

ADMINISTRATIVE AMENDMENT (PD) ADD2005-00201

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, SWF Regional Medical Center filed an application for administrative approval to a Commercial Planned Development on a project known as Metro Parkway Office Park (a.k.a. Metro Medical Park) to **reconfigure lot arrangement and quantity and site access points** on property located on Metro Parkway, described more particularly as:

LEGAL DESCRIPTION: In Section 19, Township 45 South, Range 25 East, Lee County, Florida:

SEE ATTACHED EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number DCI2003-00078 (Z-04-037); and

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 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, the Master Concept Plan for Metro Parkway Office Park (Z-04-037) intended to connect at two points onto the private roadway named Alliance Lane; however, the former owners of Alliance Lane and the current owners of Metro Parkway Office Park were not able to reach an agreement for shared access; and

WHEREAS, the Master Concept Plan for Metro Parkway Office Park provides for a temporary cul-de-sac on Doctor's Way in anticipation of future access to the reverse frontage road of the same name that continues north and serves Gulf Coast Hospital; and

WHEREAS, as part of the Gulf Coast Hospital Medical Center zoning resolution (Z-05-035) Doctor's Way will connect to a road on the northern border of the subject property that runs west to Metro Parkway at a future signalized intersection; and

WHEREAS, the northern access road connecting to Doctor's Way from Metro Parkway was not presented as part of the Metro Parkway Office Park public hearings; however, the public did have full disclosure of the road through the Gulf Coast Hospital Medical Center rezoning public hearing process completed with the adoption of resolution Z-05-035 on June 20, 2005; and

WHEREAS, Alliance Lane and associated property to the south of the subject property is currently a vacated Commercial Planned Development (CPD); and

WHEREAS, Alliance Lane and associated property is under new ownership as of August 30, 2005 who anticipates rezoning the property at which point an interconnection to Doctor's Way via Alliance Lane is anticipated by County staff; and

WHEREAS, the Master Concept Plan for Metro Parkway Office Park provides for 10 lots covering 13.56 acres and minimum required open space of 5.51 acres including: a central stormwater management lake covering 2.14 acres (total central retention area of 2.38 acres) and right-of-way and easements covering 2.4 acres; and

WHEREAS, an additional lot (Lot 11) has been created by splitting Lots 1 and 10, but the total lot area for the project was not altered; and

WHEREAS, the central "Stormwater Management Lake" has been reduced in size from 2.14 acres to 1.72 acres, the total retention area increased slightly, and open space for the project continues to meet minimum requirements of Resolution Z-04-037; 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 administrative approval for an amendment to the Commercial Planned Development to **reconfigure lot arrangement and quantity and site access points is APPROVED, subject to the following conditions:**

1. **The Development must be in compliance with the amended Master Concept Plan, stamped received October 14, 2005 and dated September 16, 2005. Master Concept Plan for ADD2005-00201 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
2. **Lots 1 and 10 have been split into Lots 1, 10 and 11.**
3. **Access to Metro Parkway Office Park is provided via an access road shared between Metro Parkway Office Park and Gulf Coast Medical Center that connects Doctor's Way to Metro Parkway.**
4. **The easement for Doctor's Way south to Alliance Lane is to remain for possible future connection to Alliance Lane.**
5. **Upon being granted access to Alliance Lane the current owner of Metro Parkway Office Park is responsible to complete the connection.**

6. Prior to local development order approval, the 30% required open space must be met outside of the 30-foot ingress/egress easement along the east property line, and outside of the 45-foot easement between Lot 9 and Lot 10.
7. Retail uses are restricted to Lots 1, 2, 9, 10 , and 11.
8. The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.

DULY SIGNED this 17th day of November, A.D., 2005.

