kwiktag® 026 616 428

REFUND REQUEST

DATE: 9/28/2006 **FROM:** Mary Gibbs

Mary Gibbs

TO: FISCAL POOL - CASHIERS **TITLE:** Director, Dept. of Community Development

CUSTOMER/CO NAME: Cypress Hammock

CASE#: DCI2006-00006 **DATE PAID:**

REASON: On January 26, 2006 Donald R. Lucas submitted an application for a public hearing for a planned development and Neese & Assoc. paid the fee of $9,040.00 on case #DCI2006-00006. On September 20, 2006 Mr. Lucas withdrew the request stating the property owner is currently going through a re-design of the property. Pam Houck, Zoning Director, informed that staff had completed about 20% of the process for the request, therefore the refund of 80% of the fee is appropriate. 80% of $9,040.00 is $7,232.00.

TOTAL REFUND AMOUNT: $7,232.00

AMOUNT:	ACCOUNT STRING:
$7,232.00	LC5150015500.341900.9008

SEND REFUND TO: Neese & Associates
c/o Michael L. Prince
12661 Metro Parkway
Fort Myers, FL 33912

cc: **Project File**
Kara Stewart w/o attachments

Attachments: **3**

FISCAL USE ONLY

SUPPLIER#:

SUBMITTED BY: DATE:

PHONE#:

PLEASE RETURN CHECK TO FISCAL POOL CASHIERS TO MAIL TO RECIPIENT W/COPY OF FORM.

LEE COUNTY
SOUTHWEST FLORIDA

APPLICATION FOR REQUEST FOR CONTINUANCE, DEFERRAL, WITHDRAWAL, OR REHEARING FOR UNINCORPORATED LEE COUNTY

RECEIVED
SEP 20 2006
CWM 9:50 AM
COMMUNITY DEVELOPMENT

REQUEST IS FOR: (refer to back of sheet for special notes)
____ CONTINUANCE ____ DEFERRAL __X__ WITHDRAWAL

____ REHEARING ____ WITHDRAWAL OF ADMINISTRATIVE APPEAL

If a DEFERRAL OR CONTINUANCE is requested, please indicate:

DCI 2006-00006

Length of time: requested: _____

From: _____ Hearing Examiner ____ BOCC (must be submitted 5 calendar days prior to hearing)

1. Date of Scheduled Hearing: Not yet determined
2. Applicant/Project Name: Donald Lucas, Cypress Hammock
3. Tracking/Hearing/Application Number: DCI2006-00006 (also NTD)
4. Date Decision was Rendered (if applicable): NA
5. Type of Application (check appropriate type):

   __X__ Rezoning ____ Special Exception ____ Variance ____ Other
6. Reason for request (If rehearing is requested, see Special Notes on reverse side):

   The property owner is currently going through a re-design of the property.

Donald R. Lucas — 9-15-06

Signature of applicant or property owner — Date

Donald R. Lucas
Name (typed or printed legibly)

1950 Courtney Dr., Suite 206, Fort Myers, FL 33901
Address

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 15 day of SEPTEMBER 20 06 by DONALD LUCAS who is personally known to me or who produced _____ as identification.

CAROLYN H FURNISS
MY COMMISSION # DD504112
EXPIRES: Jan. 4, 2010
(407) 398-0153 Florida Notary Service.com

Carolyn H Furniss
Signature of Notary Public

CAROLYN H. FURNISS
Printed Name of Notary Public

FEE $_____ RECEIPT NUMBER: _____

DATE PAID: _____ INTAKE BY: _____

LEE COUNTY
SOUTHWEST FLORIDA

APPLICATION FOR REQUEST FOR CONTINUANCE, DEFERRAL, WITHDRAWAL, OR REHEARING FOR UNINCORPORATED LEE COUNTY

RECEIVED
SEP 20 2006
CWM 9:50 AM
COMMUNITY DEVELOPMENT

REQUEST IS FOR: (refer to back of sheet for special notes)
_____ CONTINUANCE _____ DEFERRAL ___X___ WITHDRAWAL

_____ REHEARING _____ WITHDRAWAL OF ADMINISTRATIVE APPEAL

If a DEFERRAL OR CONTINUANCE is requested, please indicate:

DCI 2006-00006

Length of time: requested: _____

From: _____ Hearing Examiner ____ BOCC (must be submitted 5 calendar days prior to hearing)

1. Date of Scheduled Hearing: Not yet determined
2. Applicant/Project Name: Donald Lucas, Cypress Hammock
3. Tracking/Hearing/Application Number: DCI2006-00020 STD
4. Date Decision was Rendered (if applicable): NA
5. Type of Application (check appropriate type): _____

   ___X___ Rezoning _____ Special Exception ____ Variance _____ Other
6. Reason for request (If rehearing is requested, see Special Notes on reverse side):

   The property owner is currently going through a re-design of the property.

