



Maps for:

DC12004-00048

4DR12004-00007

PROPERTY DEVELOPMENT REGULATIONS
FOR
HEALTHPARK FLORIDA
D-10

BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION. [Section 34-1441]
BUILDING MATERIALS SALES. [Section 34-622(c)(4)]
BUSINESS SERVICES. [Section 34-622(c)(5)] Group 1, excluding bail bonding, collection agencies, credit reporting services
CARETAKERS, RESIDENCE
CLOTHING STORES, GENERAL. [Section 34-622(c)(8)]
CLUBS

<u>GENERAL INFORMATION</u>	
<u>HEALTHPARK CPD</u>	
TOTAL LAND AREA	402.8 ACRES
LESS BASS ROAD R/W	=12.1 ACRES
TOTAL DEVELOPMENT AREA	390.7 ACRES

EXISTING
 COUNTY REQUIREMENTS WILL BE THOSE IN EFFECT AT THE TIME OF THE EXISTING DEVELOPMENT. THE COUNTY MAY, AT ITS DISCRETION, REQUIRE STRAIGHTENED PAVING REQUIREMENTS APPROVED BY LEE COUNTY MAY. LEE COUNTY MAY, AT ITS DISCRETION, REQUIRE A MINIMUM OF 10% PERCENTAGE APPROVAL BY THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

HEIGHT.
 4. HABITABLE ROOMS WITH A WOMAN HEIGHT OF 72.4 FEET ABOVE FINISHED FLOOR LEVELS. (SEE REQUIREMENTS P. 2 & P.3)

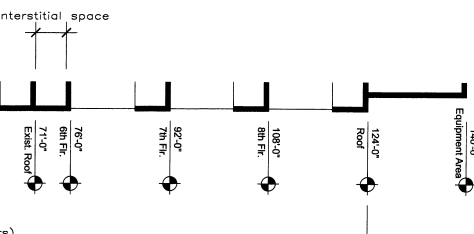
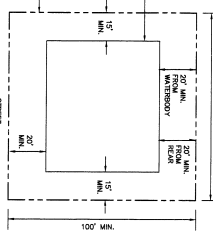
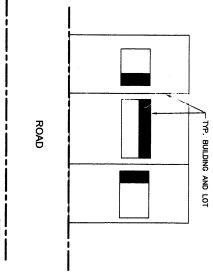
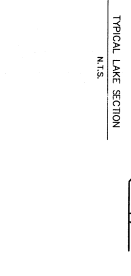
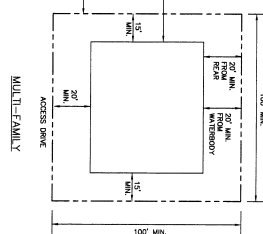
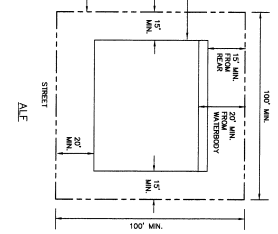
OUTDOOR SPACES ALLOWED

OUTDOOR SPACES.
 OUTDOOR SPACES ALLOWED

REQUIREMENTS.
 MUST COMPLY WITH CHAPTER 10 OF LEE COUNTY LAND DEVELOPMENT CODE (SECTION 10-2-410).

Diagram illustrating a commercial building layout. The building is shown with a dashed line indicating a 75' MIN. dimension. A 15' MIN. dimension is marked from the rear of the building to the front of the main structure.

OUTPARCEL



APPROVED
Master Concept Plan
05-014 Page 1 of 1
conditions in Resolution 2-05-014
0126004-00018 01812004-00018

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FLOOR
PROP
DEVELOPMENT

FLOOR-TO-FLOOR ELEVATIONS
PROPOSED HEIGHT INCREASE
NTS
DEVIATIONS 13 AND 14

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS

ENVOI-CHUJ, SOLUTIONS AND LOGISTICS 2156 JOHNSON STREET, P.O. BOX 1500, FORT MYERS, FLORIDA 33902-1500, PHONE (941) 334-0046				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
AUGUST 1997	20002184	33-45-24	AS SHOWN	2



