

RESOLUTION NUMBER Z-12-012

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

WHEREAS, an application was filed by the property owner, Hope Hospice and Community Services, Inc., to rezone a 46.50± acre parcel from Light Industrial (IL), Industrial Planned Development (IPD) and Commercial Planned Development (CPD) to Mixed-Use Planned Development (MPD) in reference to Center for Hope; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Diana M. Parker, was advertised and held on May 10, 2012; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2011-00020 and recommended APPROVAL of the Request; and

WHEREAS, a second public hearing was advertised and held on September 17, 2012 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 46.50± acre parcel from IL, IPD, and CPD to MPD, to allow for a 24 bed hospice, 96 bed ALF, 28 bed Alzheimer (memory Care) Facility, an adult day care and therapy center for up to 185 adults and up to 90,000 square feet of ancillary and accessory uses to hospice and ALF, 70,000 square feet of medical and general office, 109,000 square feet of commercial retail, 25,000 square feet of warehousing and storage, a hotel with 40 rooms, 92 multiple-family residential units, including 20 employee housing units, and a child day care for up to 135 children, with a maximum building height of 125 feet. This development will connect to central water and sanitary sewer services. The applicant also seeks to amend the Ben C. Pratt/Six Mile Cypress Parkway's Controlled Access Road Resolution, to allow for one of the access points, a directional left-in median opening, allowing the eastbound-left turn movement on Six Mile Cypress Parkway.

The property is located in the Intensive Development Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviation specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Master Concept Plan/Development Parameters

Development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Center for Hope," prepared by David Douglas Associates, Inc., last revised 09/20/12, and attached hereto as Exhibit C, except as modified by the conditions below. Development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

This project will allow Hospice and Assisted Living Facilities including Alzheimer Care Facilities (limited to 148 beds, including Hospice beds), adult day care for up to 185 adults, 90,000 square feet of ancillary and accessory uses for the health care component of the project, up to 20 employee housing units accessory to the healthcare component, 70,000 square feet of general and medical office, 109,000 square feet of retail, 25,000 square feet of warehousing and storage, child care for up to 135 children, 72 multiple family residential dwelling units and a 40 room hotel.

2. Uses and Site Development Regulations

The following limits apply to the project and uses:

a. Schedule of Uses

- Accessory Uses and structures
- Administrative Offices
- Assisted Living Facility including Alzheimer Care Facility (limited to 148 beds, including Hospice beds)
- Agricultural Uses, subject to Condition #9
- Agricultural Services; office based operations
- Agricultural Services and Agricultural accessory uses
- ATM
- Banks and Financial Establishment Group I
- Boardwalk
- Business Services, Groups I & II
- Cleaning and Maintenance Services
- Clothing Store, General
- Club, Private
- Columbarium
- Community Residential Homes (permitted in the 72 multiple-family dwellings)
- Computer and Data Processing
- Consumption on Premises (accessory to hotel/motel and restaurants only)
- Continuing Care Facilities
- Convenience Food and Beverage Store (no gas pumps)
- Cultural facilities: Art Galleries only
- Daycare, child (limited to 135 children)
- Daycare, adult (limited to 185 adults)
- Drive Thru Facility for any permitted use
- Drugstore, Pharmacy

Dwelling units: single-family, duplex, mobile home, multiple-family, townhouse,
 two-family attached, zero lot line (limited to 72 dwelling units not including
 20 employee housing units)
 Entrance Gate and Gatehouse
 Essential Services
 Essential Service Facilities, Group I
 Excavation, Water Retention
 Fences, walls
 Food and Beverage Services, Limited
 Food Stores, Group I (excluding supermarkets)
 Funeral Home
 General Offices
 Gift and Souvenir Shop
 Guardhouse/Gatehouse
 Healthcare Facilities Groups I, II & III
 Home Care Facility (permitted in the 72 multiple-family dwelling units)
 Hospice (limited to 148 beds, including ALF/Alzheimer)
 Hotel/Motel (limited to 40 rooms)
 Housing Units for employees only (limited to 20 multiple-family dwelling units for
 Hospice/ALF employees only)
 Independent Living Facility (included in the 72 dwelling units, density per LDC
 §34-1414(c))
 Insurance Companies
 Laundry and Dry Cleaning, Groups I & II
 Library
 Medical Office
 Non Store Retailers, All Groups
 Offices
 Parcel and Express Services
 Parking Lots, Accessory
 Personal Services, Groups I, II & III
 Pet Shop/Pet Services
 Pharmacy
 Place of Worship
 Post Office
 Real Estate Sales Office
 Recreational Facilities, Personal and Private On-Site
 Religious Facilities
 Restaurants, Groups I, II & III
 Retail and Wholesale sales
 Signs, in accordance with LDC Chapter 30, and subject Condition #13
 Skilled Nursing Facility
 Social Services, Groups I & II
 Solar Field
 Specialty Retail Shops, Groups I & II
 Storage: Indoor Only
 Temporary Use - Limited to construction trailers and contractors storage units
 during construction
 Used Merchandise Stores, Groups I & II
 Warehouse, Private

