

ADMINISTRATIVE APPROVAL (LS) ADD2008-00044

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Al Quattrone, P.E., Agent for Owner, filed an application for Administrative Approval for administrative relief for the subdivision of a property located at 14241 Metro Parkway, described more particularly as:

LEGAL DESCRIPTION: In Section 30, Township 45 South, Range 25 East, Lee County, Florida:

See Legal Description attached hereto as EXHIBIT "A"

WHEREAS, the applicant has indicated the property's current STRAP number is 30-45-25-00-00002.103E; and

WHEREAS, the subject property is located in the Intensive Development Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the property is zoned commercial planned development, Resolution Z-92-050 and was subsequently modified by Administrative Amendment PD-99-055; and

WHEREAS, the subject property is a 1.19± acre parcel that is developed with bank; and

WHEREAS, the bank has been constructed in accordance with Development Order DOS2005-00360; and

WHEREAS, the applicant desires to legally split the 1.19± acre bank parcel from the 8.094± acre parent parcel as described in Resolution Z-92-050; and

WHEREAS, the lots split will contain a 1.19± acre parcel for Reliance Bank and a 6.904± acre parcel for Diamond Professional Center; and

WHEREAS, the condominium documents for Diamond Professional Center reflect the commercial planned development boundary; and

WHEREAS, the Reliance Bank and Diamond Professional Center will function independently of one another except for the joint access, onsite sidewalk and storm water management system; and

WHEREAS, the Diamond Professional Center sign has been removed from the Reliance Bank site and a new sign has been permitted for the Reliance Bank, with the Diamond Professional Center sign now located on their 6.904± acre site; and

WHEREAS, a scrivener's error was found in Condition 5 of Administrative Amendment PD-99-055; and

WHEREAS, the language of Condition 5, PD-99-055 has been revised to correct the scrivener's error; and

WHEREAS, Lee County Land Development Code Section 34-2221 provides for administrative relief from the non compliance of the individual lots with property development regulations in the LDC for matters involving setbacks, lot width, depth, area requirements, height limitations, open space requirements, parking requirements and other similar relief, provided that the overall development complies with all other applicable zoning requirements; and

WHEREAS, an application for administrative relief has been filed pursuant to Lee County Land Development Code Section 34-2221; and

WHEREAS, it is the applicant's intent to seek relief from Section 34-2221 of the Lee County Land Development Code (LDC); 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; and

WHEREAS, the following findings of fact are offered:

- A. The relief will not alter the general appearance and character of the community.
- B. The relief will not be injurious to the area involved or otherwise detrimental to the public health, safety or welfare.
- C. The proposed subdivision of the site will not create an adverse impact on the overall development.
- D. The relief will not reduce or eliminate the requirements of the Lee County Land Development Code, wherein the resulting lots are developed as a single entity.
- E. The relief is not to be construed as providing relief from any development regulations not specifically listed and approved.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Administrative Approval for relief from the Lee County Land Development Code Section 34-2221, to:

- a) allow the subject property not having direct access onto a public road to provide access to Metro Parkway from Diamond Center Court, a private roadway, and the internal roadway within Diamond Professional Center Condominium Development; and

- b) allow for landscaping inside of a drainage or utility easement; and
- c) ensure that all common elements of the overall development are subject to unified control and will be perpetually maintained through a property owners association.

is **APPROVED**, as conditioned below:

1. The development of the subject property is limited to the site plan for the Reliance Bank Building, stamped received by the permit counter on June 24, 2008. A reduced copy is attached hereto.
2. Prior to limited development order approval for the lot split, a unified control document such as a Property Owners Association document, must be submitted and approved by Development Services.
3. Prior to limited development order approval for the lot split, the 7 foot wide drainage easement along the south side of the subject property, the language of the drainage easement must be reviewed and approved by Environmental Sciences to ensure that provisions are made to allow landscaping and provisions for maintaining the landscaping within the easement in perpetuity.
4. Administrative Amendment PD-99-055, Condition 5, is hereby amended by adding and deleting language in strike-through and underline format as follows:

Condition 5, PD-99-055:

The maximum square footage for the project shall be limited to 80,000 square feet with 26,752 square feet dedicated to development area A B and 53,248 square feet dedicated to buildings A-1 through A-13, within development Area A.

