellness Center	-0-	60,000 sq.ft.	60,000 sq.ft.
Future Health care Functions	7,200 sq.ft.	306,800 sq.ft.	314,000 sq.ft.
Campus Support Facilities	-0-	27,000 sq.ft.	27,000 sq.ft.
<u>Commercial</u>	85,000 sq.ft.	215,000 sq.ft.	300,000 sq.ft.
<u>Open Space, Lakes & Water Management</u>	99.0 ac.	66.2 ac.	165.2 ac.

¹Includes rooms (existing and future) within the Ronald McDonald House.

²Includes 165,000 sq.ft. of medical office and 175,000 sq.ft. of general office.

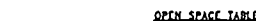
EXHIBIT "C"
HEALTHPARK FLORIDA
LAND USE CONVERSION

		To Use		
From Use	Medical Office	General Office	Residential Apts.	Specialty Hospital
Medical Office (1,000 sq.ft.)	N/A	3,000 sq.ft.	7.5 du	N/A
General Office (1,000 sq.ft.)	330 sq.ft.	N/A	2.4 du	N/A
Commercial (1,000 sq.ft.)	1,200 sq.ft.	3,400 sq.ft.	8.5 du	2.5 beds
Future Health Care (1,000 sq.ft.)	N/A	N/A	3.6 du	1.1 beds

This transfer or conversion may occur in accordance with Section II.D.1 provided that: 1) the external trips originally approved for the DRI remain the same (i.e., 3,204 peak hour trips and 34,393 daily trips); and 2) no additional impact will occur to other public facilities (such as sewer and water) and; 3) the conversion will not create a need for additional affordable housing. Further, no alteration to the Master Concept Plan may occur as a result of the conversion. In addition, the amount of square feet, beds and units to be converted to other uses or from other uses would be limited to no more than the following:

Land Use	Maximum Amount Converted From	Maximum Amount Converted To
Medical Office	60,000 sq.ft.	59,999 sq. ft.
General Office	60,000 sq.ft.	59,999 sq.ft.
Specialty Hospital	0 beds	59 beds
Residential Apts.	0.du	49 du
Commercial	50,000 sq.ft.	49,999 sq.ft.
Future Health Care	50,000 sq.ft.	49,999 sq.ft.

Thirty (30) days notice of any conversion must be provided to the County, The Regional Planning Council, and The Department of Community Affairs. In addition, the amount of conversion must be reported as part of the subsequent annual monitoring report.



OPEN SPACE REQUIRED

100 } ACRES @ 30% COVERED	34.1 ACRES
210 } ACRES @ 40% COVERED	51.7 ACRES
300 } ACRES	70.0 ACRES

OPEN SPACE PROVIDED

COASTAL PARCELS 180.3 ACRES @ 20%	36.06 ACRES
NE 50(N) 24 PARCELS 210.3 ACRES @ 25%	52.57 ACRES
LAND (25% OF 130.3 ACRES)	32.58 ACRES
WETLANDS	16.00 ACRES
TOTAL OPEN SPACE REQUIRED 137.21 ACRES	

APPROVED

(Faint handwritten notes)

[illegible]

RECEIVED
JAN 12 1956
PERMIT COUNTED

PROJECT # 476-17-720 r4r
PROJECT TYPE 15
EXHIBIT IV-F INCLUDING:

MASTER CONCEPT PLAN - PROHIBIT N-F INCLUDING:

BOUNDARY SKETCH -	EXHIBIT II-B-2
AREA LOCATION MAP -	EXHIBIT II-D
EXISTING ZONING / LAND USE -	EXHIBIT II-F-3
EXISTING EASEMENTS -	EXHIBIT IV-C
SCHEDULE OF USES -	EXHIBIT IV-G
SCHEDULE OF DEVIATIONS -	EXHIBIT IV-H