Water Retention

b. Site Development Regulations

Minimum Building Setbacks:

Street: Public (External):	25 feet
Private (Internal):	20 feet
Development Perimeter:	25 feet
Side:	15 feet
Rear:	25 feet
Waterbody:	25 feet
Indigenous Preserve:	20 feet
Minimum Building Separation:	20 feet
Maximum Lot Coverage:	45%
Minimum Open Space:	35% (for total 46.5 acre site)
Minimum Lot Area:	2.38 Acres
Minimum Width:	100'
Minimum Depth:	100'
Maximum Building Height:	85 feet/6 stories

Note: In addition to Lakes, Indigenous Open Space, and FPL easements shown as common open space, each lot will provide an Additional 21.9% Open Space to assure the total 35% Overall Site Open Space requirement is met.

3. Environmental Conditions

- a. The development of the property must include a common landscaping theme. The landscaping theme must be reviewed and approved by the Lee County Department of Community Development prior to the issuance of the first local development order, and must be followed by all subsequent development orders.
- b. Prior to local development order approval, the development order plans must delineate a minimum of 16.41 acres of open space.
- c. Prior to local development order approval, the development order plans must delineate a minimum of 2.11 acres of indigenous tree preservation area as shown on the MCP stamped "Received" May 17, 2012.
- d. Prior to local development order approval, the development order plans must demonstrate the preservation of native trees on site in compliance with the Master Concept Plan stamped "Received" May 17, 2012. The plans must demonstrate proper tree protection measures (such as but not limited to root pruning, root barriers, protection barricades, etc...) to ensure the health and welfare of the protected trees.
- e. Prior to local development order approval, the development order plans must demonstrate the relocation of any Cabbage Palms (Sabal Palmetto) greater than 8-foot clear trunk to be impacted. These palms must be relocated into the 2.11

acre indigenous tree preservation area. All relocation efforts must be done in a horticulturally correct manner per Lee County Brochure 8/2000A.

- f. Prior to local development order approval, the landscape plans must demonstrate the planting of five replacement Laurel Oak (*Quercus Laurifolia*) trees to compensate for the removal of five heritage Laurel Oak trees. These trees must be a minimum of 20 feet in height at time of planting and must be planted within the 2.11 acre indigenous tree preservation area.
- g. Prior to construction of boardwalks or walking trails within the indigenous tree preservation area, the development order plans must indicate coordination with the Division of Environmental Sciences' Staff to avoid impacts to preserved trees. A vegetation removal permit must be obtained prior to the start of any construction.
- h. Prior to local development order approval, the applicant must demonstrate that the use of the 2.11-acre indigenous tree preservation area as dry detention will not adversely affect the native trees to be preserved in this area (including but not limited to elevations, vegetation analysis of existing species, 25 year staging events, etc...). A management plan for the indigenous tree preservation area, prepared in compliance with LDC §10-415 (b)(4), must be submitted for review and approval by Environmental Sciences' Staff. This management plan must include requirements for annual monitoring reports to be submitted for a period of five years, which examines the health of the preserved trees and a mitigation plan if the trees become adversely impacted due to the use of this area as dry detention.
- i. Prior to local development order approval, the landscape plans must include a planting plan for the dry detention areas. The planting plan must include appropriate native herbaceous vegetation (minimum 1-gallon container size; 3 feet on center) per LDC §10-418(4).
- j. Prior to local development order approval, all buffer plantings must be 100% native vegetation.

