

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Reliable Homes, Inc. filed an application for administrative approval to a Commercial Planned Development on a project known as Winkler Office Complex to amend the Master Concept Plan by approving a new layout for the office development on property located at 6121 Winkler Road, Fort Myers, Florida, described more particularly as:

LEGAL DESCRIPTION: In Section 15, Township 45 South, Range 24 East, Lee County, Florida:

See Exhibit A

WHEREAS, the property was originally rezoned in case number 89-9-5-3-DCI; 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 applicant finds it necessary to revise the layout of the project to change from one (1) building to a total of nine (9) buildings and reducing the approved maximum gross floor area to 62,000 square feet of general office and 3,500 square feet of banking/savings loan use; 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 results in a decrease in the density or intensity of the commercial office space within the development; does not decrease buffers or open space required by the LDC and committed to as part of this planned development; does not underutilize public resources or infrastructure; does not reduce total committed open space, buffering, landscaping or preservation areas; and is conditioned to not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval to **approve a new layout for the office development** for the Commercial Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. **The Development must be in compliance with the two-page amended Master Concept Plan, dated July 1999, entitled Winkler Office Complex (stamped**

received July 29, 1999), as prepared by Johnson Engineering, Inc. Site Plan PD-99-026 is hereby APPROVED and adopted. A reduced copy is attached hereto.

2. The terms and conditions of the original zoning resolutions remain in full force and effect.
3. All buildings along the southern perimeter boundary line of the site may not exceed one story in height and a maximum building height of 20 feet.
4. A buffer consistent with the requirements as depicted on the approved amended Master Concept Plan and the Lee County Land Development Code [LDC Section 10-416(d)] must be provided along the entire southern perimeter boundary line of the site.
5. No service drives, loading areas, or parking areas may be allowed between any of the buildings and the perimeter boundary of the planned development. If a fire department access lane is required, this buffer must still be provided and the fire lane would be developed to the north of the buffer. The minimum structural setback from the southern perimeter boundary line would then be no less than 40 feet (20 foot buffer plus a 20 foot fire access lane), if a fire department access lane is required.
6. Architecturally, the development of the buildings must be substantially in accordance with the photograph submitted with this application and in compliance with the requirements of the Lee County Land Development Code.

DULY SIGNED this 15th day of September, A.D., 1999.

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

EXHIBIT A

A tract or parcel of land lying in the southeast quarter (SE $\frac{1}{4}$) of the southwest quarter (SW $\frac{1}{4}$) of Section 15, Township 45 South, Range 24 East, Lee County, Florida, which tract or parcel is described as follows:

Beginning at the intersection of the south line of said fraction and the east line of Winkler Road (100 feet wide) as described in instrument recorded in Deed Book 323 at Page 180 of the public records of Lee County, Florida, run N 01°38'35" E along said east line for 486.61 feet; thence run N 89°57'50" E, parallel with the south line of said fraction, for 351.50 feet to the southwest corner of parcel described in deed recorded in O.R. Book 123 at Page 552 of said public records; thence along the south line of said lands, N 89°57'50" E, for 369 feet to an intersection with the west line of relocated former Iona Drainage District Canal "H" (100 feet wide) as described in deed recorded in Official Record Book 393 at Page 4 of said public records; thence run S 00°01'20" W along said west line for 486.40 feet to an intersection with the south line of said fraction and said Section 15; thence run S 89°57'50" W along said south line for 734.26 feet to the Point of Beginning. Containing 8.12 acres more or less.