5. This approval only applies to Parcel "A" and Parcel "B" as described on the legal description attached hereto as EXHIBIT "A".
6. Resolution Z-92-050 and amendments thereto remain in full force and effect except as amended herein.

DULY PASSED AND ADOPTED this 7th day of July, A.D., 2008.

BY:

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



METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS • PLANNERS

LEGAL DESCRIPTION
OF A PARCEL LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

(PARENT PARCEL)

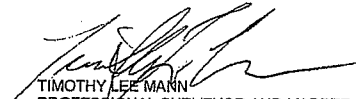
A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, SAID PARCEL BEING PARTS ONE & TWO AS RECORDED IN OFFICIAL RECORDS BOOK 3122, PAGE 1358, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 30; THENCE N.01°11'38"W., ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 30, A DISTANCE OF 660.21 FEET TO THE POINT OF BEGINNING; THENCE S.88°58'46"W., A DISTANCE OF 1,858.75 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF METROPOLITAN PARKWAY SOUTH (100 FEET WIDE); THENCE N.00°38'34"W., ALONG SAID EAST RIGHT OF WAY LINE OF METROPOLITAN PARKWAY SOUTH, A DISTANCE OF 660.98 FEET; THENCE N.88°58'11"E., A DISTANCE OF 1852.39 FEET TO AN INTERSECTION WITH THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 30; THENCE S.01°11'38"E., ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 660.20 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 28.14 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 30 BEING N.01°11'38"W.

METRON SURVEYING & MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071


TIMOTHY LEE MANN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5838

oh

SHEET 1 OF 2
10970 S.CLEVELAND AVE., SUITE #605 • FORT MYERS, FLORIDA 33907
PHONE (239) 275-8575 • FAX (239) 275-8457
www.meltronfl.com

Applicant's Legal Checked
by  7-1-08

ADD 2008-00044

EXHIBIT A

SKETCH TO ACCOMPANY DESCRIPTION

* SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION *



(INSTR. #2006000022510)

DIAMOND CENTRE COURT
(PRIVATE ROAD)

N.88°58'11"E. 1852.39'

METROPOLITAN PARKWAY SOUTH
(100')

PARCEL "A"

PARENT PARCEL

PARCEL "B"
(PART ONE O.R. BOOK 3122, PAGE 1359)

PARCEL "C"
(PART TWO O.R. BOOK 3122, PAGE 1359)

S.88°56'46"W. 1858.75'

S.01°11'38"E. 660.20'

N.01°11'38"W. 660.21'
NORTH-SOUTH 1/4 SECTION LINE
OF SECTION 30-45-25

LEGEND:

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
INSTR. = INSTRUMENT

* THIS IS NOT A SURVEY *

BY:

TIMOTHY LEE MANN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5838

DATE SIGNED:

MAR 26, 08

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

TITLE:

SKETCH OF DESCRIPTION



METRON
SURVEYING & MAPPING, LLC

LAND SURVEYORS-PLANNERS
LB# 7071

10970 SOUTH CLEVELAND
AVENUE, SUITE #505
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

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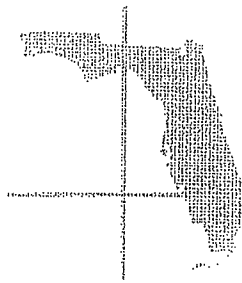
Applicant's Legal Checked

by CSJ 7-1-08

P.O.C.
CENTER OF
SECTION 30-45-25

ADD 2008-00044

FILE NAME:	FIELD BOOK/PAGE:	PROJECT NO.:	SHEET:
9801SK3.DWG	N/A	9801	2 OF 2
SKETCH DATE:	DRAWN BY:	SCALE:	CHECKED BY:
3-25-2008	MAC	1"= 250'	DJO
			30-45-25



METRON

SURVEYING & MAPPING, LLC
LAND SURVEYORS • PLANNERS

LEGAL DESCRIPTION
OF A PARCEL LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

(PARCEL "A")

