

ADMINISTRATIVE AMENDMENT (PD) ADD2008-00032

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Opus South Corporation filed an application for administrative approval to a Commercial Planned Development on a project known as Winkler Office Park **to adopt a revised Master Concept Plan and add "medical office" use to the approved Schedule of Uses** for property located at 6121 Winkler Road , described more particularly as:

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

See attached Exhibit A

WHEREAS, the property was originally rezoned in case number 89-09-05-3 DCI (Resolution Z-89-088), re-instated by Bluesheet #19990375 (99-04-149.02Z 01.01) (June 8, 1999), and amended by 99-04-149.13A 01.01 (PD-99-026); and

WHEREAS, the subject property is located in the Central Urban Future Land Use Category as designated by the Lee County Comprehensive Plan (Lee Plan); 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 seeks to add the use of "Medical Office" to the approved Schedule of Uses; and

WHEREAS, the additional use could result in greater transportation impacts, unless the development intensity was reduced; and

WHEREAS, the applicant proposes a building height of 38 feet, larger and more mature vegetation within the required buffer along the southern property line, and reduced intensity of development of solely office development from 90,000 to 76,000 square feet of floor area:

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, as conditioned, 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 surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Commercial Planned Development to **adopt a revised Master Concept Plan and add "medical office" use to the approved Schedule of Uses** is **APPROVED**, subject to the following conditions:

1. Condition 1 of PD-99-026 is hereby amended adopting a revised Master Concept Plan. Development must be in substantial compliance with the amended Master Concept Plan, stamped received on March 13, 2008. Master Concept Plan for ADD2008-00032 is hereby APPROVED and adopted, and a reduced copy is attached hereto.

A maximum total of 76,000 square feet of floor area is approved as part of this development.

Condition 3 of PD-99-026 is amended to allow a maximum building height of 38 feet.


2. The terms and conditions of the original zoning resolutions (attached as Exhibits B and C) remain in full force and effect, except as amended herein.
3. Condition 3 of Resolution Z-89-088 is hereby amended to include the following use:

Medical Office

4. Condition 4 of PD-99-026 is amended to permit the buffer as shown on the above noted Master Concept Plan with following improved plantings. Plantings within the buffer along the southern property line must be no less than four inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting and shrubs at a minimum of 36 inches in height at the time of planting.
5. Condition 6 of PD-99-026 is hereby deleted.

DULY SIGNED this 3rd day of June, A.D., 2008.

BY: _____


Pam Houck, Director
Division of Zoning
Department of Community Development



March 12, 2008

DESCRIPTION

**PARCEL LYING IN THE
SOUTHEAST QUARTER (SE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF
SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA**

A tract or parcel of land lying in the Southeast Quarter (SE-1/4) of the Southwest Quarter (SW-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.

Bearings hereinabove mentioned are based on assuming the west line of the Southeast Quarter (SE-1/4) of the Southwest Quarter (SW-1/4) to bear north.