4. Hurricane Condition

This site is located in land falling Category 3 storm surge area, and is subject to LDC §2-485 Impact Mitigation requirements. Prior to the issuance of a local development order for vertical construction, this project must be in compliance with LDC §2-485.

5. Traffic Impact Statement

Prior to the issuance of a development order on the subject site, the applicant must submit a Traffic Impact Statement (TIS) that analyzes the intersection of Plantation Road and Six Mile Cypress Parkway. Should the TIS indicate that the project impacts that intersection and that signalization of that intersection is necessary, the applicant will be responsible for providing its proportionate share of the costs of the signal improvements necessary for that intersection.

6. Vehicular/Pedestrian Impacts

Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

7. Lee Plan Consistency

Approval of this zoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1 (b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

8. Concurrency

Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

9. Agricultural Uses

- a. Bona fide agricultural uses consisting of 46.5 acres that were in existence when the application for this project was filed may continue in the areas depicted on Exhibit D until a local development order is approved for the area containing the agricultural uses.
- b. Clearing or injury of native trees or other native vegetation, including understory, in agricultural areas is prohibited. Existing areas of bona fide agricultural use that include existing grass pasture(s) may be mowed but those areas may not be cleared or expanded. Violations of this condition will require restoration in accordance with LDC §10-423. This prohibition of clearing or expansion of agricultural use is not intended to preclude County approved requests for removal of invasive exotic vegetation.
- c. Prior to the issuance of a local development order for the portion that contains the agricultural use, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:
 - (1) Termination of all agricultural use on the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the property that specifically provides:
 - a) the date the agricultural uses ceased;
 - b) the legal description of the property subject to the development order approval;

- c) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the county that they will not allow agricultural uses on the property until the property is re-zoned to permit agricultural uses; and,
 - d) that the affidavit constitutes a covenant between the owner and the county that is binding on the owner, their assignees and successors in interest.
 - e) The affidavit must be properly recorded in the public records of the county at the owner's expense.
- (2) Proof of termination of the agricultural tax exemption for the portion of the property included in the development order application/approval. Proof of termination must include a copy of the owner's request to terminate the tax exemption provided to the Property Appraiser.

10. Solid Waste Management

As part of any local development order approval for vertical development, the development order plans must include facilities in compliance with LDC §10-261 and Solid Waste Ordinance #08-10 for the pick-up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of these facilities will be reviewed at the time of local development order application.

11. Sidewalks

All internal roads must contain sidewalks on both sides of them. All internal walkways must interconnect and connect to the external sidewalks. A pedestrian walkway plan must be submitted to the County for review and approval as part infrastructure development order for the site.

12. Common Architectural Theme

The development of the property must include a common architectural theme. The common architectural theme may include, but is not limited to the following: architectural style, roof type, building color, etc. The common architectural theme must be reviewed and approved by the Lee County Department of Community Development as part of the first local development order for vertical construction.

13. Unified Sign Plan

A unified sign plan must be reviewed and approved by Lee County Department of Community Development as part of the first development order for vertical construction. All sign permit requests must be in compliance with the design standards of the unified sign plan.

14. Buffers and Indigenous Preserve areas

Should the project be phased, all buffers and indigenous preserve areas must be installed and improved at the time of infrastructure development for the site.

15. Bird Strike Prevention

The development order plans for buildings within the MPD must be reviewed by Environmental Sciences' Staff for the utilization of window treatment to reduce or break up window panel reflection in order to decrease the potential of bird strikes. Examples of acceptable window treatment include, but are not limited to, the use of non-reflective tinting, ultraviolet reflective decals, exterior sun shades or similar treatments. This condition is applicable to window and/or door panels on building facades, of four stories or greater in height along the exterior of the project that are facing the Six Mile Cypress Slough.

