

RE: Center of Hope, DCI2011-00020

Administrative Amendment Narrative to Zoning Resolution Z-12-012

The project is located on the north side of Ben C. Pratt / Six Mile Cypress Parkway (County Road 865) bounded by Metro Parkway on the west side and Plantation Road on the east side. The site contains 46.50 acres, was previously rezoned to Mixed Unit Planned Development (MUPD), DCI 2011-00020 and has received an Administrative Amendment, ADD2013-00168.

The proposed changes to the approved development within this application include the following deviation requests:

1. Deviation from LDC Section 34-845 Table and Z-12-012 from waterbody setback from 25 feet to 20 feet.

The location point of the building being within 20 feet of the waterbody is a bumpout of the building in keeping with architectural requirements for compliance with the Land Development Code. The lake area adjacent to the ILF/ALF-Memory Care buildings serves a dual purpose, water management as well as aesthetic and therapeutic care for the residents. The small deviation will not pose a safety concern as a sidewalk is located between the building the waterbody for pedestrian travel.

2. Deviation from LDC Section 34-845 Table and Z-12-012 from rear setback from 25 feet to 6.5 feet.

A feature area is located within the southwest corner of the property abutting the rear of a commercial building within 6.5 feet versus the 25 foot setback requirement. All parking and building access will occur in the front of the building thus not creating hazard for visitors. The feature is located as a visual centerpiece for the development at the intersection of Six Mile Cypress Parkway and Metro Parkway. A sidewalk is located along Six Mile Cypress Parkway and Metro Parkway for pedestrian passage. The feature enhances the intersection's aesthetic view.

This request is consistent with the currently approved MUPD zoning as well as the current Development Order for the property.

These proposed changes will not result in underutilization of public resources or public infrastructure committed to support the development and will not adversely impact surrounding land uses, public health, safety or welfare. The changes are in compliance with the Lee Plan and the current Lee County Land Development Code.