ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Johnson Engineering LLC, filed an application for an administrative amendment to a Commercial Planned Development known as HealthPark Florida CPD, on a project known as HealthPark Lot 15 MOB, to request the following additional deviation:

> Deviation from Lee County LDC Section 10-296(k), which requires that dead-end streets, designed to be so permanently, must be closed at one end by a circular turnaround for vehicles and constructed according to LDC standards, to allow an alternative design that facilitates continuous traffic circulation between the proposed development and the existing medical facility facility located immediately to the east; and

WHEREAS, the property is generally located at on the north side of Healthpark Circle, west of Bass Road, and a legal description of the subject property is attached as Exhibit “A”; and

WHEREAS, the property was originally rezoned by Resolution Z-87-058 and subsequently was amended by PD-90-018, PD-93-013, PD-96-002, PD-96-010, Resolutions Z-98-011A, Z-01-002, Z-01-021, ADD2003-00087A, Resolutions Z-05-015, Z-05-019, ADD2005-00088, ADD2006-00060, ADD2009-00001, ADD2018-00045, and ADD2018-10029; and

WHEREAS, the subject property is located in the Urban Community Future Land Use Category as designated by the Lee Plan; 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, the applicant has applied for a development order (DOS2024-00139) that is currently under review; and

WHEREAS, the applicant proposes an alternate design for the terminus of Hollyfern Court as part of the application for development order approval, requiring a deviation; and

WHEREAS, the applicant has requested a deviation from LDC Section 10-296(k) to allow a proposed alternative design in lieu of the required circular turnaround, as depicted on the attached Deviation Exhibit (Exhibit “B”); and

WHEREAS, the subject application and plans have been reviewed by Lee County Development Services Section, who recommended approval of the requested deviation; 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 of an administrative amendment to the HealthPark Florida Commercial Planned Development on a project known as HealthPark Lot 15 MOB to request a deviation from Land Development Code Section 10-296(k) is **APPROVED, subject to the following conditions:**

1. **The requested deviation to allow an alternative design to the terminus of Hollyfern Court is hereby approved. The design must be in substantial compliance with the Deviation Exhibit attached hereto as Exhibit "B".**

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

3. **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 Zoning Manager 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, adopted, and electronically signed on 10/06/2025
Anthony R. Rodriguez, AICP, CPM, Zoning Manager
Community Development

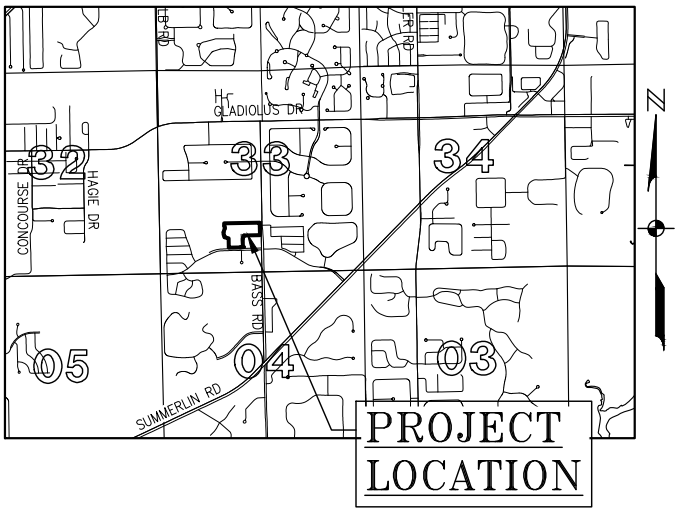
Exhibit "A": Legal Description
Exhibit "B": Deviation Exhibit

SKETCH AND DESCRIPTION

LEEHEALTH HEALTHPARK MOB
DEVELOPMENT ORDER LIMITS

(NOT FOR USE IN THE CONVEYANCE OF REAL PROPERTY)
PARTS OF LOTS 7 & 8
PLAT OF PHASE 1-F, HEALTHPARK FLORIDA WEST
(PLAT BOOK 53, PAGE 81)
A PARCEL OF LAND LYING IN
SECTION 33, TOWNSHIP 46 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

VICINITY MAP
1"=5000'