AMENDED MASTER CONCEPT PLAN

Henry
Piperbrook

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS

154 JOURNAL OF THE P.E. SOCIETY OF FLORIDA, 1984, VOLUME 18, NUMBER 2, PAGE 134

DATE	PROJECT NO.	PLAT NO.	PLAT	SHEET
AUGUST 1997	19293	33-45-24	1 st - 300'	1

SCHEDULE OF USES
for
Healthpark CPO

ACCESSORY USES AND STRUCTURES

ADMINISTRATIVE OFFICES
AMBIENT LIVING FACILITIES
ANIMALS CLINIC (Section 34-1221)
ATM (Automatic Teller Machine)
AUTO PARTS STORE
AUTOMOBILE SERVICE STATION
AUTO REPAIR AND SERVICE (Section 34-822(c)(3)) limited to garages with general automotive repair and service.
BAIT AND TACKLE SHOP
BARBERS AND FINANCIAL ESTABLISHMENTS (Section 34-822(c)(3)) Groups I and II
BAR OR COCKTAIL LOUNGE (Section 34-1261)
BOATS
BOAT PARTS STORE
BOAT RENTAL
BOAT SALES
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION (Section 34-1441)
BUILDING MATERIALS SALES (Section 34-822(c)(4))
BUSINESS SERVICES (Section 34-822(c)(5)) Group I, excluding ball bonding, collection agencies, credit reporting services.
CAR WASH
CATERER'S RESIDENCE
CLOTHING STORES, GENERAL (Section 34-822(c)(8))
CLUBS
COMMERCIAL
FRATERNAL MEMBERSHIP ORGANIZATION (Section 34-2111)
PRIVATE (Section 34-2111)
CONSUMPTION ON PREMISES (Section 34-1261) (8 COP's)
CONVENIENCE FOOD AND BEVERAGE STORE
CULTURAL FACILITIES (Section 34-822(c)(10))
DAYCARE CENTER, ADULT, CHILD
DEPARTMENT STORE
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
DRUGSTORE, PHARMACY
DUNGEON UNIT - MULTIPLE FAMILY BUILDING and/or Townhouse, in conjunction with at least 30,000 S.F. OF HOME OF COMMERCIAL OR LIGHT INDUSTRIAL USES
ESSENTIAL SERVICES (Section 34-1811)
ESSENTIAL SERVICE FACILITIES (Section 34-822(c)(13) and 34-1811) Group I
EXCAVATION WATER RETENTION (Section 34-1831)
FACTORY OUTLETS
FENCE, WALLS
FOOD AND BEVERAGE SERVICE, LIMITED
FOOD STORES (Section 34-822(c)(18)) Groups I
FUNERAL HOME OR HOME FUNERAL (with or without cremation)
GIFT AND SOUVENIR SHOP
GROUP QUARTERS
HARDWARE STORE
HEALTH CARE FACILITIES (Section 34-822(c)(20)) All Groups
HOTEL, TAP, GAME SHOPS (Section 34-822(c)(21))
HOTSPICE
HOTEL / HOTEL
HOUSEHOLD AND OFFICE FURNISHINGS (Section 34-822(c)(22)) All Groups
INSURANCE COMPANIES (Section 34-822(c)(23))
LAUNDRY/DRY CLEANING (Section 34-822(c)(24)) Group I
LAUNDRY OR DRY CLEANING (Section 34-822(c)(24)) Group I
LAWN AND GARDEN SUPPLY STORE (Section 34-2041)
LIBRARY
MEDICAL OFFICE
MINI-WAREHOUSE
MODEL DISPLAY CENTER (Section 34-1851)
MODEL UNITS AND CENTERS
NON-STORE RETAILERS (Section 34-822(c)(30)) All Groups
PACKAGE STORE (Section 34-1261)
PAINT, GLASS AND WALLPAPER
PARTS (Section 34-822(c)(32)) Groups I & II and II limited to Convention or Exhibition Hall
PARKING LOT
ACCESSORY
COMMERCIAL
GARAGE, PUBLIC PARKING
TEMPORARY
PERSONAL SERVICES (Section 34-822(c)(33)) All Groups
PET SHOP AND SERVICES
PHARMACY
PLACE OF WORSHIP
PROFESSIONAL OFFICES
REAL ESTATE SALES OFFICE
RECREATION, COMMERCIAL (Section 34-822(c)(38)) All Groups
RECREATIONAL FACILITIES, COMMERCIAL, PERSONAL, PRIVATE OR PUBLIC POOL ONLY
RELIGIOUS FACILITIES (Section 34-2031)
RENTAL OR LEASING ESTABLISHMENTS (Section 34-822(c)(39)) Group I
REPAIR SHOPS (Section 34-822(c)(40)) Groups I and II
RESEARCH AND DEVELOPMENT LABORATORIES (Section 34-822(c)(41))
Group I and II
RESIDENTIAL ACCESSORY USES
RESTAURANTS, FAST FOOD
RESTAURANTS (Section 34-822(c)(43)) All Groups
SCHOOLS, COMMERCIAL (Section 34-822(c)(45)) All Groups
SELF-SERVICE FUEL PUMP STATION
SHOWS IN ACCORDANCE WITH CHAPTER 30
SOCIAL SERVICES (Section 34-822(c)(46)) Groups I, II & III
SPECIALTY RETAIL SHOP (Section 34-822(c)(47)) All Groups
STORAGE OPEN AND CLOSED (Section 34-2001)
STUDIOS (Section 34-822(c)(49))
TEMPORARY USES
TOWERS, COMMUNICATION (Section 34-1411) up to 100 feet
TRANSPORTATION SERVICES (Section 34-822(c)(53)) Group I
UNITS OF HIGH IMPACT
USED MICROBIOLOGICAL STORE (Section 34-822(c)(54)) Groups I, II & III

**PROPERTY DEVELOPMENT REGULATIONS
FOR
HEALTHPARK FLORIDA
D-10**

USE	MINIMUM LOT DIMENSIONS			MINIMUM STRUCTURAL SETBACKS					
	AREA (S.F.)	DEPTH (FEET)	WIDTH (FEET)	FRONT (FEET)	REAR (FEET)	LEFT (FEET)	RIGHT (FEET)	MINIMUM FRONT YARD (FEET)	MINIMUM SIDE YARD (FEET)
ADULT, ETC.	10,000	100	100	15	15	20	20	25	25
ADULT, ETC.	10,000	100	100	15	20	20	20	25	25
ADULT, ETC.	10,000	100	100	15	20	20	20	25	25
ADULT, ETC.	10,000	100	100	15	20	20	20	25	25
ADULT, ETC.	10,000	100	100	15	20	20	20	25	25

MINIMUM BUILDING SEPARATION DISTANCE: 20 FEET
MINIMUM STRUCTURAL LOT COVERAGE: 35%

NOTES:

1. SETBACKS (FEET) SHALL BE IN MINIMUM LOT WIDTH BUT NOT LESS THAN AREA REQUIREMENTS.
2. SETBACKS (FEET) SHALL BE IN MINIMUM LOT WIDTH BUT NOT LESS THAN AREA REQUIREMENTS.

**GENERAL INFORMATION
HEALTHPARK FLORIDA**

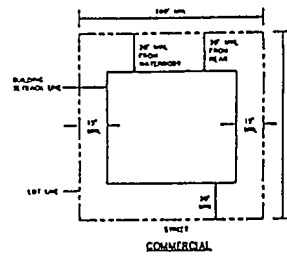
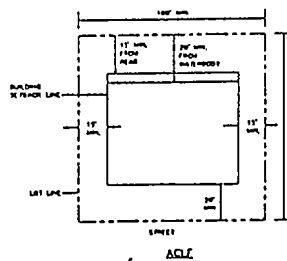
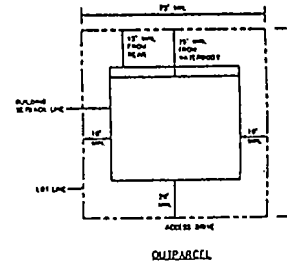
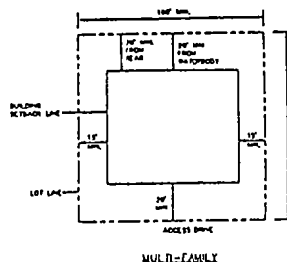
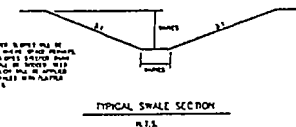
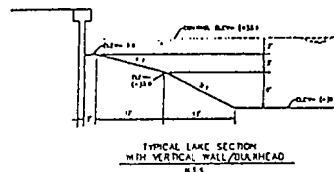
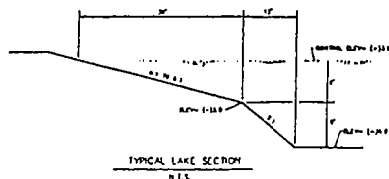
TOTAL LAND AREA: 100.00 ACRES
TOTAL BUILDING AREA: 100,000 S.F.
TOTAL DEVELOPMENT AREA: 100.00 ACRES