Donald R Lucas
Signature of applicant or property owner

9-15-06
Date

Donald R. Lucas
Name (typed or printed legibly)

1950 Courtney Dr., Suite 206, Fort Myers, FL 33901
Address

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 15 day of SEPTEMBER 20 06 by DONALD LUCAS who is personally known to me or who produced _____ as identification.

CAROLYN H FURNISS
MY COMMISSION # DD504112
EXPIRES: Jan. 4, 2010
(407) 398-0153 Florida Notary Service.com

Carolyn H Furniss
Signature of Notary Public

CAROLYN H. FURNISS
Printed Name of Notary Public

FEE $_____ RECEIPT NUMBER: _____

DATE PAID: _____ INTAKE BY: _____

LEE COUNTY
SOUTHWEST FLORIDA

APPLICATION FOR PUBLIC HEARING FOR UNINCORPORATED AREAS ONLY

Applicant's Name: Donald R. Lucas

Project Name: Cypress Hammock

STRAP Number(s): 17-45-25-00-00002.0000,.0020,.0030

TYPE OF APPLICATION

RECEIVED
JAN 26 2006
cwm 3:40
PERMIT COUNTER

____ Special Exception **(attach Supplement A)**

____ Variance **(attach Supplement B)**

____ Conventional Zoning **(attach Supplement C)**

X Planned Development (not PRFPD) **(attach Supplement D)**

____ Amendment to built Planned Development **(Supplement D may be required)**

____ Private Recreational Facilities Planned Development **(attach Supplement D)**

____ DRI - with rezoning **(attach Supplement D and completed DRI Application)**

____ DRI - without rezoning **(attach copy of ADA)**

____

Is this project located in the Estero or Captiva Planning Community or in the Caloosahatchee Shores Community Plan?

☐ Yes* **X** No *If yes, please provide the meeting summary document and label accordingly.

****

STAFF USE ONLY

Case Number: DCI 2006-00006 Commission District: 2

Current Zoning: AG-2 Fee Amount: $ 9040.00

Land Use Classification: Central urban Intake by: Chm

Planning Community: South Ft. Myers

****

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 479-8585

LEE COUNTY

Fee History

Case #: DCI2006-00006

Case #:	**DCI2006-00006**
Property Owner	**MR. DONALD R LUCAS**
Property Address	**12770 BEN C PRATT SIX MILE CYI**
Contractor	
License Number	
Fax Number	

Permit Description APPLICATION FOR construction of 77 single family units. Requests rezoning from AG-2 to RPD

Description	Revenue Account Number	Fees	Paid	Date Paid	
PD Base Fee	LC5150015500.341900.9008	9,040.00	9,040.00	1/26/2006	0.00

Total Fees: $9,040.00 **Paid:** $ 9,040.00 **TOTAL REMAINING DUE:** **$0.00**

Documents Required for Pick-up:

12006000000000 2210

V

10

LEE COUNTY
SOUTHWEST FLORIDA

APPLICATION FOR PUBLIC HEARING FOR UNINCORPORATED AREAS ONLY

Applicant's Name: Donald R. Lucas

Project Name: Cypress Hammock

STRAP Number(s): 17-45-25-00-00002.0000,.0020,.0030

TYPE OF APPLICATION

RECEIVED
JAN 26 2006
Cwm 3:40
PERMIT COUNTER

Special Exception **(attach Supplement A)**

____ Variance **(attach Supplement B)**

____ Conventional Zoning **(attach Supplement C)**

X Planned Development (not PRFPD) **(attach Supplement D)**

____ Amendment to built Planned Development **(Supplement D may be required)**

____ Private Recreational Facilities Planned Development **(attach Supplement D)**

____ DRI - with rezoning **(attach Supplement D and completed DRI Application)**

____ DRI - without rezoning **(attach copy of ADA)**

____

Is this project located in the Estero or Captiva Planning Community or in the Caloosahatchee Shores Community Plan?