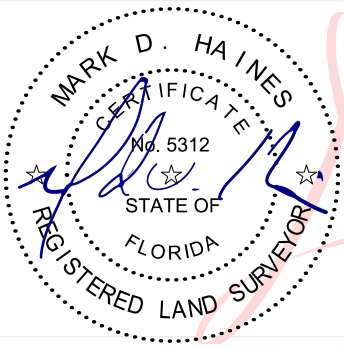
REVIEWED
Project: ADD2025-00197
By: Richard Burris
Dept: Legal Review
Date: 09/25/2025

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DEPICT THE DEVELOPMENT ORDER LIMITS ONLY FOR THE SITE. IT IS NOT INTENDED TO BE USED FOR THE CONVEYANCE OF REAL PROPERTY. THE DESCRIPTION ON SHEET 3 OF 3 WAS TAKEN FROM DEED RECORDED IN OFFICIAL RECORDS BOOK 4306, PAGE 3707, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
3. COORDINATES AND HORIZONTAL DATA SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.
4. BEARINGS SHOWN HEREON ARE BASED ON FIXING THE NORTH LINE OF LOTS 7 AND 8, PLAT OF PHASE 1-F, HEALTHPARK FLORIDA WEST SHOWN HEREON AS N.88°53'53"E.
5. PARCEL CONTAINS A TOTAL OF 423,822 SQUARE FEET, OR 9.73 ACRES MORE OR LESS.
6. P.O.C. = POINT OF COMMENCEMENT
7. P.O.B. = POINT OF BEGINNING
8. ORI = OFFICIAL RECORDS INSTRUMENT
9. ORB = OFFICIAL RECORDS BOOK/PAGE
10. PG = PAGE
11. LME = LAKE MAINTENANCE EASEMENT
12. DE = DRAINAGE EASEMENT
13. (P) = PLAT
14. -R/W- = RIGHT-OF-WAY
15. AC. = ACRES
16. NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.

THIS IS NOT A SURVEY.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LEGAL DESCRIPTION AND ATTACHED SKETCH WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.



Digitally signed by Mark D. Haines
PSM LS5312 State of Florida
Date: 2025.02.10 09:54:57 -05'00'

THIS SKETCH HAS BEEN DIGITALLY SIGNED BY:
MARK D. HAINES (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5312
ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

\\FTMS01\Drawings\2022\20225157-001\Surveying\Sketches\20225157-001 HealthPark MOB DO Limits S&D.dwg (S1) MDH Feb 10, 2025 - 9:48am

JOHNSON ENGINEERING
— An Apex Company —

JOHNSON ENGINEERING, LLC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
E.R. #642 & L.B. #642

SKETCH AND DESCRIPTION
LEEHEALTH HEALTHPARK MOB - DEVELOPMENT ORDER LIMITS
SECTION 33, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/10/25	20225157-001	33-45-24	AS SHOWN	1 OF 3

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	90.00'	43°23'07"	N04°46'34"W	66.53'	68.15'
C3	50.00'	41°44'08"	N05°36'03"W	35.62'	36.42'
C7	25.00'	36°52'12"	S70°28'59"W	15.81'	16.09'
C9	25.00'	90°00'00"	S46°04'56"E	35.36'	39.27'
C11	90.00'	37°31'25"	S17°40'47"W	57.89'	58.94'
C12	55.00'	37°28'54"	S17°42'02"W	35.34'	35.98'
C17	75.00'	53°21'04"	N09°45'32"W	67.34'	69.84'