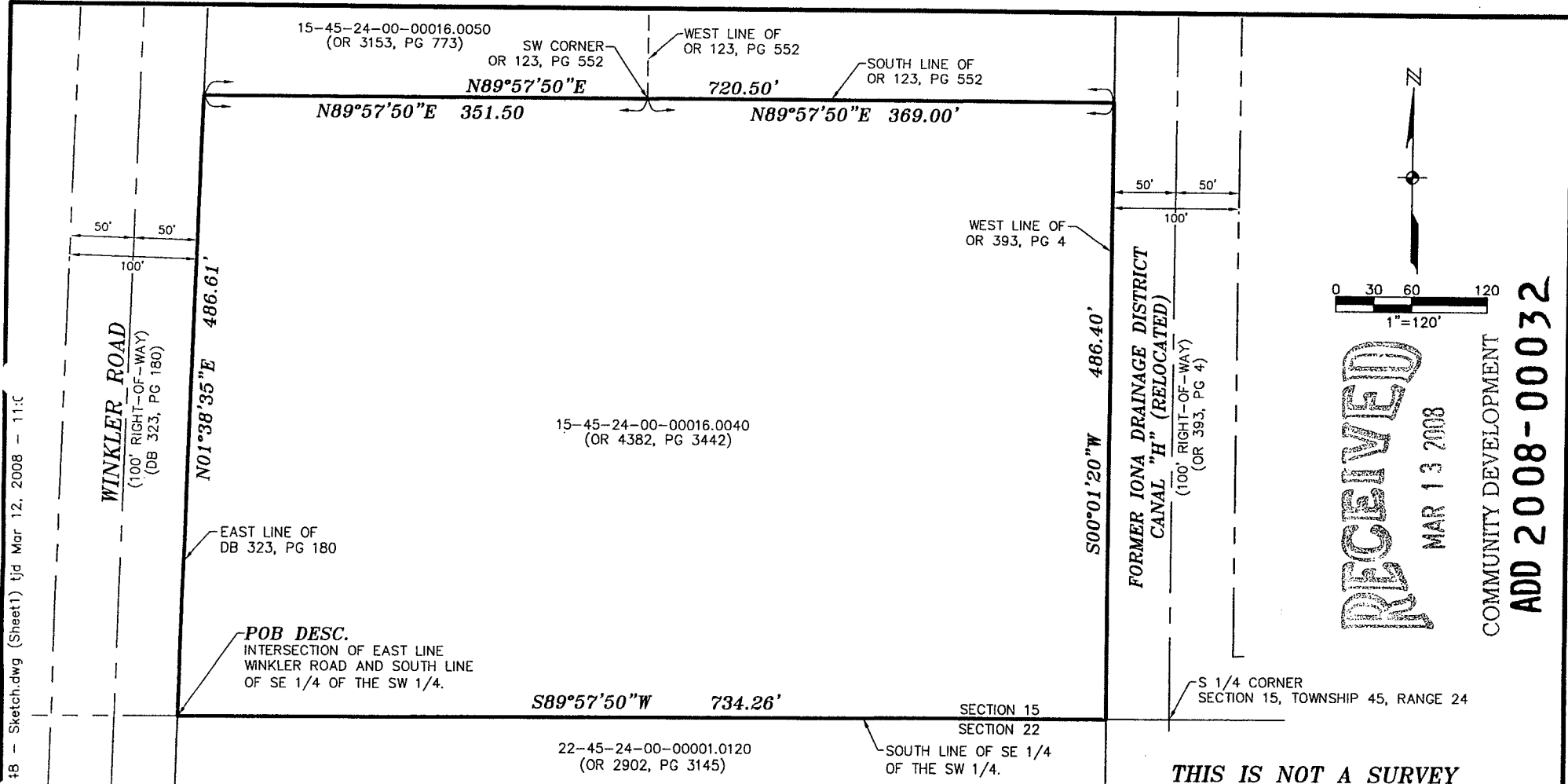
Applicant's Legal Checked
by CSJ 3/18/08

RECEIVED
MAR 13 2008
COMMUNITY DEVELOPMENT

20087348-000 -- 03-12-08 - Description

ADD 2008-00032

SHEET 2 OF 2
(NOT VALID WITHOUT SHEET 1 OF 2)

**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON ASSUMING THE WEST LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) TO BEAR NORTH.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. POB = POINT OF BEGINNING.
4. DESC. = DESCRIPTION
5. OR = OFFICIAL RECORDS BOOK
6. PG = PAGE
7. DB = DEED BOOK
8. PARCEL CONTAINS 353,799 SQUARE FEET (8.12 ACRES) MORE OR LESS.
9. DESCRIPTION ATTACHED.

NOT VALID WITHOUT SHEET 2 OF 2

PARCEL IN
SE 1/4 OF THE SW 1/4
SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

JOHNSON
ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY
DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
03/12/08	20087348	15-45-24	1"=120'	1 OF 2

Applicant's Legal Checked
by CSJ 3/18/08

Michael W. Norman
MICHAEL W. NORMAN (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4500
DATE SIGNED: **MAR 12 2008**
NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

RECEIVED
MAR 13 2008
COMMUNITY DEVELOPMENT
ADD 2008-00032

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

WHEREAS, Alfred M. Johns, in reference to Winkler Office Park has properly filed an application for a rezoning from RM-2 to Commercial Planned Development, to permit commercial development with a maximum of 90,000 square feet, not to exceed 45 feet in height above average grade, on 8.12 total acres of land. The proposed development will primarily consist of general office uses; some of the uses requested include administrative offices, banks and financial establishments, an accessory drive-thru facility, government services, social services, insurance companies, and research and development laboratories.