BY: _____

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

ADD2005-00201

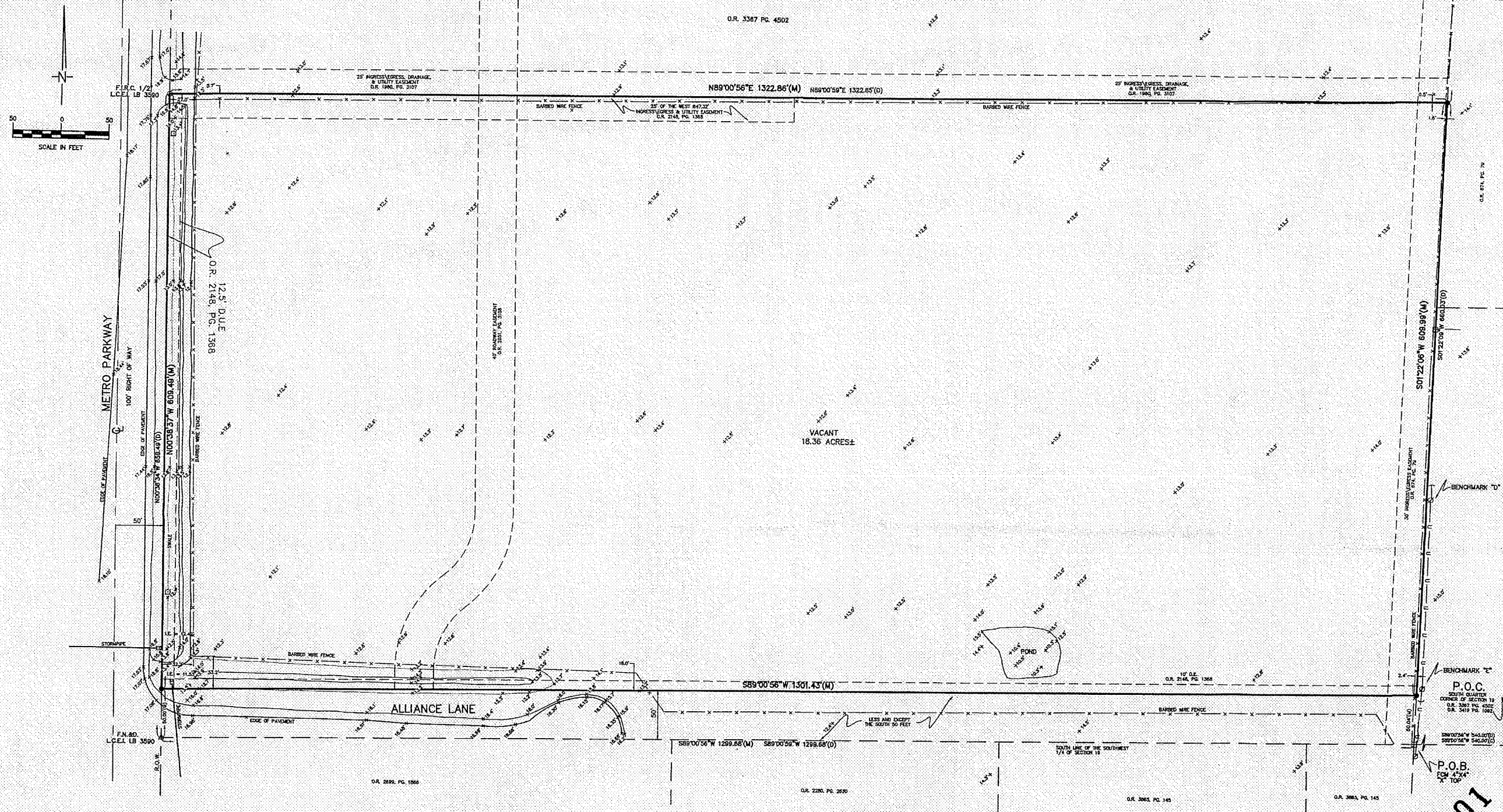
**PROPERTY DESCRIPTION
METRO MEDICAL PARK**

EXHIBIT "A"

IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19; THENCE S.89°00'59"W. ALONG THE SOUTH LINE OF SAID SECTION 19 FOR 540.00 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°00'59"W. ALONG SAID SOUTH LINE FOR 1299.68 FEET; THENCE N.00°38'34"W. FOR 659.49 FEET; THENCE N.89°00'59"E. FOR 1322.85 FEET; THENCE S.01°22'09"W. FOR 660.03 FEET TO THE **POINT OF BEGINNING**.

