ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Hope Hospice and Community Services, Inc. filed an application for administrative approval to a Mixed Use Planned Development on a project known as Center For Hope to adopt a revised Master Concept Plan, and reduce the minimum lot size from 2.38 acres to 10,000 square feet on property located at Six Mile Cypress Parkway, described more particularly as:

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

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in Resolution number Z-12-012; and

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

WHEREAS, the subject property was approved as a mixed use development with a hospice, Assisted Living Facility, including Alzheimer Care with a maximum of 148 beds, 72 multiple-family dwellings, general and medical office, retail, day care and a 40 room hotel; and

WHEREAS, the applicant wishes to convert part or all of the 72 residential dwelling units into Independent Living units, as provided in the schedule of uses, utilizing LDC Section 34-1414(c) density conversion formula; and

WHEREAS, a revision to the Master Concept Plan is necessary to achieve the proposed conversion; and

WHEREAS, the applicant, in order to provide more flexible development opportunities, is also proposing to reduce the minimum lot area from 2.38 acres to 10,000 square feet; 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, Lee County Divisions of Environmental Sciences and Development Services have reviewed the request and did not object to the approval of the requested changes; 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 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 Mixed Use Planned Development to adopt a revised Master Concept Plan, and reduce the minimum lot size from 2.38 acres to 10,000 square feet is **APPROVED subject to the following conditions:**

1. **The Development must be in compliance with the amended Master Concept Plan, dated December 19, 2013. Master Concept Plan for ADD2013-00168 is hereby APPROVED and adopted. A reduced copy is attached hereto as Exhibit "B".**

2. **Condition 2.b. of Zoning Resolution Z-12-012 (Development Regulations) is hereby amended to allow a minimum lot area to 10,000 square feet.**

3. **The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.**

4. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

DULY PASSED AND ADOPTED ON 1/7/2014

BY: Pam Houck
Electronically Signed by
Pam Houck, Director
Division of Zoning
Department of Community Development

Attachments:

Exhibit "A": Legal Description
Exhibit "B": Master Concept Plan

ADD2013-00168 Lee County ePlan

GULF SHORE SURVEYING, INC.

TIM J. PUFAHL, P.L.S.
30930 OIL WELL RD.
PUNTA GORDA, FL. 33955
(941) 639-7800

APPROVED
ADD2013-00168
Chick Jakacki, Planner
Lee Co Division of Zoning
12/10/2013