NOTE: If approved, the Master Concept Plan will deviate from the following Lee County standards:

- (1) Requirement that a frontage road be provided along the westerly boundary of the subject property (parallel to Winkler Road) to no frontage road (Section C.3.J.(2) and C.3.O. of the D.S.O.);
- (2) Minimum intersection separation requirement of 660 feet for an arterial road to 206 feet and 557 feet (Section C.3.h. of the D.S.O.); and
- (3) Requirement that road stub-outs be provided to adjoining properties to allow no stub-outs (Section C.3.f.); and

WHEREAS, the subject property is located at 6121 Winkler Road, described more particularly as:

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

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°08'20"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 (SE¼) of the Southwest Quarter (SW¼) to bear North.

WHEREAS, the applicant has indicated the property's current STRAP number is 15-45-24-00-00016.0040; and

WHEREAS, proper authorization has been given to Neale Montgomery of Pavese, Garner, Haverfield, Dalton, Harrison & Jensen, and Johnson Engineering, by Alfred M. Johns, the fee simple owner of the subject parcel, to act as agents to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Hearing Examiner, with full consideration of all the evidence available; and

WHEREAS, the Lee County Hearing Examiner fully reviewed the matter in a public hearing held on September 5, 1989, continued on September 22, 1989; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners 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 of County Commissioners does hereby APPROVE WITH CONDITIONS a rezoning from RM-2 to Commercial Planned Development, to permit commercial development with a maximum of 90,000 square feet, not to exceed 45 feet in height above average grade, on 8.12 total acres of land. The proposed development will primarily consist of general office uses; some of the uses requested include administrative offices, banks and financial establishments, an accessory drive-thru facility, government services, social services, insurance companies, and research and development laboratories. This approval is subject to the following conditions:

1. The Master Concept Plan is a two-sheet plan entitled "Winkler Office Park, prepared by Johnson Engineering, Inc., Project No. 16202, dated January, 1989 and received July 27, 1989, except as may be modified by the conditions herein. Approval of this request does not exempt the applicant from compliance with all development regulations, except as specifically approved herein.
2. The maximum total floor area shall be limited to either 90,000 square feet of general office (excluding banking and savings and loan facilities) or 71,000 square feet of general office space, plus 3,500 square feet of banking/savings and loan with drive-thru facilities. The maximum allowable height shall not exceed 38 feet above average grade.
3. The schedule of uses is limited to those listed below:

Administrative offices (df)
 Banks and Financial Establishments - Groups I & II
 (Section 1001.03)
 Business Services - All Groups (Section 1001.05)
 Cultural Facilities (Section 1001.10)
 Drive-Thru Facility (df) - limited to banks
 Entrances Gates and Gatehouses (Section 202.14)
 Essential Services (df)
 Excavations, Water Retention (Section 509)
 *Food and Beverage Service, Limited (df)
 Government Services (Section 1001.19)
 Insurance Companies (Section 1001.23)
 Offices, General (df)
 *Personal Services - Groups I (excluding Laundromat &
 Coin Operated Laundries), II (excluding massage parlors
 and steam or Turkish baths), III & IV (Section 1001.33)
 (excluding escort service, palm readers, fortune tellers
 card readers, or tattoo parlors)
 Research and Development Laboratories - Group II (exclude
 Group IV) (Section 1001.41) provided that operation of
 heavy machinery or equipment is not conducted; all work
 shall be done within enclosed structures
 Schools, Non-Commercial (Section 524)
 Signs in conformance with Sign Ordinance (see condition 4)
 Social Services - Group I (exclude Groups II and III)
 (Section 1001.46)

* These uses may be considered only as accessory uses

4. A 20 foot, type D buffer shall be required along the south property line. The existing vegetation (except exotics) shall be incorporated into the required buffers.
5. This zoning approval does not indicate that this project's traffic impacts have been mitigated. Additional conditions to comply with the existing regulations to mitigate traffic impacts may be required before issuance of a local development order.
6. Relocation of the drainage easement shall be subject to approval by the South Florida Water Management District.
7. The eastern 2.78 acres of the subject property shall be retained as a dry detention/preservation area, as indicated on the Master Concept Plan. No structures shall be developed in this area. All oak trees shall be preserved on site.
8. Septic tanks and potable water wells shall be prohibited. Connection to Florida Cities Water Company shall be required for water and sewer.
9. The applicant shall provide for the Emergency Medical Service impacts generated by the proposed development.