Applicant's Legal Checked
by *[Signature]* 12 OCT 05



SURVEYORS REPORT

1. SURVEY BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
2. THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
4. BEARINGS ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) CONTROL STATION 175 BIA 28 LOCATED AT THE NORTH SIDE OF THE OVERPASS AT 175 & DANIELS PARKWAY.
5. UNDERGROUND AND ABOVE GROUND IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE SHOWN.
6. THIS PARCEL LIES IN ZONE 15. THIS INFORMATION WAS TAKEN FROM FEDERAL INSURANCE RATE MAP 125124 0350 B, DATED 9-19-84.
7. ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. 29.
8. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
9. NO UNDERGROUND FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED.
10. CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6591.
11. THE EXPLOITED USE OF THE LAND, AS CLASSIFIED IN THE FLORIDA MINIMUM TECHNICAL STANDARDS (F1017-6-F.A.C.) IS COMMERCIAL. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS FOUND TO EXCEED THIS REQUIREMENT.

DESCRIPTION

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 19; THENCE S 89 DEGREES 00'59" W ALONG THE SOUTH LINE OF SAID SECTION 19 FOR 540.00 FEET TO THE POINT OF BEGINNING; THENCE S 89 DEGREES 00'59" W ALONG SAID SOUTH LINE FOR 1299.68 FEET; THENCE N 00 DEGREES 38'34" W FOR 659.49 FEET; THENCE N 89 DEGREES 00'59" E FOR 1322.85 FEET; THENCE S 01 DEGREES 22'09" W FOR 660.03 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE SOUTH 50 FEET THEREOF.

- LEGEND**
- SET 5/8" IRON ROD & CAP (LB 6891)
 - FOUND CONCRETE MONUMENT (F.C.M.)
 - FOUND IRON PIPE AND CAP (F.I.P.C.)
 - FOUND IRON ROD (F.I.R.)
 - FOUND IRON ROD AND CAP (F.I.R.C.)
 - 1/2" IRON PIPE
 - UTILITY POLE
 - LIGHT POLE
 - CABLE TELEVISION RISER
 - TELEPHONE RISER
 - INTERED END SECTION
 - ELECTRIC BOX
 - FIRE HYDRANT
 - CATCH BASIN
 - ELEV. = ELEVATION
 - LE = DRAINAGE EASEMENT
 - LE = INVERT ELEVATION
 - R.O.W. = RIGHT OF WAY
 - E = CENTERLINE
 - SECTIONAL LINE
 - OVERHEAD UTILITY LINE
 - FENCE
 - CENTERLINE
 - TWP. = TOWNSHIP
 - RNG. = RANGE
 - O.R. = OFFICIAL RECORDS
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - (D) = DEED
 - (M) = MEASURED
 - PLAT = PLAT
 - LB = LICENSED BUSINESS
 - LEE = LEE COUNTY ENGINEERING INC.

BENCHMARKS:

BENCHMARK "D" SET NAIL & DISC (LB 6891) WEST FACE OF UTILITY POLE ELEV. 15.34'

BENCHMARK "E" SET NAIL & DISC (LB 6891) WEST FACE OF UTILITY POLE ELEV. 15.36'

ADD 2005-00201

RECEIVED
OCT 11 2005
PERMIT COUNTER

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

MARK A. HATFIELD P.E.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 2155
DATE SIGNED: 9-21-05
DATE OF LAST FIELD WORK: 9-18-05