REUSE, ONE OR MORE OF THE FOLLOWING:

REUSE, ONE OR MORE OF THE FOLLOWING:
REUSE, ONE OR MORE OF THE FOLLOWING:
REUSE, ONE OR MORE OF THE FOLLOWING:

REUSE, ONE OR MORE OF THE FOLLOWING:
REUSE, ONE OR MORE OF THE FOLLOWING:

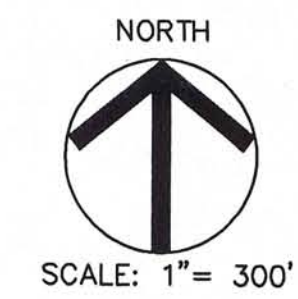
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REUSE, ONE OR MORE OF THE FOLLOWING:



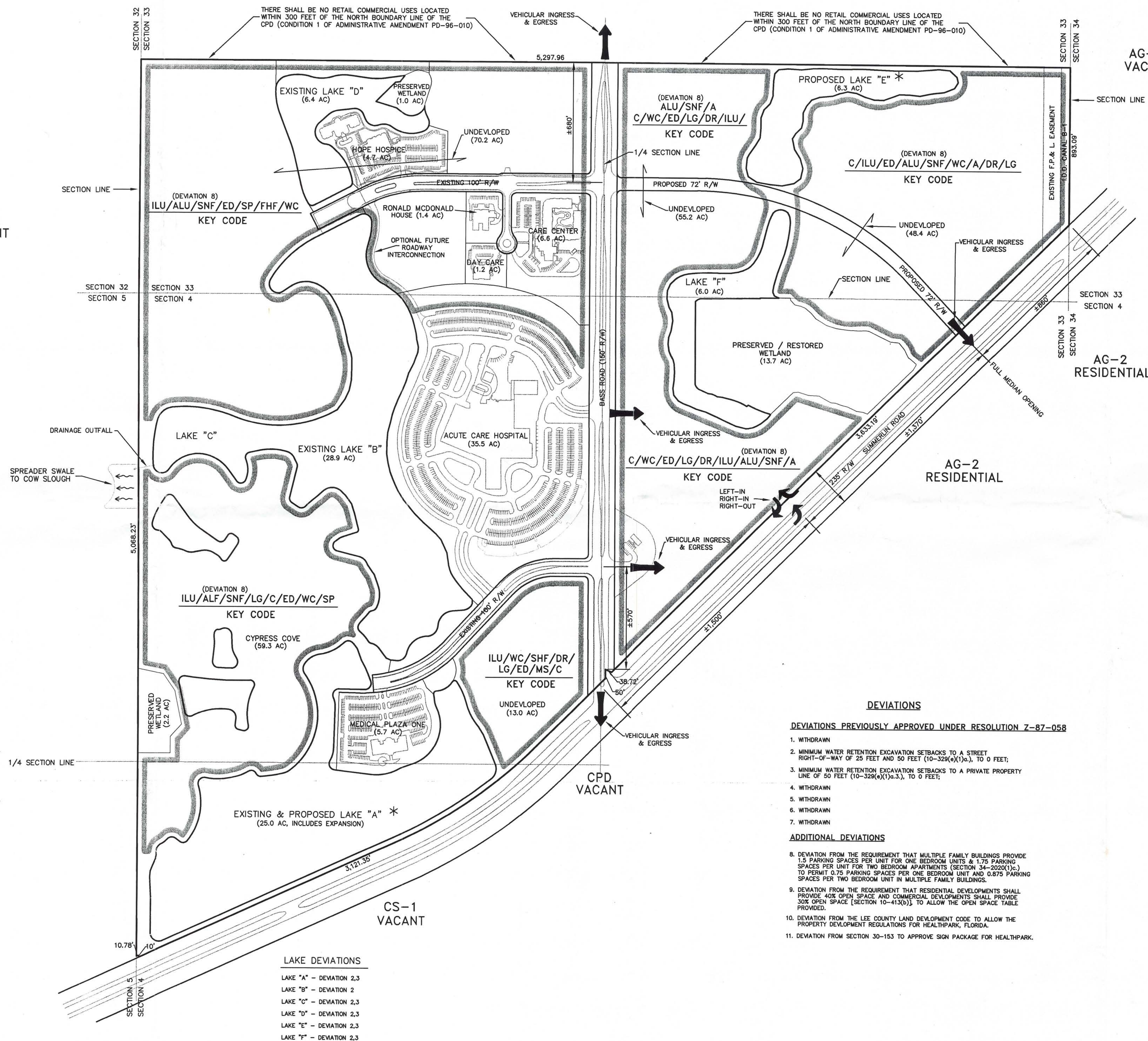
TYPICAL LOTS - HEALTHPARK FLORIDA MPO

APPROVED

See Plan: 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 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AG-2
VACANT



OPEN SPACE TABLE

OPEN SPACE REQUIRED

180.2 ACRES X 30% (COMMERCIAL)	54.1 ACRES
210.5 ACRES X 40% (RESIDENTIAL)	84.2 ACRES
390.7 ACRES	138.3 ACRES

OPEN SPACE PROVIDED

COMMERCIAL PARCELS 180.2 ACRES X 20%	36.04 ACRES
RESIDENTIAL PARCELS 210.5 ACRES X 25%	52.62 ACRES
LAKES (25% OF 138.3 ACRES)	34.58 ACRES
WETLANDS	18.90 ACRES
TOTAL OPEN SPACE REQUIRED:	140.14 ACRES