December 21, 2011
JOB NO. 1104
FILE: 1104PARENTDEV ORDER.DOC

DESCRIPTION

ALL OF THAT TRACT OR PARCEL OF LAND CONSTITUTING PART OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LYING NORTH OF SIX MILE CYPRESS PARKWAY, WEST OF PLANTATION ROAD AND EAST OF METRO PARKWAY, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30; THENCE PROCEEDING SOUTH 88°56'20" WEST ALONG THE NORTHERN BOUNDARY LINE OF THE SOUTHWEST QUARTER (SW1/4) FOR 50.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF PLANTATION ROAD (A 100.00 FOOT WIDE PUBLIC RIGHT OF WAY) AND THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS ESTABLISHED; THENCE RUNNING SOUTH 01°10'14" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 814.54 FEET TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIX MILE CYPRESS PARKWAY (A 250.00 FOOT WIDE PUBLIC RIGHT OF WAY) AND THE ENDPOINT OF A NON-TANGENT CURVE; THENCE RUNNING SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 2,739.79 FEET, A CENTRAL ANGLE OF 14°09'57", A CHORD BEARING OF SOUTH 63°40'31" WEST, AND A CHORD DISTANCE OF 675.66 FEET) FOR A DISTANCE OF 677.38 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30, SUCH BOUNDARY LINE ALSO BEING THE EASTERLY BOUNDARY LINE OF A PARCEL DESCRIBED BY DEED RECORDED IN O.R. BOOK 1179, PAGE 188, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUNNING NORTH 01°08'59" WEST ALONG SAID WESTERN FRACTIONAL BOUNDARY LINE AND THE EASTERN BOUNDARY LINE OF SUCH PARCEL FOR A DISTANCE OF 63.00 FEET TO A POINT AT THE NORTHEASTERN CORNER OF THE PARCEL; THENCE RUNNING SOUTH 71°25'01" WEST ALONG THE NORTHERN BOUNDARY LINE OF SUCH PARCEL FOR A DISTANCE OF 63.00 FEET TO A POINT AT THE NORTHWESTERN CORNER OF THE PARCEL; THENCE RUNNING SOUTH 01°08'59" EAST ALONG THE WESTERN BOUNDARY LINE OF SUCH PARCEL FOR 63.00 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SIX MILE CYPRESS PARKWAY AND THE ENDPOINT OF A NON-TANGENT CURVE; THENCE RUNNING SOUTHWESTERLY AND WESTERLY ALONG THE SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 2,739.79 FEET, A CENTRAL ANGLE OF 17°04'21", A CHORD BEARING OF SOUTH 80°36'43" WEST, AND A CHORD DISTANCE OF 813.36 FEET) FOR A DISTANCE OF 816.38 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE AND RUNNING SOUTH 89°08'53" WEST FOR A DISTANCE OF 323.67 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE WITH THE EASTERLY RIGHT OF WAY LINE OF METRO PARKWAY BEING THE EASTERLY LINE OF TAKING AS DESCRIBED IN STIPULATED ORDER OF TAKING RECORDED IN CLERK'S FILE NUMBER 2007000068769 AND FOLOWING SAID RIGHT OF WAY FOR THE NEXT (3) CALLS; THENCE RUNNING NORTH 00°38'41" WEST FOR 302.68 FEET; THENCE RUNNING NORTH 01°54'50" WEST FOR 325.09 FEET; THENCE RUNNING NORTH 00°38'41" WEST FOR 610.77 FEET TO AN INTERSECTION WITH SAID NORTHERN BOUNDARY LINE OF THE SOUTHWEST QUARTER (SW1/4); THENCE RUNNING NORTH 88°56'20" EAST ALONG SAID NORTHERLY BOUNDARY LINE FOR A DISTANCE OF 1796.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,025,420 SQUARE FEET OR 46.4972 ACRES MORE OR LESS