BOUNDARY AND TOPOGRAPHIC SURVEY

SOUTHWEST FLORIDA REGIONAL MEDICAL CENTER

GULF COAST HOSPITAL

NO. PROJECT: 03060A

CHECKED BY: MAH DESIGNED BY: DA

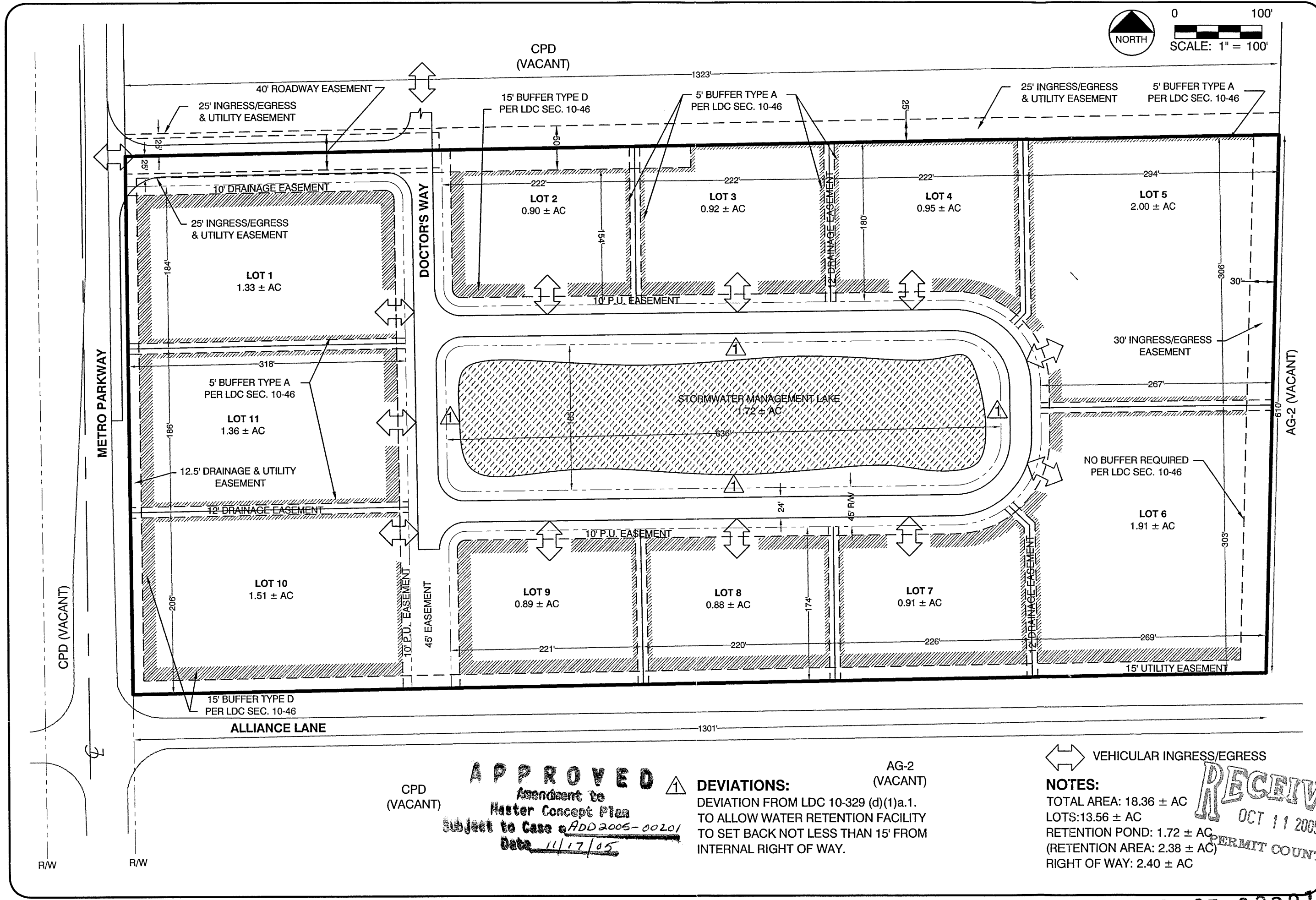
DATE: 10-13-03

SHEET: S1

MORRIS - DEPEW ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS & MAPPERS
2218 Alameda Avenue • Fort Myers, Florida 33901 • (813) 337-3500 • (813) 337-3504