AG-2
VACANT

AG-2
VACANT

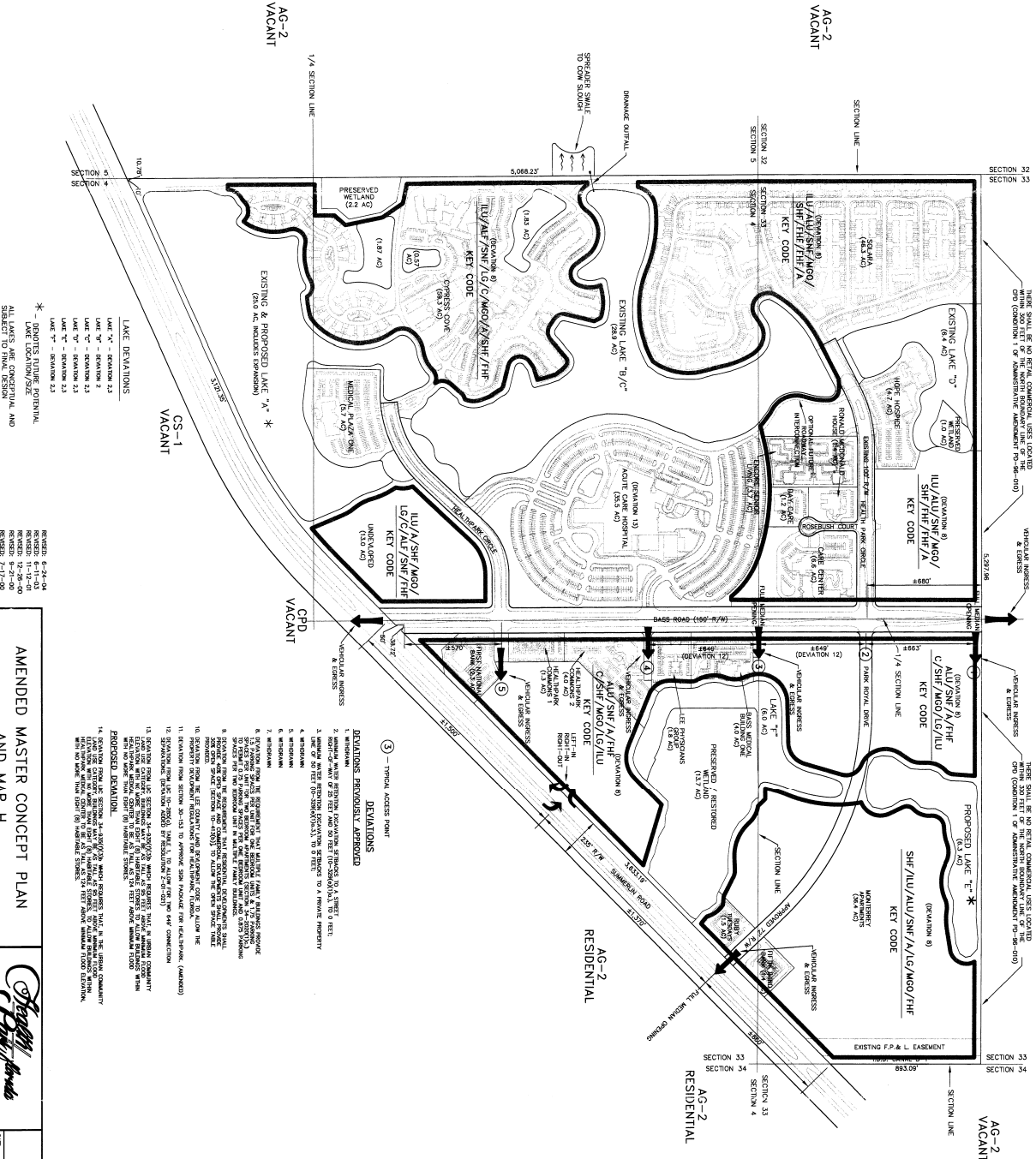
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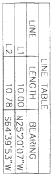
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HEALTHPARK FLORIDA LAND USES			
LAND USE	AREA	KEY CODE	MINIMUM LOT
RESIDENTIAL	400	100	100
COMMERCIAL	400	100	100
INDUSTRIAL	400	100	100
RECREATION	400	100	100
UTILITY	400	100	100
TRANSPORTATION	400	100	100
AGRICULTURE	400	100	100
FOREST	400	100	100
WATER	400	100	100
WASTE	400	100	100
HAZARDOUS	400	100	100
OTHER	400	100	100

JOHNSON ENGINEERING, INC.
19933
33-45-24
1"=300'



THIS IS NOT A SURVEY

W. A. R. R. R.

PROCHA W. NORMAN
PERSONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4500 - 4503

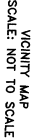
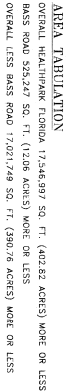
EXPIRES NOV. 18-6-62)

JUN 30 2004

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RASSELL

SALE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

[illegible]