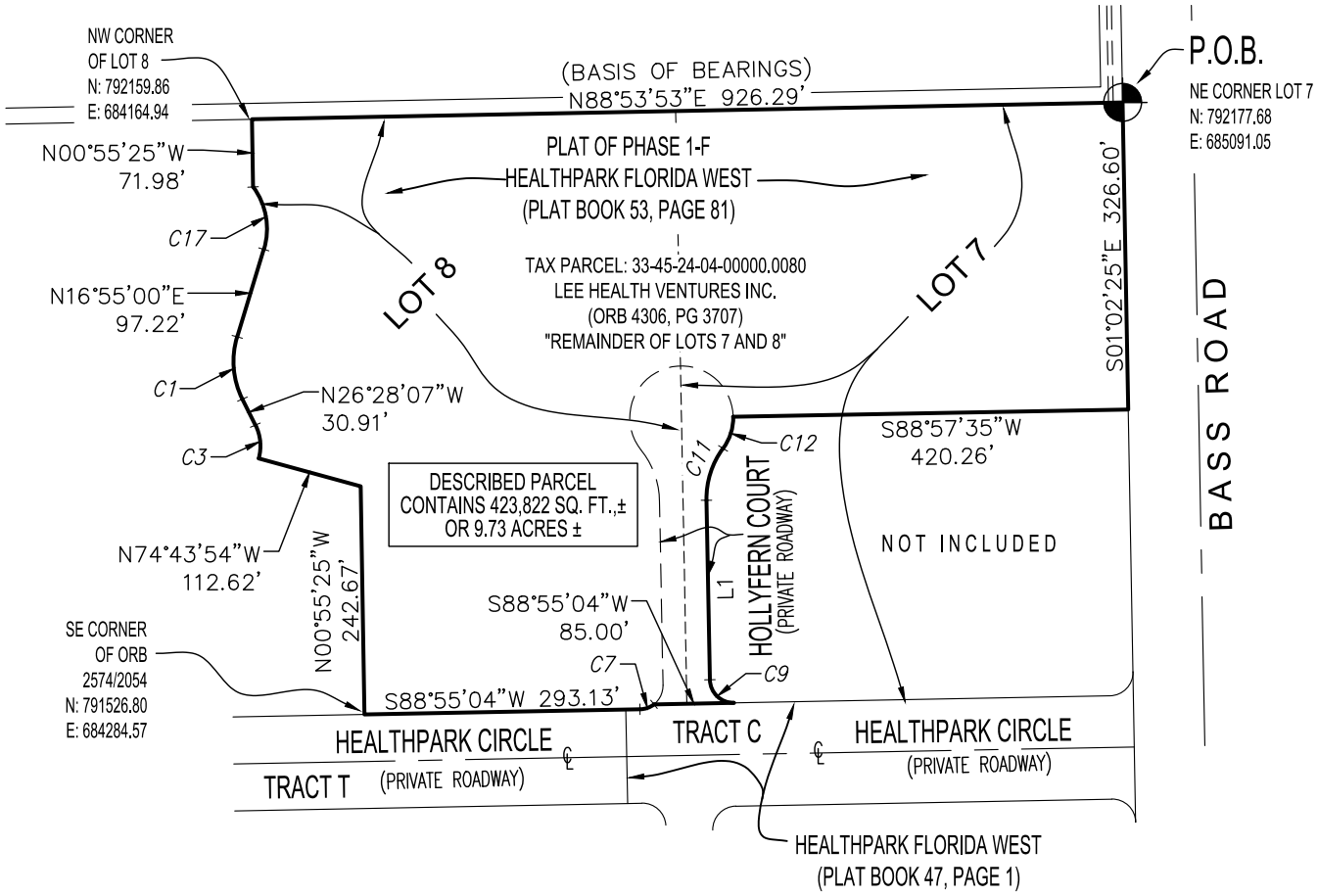
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°04'56"E	190.96'

N

0 50 100 200

(INTENDED DISPLAY SCALE: 1"=200')

REVIEWED
Project: ADD2025-00197
By: Richard Burris
Dept: Legal Review
Date: 09/25/2025



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*NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.

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SKETCH AND DESCRIPTION
LEEHEALTH HEALTHPARK MOB - DEVELOPMENT ORDER LIMITS
SECTION 33, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/10/25	20225157-001	33-45-24	1"=200'	2 OF 3

\\FTMS01\Drawings\2022\20225157-001\Surveying\Sketches\20225157-001 HealthPark MOB DO Limits S&D.dwg (S2) MDH Feb 10, 2025 - 9:48am

ADD2025-00197 Lee County ePlan

LEGA DESCRIPTION

LEEHEALTH HEALTHPARK MOB – DEVELOPMENT ORDER LIMITS
(NOT FOR USE IN THE CONVEYANCE OF REAL PROPERTY)
DESCRIPTION AS TAKEN FROM DEED RECORDED IN OFFICIAL RECORDS BOOK 4306, PAGE 3707 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
PLAT OF PHASE 1–F, HEALTHPARK FLORIDA WEST
(PLAT BOOK 53, PAGE 81)
SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