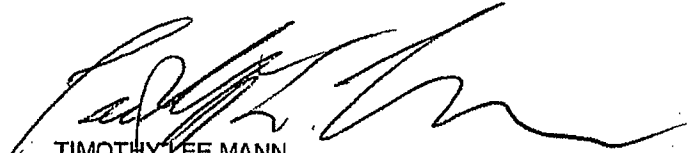
A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, SAID PARCEL RECORDED IN INSTRUMENT #2006000022510, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 30; THENCE N.01°11'38"W. ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 30, A DISTANCE OF 660.21 FEET; THENCE S.88°56'46"W., A DISTANCE OF 1,858.75 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF METROPOLITAN PARKWAY SOUTH (100 FEET WIDE); THENCE N.00°38'34"W. ALONG THE SAID EAST RIGHT-OF-WAY LINE OF METROPOLITAN PARKWAY SOUTH, A DISTANCE OF 371.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°38'34"W. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 232.09 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°36'45", A DISTANCE OF 31.28 FEET; THENCE N.88°58'11"E., A DISTANCE OF 165.62 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 19.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 29.85 FEET; THENCE S.01°01'48"E., A DISTANCE OF 141.85 FEET; THENCE S.09°02'12"E., A DISTANCE OF 58.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 29.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°00'24", A DISTANCE OF 49.61 FEET; THENCE S.88°58'12"W., A DISTANCE OF 185.64 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF METROPOLITAN PARKWAY SOUTH (100 FEET WIDE) AND THE POINT OF BEGINNING.

PARCEL CONTAINS 1.19 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 30 BEING N.01°11'38"W.

METRON SURVEYING & MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071


TIMOTHY LEE MANN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5838



ADD 2008-00044

Applicant's Legal Checked
by BA 7-1-08

SKETCH TO ACCOMPANY DESCRIPTION

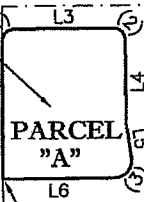
* SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION *



(INSTR. #2006000022510)

DIAMOND CENTRE COURT
(PRIVATE ROAD)

METROPOLITAN PARKWAY SOUTH
(100')



PARCEL "A"

P.O.B.

PARCEL "B"

(PART ONE O.R. BOOK 3122, PAGE 1358)

PARCEL "C"

(PART TWO O.R. BOOK 3122, PAGE 1358)

S.88°56'46"W. 1858.75'

EAST R/W LINE
METROPOLITAN PARKWAY SOUTH

N.01°11'38"W. 660.21'
NORTH-SOUTH 1/4 SECTION LINE
OF SECTION 30-45-25

P.O.C.
CENTER OF
SECTION 30-45-25

LEGEND:

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
INSTR. = INSTRUMENT

* THIS IS NOT A SURVEY *

BY:
TIMOTHY LEE MANN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5838

DATE SIGNED: Mar 26 08

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

TITLE: SKETCH OF DESCRIPTION			
METRON SURVEYING & MAPPING, LLC LAND SURVEYORS-PLANNERS LB# 7071		10970 SOUTH CLEVELAND AVENUE, SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com	
FILE NAME: 9801SK6.DWG	FIELD BOOK/PAGE: N/A	PROJECT NO.: 9801	SHEET: 2 OF 2
SKETCH DATE: 3-25-2008	DRAWN BY: MAC	SCALE: 1" = 250'	CHECKED BY: TLM
(S-T-R) 30-45-25			

LINE TABLE

Line	Bearing	Distance
L1	N.00°38'34"W.	371.02'
L2	N.00°38'34"W.	232.09'
L3	N.88°58'11"E.	165.62'
L4	S.01°01'48"E.	141.85'
L5	S.09°02'12"E.	58.63'
L6	S.88°58'12"W.	185.64'

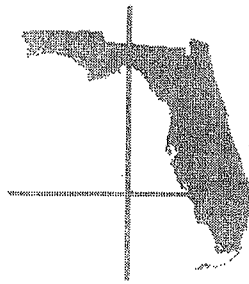
CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	20.00'	89°36'45"	31.28'	19.87'	28.19'	N.44°09'48"E.
2	19.00'	90°00'00"	29.85'	19.00'	26.87'	S.46°01'48"E.
3	29.00'	98°00'24"	49.61'	33.36'	43.78'	S.39°58'00"W.