Exhibit A

ADD2013-00162 Lee County ePlan

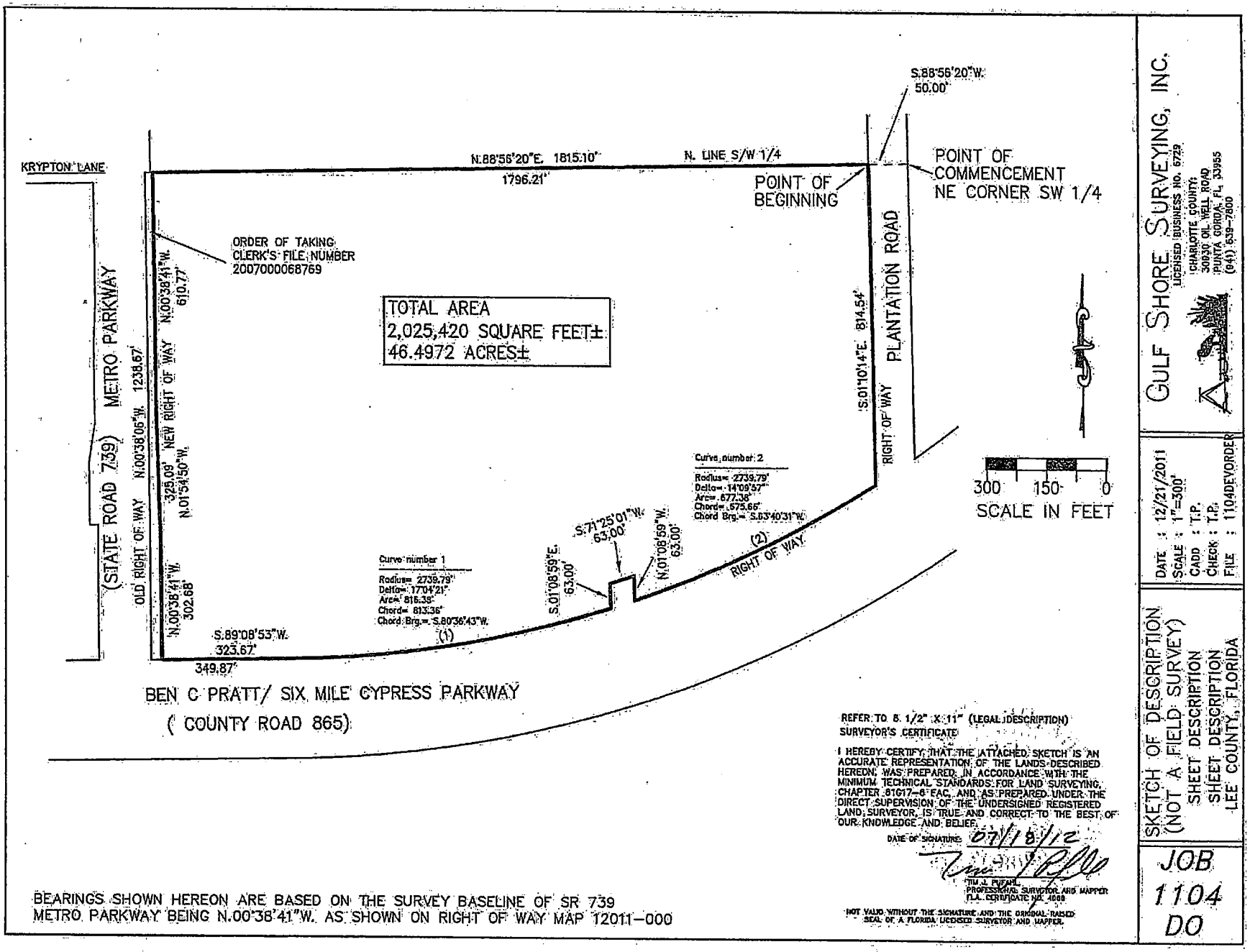
BEARINGS MENTIONED HEREIN ARE BASED ON SURVEY BASELINE OF SR 739 METRO PARKWAY BEING N.00°38'41"W. AS SHOWN ON THE RIGHT OF WAY MAPS 12011-000.

REFER TO 8 1/2" X 11" SURVEY
GULF SHORE SURVEYING, INC.

Tim J. Pufahl 07/18/12

TIM J. PUFAHL, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 4666

ADD2014-00142 Lee County ePlan



REFER TO 8 1/2" X 11" (LEGAL DESCRIPTION)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH IS AN ACCURATE REPRESENTATION OF THE LANDS DESCRIBED HEREON, WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 61G17-6 F.A.C. AND AS PREPARED UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR, IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

DATE OF SIGNATURE: 07/18/12

TIM J. PUTAHL
PROFESSIONAL SURVEYOR AND MAPPER
F.L.A. CERTIFICATE NO. 4068

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

BEARINGS SHOWN HEREON ARE BASED ON THE SURVEY BASELINE OF SR 739 METRO PARKWAY BEING N.00°38'41"W. AS SHOWN ON RIGHT OF WAY MAP 12011-000

GULF SHORE SURVEYING, INC.
LICENSED BUSINESS NO. 6729
CHARLOTTE COUNTY
30930 OIL WELL ROAD
PUNTA GORDA, FL 33955
(941) 639-7800

