

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Lee Memorial Hospital, Inc., d/b/a Lee Healthcare Resources and Lee Health Ventures, Inc., filed an application for an Administrative Amendment to a Commercial Planned Development on a project known as HealthPark Florida to amend the approved Master Concept Plan on property located at 9800 HealthPark Circle; 16201 Bass Road, described more particularly as:

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

Those certain lands contained within the plats of HealthPark Florida West, Plat Book 47, Pages 1-9;

HealthPark Florida West Phase I-F, Plat Book 53, Page 81; and
HealthPark Florida West Phase I-E, Plat Book 49, Page 31, Public
Records of Lee County, Florida,

AND

The Northeast Quarter (NE¼) of Section 04, Township 46 South, Range 24 East, Lee County, Florida, lying Northerly of the right-of-way of Summerlin Road and Easterly of the right-of-way of Bass Road.

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

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

WHEREAS, the applicant has applied for an Administrative Amendment to the approved Master Concept Plan to accurately reflect the location of existing and future permitted uses within the HealthPark Florida development; and

WHEREAS, the amendment is necessary to allow those uses that are permitted in this CPD in areas of the development where they were not specifically designated on the original approved Master Concept Plan; 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 does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce 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 an Administrative Amendment to the approved Master Concept Plan to accurately reflect the location of existing and future permitted uses within the HealthPark Florida CPD is **APPROVED**.

Approval is subject to the following conditions:

1. **There shall be no retail commercial uses located within 300 feet of the northern boundary line of the CPD.**
2. **The DRI Development Order must be amended by June, 1997, to reflect existing and proposed changes to the original approved Master Concept Plan and to address any unfulfilled commitments with regard to the DRI development order.**
3. **The Development must be in compliance with the amended Master Concept Plan, entitled HealthPark Florida, dated January 1996, and stamped received by the zoning counter February 20, 1996.**
4. **The terms and conditions of the original zoning resolution and subsequent amendments remain in full force and effect.**
5. **Site Plan entitled HealthPark Florida, dated January 1996, and stamped received by the zoning counter February 20, 1996 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

DULY SIGNED this 11th day of March, A.D., 1996.

BY: Walter M. Gibbs
for Mary Gibbs, Director
Department of Community Development