APPROVED

Master Concept Plan

98-011 Page 1 of 2

Subject to conditions in Resolution Z-98-011

Zoning Case #96-02-220-047 01.01 + 96-02-220-036 01.01

HEALTHPARK FLORIDA LAND USES

LAND USE	BEDS	KEY CODES	UNITS/SQ FT
RESIDENTIAL			
INDEPENDENT LIVING	530	ILU	530 UNITS
APARTMENTS	326	ALU	326 UNITS
ASSISTED LIVING	240	SNF	240 UNITS
SKILLED NURSING		LG	132 UNITS
LODGING - MOTEL			
SUBTOTAL	1096		1738 UNITS
INSTITUTIONAL			
ACUTE CARE HOSPITAL	440	HOSP	554,603 SQ FT
DOCTORS OFFICES		DR	340,000 SQ FT
SPECIALTY HOSPITALS & HEALTH CARE FACILITIES	120	SHF	100,000 SQ FT
MEDICAL SERVICES W/LL		MS	10,000 SQ FT
MEDICAL EDUCATION (500 STUDENTS)		ED	200,000 SQ FT
WELLNESS CENTER		WC	60,000 SQ FT
FUTURE HEALTH CARE FUNCTIONS		FHF	314,000 SQ FT
SUPPORT FACILITIES (CAMPUS SERVICES)		SP	27,000 SQ FT
SUBTOTAL	560		1,605,603 SQ FT
COMMERCIAL			
FUTURE COMMERCIAL			300,000 SQ FT
HEALTHPARK TOTAL	1656		1,905,603 SQ FT
* 165,000 SQ FT MEDICAL OFFICE / 175,000 SQ FT GENERAL OFFICE			

DEVIATIONS

DEVIATIONS PREVIOUSLY APPROVED UNDER RESOLUTION Z-87-058

1. WITHDRAWN
2. MINIMUM WATER RETENTION EXCAVATION SETBACKS TO A STREET RIGHT-OF-WAY OF 25 FEET AND 50 FEET (10-329(a)(1)(a)), TO 0 FEET;
3. MINIMUM WATER RETENTION EXCAVATION SETBACKS TO A PRIVATE PROPERTY LINE OF 50 FEET (10-329(a)(1)(b.3)), TO 0 FEET;
4. WITHDRAWN
5. WITHDRAWN
6. WITHDRAWN
7. WITHDRAWN

ADDITIONAL DEVIATIONS

8. DEVIATION FROM THE REQUIREMENT THAT MULTIPLE FAMILY BUILDINGS PROVIDE 1.5 PARKING SPACES PER UNIT FOR ONE BEDROOM UNITS & 1.75 PARKING SPACES PER UNIT FOR TWO BEDROOM APARTMENTS (SECTION 34-2020(1)(c)) TO PERMIT 0.75 PARKING SPACES PER ONE BEDROOM UNIT AND 0.675 PARKING SPACES PER TWO BEDROOM UNIT IN MULTIPLE FAMILY BUILDINGS.
9. DEVIATION FROM THE REQUIREMENT THAT RESIDENTIAL DEVELOPMENTS SHALL PROVIDE 40% OPEN SPACE AND COMMERCIAL DEVELOPMENTS SHALL PROVIDE 30% OPEN SPACE (SECTION 10-413(d)). TO ALLOW THE OPEN SPACE TABLE PROVIDED.
10. DEVIATION FROM THE LEE COUNTY LAND DEVELOPMENT CODE TO ALLOW THE PROPERTY DEVELOPMENT REGULATIONS FOR HEALTHPARK, FLORIDA.
11. DEVIATION FROM SECTION 30-153 TO APPROVE SIGN PACKAGE FOR HEALTHPARK.

LAKE DEVIATIONS

- LAKE "A" - DEVIATION 2,3
- LAKE "B" - DEVIATION 2
- LAKE "C" - DEVIATION 2,3
- LAKE "D" - DEVIATION 2,3
- LAKE "E" - DEVIATION 2,3
- LAKE "F" - DEVIATION 2,3

* - DENOTES FUTURE POTENTIAL LAKE LOCATION/SIZE

ALL LAKES ARE CONCEPTUAL AND SUBJECT TO FINAL DESIGN

AMENDED MASTER CONCEPT PLAN



JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS

2158 JOHNSON STREET, P.O. BOX 1550, FORT MYERS, FLORIDA 33902-1550, PHONE (941) 334-0046

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
AUGUST 1997	19293	33-45-24	1" = 300'	1