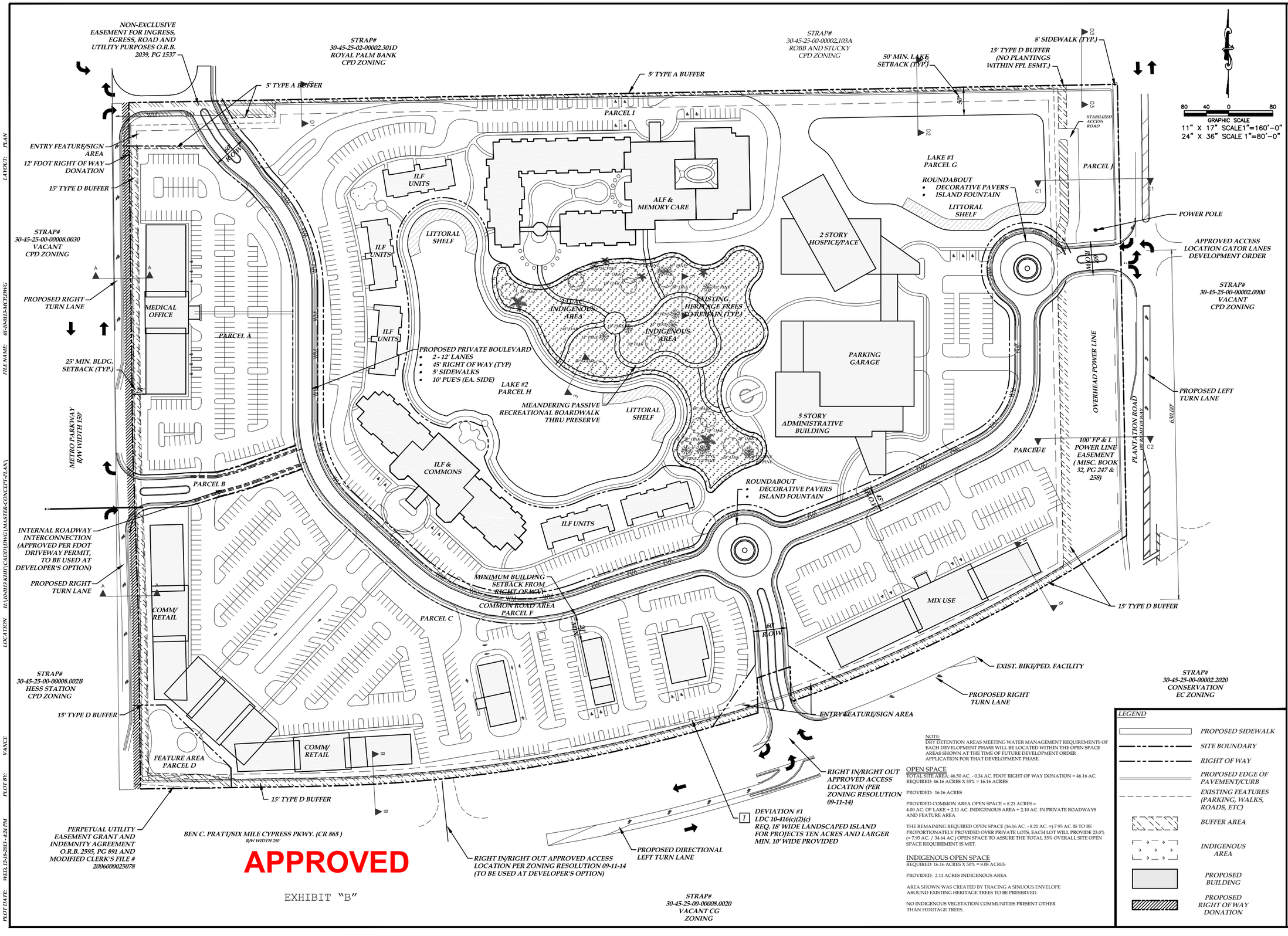
DATE : 12/21/2011
SCALE : 1"=300'
CADD : T.P.
CHECK : T.P.
FILE : 1104DEVORDER

SKETCH OF DESCRIPTION
(NOT A FIELD SURVEY)
SHEET DESCRIPTION
SHEET DESCRIPTION
LEE COUNTY, FLORIDA

JOB
1104
DO

ADD2013-00168 Lee County ePlan

ADD2013-00168, Lee County ePlan
ADD2013-00168



NOTE:
DRY DETENTION AREAS MEETING WATER MANAGEMENT REQUIREMENTS OF EACH DEVELOPMENT PHASE WILL BE LOCATED WITHIN THE OPEN SPACE AREAS SHOWN AT THE TIME OF FUTURE DEVELOPMENT ORDER APPLICATION FOR THAT DEVELOPMENT PHASE.