BOUNDARY SKETCH

HEALTHPARK FLORIDA

SECTION 33, TWP. 45 S., RGE. 24E AND
SECTION 4, TWP. 46 S., RGE. 24E
LEE COUNTY, FLORIDA

0612504-00048

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS

5/28/03	20033967	4-46-24	1" = 300'	1 0
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PROPERTY DEVELOPMENT REGULATIONS
FOR
HEALTHPARK FLORIDA
D-10

SERVICES									
USE	ADP (TON)	REF (TON)	REF (TON)	REF (TON)	REF (TON)	REF (TON)	REF (TON)	REF (TON)	REF (TON)
ALC.	10,000	100	100	15	15	20	20	25	25
TOILETS	1,000	100	100	15	15	20	20	25	25
MULTI-FAMILY	1,000	70	20	5/0	4	20	20	25	25
COMMERCIAL	1,000	100	100	15	15	20	20	25	25
OFFICE	1,200	100	70	10	15	20	25	25	25

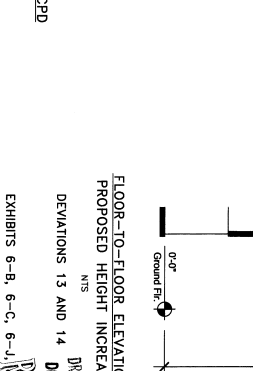
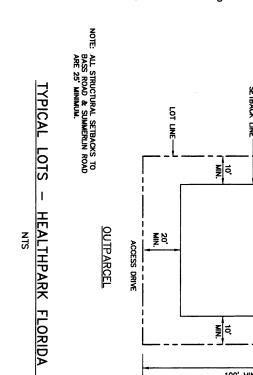
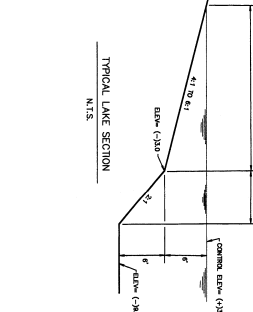
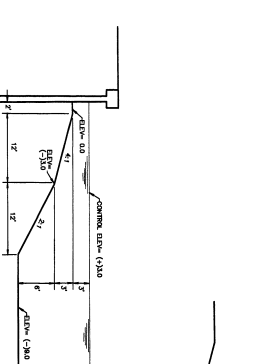
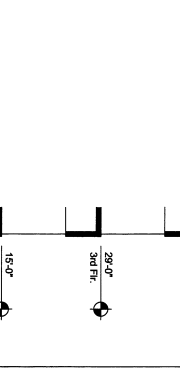
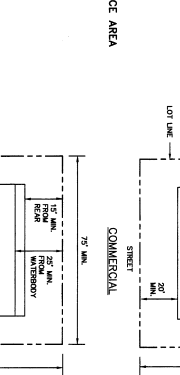
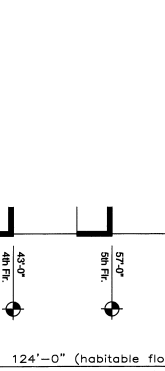
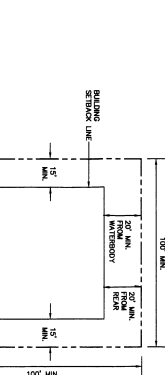
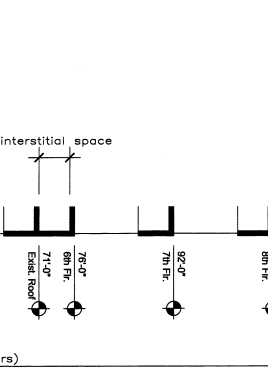
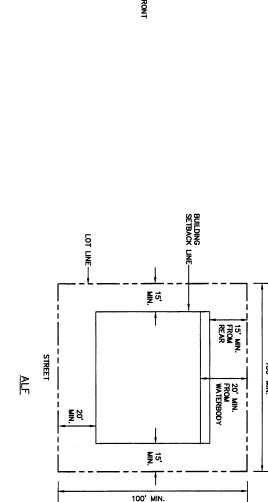
MINIMUM BUILDING SEPARATION DISTANCE: 30 FEET
 MINIMUM BUILDING SEPARATION DISTANCE: 30 FEET

NOTES:
 1. SHARED USE SHALL HAVE NO MINIMUM LOT SIZE, BUT MUST MEET ALL OTHER REQUIREMENTS.
 2. ALL OTHERS SHALL HAVE A MINIMUM LOT SIZE OF 2,000 SQ. FT.
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 10. ALL OTHERS SHALL HAVE A MINIMUM LOT AREA OF 2,000 SQ. FT.