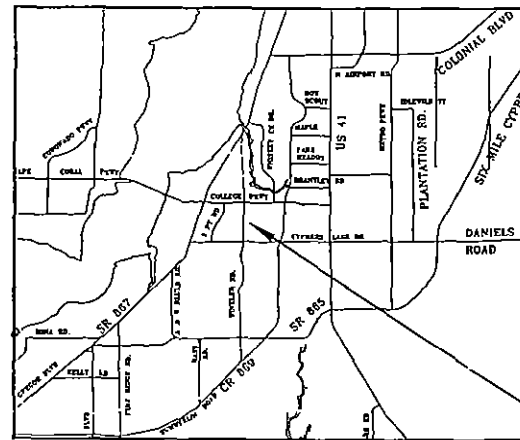
Bearings hereinabove mentioned are based on assuming the west line of the southeast quarter (SE $\frac{1}{4}$) of the southwest quarter (SW $\frac{1}{4}$) to bear north.



MASTER CONCEPT PLAN
FOR
WINKLER OFFICE COMPLEX
SECTION 15, TOWNSHIP 45 S., RANGE 24 E.
LEE COUNTY, FLORIDA

INDEX OF PLANS

- 1 COVER SHEET
- 2 SITE PLAN



LOCATION MAP



PREPARED BY

JOHNSON ENGINEERING, INC.
ENGINEERS, LAND SURVEYORS AND ECOLOGISTS
2158 JOHNSON STREET
POST OFFICE BOX 1550
FORT MYERS, FLORIDA 33902
PHONE (813) 334-0046
FAX (813) 334-3661

J.E.I. PROJECT NO. 19991332
JULY 1999



PREPARED FOR

Reliable Homes Inc.