REMAINDERS OF LOT 7 AND LOT 8, PHASE 1–F, HEALTHPARK FLORIDA WEST SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING PART OF LOT 7 AND PART OF LOT 8 AS SHOWN ON THE PLAT OF PHASE 1–F, HEALTHPARK FLORIDA WEST AS RECORDED IN PLAT BOOK 53 AT PAGES 81 THROUGH 90 INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF LOT 7 RUN S01°02'25"E ALONG THE EAST LINE OF SAID LOT 7, ALSO BEING THE WEST RIGHT–OF–WAY LINE OF BASS ROAD (150 FEET WIDE), FOR 326.60 FEET; THENCE RUN S88°57'35"W DEPARTING SAID EAST LOT LINE AND RIGHT–OF–WAY LINE FOR 420.26 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT OF RADIUS 55.00 FEET (DELTA 37°28'54") (CHORD BEARING S17°42'02'W) (CHORD 35.34 FEET) FOR 35.98 FEET TO POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT OF RADIUS 90.00 FEET (DELTA 37°31'25") (CHORD BEARING S17°40'47'W) (CHORD 57.89 FEET) FOR 58.94 FEET TO A POINT OF TANGENCY; THENCE RUN S01°04'56"E FOR 190.96 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT OF RADIUS 25.00 FEET (DELTA 90°00'00") (CHORD BEARING S46°04'56'E) (CHORD 35.36 FEET) FOR 39.27 FEET TO A POINT OF CUSP, SAID POINT OF CUSP BEING ON THE NORTH RIGHT–OF–WAY LINE OF HEALTHPARK CIRCLE AS SHOWN ON SAID PLAT; THENCE RUN S88°55'04"W ALONG SAID RIGHT–OF–WAY LINE FOR 85.00 FEET TO THE BEGINNING OF A NON–TANGENT CURVE; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT–OF–WAY LINE RUN SOUTHWESTERLY ALONG ARC OF SAID CURVE TO THE RIGHT OF RADIUS 25.00 FEET (DELTA 36°52'12") (CHORD BEARING. S70°28'59'W) (CHORD 15.81 FEET) FOR 16.09 FEET TO A POINT OF TANGENCY; THENCE RUN S88°55'04"W CONTINUING ALONG SAID RIGHT–OF–WAY LINE FOR 293.13 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 2574 AT PAGE 2054, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE EASTERLY LINE OF SAID LANDS: N00°55'25"W FOR 242.67 FEET; N74°43'54"W FOR 112.62 FEET TO AN INTERSECTION WITH THE CURVED WESTERLY LINE OF SAID LOT 8; THENCE RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG THE WESTERLY LINE OF SAID LOT 8: NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT OF RADIUS 50.00 FEET (DELTA 41°44'08") (CHORD BEARING N05°36'03'W) (CHORD 35.62 FEET) FOR 36.42 FEET TO A POINT OF TANGENCY; THENCE RUN N26°28'07"W FOR 30.91 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT OF RADIUS 90.00 FEET (DELTA 43°23'07") (CHORD BEARING N04°46'34"W) (CHORD 66.53 FEET) FOR 68.15 FEET TO A POINT OF TANGENCY; THENCE RUN N16°55'00"E FOR 97.22 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT OF RADIUS 75.00 FEET (DELTA 53°21'04") (CHORD BEARING N09°45'32"W) (CHORD 67.34 FEET) FOR 69.84 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A NON–TANGENT LINE; THENCE RUN N00°55'25"W FOR 71.98 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, ALSO BEING ON THE NORTH LINE OF SAID PLAT; THENCE RUN N88°53'53"E ALONG THE NORTH LINE OF SAID PLAT AND THE NORTH LINE OF LOT 8 AND LOT 7 FOR 926.29 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 423,822 SQUARE FEET (9.73 ACRES), MORE OR LESS.

REVIEWED
Project: ADD2025-00197
By: Richard Burris
Dept: Legal Review
Date: 09/25/2025

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SKETCH AND DESCRIPTION
LEEHEALTH HEALTHPARK MOB - DEVELOPMENT ORDER LIMITS
SECTION 33, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/10/25	20225157-001	33-45-24	N/A	3 OF 3

\\FTMS01\Drawings\2022\20225157-001\Surveying\Sketches\20225157-001 HealthPark MOB DO Limits S&D.dwg (S3) MDH Feb 10, 2025 - 9:48am