14'-0"
Equipment Area

12'-0"
Roof

10'-0"



AMENDED MASTER CONCEPT PLAN

Heavenly Bodies

JOHNSON ENGINEERING, INC.		ENGINEERS, SURVEYORS AND ECOLOGISTS		2116 JOHNSON STREET, P.O. BOX 1550, FORT MYERS, FLORIDA 33902-1550, PHONE (941) 334-4524	
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET	
AUGUST 1997	20002184	33-45-24	AS SHOWN		

FLOOR-TO-FLOOR ELEVATIONS
 PROPOSED HEIGHT INCREASE
 NTS
 DEVIATIONS 13 AND 14
 DRI
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004 00007
2004 00048

NEW YORK

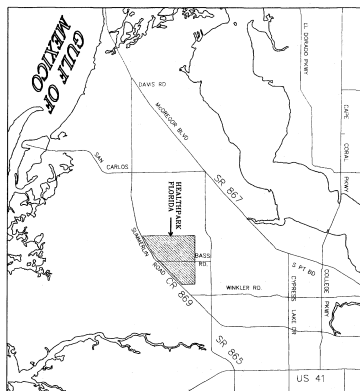


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PERMIT COUNTER

Michael W. Norman
MICHAEL W. NORMAN
PROFESSIONAL SIGNATURE
JANUARY 13, 2011
13-642

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



SCALE: NOT TO SCALE

DESCRIPTION	OVERALL HEALTHPARK FLORIDA
SECTION 33, T. 45 S., R. 24 E.	
AND SECTION 4, T. 46 S., R. 24 E.	
LEE COUNTY, FLORIDA	

EXCEPT THE WEST 75.00 FEET THEREOF FOR BASS ROAD AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2413 AT PAGE 2522, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND

AND

EXED. THE WEST 75.00 FEET THEREOF FOR BASS ROAD AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2209 AT PAGE 2942, PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THE NORTHWEST QUANTIER (NW-1/4) OF THE SOUTH HALF (S-1/2) OF THE NORTHWEST QUANTIER (NW-1/4) LESS AND EXCEPT THE WEST 750 FEET THEREOF FOR BASS ROAD AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2209 AT PAGE 7942. PUBLIC RECORDS OF DEE COUNTY, FLORIDA.

THE SOUTH HALF (S-1/2) OF THE SOUTH HALF (S-1/2) OF THE NORTHWEST QUANTIER (NW-1/4) LINGE NORTHEAST OF ROW FOR SUGARWATER ROAD (CR. 869) LESS AND EXCEPT THE WEST 750 FEET THEREOF FOR BASS ROAD AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2209 AT PAGE 7942. PUBLIC RECORDS OF DEE COUNTY, FLORIDA.

THE WEST HALF (W-1/2) OF THE NORTHEAST QUARTER (NE-1/4), LYING NORTHWEST CORNER OF ROAD FOR SUMMITTIN ROAD (CR #66) AND EXCEPT THE SOUTHWEST CORNER OF SAID ROAD AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2209 AT PAGE 2947, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND

THE EAST HALF (E-1/2) OF THE NORTHEAST QUARTER (NE-1/4), LYING NORTHWEST CORNER OF ROAD FOR SUMMITTIN ROAD (CR #66), SECTION 4, TOWNSHIP 46 SOUTH, RANGE 28 EAST, 1ST CDNLY., FLORIDA.

PARCEL CONTAINS 39.7 ACRES, MORE OR LESS.

BOUNDARY SKETCH

HEALTHPARK FLORIDA
SECTION 33, TWP. 45 S., RGE. 24E AND
SECTION 4, TWP. 45 S., RGE. 24E

LEE COUNTY, FLORIDA

ENGINEERS, SURVEYORS AND ECOLOGISTS
JOHNSON STREET, P.O. BOX 1550, FORT MYERS, FLORIDA 33902-1550. PHONE (941) 334-

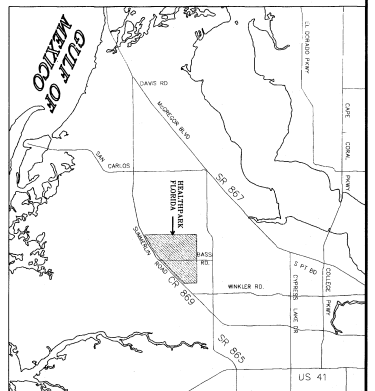
5/28/03	20033967	4-46-24	1" = 300'	1 C
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1. SENSATION AS TO ZONING OR DEVELOPMENT
 2. REASON FOR REQUEST
 3. REFERENCES TO SOURCE OF PARCEL
 4. R/W = Right-of-Way & Light
 5. R/O = ROAD OVERLAP DISTRICT
 6. PG = PLANNING BOARD
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 10. PG = POINT OF BEGINNING
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THIS IS NOT A SURVEY