Applicant's Legal Checked

by EG 7-1-08

ADD 2008-00044
ADD 2008-00044



METRON

SURVEYING & MAPPING, LLC

LAND SURVEYORS • PLANNERS

LEGAL DESCRIPTION
OF A PARCEL LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

(PARCEL "B")

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, SAID PARCEL BEING PART ONE AS RECORDED IN OFFICIAL RECORDS BOOK 3122, PAGE 1358, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 30; THENCE N.01°11'38"W., ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 30, A DISTANCE OF 660.21 FEET; THENCE S.88°56'46"W., A DISTANCE OF 1,322.56 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.88°56'46"W., A DISTANCE OF 536.19 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF METROPOLITAN PARKWAY SOUTH (100 FEET WIDE); THENCE N.00°38'34"W. ALONG SAID EAST RIGHT-OF-WAY LINE OF METROPOLITAN PARKWAY SOUTH, A DISTANCE OF 660.98 FEET; THENCE N.88°58'11"E., A DISTANCE OF 530.88 FEET; THENCE S.01°06'11"E., A DISTANCE OF 660.74 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 8.09 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 30 BEING N.01°11'38"W.

METRON SURVEYING & MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

TIMOTHY LEE MANN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5838

RECEIVED

JUN 23 2008

ADD 2008-00044

SHEET 1 OF 2

10970 S.CLEVELAND AVE., SUITE #605 • FORT MYERS, FLORIDA 33907

PHONE (239) 275-8575 • FAX (239) 275-8457

www.metronfl.com

Applicant's Legal Checked

by BQ 7-1-08

SKETCH TO ACCOMPANY DESCRIPTION

* SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION *



LEGEND:

P.O.B. = POINT OF BEGINNING
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*** THIS IS NOT A SURVEY ***

BY: 
TIMOTHY LEE MANN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5838

DATE SIGNED: June 23, 08

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

METROPOLITAN PARKWAY SOUTH
(100')

DIAMOND CENTRE COURT
(PRIVATE ROAD)

N.88°58'11"E. 530.88'

N.00°38'34"W. 660.98'

PARCEL "B"

(PART ONE O.R. BOOK 3122, PAGE 1358)

S.88°56'46"W. 536.19'

S.01°06'11"E. 660.74'

PARCEL "C"

(PART TWO O.R. BOOK 3122, PAGE 1358)

S.88°56'46"W. 1322.56'

EAST R/W LINE
METROPOLITAN PARKWAY SOUTH

N.01°11'38"W. 660.21'
NORTH-SOUTH 1/4 SECTION LINE
OF SECTION 30-45-25

P.O.C.
CENTER OF
SECTION 30-45-25

ADD 2008-00044

RECEIVED
JUN 23 2008

Applicant's Legal Checked
by LB 7-1-08

TITLE: SKETCH OF DESCRIPTION			
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FILE NAME: 9801SK5.DWG	FIELD BOOK/PAGE: N/A	PROJECT NO.: 9801	SHEET: 2 OF 2
SKETCH DATE: 4-5-2008	DRAWN BY: MAC	SCALE: 1" = 250'	CHECKED BY: TLM
(S-T-R) 30-45-25			



LEGAL DESCRIPTION
OF A PARCEL LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

(PARCEL "C")

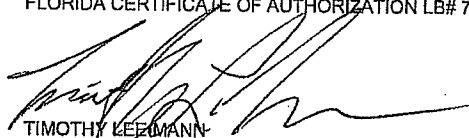
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PARCEL CONTAINS 20.05 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 30 BEING N.01°11'38"W.

METRON SURVEYING & MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

A handwritten signature in black ink, appearing to read "Timothy Lee Mann".

TIMOTHY LEE MANN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5838

A handwritten mark or initials in black ink, possibly "JL" or "JL 12".