SECTION C. DEVIATIONS:

Deviation (1), Parking Lot Landscaping, seeks relief from the LDC §10-416(c)(2)(c) requirement to provide developments of 10 acres or more to provide parking lot landscaped islands of 18 feet in width while utilizing a maximum 20 parking spaces in a row, to allow landscaped islands with of 10 feet in width with an average of 10 parking spaces in an uninterrupted row. This deviation is APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan
- Exhibit D: Bona fide agricultural uses

The applicant has indicated that the STRAP numbers for the subject property are: 30-45-25-00-00005.0000, 30-45-25-00-00007.0000, 30-45-25-00-00008.0000, and 30-45-25-00-00008.002D

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;

- c. is compatible with existing or planned uses in the surrounding area;
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
- a. the proposed use or mix of uses is appropriate at the subject location;
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. The proposed project size, as conditioned, meets the threshold criteria, set out in LDC §34-381, for a "large project" for purposes of determining the future expiration date of the Master Concept Plan.
6. The approved deviation, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner Judah made a motion to adopt the foregoing resolution, seconded by Commissioner Hall. The vote was as follows:

John Manning	Aye
Brian Bigelow	Absent
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 17th day of September 2012.

ATTEST:
CHARLIE GREEN, CLERK

BY: *Lisa Pierce*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *J. Manning*
John Manning, Chair



Approved as to form by:

Michael D. Jacob
Michael D. Jacob
Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE

2012 OCT 15 PM 1:37



GULF SHORE SURVEYING, INC.

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

December 21, 2011

JOB NO. 1104

FILE: 1104PARENTDEV ORDER.DOC

PAGE 1 OF 2

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 PARTICULARLY 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 FOLLOWING 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