100 MADRID BLVD., SUITE 213, PUNTA GORDA, FL 33950
TELEPHONE: (941) 837-2686

PROPERTY ADDRESS:
6121 WINKLER ROAD
FORT MYERS, FLORIDA 33919

STRAP NUMBER:
15-45-24-00-00016.0040



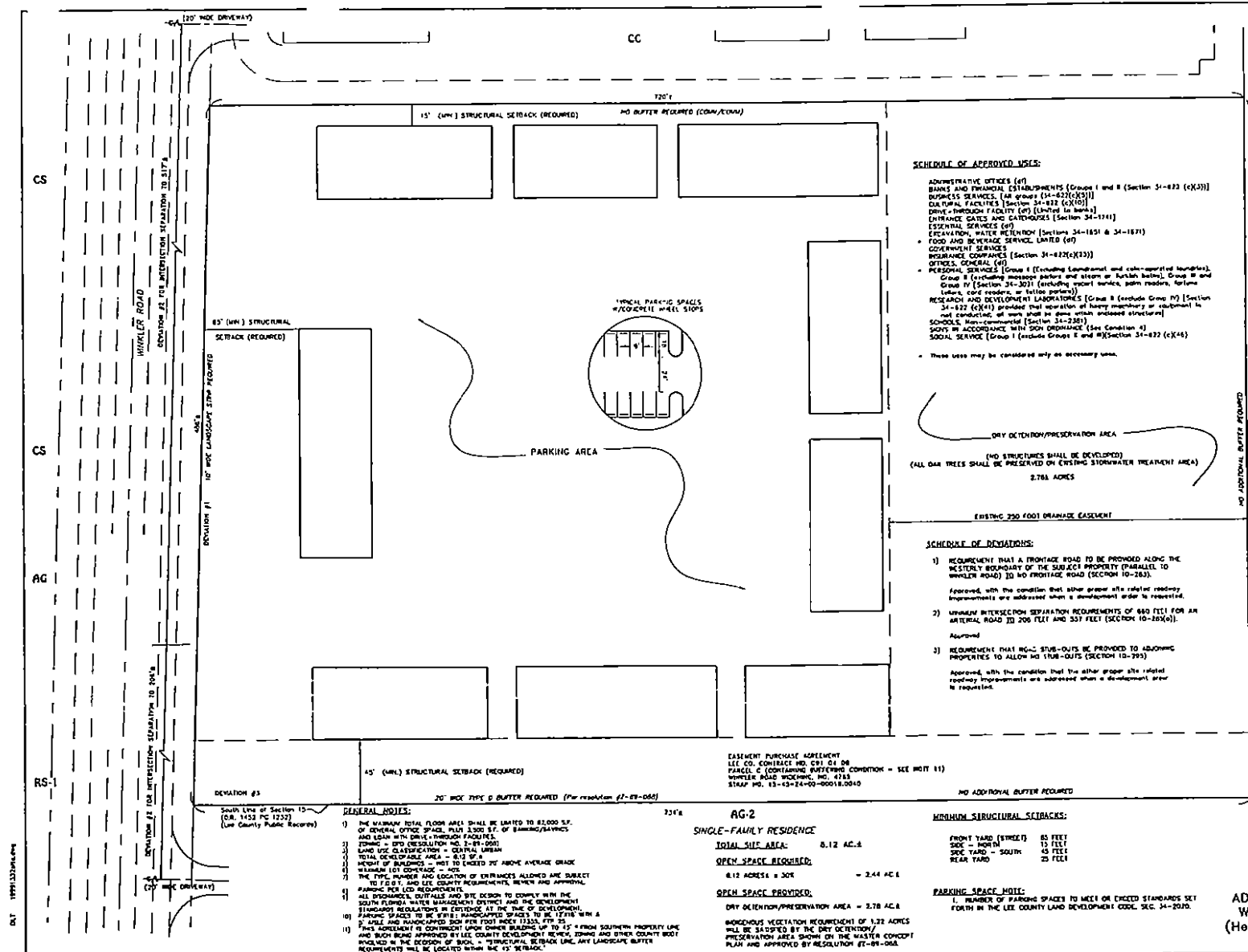
PROJECT LOCATION

APPROVED

Approved to
Master Concept Plan
Subject to conditions in Regulation No. 22.04
Zoning Code of Lee County, Florida
Date: 5/15/99

RECEIVED
JUL 29 1999

DEVELOPMENT SERVICES



- SCHEDULE OF APPROVED USES:**
- ADMINISTRATIVE OFFICES (A1)
 - BUSINESS SERVICES (B1) (B2) (B3) (B4) (B5) (B6) (B7) (B8) (B9) (B10) (B11) (B12) (B13) (B14) (B15) (B16) (B17) (B18) (B19) (B20) (B21) (B22) (B23) (B24) (B25) (B26) (B27) (B28) (B29) (B30) (B31) (B32) (B33) (B34) (B35) (B36) (B37) (B38) (B39) (B40) (B41) (B42) (B43) (B44) (B45) (B46) (B47) (B48) (B49) (B50) (B51) (B52) (B53) (B54) (B55) (B56) (B57) (B58) (B59) (B60) (B61) (B62) (B63) (B64) (B65) (B66) (B67) (B68) (B69) (B70) (B71) (B72) (B73) (B74) (B75) (B76) (B77) (B78) (B79) (B80) (B81) (B82) (B83) (B84) (B85) (B86) (B87) (B88) (B89) (B90) (B91) (B92) (B93) (B94) (B95) (B96) (B97) (B98) (B99) (B100)
 - RESEARCH AND DEVELOPMENT LABORATORIES (R1) (R2) (R3) (R4) (R5) (R6) (R7) (R8) (R9) (R10) (R11) (R12) (R13) (R14) (R15) (R16) (R17) (R18) (R19) (R20) (R21) (R22) (R23) (R24) (R25) (R26) (R27) (R28) (R29) (R30) (R31) (R32) (R33) (R34) (R35) (R36) (R37) (R38) (R39) (R40) (R41) (R42) (R43) (R44) (R45) (R46) (R47) (R48) (R49) (R50) (R51) (R52) (R53) (R54) (R55) (R56) (R57) (R58) (R59) (R60) (R61) (R62) (R63) (R64) (R65) (R66) (R67) (R68) (R69) (R70) (R71) (R72) (R73) (R74) (R75) (R76) (R77) (R78) (R79) (R80) (R81) (R82) (R83) (R84) (R85) (R86) (R87) (R88) (R89) (R90) (R91) (R92) (R93) (R94) (R95) (R96) (R97) (R98) (R99) (R100)
 - SOCIAL SERVICE (S1) (S2) (S3) (S4) (S5) (S6) (S7) (S8) (S9) (S10) (S11) (S12) (S13) (S14) (S15) (S16) (S17) (S18) (S19) (S20) (S21) (S22) (S23) (S24) (S25) (S26) (S27) (S28) (S29) (S30) (S31) (S32) (S33) (S34) (S35) (S36) (S37) (S38) (S39) (S40) (S41) (S42) (S43) (S44) (S45) (S46) (S47) (S48) (S49) (S50) (S51) (S52) (S53) (S54) (S55) (S56) (S57) (S58) (S59) (S60) (S61) (S62) (S63) (S64) (S65) (S66) (S67) (S68) (S69) (S70) (S71) (S72) (S73) (S74) (S75) (S76) (S77) (S78) (S79) (S80) (S81) (S82) (S83) (S84) (S85) (S86) (S87) (S88) (S89) (S90) (S91) (S92) (S93) (S94) (S95) (S96) (S97) (S98) (S99) (S100)