Applicant's Legal Checked
by BG 7-1-08

SHEET 1 OF 2
10970 S.CLEVELAND AVE., SUITE #605 • FORT MYERS, FLORIDA 33907
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ADD 2008-00044

SKETCH TO ACCOMPANY DESCRIPTION

* SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION *



(INSTR. #2006000022510)

DIAMOND CENTRE COURT
(PRIVATE ROAD)

N.88°58'11"E. 1321.51'

PARCEL "A"

PARCEL "B"
(PART ONE O.R. BOOK 3122, PAGE 1358)

PARCEL "C"
(PART TWO O.R. BOOK 3122, PAGE 1358)

S.88°56'46"W. 1322.56'

S.01°11'38"E. 660.20'

N.01°11'38"W. 660.21'
NORTH-SOUTH 1/4 SECTION LINE
OF SECTION 30-45-25

P.O.C.
CENTER OF
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LEGEND:

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* THIS IS NOT A SURVEY *

BY: 
TIMOTHY LEE MANN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5838

DATE SIGNED: Mar 26, 08

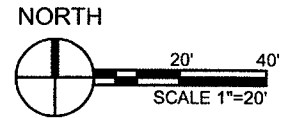
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TITLE: SKETCH OF DESCRIPTION			
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FILE NAME: 9801SK4.DWG	FIELD BOOK/PAGE: N/A	PROJECT NO.: 9801	SHEET: 2 OF 2
SKETCH DATE: 3-25-2008	DRAWN BY: MAC	SCALE: 1" = 250'	CHECKED BY: DJD
[S-T-R] 30-45-25			

ADD 2008-00044

Applicant's Legal Checked
by BA 7-1-08

ADD 2008-00044
JUN 24 2008
RECEIVED
PERMIT COUNTER



LEGEND:			
	PAINTED HANDICAP PARKING SYMBOL		CENTER LINE
	PROPOSED PAVEMENT		EXIST. FEATURES (PRKG, WALKS, ROADS, ETC.)
	PROPOSED CONCRETE		EXISTING ELEVATION (NGVD)
	PROPOSED STOP SIGN		
	SITE BOUNDARY		
	PROPOSED ELEVATION (NGVD)		

LAND USE BREAKDOWN: (ON SITE)			
TOTAL SITE AREA	51,923 S.F.	1.19 AC.	100.0%
BUILDING AREA	4,225 S.F.	0.10 AC.	8.14%
PAVEMENT AREA	23,998 S.F.	0.55 AC.	46.21%
CONCRETE AREA	5,504 S.F.	0.13 AC.	10.60%
OPEN SPACE	18,196 S.F.	0.42 AC.	35.05%
TOTAL IMPERVIOUS AREA	33,725 S.F.	0.77 AC.	64.95%
TOTAL PERVIOUS AREA	18,198 S.F.	0.42 AC.	35.05%

SETBACK TABLE:		
	REQUIRED	PROVIDED
ROAD	25'	96.77'
SIDE YARD	10'	90.16', 76.77'
REAR YARD	25'	58.61'
MAX. BUILDING HEIGHT (OR 3 STORY)	35'	35'

SITE DATA:	
MINIMUM PAVEMENT ELEV.	CONTROL ELEVATION:
ELEV. 14.7' MIN.	ELEV. 11' 00"
FINISH FLOOR ELEVATION:	PERIMETER BERM ELEVATION:
ELEV. 16.50'	ELEV. 14.70'
ZONING:	STRAP NUMBERS:
PLANNED UNIT DEVELOPMENT - PUD	30-45-25-05-00000 000E
SOILS:	FLUCCS CODE:
13 BOCA FINE SAND	191 UNDEVELOPED LAND W/ STREET PATTERN
FEMA FLOOD ZONE:	
THIS PROPERTY IS LOCATED IN FIRM COMMUNITY PANEL NO. 125124 0350B, HAVING NO BASE FLOOD ELEVATION. DATED: 09-19-84	

REVISIONS
DATE
RELiance BANK BUILDING
MASTER SITE PLAN
JUN 24 2008
PERMIT COUNTER
RELiance BANK
FT. MYERS, FL. 33912

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
11000 Metro Parkway, Suite 30 - Fort Myers, Florida 33912 - 239-936-5222
Certificate of Authorization Number 9465