SCHEDULE OF USES
for
HealthPark CPD

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
AIRCRAFT LANDING FACILITIES
ANIMALS CLINIC [Section 34-1321]
ATM (Automatic Teller Machine)
AUTO PARTS STORE
AUTOMOBILE SERVICE STATION
AUTO REPAIR AND SERVICE [Section 34-622(c)(2)], limited to garages with general automotive repair and service.
BAIT AND TACKLE SHOP
BANKS AND FINANCIAL ESTABLISHMENTS [Section 34-622(c)(3)], Groups I and II
BAR OR COCKTAIL LOUNGE [Section 34-1261]
BOATS
BOAT PARTS STORE
BOAT RENTAL
BOAT SALES
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION [Section 34-1441]
BUILDING MATERIALS SALES [Section 34-622(c)(4)]
BUSINESS SERVICES [Section 34-622(c)(5)], Group I, excluding bail bonding, collection agencies, credit reporting services.
CAR WASH
CARETAKER'S RESIDENCE
CLOTHING STORES, GENERAL [Section 34-622(c)(8)]
CLUBS
COMMERCIAL
FRATERNAL MEMBERSHIP ORGANIZATION [Section 34-2111]
PRIVATE [Section 34-2111]
CONSUMPTION ON PREMISES [Section 34-1261] (8 COP's)
CONVENIENCE FOOD AND BEVERAGE STORE
CULTURAL FACILITIES [Section 34-622(c)(10)]
DAYCARE CENTER, ADULT, CHILD
DEPARTMENT STORE
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
DRUGSTORE, PHARMACY
DWELLING UNIT - MULTIPLE FAMILY BUILDING and/or TOWNHOUSE, IN CONJUNCTION WITH AT LEAST 50,000 S.F. OR MORE OF COMMERCIAL OR LIGHT INDUSTRIAL USES
ESSENTIAL SERVICES [Section 34-1611]
ESSENTIAL SERVICE FACILITIES [Sections 34-622(c)(13) and 34-1611], Group I
EXCAVATION WATER RETENTION [Section 34-1651]
FACTORY OUTLETS
FENCES, WALLS
FOOD AND BEVERAGE SERVICE, LIMITED
FOOD STORES [Section 34-622(c)(16)], Groups I
FUNERAL HOME OR MORTUARY (with or without cremation)
GIFT AND SOUVENIR SHOP
GROUP QUARTERS
HARDWARE STORE
HEALTH CARE FACILITIES [Section 34-622(c)(20)], All Groups
HOBBY, TOY, GAME SHOPS [Section 34-622(c)(21)]
HOSPICE
HOTEL / MOTEL
HOUSEHOLD AND OFFICE FURNISHINGS [Section 34-622(c)(22)], All Groups
INSURANCE COMPANIES [Section 34-622(c)(23)]
LAUNDROMAT
LAUNDRY OR DRY CLEANING [Section 34-622(c)(24)], Group I
LAWN AND GARDEN SUPPLY STORE [Section 34-2081]
LIBRARY
MEDICAL OFFICE
MINI-WAREHOUSE
MODEL DISPLAY CENTER [Section 34-1951]
MODEL UNITS AND CENTERS
NON-STORE RETAILERS [Section 34-622(c)(30)], All Groups
PACKAGE STORE [Section 34-1261]
PAINT, GLASS AND WALLPAPER
PARKS [Section 34-622(c)(32)], Groups I & II and III limited to Convention or Exhibition Halls
PARKING LOT
ACCESSORY
COMMERCIAL
GARAGE, PUBLIC PARKING
TEMPORARY
PERSONAL SERVICES [Section 34-622(c)(33)], All Groups
PET SHOP AND SERVICES
PHARMACY
PLACE OF WORSHIP
PROFESSIONAL OFFICES
REAL ESTATE SALES OFFICE
RECREATION, COMMERCIAL [Section 34-622(c)(38)], All Groups
RECREATIONAL FACILITIES, COMMERCIAL, PERSONAL, PRIVATE OR PUBLIC INDOOR ONLY
RELIGIOUS FACILITIES [Section 34-2051]
RENTAL OR LEASING ESTABLISHMENTS [Section 34-622(c)(39)], Group I
REPAIR SHOPS [Section 34-622(c)(40)], Groups I and II
RESEARCH AND DEVELOPMENT LABORATORIES [Section 34-622(c)(41)], Group II and IV
RESIDENTIAL ACCESSORY USES
RESTAURANTS, FAST FOOD
RESTAURANTS [Section 34-622(c)(43)], All Groups
SCHOOLS, COMMERCIAL [Section 34-622(c)(45)], All Groups
SELF-SERVICE FUEL PUMPS
SELF-SERVICE FUEL PUMP STATION
SIGNS IN ACCORDANCE WITH CHAPTER 30
SOCIAL SERVICES [Section 34-622(c)(46)], Groups I, II & III
SPECIALTY RETAIL SHOP [Section 34-622(c)(47)], All Groups
STORAGE OPEN AND INDOOR [Section 34-3001]
STUDIOS [Section 34-622(c)(49)]
TEMPORARY USES
TOWERS, COMMUNICATION [Section 34-1441] up to 100 feet
TRANSPORTATION SERVICES [Section 34-622(c)(53)], Group II
UNITS OF HIGH IMPACT
USED MERCHANDISE STORE [Section 34-622(c)(54)], Groups I, II and III

PROPERTY DEVELOPMENT REGULATIONS
FOR
HEALTHPARK FLORIDA
D-10

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)	
ACLF, ETC.	10,000	100	100	15	15	20	20	25	25	
MULTI-FAMILY	10,000	100	100	15	20	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%

- NOTES:
- PIE-SHAPED LOTS SHALL HAVE NO MINIMUM LOT WIDTH BUT WILL MEET LOT AREA REQUIREMENTS.
 - SEE LDC SECTIONS 34-1174, 34-1176, 34-2191 AND 34-2194 FOR ACCESSORY STRUCTURAL SETBACKS UNLESS IN CONFLICT WITH ABOVE REGULATIONS.