10. The applicant shall contact the respective fire protection district to discuss the proposed development in relation to the potential type, use and storage of hazardous materials which will be located on the premises. This shall be required before a Development Order is granted.
11. The architectural form, scale and materials of the building shall be Class A or B.
12. DEVIATION (1) is APPROVED with the condition that other proper site-related roadway improvements are addressed when a development order is requested.

DEVIATION (2) is APPROVED.

DEVIATION (3) is APPROVED with the condition that other proper site-related roadway improvements are addressed when a development order is requested.

Site Plan 89-088 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings of fact were made in conjunction with this approval of Commercial Planned Development zoning:

- A. That there are changed and changing conditions with respect to the uses and adjoining development which make approval of the requested rezoning appropriate.
- B. That the requested rezoning is consistent with the goals, objectives, policies and intent of the Lee Plan, as last amended.
- C. That the requested rezoning, as conditioned, meets or exceeds the performance and locational standards of the Zoning Ordinance.
- D. That the requested rezoning is consistent with the densities, intensities and general uses set forth in the Lee Plan, as last amended.
- E. That the requested rezoning will protect, conserve and preserve all natural resources and environmentally critical areas and will be compatible with existing and planned uses in the area and will not cause damage, hazard or nuisance or other detriment to persons or property.
- F. That the location of the requested rezoning does not place an undue burden upon existing transportation services, government services or government facilities and will be served by streets with the capacity to carry the traffic generated by the requested development.
- G. That the requested rezoning will be in compliance with all applicable general zoning provisions and supplemental regulations pertaining to the requested uses.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner John E. Manning, and seconded by Commissioner Ray Judah and, upon being put to a vote, the result was as follows:

John E. Manning	AYE
Charles L. Bigelow, Jr.	ABSENT
Ray Judah	AYE
Bill Fussell	AYE
Donald D. Slisher	ABSENT

DULY PASSED AND ADOPTED this 11th day of December, A.D., 1989.

ATTEST:
CHARLIE GREEN, CLERK

BY:

Clara J. Green
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY:

James P. Mann
Vice-Chairman

Approved as to form by:

[Signature]
County Attorney's Office

FILED

JAN 18 90

CLERK CIRCUIT COURT
BY *Clara J. Green*



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.



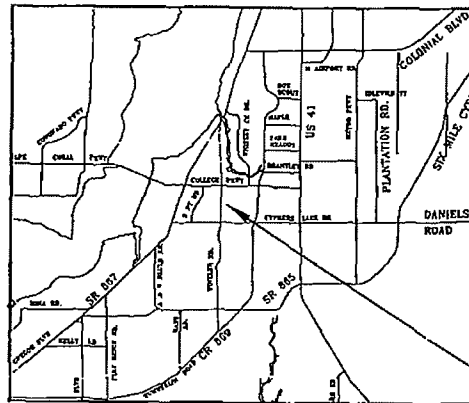
MASTER CONCEPT PLAN
FOR

WINKLER OFFICE COMPLEX

SECTION 15, TOWNSHIP 45 S., RANGE 24 E.
LEE COUNTY, FLORIDA

INDEX OF PLANS

- 1 COVER SHEET
- 2 SITE PLAN



PROJECT LOCATION

PREPARED FOR

Reliable Homes Inc.

100 MADRID BLVD., SUITE 212, PUNTA GORDA, FL 33950
TELEPHONE: (941) 837-2666

PROPERTY ADDRESS:
6121 WINKLER ROAD
FORT MYERS, FLORIDA 33919

STRAP NUMBER:
15-45-24-00-00016,0040



LOCATION MAP



SCALE IN MILES

PREPARED BY

JOHNSON ENGINEERING, INC.