DATE SIGNED: _____
NOT VALID WITHOUT THE SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER



SCALE: NOT TO SCALE

OVERALL HEALTHPARK FLORIDA
SECTION 33, T. 45 S., R. 24 E.
AND SECTION 4, T. 46 S., R. 24 E.
LEE COUNTY, FLORIDA

THE SOUTH HALF (S-1/2) OF THE SOUTHWEST QUARTER (SW-1/4) LESS AND EXCEPT THE WEST 75.00 FEET THEREOF FOR BASS ROAD AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2413 AT PAGE 2522, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND

DEED RECORDED IN OFFICIAL RECORD BOOK 2413 AT PAGE 2522, PUBLIC RECORDS OF LEI COUNTY, FLORIDA, SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST.

THE NORTH HALF (NW-1/2) OF THE NORTHWEST QUARTER (NW-1/4) LESS AND EXCEPT THE WEST 75.00 FEET THEREOF FOR BASS ROAD AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 2209 AT PAGE 2942, PUBLIC RECORDS OF DEER COUNTY, FLORIDA ;

THE NORTH HALF (NW-1/2) OF THE SOUTH HALF (S-1/2) OF THE NORTHWEST QUARTER (NW-1/4) LESS AND EXCEPT THE WEST 75.00 FEET THEREOF FOR BASS ROAD AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2209 AT PAGE 2942, PUBLIC RECORDS OF DEER COUNTY, FLORIDA.

THE SOUTH HALF (S-1/2) OF THE SOUTH HALF (S-1/2) OF THE NORTHWEST QUARTER (NW-1/4) LING NORTHERLY OF ROW FOR SUMMERLIN ROAD (C/R. 869) LESS AND EXCEPT THE WEST 75.00 FEET THEREOF FOR BASS ROAD AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2209 AT PAGE 2842. PUBLIC RECORDS OF LEF COUNTY, FLORIDA.

THE NORTH HALF (N-1/2) OF THE SOUTHWEST QUARTER (SW-1/4) LYING
NORTHWESTERLY OF ROW FOR SUMMERLIN ROAD (C.R. 869) LESS AND EXCEPT THE
WEST 75.00 FEET THEREOF FOR BASS ROAD AS DESCRIBED IN DEED RECORDED IN
OFFICIAL RECORD BOOK 2209 AT PAGE 2942, PUBLIC RECORDS OF LEE COUNTY,
FLORIDA;

THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1-4), LYING
EAST OF AND ADJACENT TO THE ROAD FOR SUMNER ROAD (CR. 869) LESS AND EXCEPT THE
WEST 10 FEET THEREOF, BEING MORE FULLY DESCRIBED IN DEED RECORDED IN
PUBLIC RECORD BOOK 2209 AT PAGE 2842, PUBLIC RECORDS OF DEE COUNTY,
FLORIDA; AND

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1-4), LYING
EAST OF AND ADJACENT TO THE ROAD FOR SUMNER ROAD (CR. 869), SECTION 4,
TOWNSHIP 36 NORTH, RANGE 24 EAST, LEE COUNTY, FLORIDA;

PARCEL CONTAINS 380.7 ACRES, MORE OR LESS.

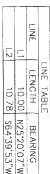
BOUNDARY SKETCH
HEALTHPARK FLORIDA
SECTION 33, TWP. 45 S., RGE. 24E AND
SECTION 4, TWP. 46 S., RGE. 24 E.
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS

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LEE HEALTH VENTURE



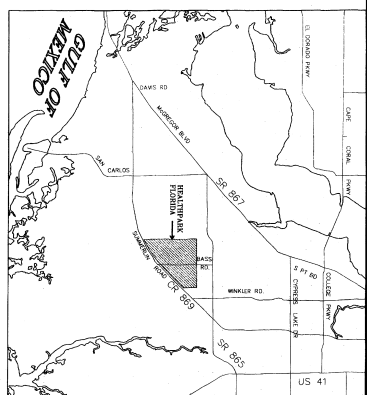
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Michael A. Hoffman