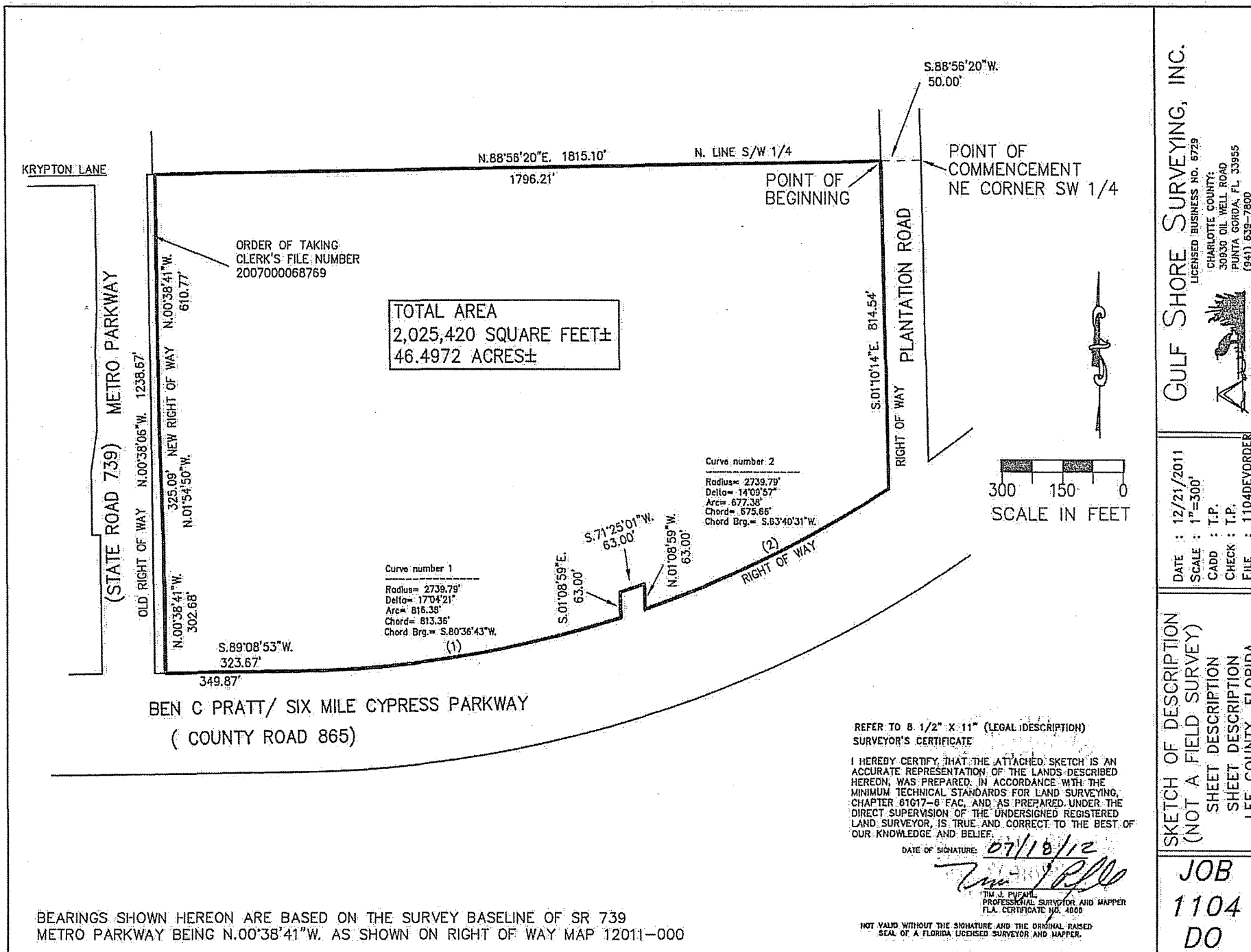
PAGE 2 OF 2

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



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

DCI2011-00020

Zoning Map

4/2/2012

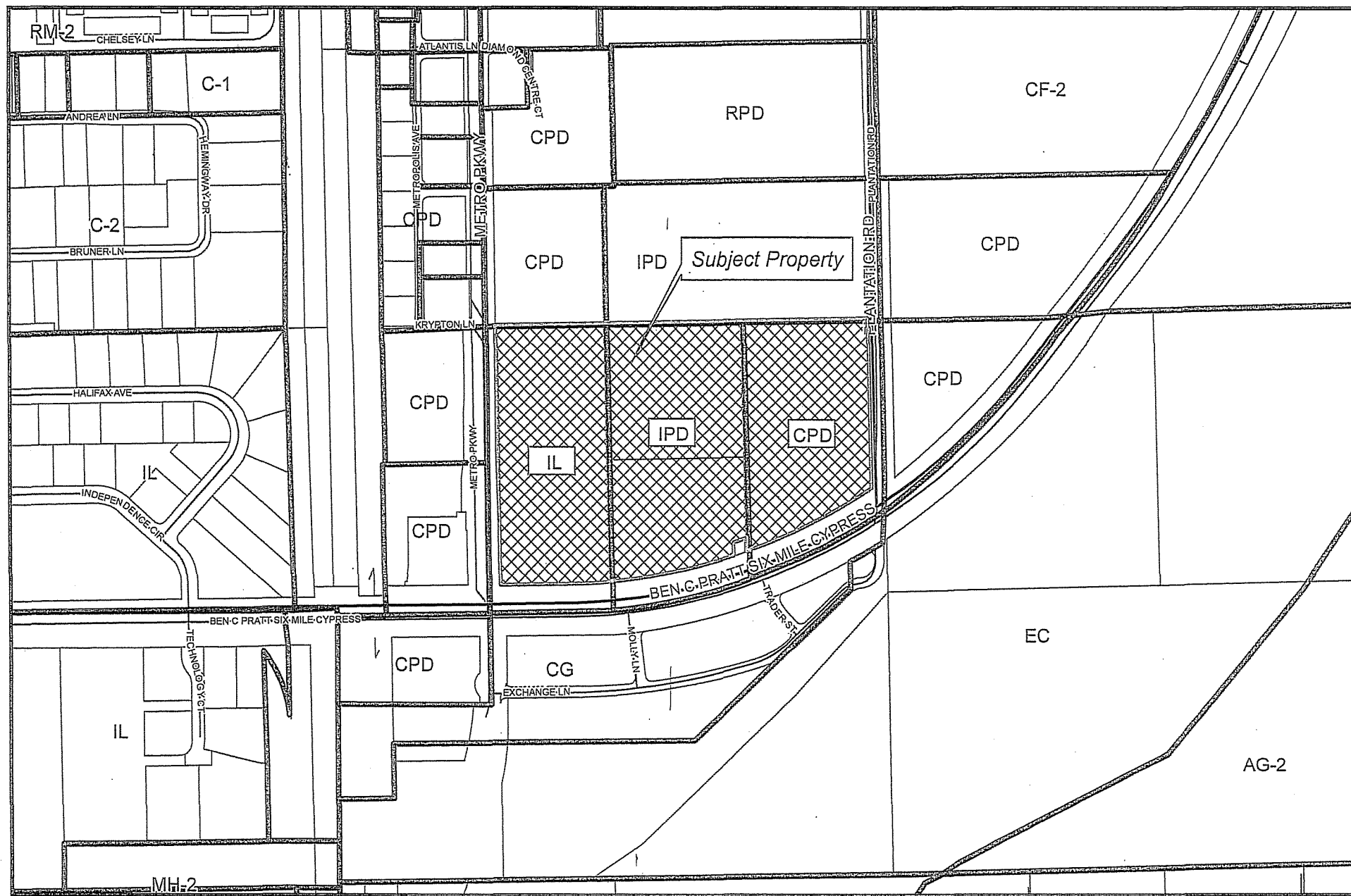
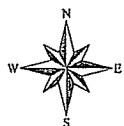
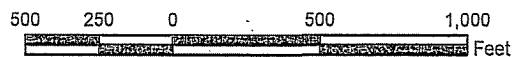
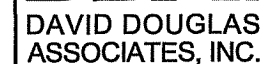