ALFRED QUATTRONE, P.E.
FL. REG #52743

0564106-AREXHI01.DWG
PLOTTED BY: nmy
TUE: 6-24-2008 10:54 AM

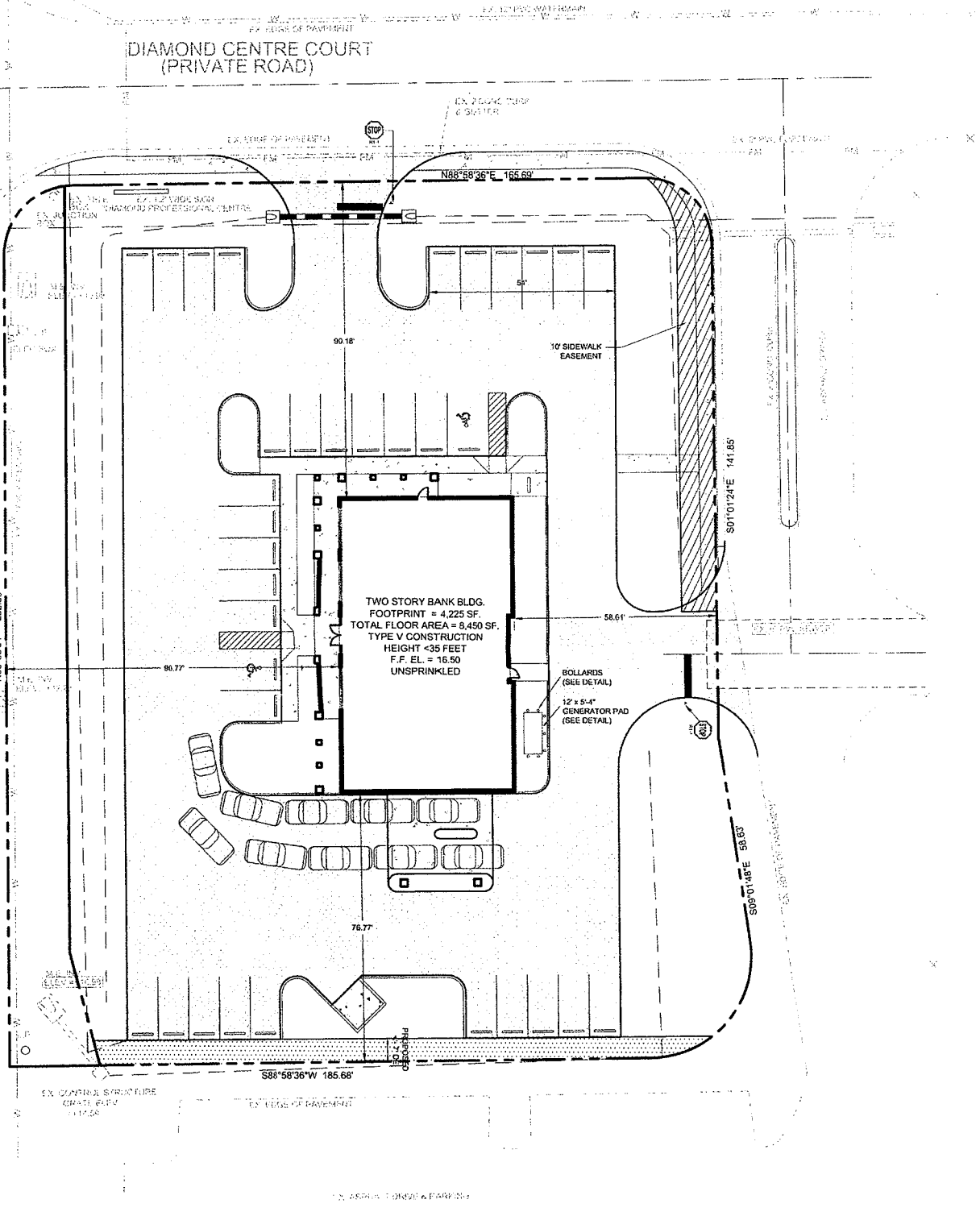
SHEET
SD-1
1 OF 9

APPROVED
Plan

Subject to Case #ADD2008-00044
Date 7/7/2008

DIAMOND CENTRE COURT
(PRIVATE ROAD)

METROPOLITAN PARKWAY SOUTH
(100 W. ARTERIAL)



TWO STORY BANK BLDG.
FOOTPRINT = 4,225 SF.
TOTAL FLOOR AREA = 8,450 SF.
TYPE V CONSTRUCTION
HEIGHT <35 FEET
F.F. EL. = 16.50
UNSPRINKLED

BOLLARDS
(SEE DETAIL)
12' x 5'-4"
GENERATOR PAD
(SEE DETAIL)

10' SIDEWALK
EASEMENT