GENERAL INFORMATION
HEALTHPARK CPD

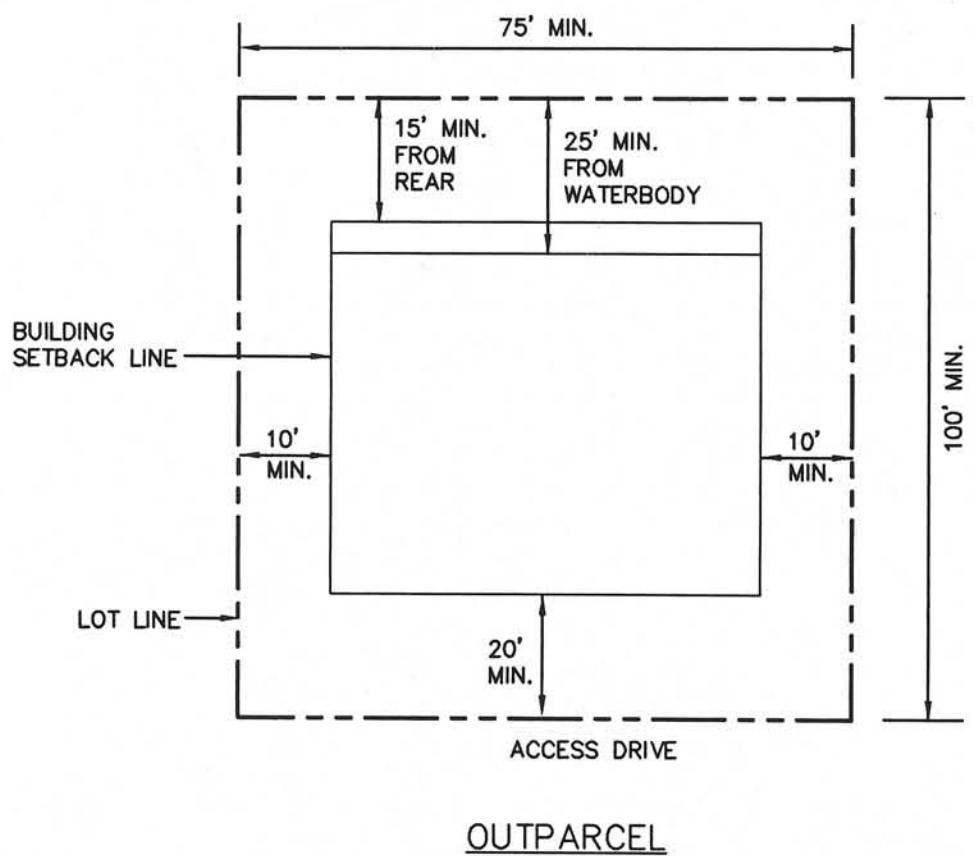
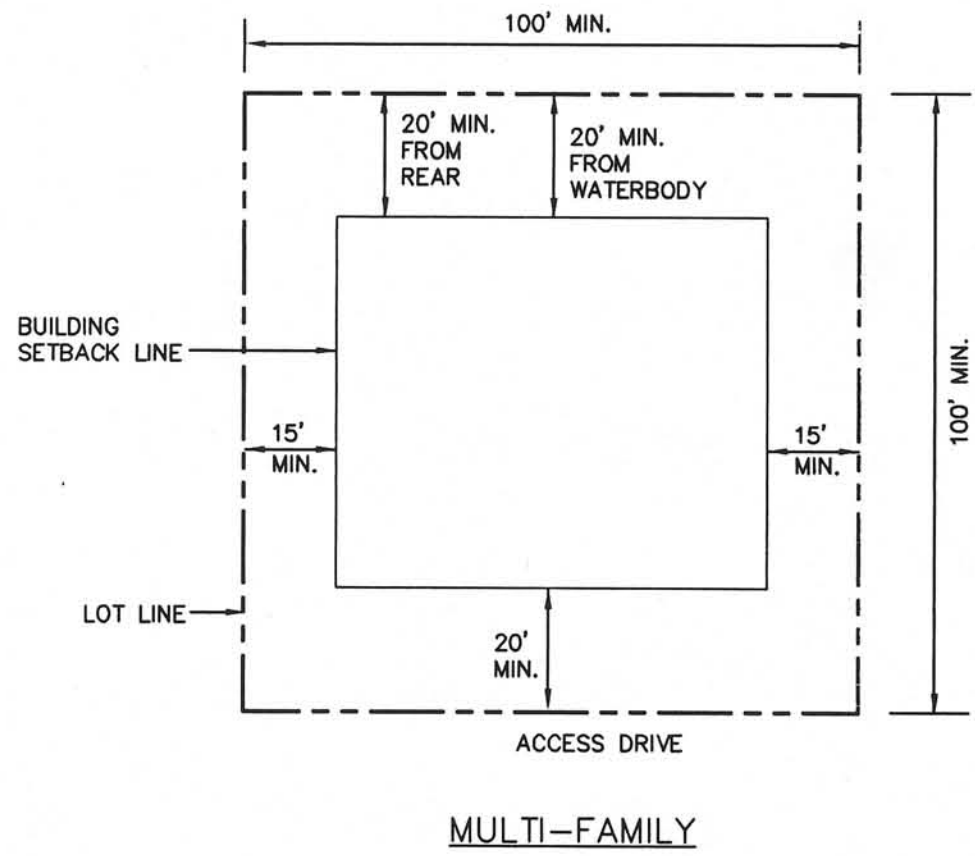
TOTAL LAND AREA 402.8 ACRES
LESS BASS ROAD R/W 12.1 ACRES
TOTAL DEVELOPMENT AREA 390.7 ACRES

REQUEST: CPD TO AMENDED CPD (OPTION 1)