Exhibit B





1821 Victoria Avenue,
Fort Myers, Florida 33901
Ph. 239-337-3330, Fax 239-337-1236
Website: www.ddal-engineers.com
Florida Certificate of Authorization #7568

Project Name:

CENTER
FOR
HOPE

Hope
HealthCare Services

Project Address:

**Metro Pkwy. & Ben C. Pratt/
6 Mile Cypress Parkway**

Client/Owner:

**Hope Hospice & Community
Services, INC.**
9470 Healthpark Circle
Fort Myers, Florida 33908

DDAI Contact

Steve Hurley
Phone: (239) 337-3330
E-Mail: sh@ddai-engineers.com

Project Engineer

THIS PLAN IS INTENDED FOR THE
USE OF ZONING APPROVAL ONLY.
ACTUAL ENGINEERING AND
ARCHITECTURAL CONSTRUCTION
DOCUMENTS WILL BE PREPARED
ONCE ZONING IS APPROVED &
COMPLETE.

NOT FOR CONSTRUCTION

Legal Disclaimer

THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICE, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF DAVID DOLY & ASSOCIATES, INC. © 2010.

Revisions:

DATE:	DESCRIPTION
02/23/12	LC ZONING STAFF REVIEW
09/20/12	LOT OPEN SPACE NOTE PER LEE CO

Site Data:

STRAP #	
SEC-TWP-RGE	SEC. 30, TWP. 45 S., RGE. 25
CITY PERMIT#	N/A
SF PERMIT #	N/A
LEE COUNTY #	N/A

PROJECT MGR. : Adam Hayes
PROJECT # : 100113
FILE NAME : (-)10-0113 ZONING 2DRVED
ORIGIN DATE : 04.29.11
DESIGNER : LSH
CADD : STS
CHECKED BY : LSH
PLOT DATE : FRI. 9-21-2012 - 10:59 AM
PLOTTED BY : JPNICARO

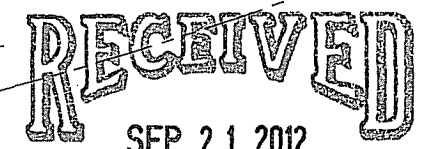
Sheet Title

MASTER
CONCEPT
PLAN

SHEET NO. _____

1 OF 1

Plan Status:



COMMUNITY DEVELOPMENT

DCI 2011-00020

OPEN SPACE
REQUIRED: 48.50 ACRES X 30% = 13.95 ACRES

PROVIDED: 25% OF 13.85 AC. OPEN SPACE = 3.46 AC. OF LAKE + 2.10 AC
INDIGENOUS AREA + 10.82 AC. OPEN AREA = 16.41 ACRES PROVIDED

NOTE: IN ADDITION TO LAKES, INDIGENOUS OPEN SPACE, AND FPL EASEMENTS SHOWN AS COMMON SPACE, EACH LOT WILL PROVIDE AN ADDITIONAL 21.9% OPEN SPACE TO ASSURE THE TOTAL 35% OVERALL SITE OPEN SPACE REQUIREMENT IS MET.

INDIGENOUS OPEN SPACE
REQUIRED: 13.95 ACRES X 50% = 6.98 ACRES

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.

Approved as Exhibit C
MCP Page 1 of 1
Resolution # Z-12-012

• 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