- SCHEDULE OF REGULATIONS:**
- 1) REQUIREMENT THAT A FRONTAGE ROAD TO BE PROVIDED ALONG THE WESTERLY BOUNDARY OF THE SUBJECT PROPERTY PARALLEL TO WINKLER ROAD TO THE FRONTAGE ROAD (SECTION 10-283).
 - 2) MINIMUM INTERSECTION SEPARATION REQUIREMENTS OF 660 FEET FOR AN ARTERIAL ROAD TO 200 FEET AND 337 FEET (SECTION 10-285(a)).
 - 3) REQUIREMENT THAT SIGN STUPE-OUTS BE PROVIDED TO ADJOINING PROPERTIES TO ALLOW NO STUPE-OUTS (SECTION 10-293).

EASEMENT PURCHASE AGREEMENT
LEE CO. CONTRACT NO. CRI 01 06
PARCEL C (CONTAINING INTERESTING CONDITION - SEE UNIT 11)
WINKLER ROAD WICHITA, MO. 67373
STAFF NO. 13-43-24-00-00018.0010

AG-2
SINGLE-FAMILY RESIDENCE
TOTAL SITE AREA: 8.12 AC.
OPEN SPACE REQUIRED:
8.12 ACRES ± 30% = 2.44 AC ±
OPEN SPACE PROVIDED:
DRY DETENTION/PRESERVATION AREA = 2.78 AC ±
INDIGENOUS VEGETATION REQUIREMENT OF 1.22 ACRES
WILL BE SATISFIED BY THE DRY DETENTION/
PRESERVATION AREA SHOWN ON THE MASTER CONCEPT
PLAN AND APPROVED BY RESOLUTION 87-09-00A

MINIMUM STRUCTURAL SETBACKS:

FRONT YARD (STREET)	25 FEET
SIDE - NORTH	15 FEET
SIDE YARD - SOUTH	45 FEET
REAR YARD	25 FEET

PARKING SPACE NOTE:
1. NUMBER OF PARKING SPACES TO MEET OR EXCEED STANDARDS SET FORTH IN THE LEE COUNTY LAND DEVELOPMENT CODE, SEC. 14-2020.

ADMINISTRATIVE AMENDMENT
WINKLER OFFICE COMPLEX
(Hearing No. 89-9-5-3-001)

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
7-23-99	001										

DESIGNED	NAME	DATE	JOHNSON ENGINEERING, INC. ENGINEERS, SURVEYORS AND LANDSCAPERS 2108 JOHNSON STREET, P.O. BOX 1006, FORT MYERS, FLORIDA 33902-1006
DRAWN	DATE	3-30-99	

Reliable Homes Inc. 100 BARNES BLVD., SUITE 212, PONTA CORRAL, FL 33596 TEL: 813-941-1111 FAX: 813-941-1112	(REVISED) MASTER CONCEPT PLAN
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12-98

1 FOR CONSTRUCTION