MD

G:\03060A - Gulf Coast Hospital - Metro Parkway Medical Park\DWG\ZONING\03060-A_2005-0-24 New Zoning Master Concept Plan.dwg, 9/20/2005 1:30:10 PM, azambrano, 1:1



CPD
(VACANT)

APPROVED

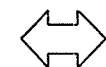
Amendment to
Master Concept Plan
Subject to Case # ADD 2005-00201
Date 11/17/05



DEVIATIONS:

DEVIATION FROM LDC 10-329 (d)(1)a.1.
TO ALLOW WATER RETENTION FACILITY
TO SET BACK NOT LESS THAN 15' FROM
INTERNAL RIGHT OF WAY.

AG-2
(VACANT)



VEHICULAR INGRESS/EGRESS

NOTES:

TOTAL AREA: 18.36 ± AC
LOTS: 13.56 ± AC
RETENTION POND: 1.72 ± AC
(RETENTION AREA: 2.38 ± AC)
RIGHT OF WAY: 2.40 ± AC

RECEIVED
OCT 11 2005
PERMIT COUNTER

ZONING MASTER CONCEPT PLAN

SOUTHWEST FLORIDA REGIONAL MEDICAL CENTER, INC.,
METRO OFFICE PARK COMMERCIAL SUBDIVISION
Section 19, T-45-S, R-25-E, Lee County, Florida

MORRIS - DEPEW ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS & MAPPERS
2016 Alantown Avenue • Fort Myers, Florida 33901 • (239) 337-3993 • (800) 337-3994

CHECKED BY: DWE
DESIGNED BY: AZ

DATE: 9/16/05

SHEET

1/2

ADD 2005-00201

G:\03060A - Gulf Coast Hospital - Metro Parkway Medical Park\DWG\ZONING\03060-A 2005-9-24 New Zoning Master Concept Plan.dwg, 9/20/2005 1:31:20 PM, azambano, 1:1

GENERAL NOTES:

PROPERTY OWNER/APPLICANT:
SOUTHWEST FLORIDA REGIONAL MEDICAL CENTER, INC.
2727 WINKLER AVENUE
FORT MYERS, FLORIDA 33901

PLANNER/ENGINEER:
MORRIS-DEPEW ASSOCIATES, INC.
2216 ALTA MONT AVENUE
FORT MYERS, FLORIDA 33901

ATTORNEYS:
HENDERSON, FRANKLIN, STARNES, & HOLT, P. A.
POST OFFICE BOX 280
FORT MYERS, FLORIDA 33902

SITE PARAMETERS:
EXISTING ZONING: AG-2
PROPOSED ZONING: COMMERCIAL PLANNED DEVELOPMENT (CPD)
TOTAL SITE AREA: ±18.359 ACRES

PLANNING LAND USE 2010:
INTENSIVE DEVELOPMENT

SCHEDULE OF DEVIATIONS:

NONE

PROPOSED USES:

SEE EXHIBIT IV 4-1

PROPERTY DEVELOPMENT REGULATIONS:

A. ALL COMMERCIAL BUILDINGS WILL BE SETBACK A MINIMUM OF 15' FROM THE DEVELOPMENT PERIMETER PURSUANT TO LDC SEC. 34-935(b)(1)(c).