MICHAEL A. HOFFMAN
PROFESSIONAL SURVEYOR
FLORIDA LICENSE NO. 4520
FLORIDA CERTIFICATE NO. 4520

DATE SIGNED: JUL 3 2004

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



SCALE: NOT TO SCALE

JOHNSON ENGINEERING, INC.
ENGINEERS, ARCHITECTS AND CONSULTANTS

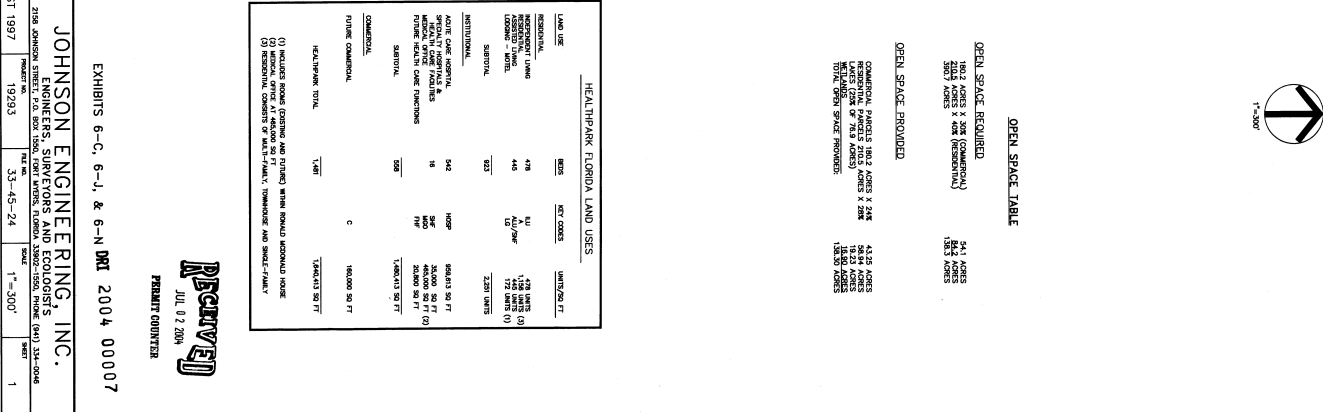
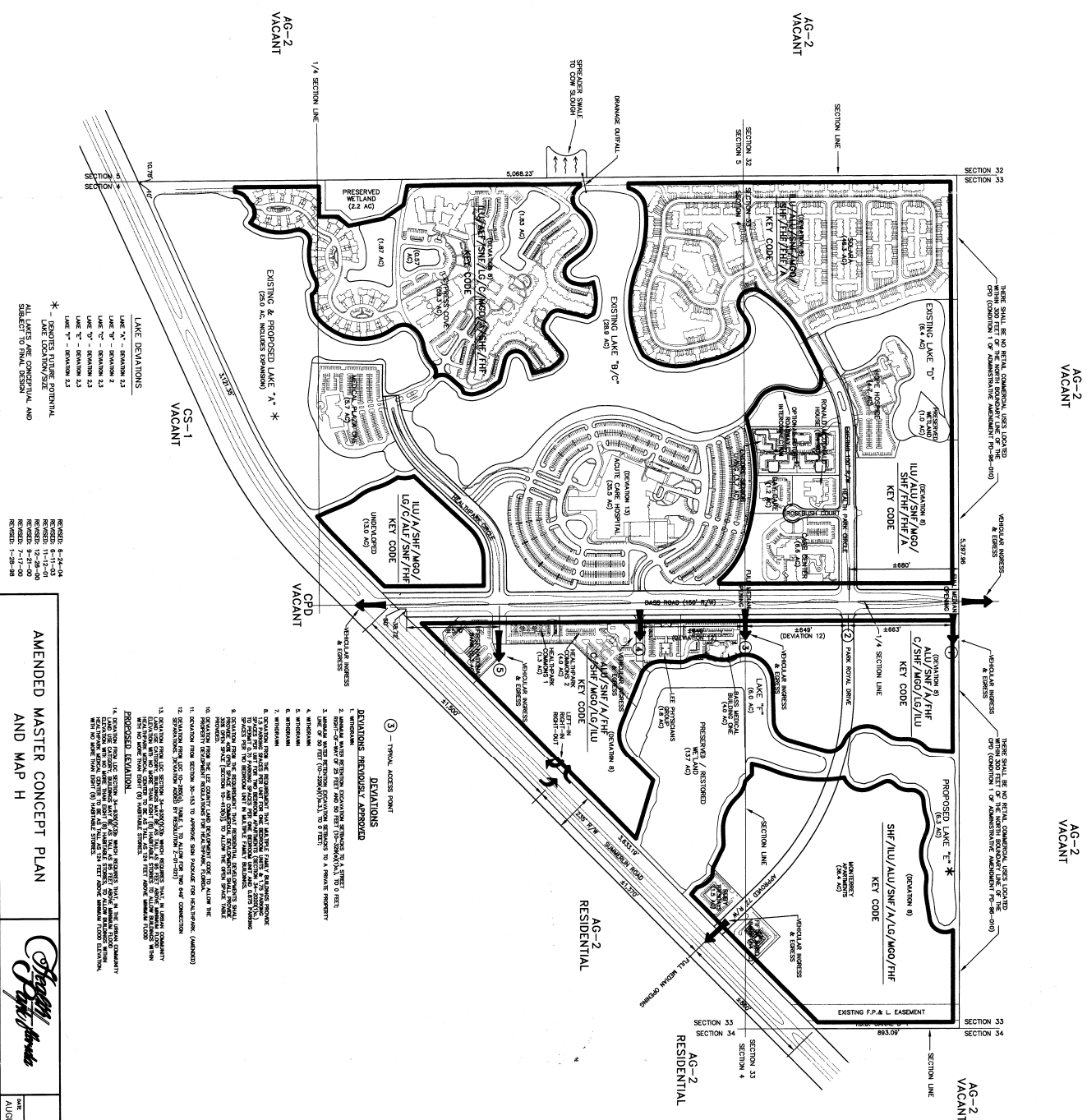
ENGINEERS, SURVEYORS AND ECOLAB/18 2158 JOHNSON STREET, P.O. BOX 1560, FORT MYERS, FLORIDA 33902-1560, PHONE (941) 334-0046	5/26/03	20033967	4-46-24	1" = 300'	1 0
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BOUNDARY SKETCH
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 HEALTHPARK FLORIDA
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 SECTION 4, TWP. 46 S., RGE. 24 E.
 LEE COUNTY, FLORIDA