OPEN SPACE
TOTAL SITE AREA: 46.50 AC. - 0.34 AC. FDOT RIGHT OF WAY DONATION = 46.16 AC.
REQUIRED: 46.16 ACRES X 35% = 16.16 ACRES

PROVIDED: 16.16 ACRES

PROVIDED COMMON AREA OPEN SPACE = 8.21 ACRES =
4.00 AC. OF LAKE + 2.11 AC. INDIGENOUS AREA + 2.10 AC. IN PRIVATE ROADWAYS AND FEATURE AREA

THE REMAINING REQUIRED OPEN SPACE (16.16 AC. - 8.21 AC. =) 7.95 AC. IS TO BE PROPORTIONATELY PROVIDED OVER PRIVATE LOTS, EACH LOT WILL PROVIDE 23.0% (= 7.95 AC. / 34.64 AC.) OPEN SPACE TO ASSURE THE TOTAL 35% OVERALL SITE OPEN SPACE REQUIREMENT IS MET.

INDIGENOUS OPEN SPACE
REQUIRED: 16.16 ACRES X 50% = 8.08 ACRES

PROVIDED: 2.11 ACRES INDIGENOUS AREA

AREA SHOWN WAS CREATED BY TRACING A SINUOUS ENVELOPE AROUND EXISTING HERITAGE TREES TO BE PRESERVED.

NO INDIGENOUS VEGETATION COMMUNITIES PRESENT OTHER THAN HERITAGE TREES.

LEGEND
- PROPOSED SIDEWALK
- SITE BOUNDARY
- RIGHT OF WAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING FEATURES (PARKING, WALKS, ROADS, ETC)
- BUFFER AREA
- INDIGENOUS AREA
- PROPOSED BUILDING
- PROPOSED RIGHT OF WAY DONATION

APPROVED

EXHIBIT "B"

DDAI
DAVID DOUGLAS ASSOCIATES, INC.
1821 Victoria Avenue,
Fort Myers, Florida 33901
Ph. 239-337-3330
Website: www.ddai-engineers.com
Certification of Authorization # 7568

Project Name:

CENTER FOR HOPE

Project Address:
METRO PKWY & BEN C. PRATT/ SIX MILE CYPRESS PKWY

Client/Owner:
Hope Hospice & Community Services, Inc.
9470 Healthpark Circle
Fort Myers, Florida 33908

David Douglas, P.E. Project Manager
Phone: 239-337-3330
Email: dd@ddai-engineers.com

Project Engineer:

NOT FOR CONSTRUCTION

Legal Disclaimer:
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Revisions:

DATE:	DESCRIPTION

SITE DATA:

STRAP #	VARIOUS
SEC-TWP-RGE	SEC. 30 TWP. 45S RGE. 25E
CITY PERMIT#	N/A
SF PERMIT #	N/A
LEE COUNTY #	N/A
PROJECT MGR.	ADAM HAYES, P.E.
PROJECT #	10-0113
FILE NAME	01-10-0113-MCP.DWG
ORIGIN DATE	10-15-13
DESIGNER	ACCH
CADD	JNP
CHECKED BY	ACCH
PLOT DATE	WED, 12-18-2013-4:24 PM
PLOTTED BY	VANCE

SHEET TITLE:

MASTER CONCEPT PLAN

SHEET NO. 01 OF 01

December 19, 13

FILE NAME: 01-10-0113-MCP.DWG
LAYOUT: PLAN
LOCATION H:\10-0113 KHH\CADD\DWG\MASTER-CONCEPT-PLAN\
PLOT BY: VANCE
PLOT DATE: WED, 12-18-2013 - 4:24 PM