B. ALL STREET SETBACKS SHALL BE PURSUANT TO LDC SEC. 34-2191

Development Regulations for Metro Parkway Office Park Subdivision	
Maximum Density	N/A
Minimum Lot Area	20,000 sf *
Minimum Lot Width	100'
Minimum Lot Depth	100'
Minimum Front Setback	20'
Minimum Side Yard Setback	15'
Minimum Rear Yard Setback	10'
Minimum Water Body Setback	25'
Maximum Height	60'
Maximum Commercial Floor Space	150,000 sf total

*Lot areas shown are greater than lot minimum proposed to permit modifications based upon market conditions.

BUFFERS:

PROPERTY ZONED COMMERCIAL PLANNED DEVELOPMENT (CPD)
BUFFERS ARE PROVIDED PURSUANT TO LDC SECTION 10-416(d)

NORTH - ZONED CPD; VACANT USE:
"A" BUFFER REQUIRED

SOUTH - ZONED AG-2; R-O-W Use:
R-O-W "D" BUFFER REQUIRED

WEST - R-O-W USE (METRO PARKWAY):
R-O-W "D" BUFFER REQUIRED

EAST - ZONED AG-2; VACANT USE:
NO BUFFER REQUIRED

OPEN SPACE:

THE REQUIRED MINIMUM OPEN SPACE SHALL BE PROVIDED PURSUANT TO LDC SEC. 10-415.

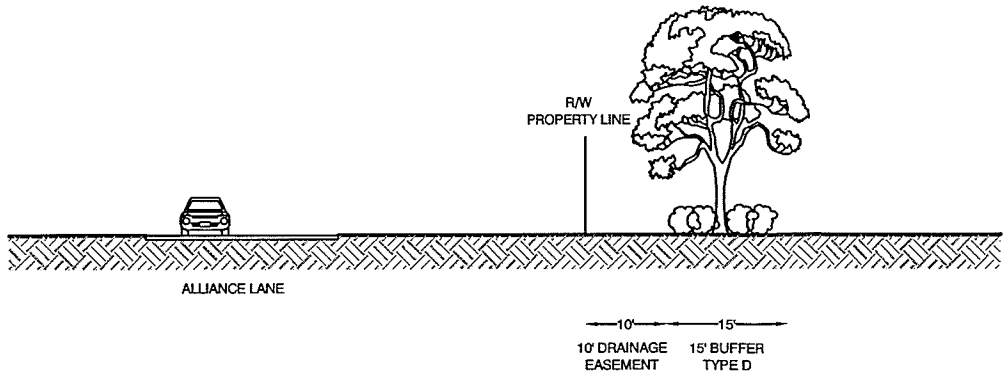
SITE AREA = 18.36 ± AC
TOTAL OPEN SPACE REQUIRED (COMMERCIAL USE) 30% = 5.51 ± AC

OPEN SPACE PROVIDED:
RETENTION AREA = 0.66 ± AC
RETENTION LAKE = (25% OF 5.51 AC) 1.38 ± AC
UTILITIES + DRAINAGE EASEMENTS = 2.29 ± AC
10% OF EACH LOT: 13.56 ± AC = 1.35 ± AC
TOTAL OPEN SPACE PROVIDED: 5.68 ± AC