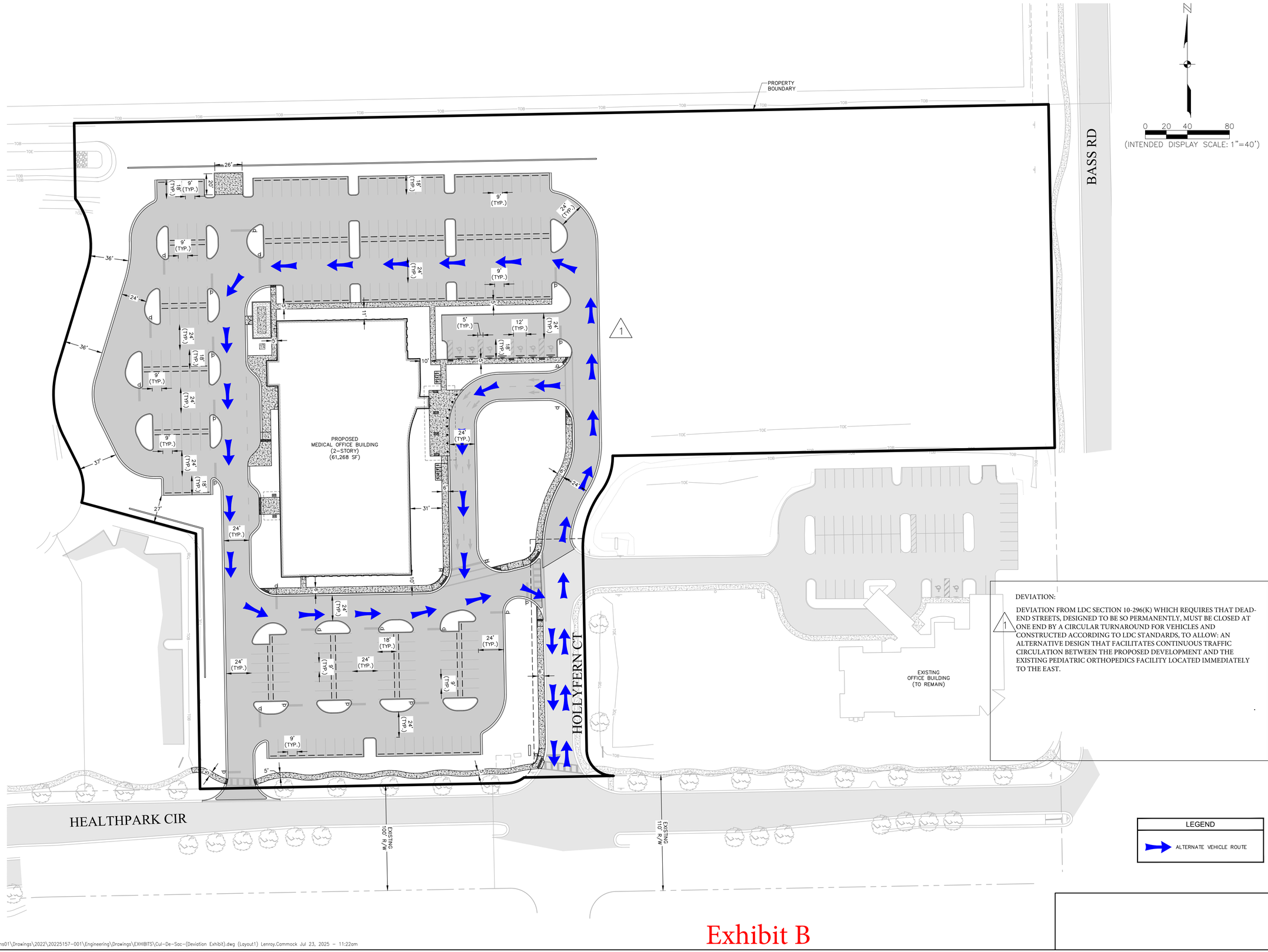


Exhibit B

JOHNSON ENGINEERING
An Apex Company
JOHNSON ENGINEERING, LLC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
E.R. #642 & L.B. #642

STEVEN C. BALL, P.E.
FL License No. 97347

LEE HEALTH
Caring People. Inspiring Health.

HEALTHPARK LOT 15 MOB
LEE COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	7/23/2025
PROJECT NO.	20225157-001
FILE NO.	33-45-24
SCALE:	AS SHOWN

DEVIATION EXHIBIT

SHEET NUMBER