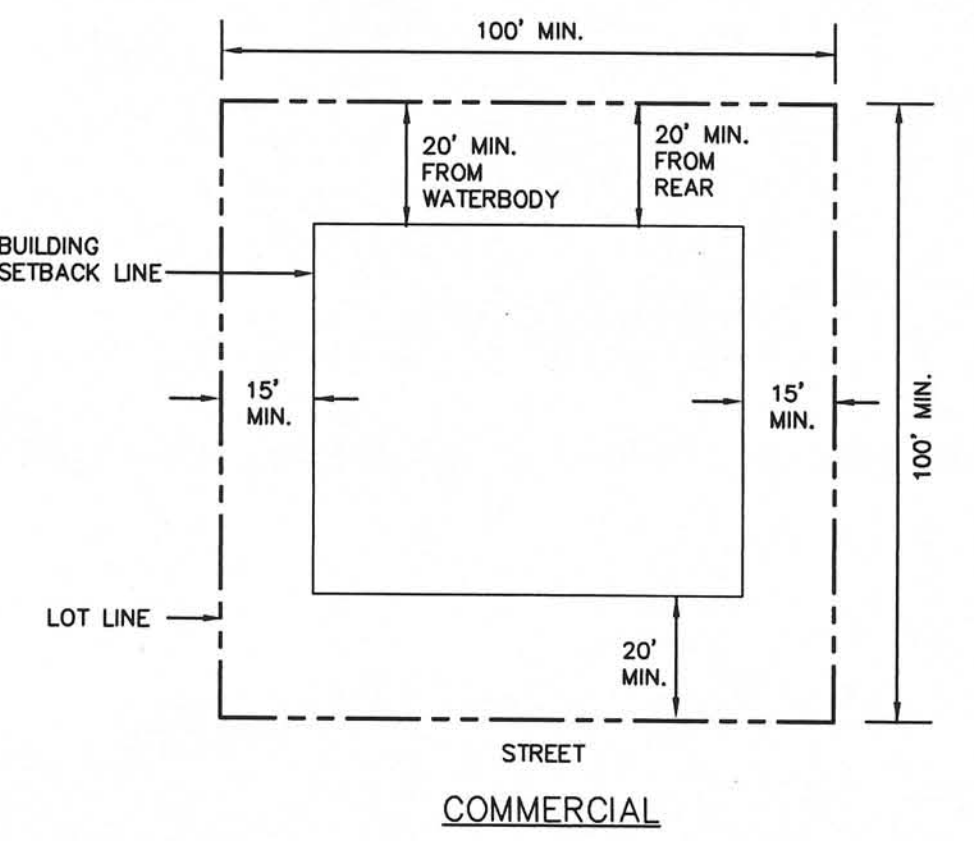
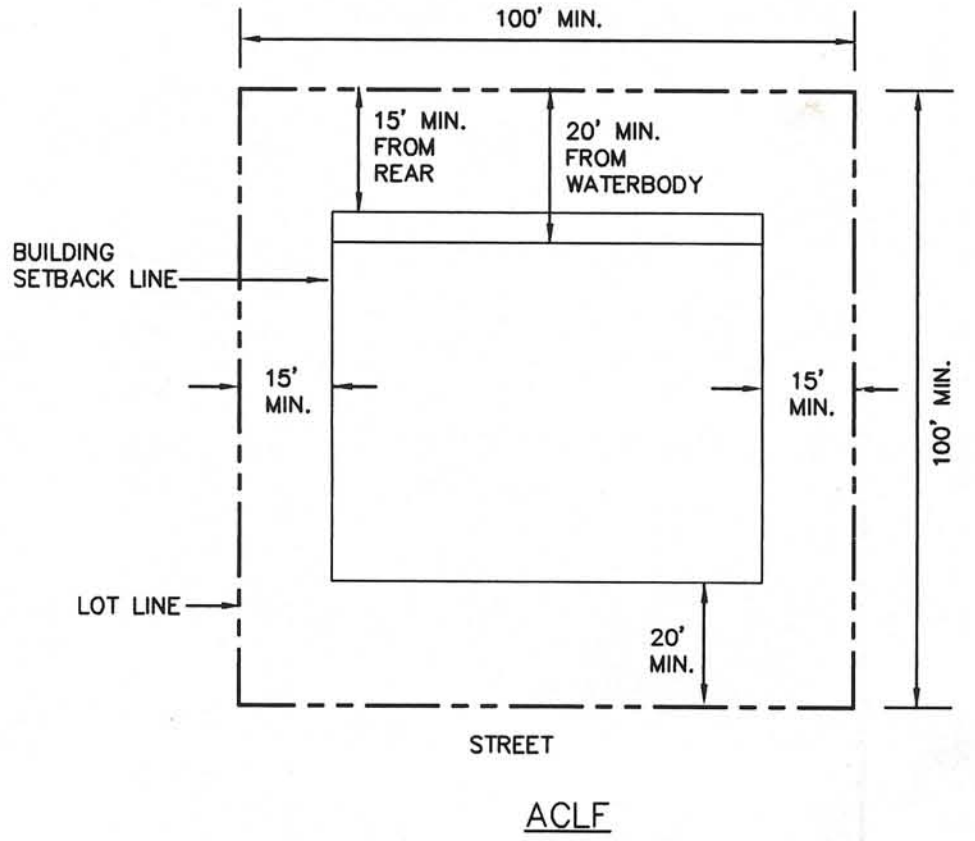
PARKING:
PARKING REQUIREMENTS WILL BE THOSE IN EFFECT AT THE TIME OF CPD APPROVAL EXCEPT AS MODIFIED BY DEVIATION 8. SUBSEQUENT LESS STRINGENT PARKING REQUIREMENTS APPROVED BY LEE COUNTY MAY REPLACE THE INITIAL PARKING REQUIREMENTS BY ADMINISTRATIVE APPROVAL BY THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

HEIGHT:
8 HABITABLE FLOORS WITH A MAXIMUM HEIGHT OF 95 FEET ABOVE MINIMUM FLOOD ELEVATIONS.