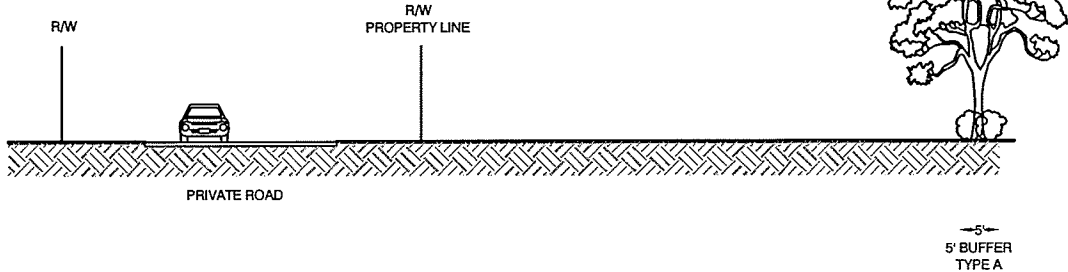
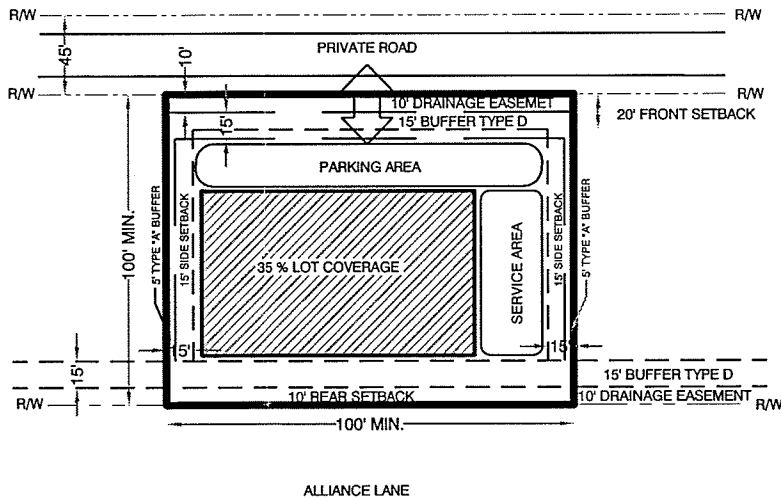
DEVELOPMENT INTENSITY:

COMMERCIAL:
- A MAXIMUM OF 150,000 SQ. FT. OF COMMERCIAL FLOOR AREA
- MEDICAL OFFICES ARE ALSO PERMITTED UP TO THE MAXIMUM FLOOR AREA
- PARKING SPACES SHALL BE PROVIDED PER LDC SEC. 34-2020

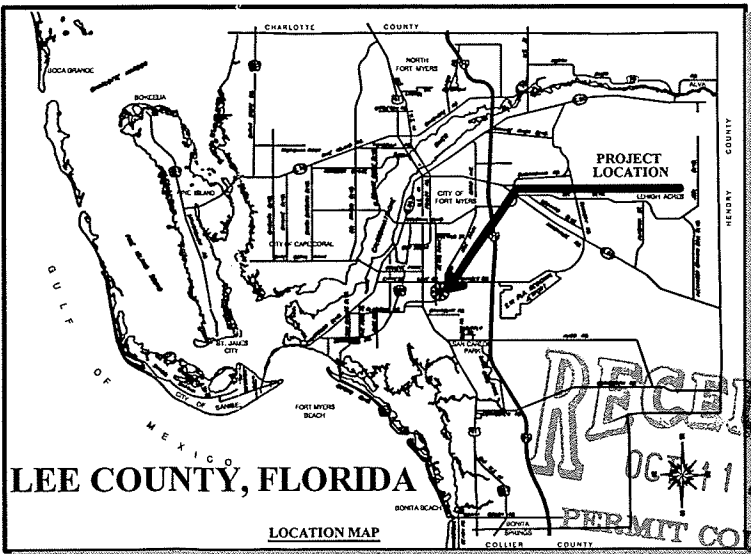
TYPICAL 15' BUFFER TYPE D CROSSECTION N.T.S.



TYPICAL 5' BUFFER TYPE A CROSSECTION N.T.S.



TYPICAL LOT LAYOUT N.T.S.



ZONING MASTER CONCEPT PLAN (NOTES & SECTIONS)

SOUTHWEST FLORIDA REGIONAL MEDICAL CENTER, INC.,
METRO OFFICE PARK COMMERCIAL SUBDIVISION

MORRIS - DEPEW ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS & MAPPERS
2216 Almont Avenue • Fort Myers, Florida 33901 • (239) 337-3993 • FAX 337-3994

MD
03060A
CHECKED BY: DW
DESIGNED BY: AZ

DATE: 9/16/05
SHEET

2/2

ADD 2005-00201