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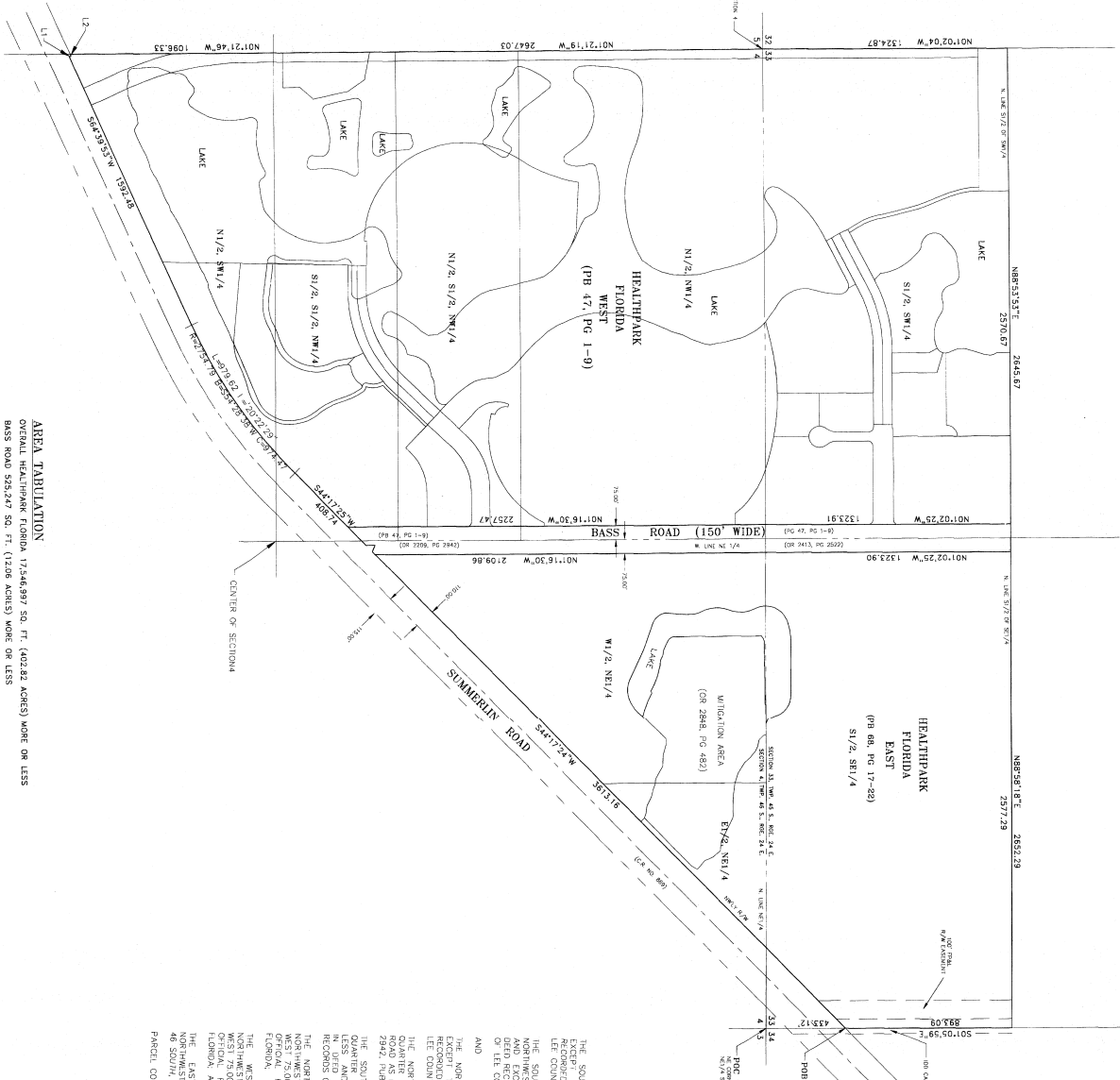