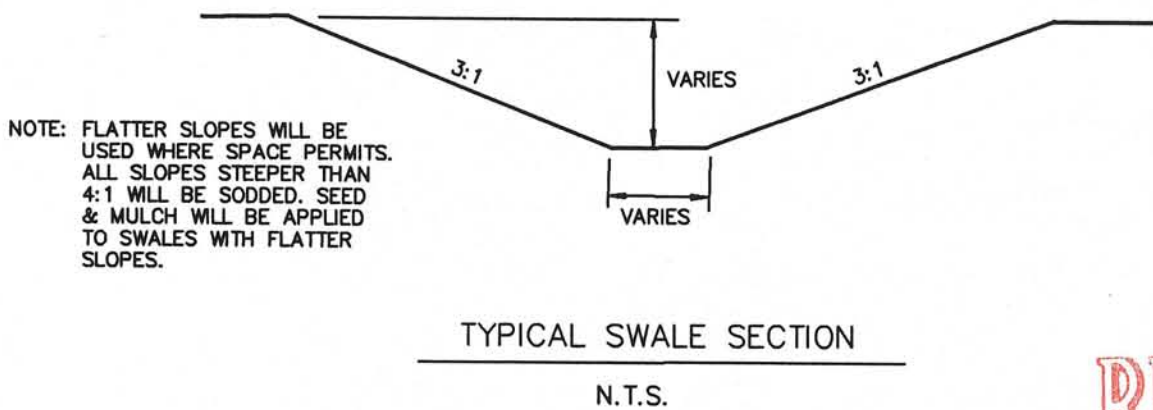
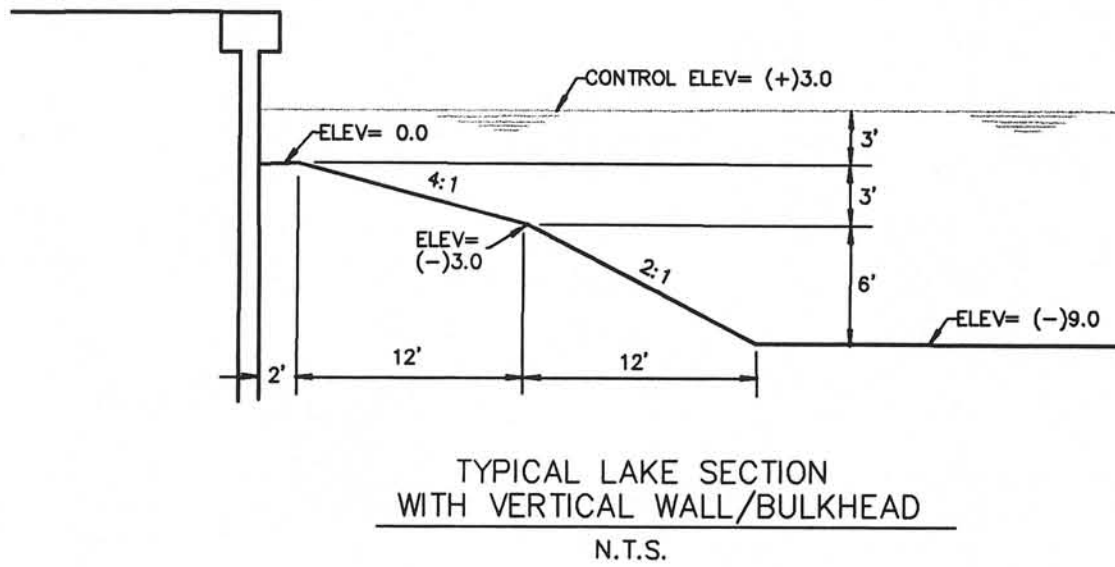
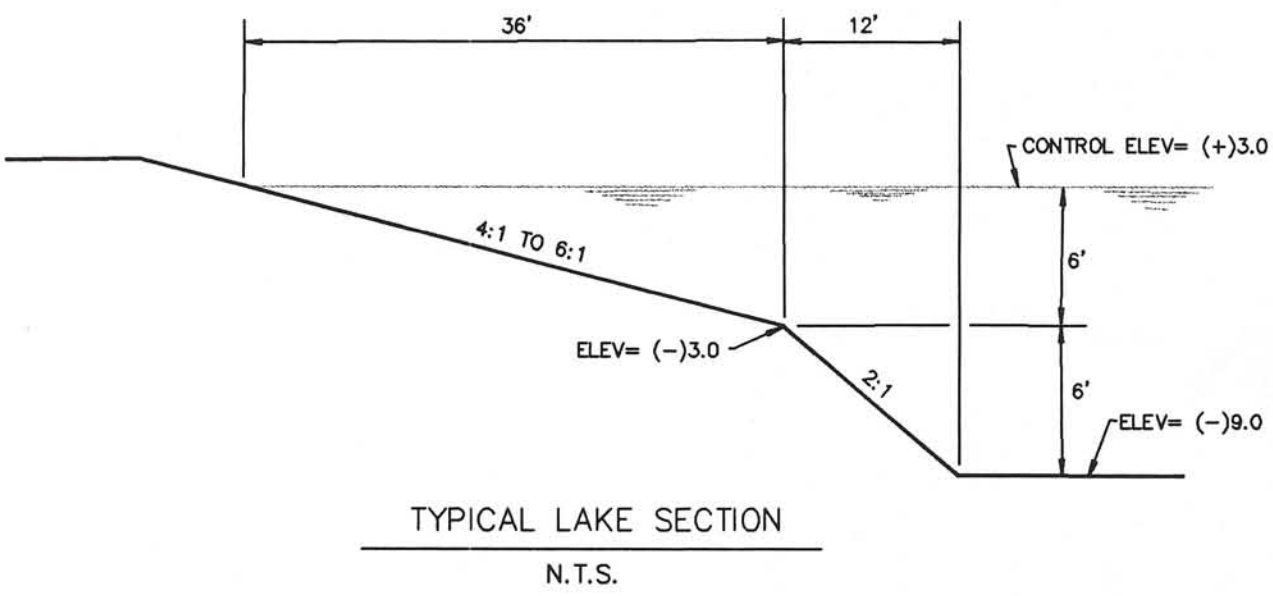
OUTPARCELS:
OPTIONAL OUTPARCELS ALLOWED



NOTE: ALL STRUCTURAL SETBACKS TO BASS ROAD & SUMMERLIN ROAD ARE 25' MINIMUM.



TYPICAL LOTS - HEALTHPARK FLORIDA MPD
NTS



APPROVED

Master Concept Plan

Site Plan # 98-011 Page 2 of 2

Subject to conditions in Resolution 98-041

Zoning Case # 96-02-220-042 0101+
96-02-220-032 0101

NOTE: FLATTER SLOPES WILL BE USED WHERE SPACE PERMITS. ALL SLOPES STEEPER THAN 4:1 WILL BE SOODED. SEED & MULCH WILL BE APPLIED TO SWALES WITH FLATTER SLOPES.

RECEIVED
JAN 13 1998
PERMIT COUNTER

PROJECT # 96-02-220 042
PROJECT TYPE 14

AMENDED MASTER CONCEPT PLAN

HealthPark Florida

JOHNSON ENGINEERING, INC.

ENGINEERS, SURVEYORS AND ECOLOGISTS

2158 JOHNSON STREET, P.O. BOX 1550, FORT MYERS, FLORIDA 33902-1550, PHONE (941) 334-0046

DATE AUGUST 1997 PROJECT NO. 19293 FILE NO. 33-45-24 SCALE AS SHOWN SHEET 2