ENGINEERS, LAND SURVEYORS AND ECOLOGISTS

2158 JOHNSON STREET
POST OFFICE BOX 1560
FORT MYERS, FLORIDA 33902
PHONE (813) 334-0046
FAX (813) 334-3661

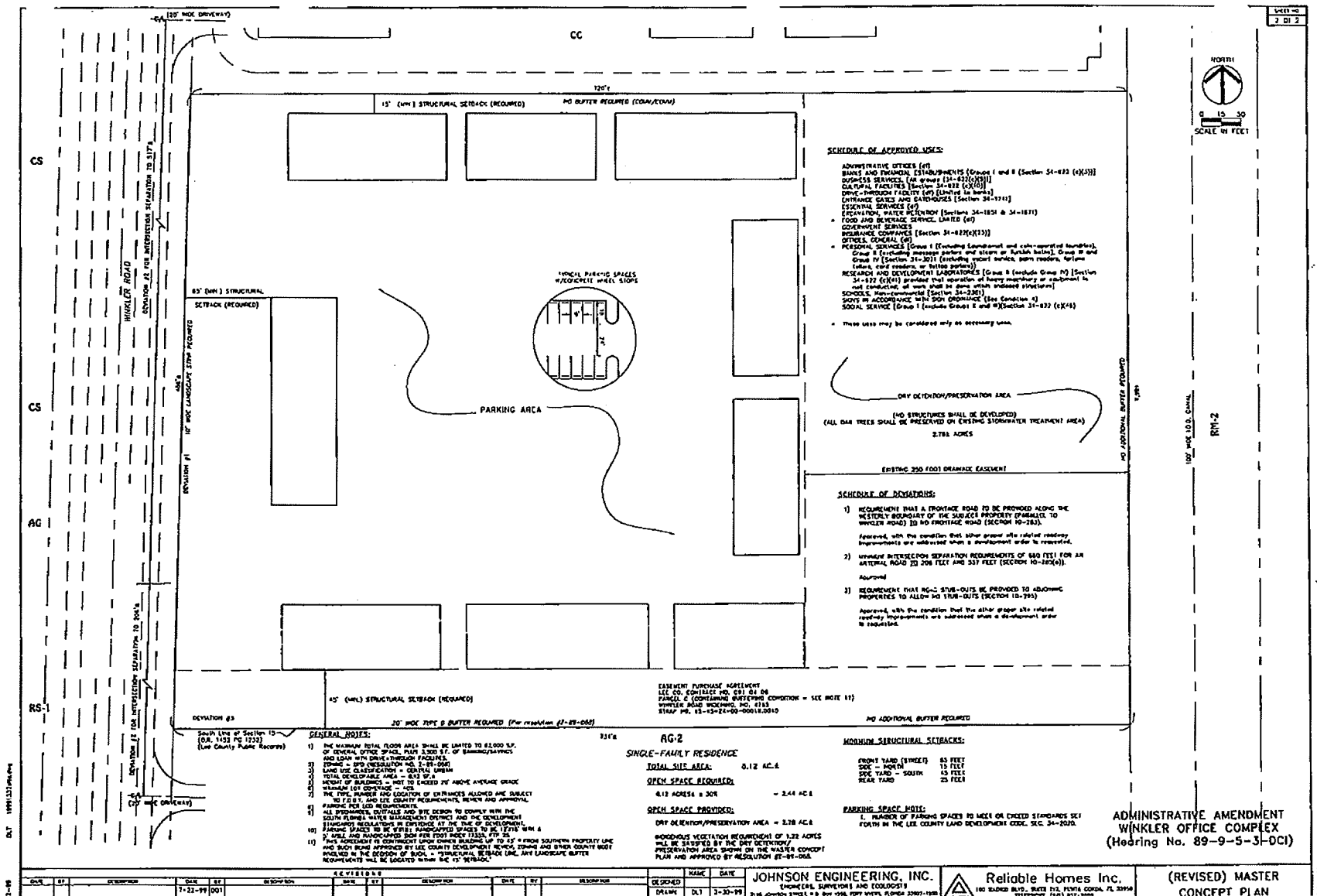
J.E.I. PROJECT NO. 19991332
JULY 1999



APPROVED

Approved by
Project Engineer
Subject to conditions of the project
Survey Date: 05/20/99
Date: 07/01/99

RECEIVED
JUL 19 1999
DEVELOPMENT SERVICES



SCHEDULE OF APPROVED USES:

- ADMINISTRATIVE OFFICES (40)
- BANKS AND FINANCIAL ESTABLISHMENTS (Group 1 and 2) (Section 34-432 (4)(3))
- BUSINESS SERVICES (all groups) (34-432(4)(3))
- CLINICAL FACILITIES (Section 34-432 (4)(3))
- DRIVE-THROUGH FACILITY (40) (limited to banks)
- ENTERTAINMENT AND RECREATION (Section 34-432 (4)(3))
- ESSENTIAL SERVICES (40)
- FEEDBACK, WATER REUSE (Section 34-432 (4)(3))
- FOOD AND BEVERAGE SERVICE LIMITED (40)
- GOVERNMENT SERVICES
- INSURANCE COMPANIES (Section 34-432(4)(3))
- OFFICES, GENERAL (40)
- PERSONAL SERVICES (Group 1 (including laundromats and self-storage facilities), Group 2 (including message centers and storage in public buildings), Group 3 and Group 4 (Section 34-432 (4)(3)) (including retail stores, pawn shops, repair shops, car washes, and other services)
- RESEARCH AND DEVELOPMENT LABORATORIES (Group 2 (including Group 3) (Section 34-432 (4)(3)) (including retail stores, pawn shops, repair shops, car washes, and other services)
- SCHOOLS, Non-Community (Section 34-432 (4)(3))
- SOFTS IN ACCORDANCE WITH SOH ORDINANCE (See Condition 4)
- SOCIAL SERVICE (Group 1 (including Group 2 and 3) (Section 34-432 (4)(3))

* These uses may be considered only as accessory uses.

DRY DETENTION/PRESERVATION AREA
(ALL DRAIN STRUCTURES SHALL BE DEVELOPED)
2.781 ACRES

EXISTING 250 FOOT DRAINAGE EASEMENT

SCHEDULE OF DEVATIONS:

- 1) REQUIREMENT THAT A FRONTAGE ROAD TO BE PROVIDED ALONG THE WESTERN BOUNDARY OF THE SUBJECT PROPERTY (PARALLEL TO HUNTER ROAD) TO ADJACENT ROAD (SECTION 10-203).
- 2) APPROVED, WITH THE CONDITION THAT OTHER PROPER SITE RELATED ROADWAY IMPROVEMENTS ARE SUBMITTED WITH A DEVELOPMENT ORDER TO BE REVIEWED.
- 3) REQUIREMENT THAT A FRONTAGE ROAD TO BE PROVIDED TO ADJACENT PROPERTIES TO ALLOW FOR TURN-OUTS (SECTION 10-203).

APPROVED, WITH THE CONDITION THAT OTHER PROPER SITE RELATED ROADWAY IMPROVEMENTS ARE SUBMITTED WITH A DEVELOPMENT ORDER TO BE REVIEWED.

EXISTING PURCHASE AGREEMENT
LEE CO. COMBINE NO. 481 04 04
FAMILY C. (CONSUMERS) DEVELOPMENT - SEE NOTE 11)
WATER AND WASTEWATER NO. 4183
STAMP PG. 13-15-24-00-00012.0010

AG-2

SINGLE-FAMILY RESIDENCE

INITIAL SITE AREA: 0.12 AC.±

OPEN SPACE REQUIRED:

0.12 ACRES ± 30% = 2.44 AC.±

OPEN SPACE PROVIDED:

DRY DETENTION/PRESERVATION AREA = 2.78 AC.±

WOODSHED VEGETATION REQUIREMENT OF 1.22 ACRES

WILL BE SETBACK BY THE DRY DETENTION/PRESERVATION AREA SHOWN ON THE MASTER CONCEPT PLAN AND APPROVED BY RESOLUTION 87-06-004.

MINIMUM STRUCTURAL SETBACKS:

FRONT YARD (THREE) 65 FEET

SIDE - NORTH 15 FEET

SIDE YARD - SOUTH 15 FEET

REAR YARD 20 FEET

PARKING SPACE NOTES:

1. NUMBER OF PARKING SPACES TO MEET OR EXCEED STANDARDS SET FORTH IN THE LEE COUNTY LAND DEVELOPMENT CODE, SEC. 34-203.

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

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
7-21-99	DT	DESIGN	7-21-99	DT	DESIGN	7-21-99	DT	DESIGN	7-21-99	DT	DESIGN

JOHNSON ENGINEERING, INC.
(ENGINEERS, SURVEYORS AND GEOLOGISTS)
214 JOHNSON STREET, P.O. BOX 1088, FORT WORTH, TEXAS 76101-1088

Reliable Homes Inc.
101 BAKER BLVD., SUITE 113, POKA, CALIF. 92350
TELEPHONE (951) 917-1000

(REVISED) MASTER
CONCEPT PLAN

FOR CONSTRUCTION