NOTES:

1. THIS SKETCH DOES NOT MAKE ANY REPER-
SATION AS TO ZONING OR DEVELOPMENT
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THIS IS NOT A SURVEY

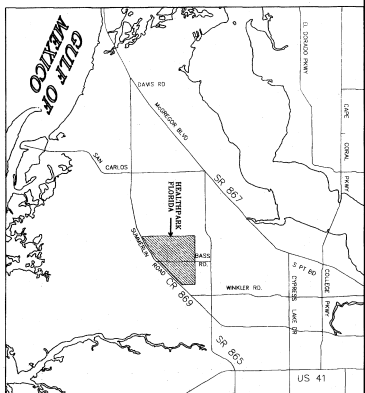
MICHAEL W. KROMAN
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 4350, 4350C
 DATE SIGNED: **JUN 3 0, 2004**
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



AREA TABULATION

OVERALL HEALTHPARK FLORIDA 17,546,997 SQ. FT. (402.82 ACRES) MORE OR LESS
BASS ROAD 525,247 SQ. FT. (12.06 ACRES) MORE OR LESS
OVERALL LESS BASS ROAD 17,021,749 SQ. FT. (390.76 ACRES) MORE OR LESS

SCALE: NOT TO SCALE



DESCRIPTION
OVERALL HEALTHY PARK FLORIDA
SECTION 33, T. 45 S., R. 24 E.
AND SECTION 4, T. 46 S., R. 24 E.
1/2 CORNER E 3333

THE SOUTH HALF (S-1/2) OF THE SOUTHEAST QUARTER (SE-1/4), LING NORTHWESTERY OF RICH-LIN-OW (NOW) COS SLAMMERIN (CR. 866) LESS AND EXCEPT THE WEST 1/2 OF THE WEST 1/4 THEREOF FOR BASS ROAD, AS DEED RECORDED IN OFFICIAL RECORD BOOK 2413 AT PAGE 2522. PUBLIC RECORDS OF THE COUNTY, FLORIDA, SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST, AND

THE NORTH HALF (NW-1/4) OF THE SOUTH HALF (S-1/2) OF THE NORTHWEST QUARTER (NW-1/4) LESS AND EXCEPT THE WEST 75.00 FEET THEREOF FOR BASS RECORD 2942, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LESS AND EXCEPT THE WESTERLY CORNER OF ROW FOR SUMMITTOWN ROAD (CR. 869) IN DEED RECORDED IN OFFICIAL RECORD BOOK 2209 AT PAGE 2942. PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) LING MEADOWS TRACT OF ROW, SUMMITTOWN ROAD (CR. 869) LESS AND EXCEPT THE WESTERLY CORNER OF ROW FOR BASS ROAD (CR. 870) AS SHOWN ON PLAT 2942, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (NE-1/4) LYING
EAST OF AND CONTAINING SLIVERLAND ROAD (CR 869), SECTION 4,
46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

DRI 2004 00007
CH

HEALTHPARK, FLORIDA
SECTION 33, TWP. 45 S., RGE. 24E AND
SECTION 4, TWP. 46 S., RGE. 24 E.

JOHNSON ENGINEERING, INC.

ENGINEERS, SURVEYORS AND ECOLOGISTS
1159 JOHNSON STREET, P.O. BOX 1550, FORT MYERS, FLORIDA 33902-1550. PHONE (841) 334-0044

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LEE HEALTH VENTURE