☐ Yes* **X** No *If yes, please provide the meeting summary document and label accordingly.

****

STAFF USE ONLY

Case Number: DCI 2006-00006 Commission District: 2

Current Zoning: AG-2 Fee Amount: $ 9040.00

Land Use Classification: Central urban Intake by: CWM

Planning Community: South Ft. Myers

****

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 479-8585

PART 1
APPLICANT\AGENT INFORMATION

A. Name of applicant: Donald R. Lucas

Address: Street: 1950 Courtney Dr., Suite 206

City: Fort Myers State: FL Zip: 33901

Phone: Area Code: 239 Number: 274-7744 Ext:

Fax: Area Code: 239 Number: 274-7749

E-mail address: futuredl@aol.com

B. Relationship of Applicant to owner (check one):

X Applicant (individual or husband & wife) is the sole owner of the property. [34-201(a)(1)a.1.]

____ Applicant has been authorized by the owner(s) to represent them for this action.

____ **Notarized Affidavit of Authorization form** is attached as **Exhibit PH-1.B.2.** [34-202(b)(1)c.]

____ Applicant is a contract purchaser/vendee. [34-202(b)(1)d.]

____ **Notarized Affidavit of Authorization form** is attached as **Exhibit PH-1.B.2.** [34-202(b)(1)c.]

____ Application is County initiated. BOCC authorization is attached as **Exhibit PH-1.B.3**

C. Authorized Agent: Name of the person who is to receive all county-initiated correspondence regarding this application. [34-202(b)(1)c.]

C.1. Company Name: Neese & Associates

Contact Person: Michael L. Prince

Address: Street : 12661 Metro Pkwy

City: Fort Myers State: FL Zip: 33912

Phone: Area Code: 239 Number: 768-0077 Ext:

Fax: Area Code: 239 Number: 768-3457

E-mail address: mprince@neese-associates.com

C.2. Additional Agent(s): The names of other agents that the county may contact concerning this application are attached as Exhibit PH-1.C.2. [34-202(b)(1)c.]

PART 2
PROPERTY OWNERSHIP

A. **Property Ownership: Single owner** (individual or husband & wife only) [34-201(a)(1)a.1.]

A.1. **Name:** Donald R. Lucas

Mailing Address: Street: 1950 Courtney Dr., Suite 206

City: Fort Myers State: FL Zip: 33901

Phone: Area Code: 239 Number: 274-7744 Ext:

Fax: Area Code: 239 Number: 274-7749

E-mail: futuredl@aol.com

B. **Property Ownership: Multiple owners** (Corporation, partnership, trust, association) [34-201(a)(1)].

B.1. NA **Disclosure Form** is attached as **Exhibit PH-2.B.1.** [34-201(b)2]

C. **Multiple parcels**

C.1. X **Property owners list** is attached as **Exhibit PH-2.C.1.** [34-202(a)(5)]

C.2. X **Property owners map** is attached as **Exhibit PH-2.C.2.** [34-202(a)(5)]

D. **Date property was acquired by present owner(s):** 3/17/2004

PART 3
PROPERTY INFORMATION

A. **STRAP Number(s):** 17-45-25-00-00002.0000

17-45-25-00-00002.0020

17-45-25-00-00002.0030

B. **Street Address of Property:** 12770 Ben C. Pratt Six Mile Cypress Pkwy, Fort Myers, FL 33912
12990 Ben C. Pratt Six Mile Cypress Pkwy, Fort Myers, FL 33912
Access Undetermined, Fort Myers, FL 33912

C. **Legal Description**

X **Legal description** (on 8 1/2" by 11" paper) is attached as **Exhibit PH-3.C.1.** [34-202(a)(1)]

X **Electronic version of the legal description** is attached as **Exhibit PH-3.C.2.**

D. **Boundary Survey or certified sketch of description:** (check appropriate response)

NA The property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. A copy of the applicable plat book page is attached as **Exhibit PH-3.D.1.** [34-202(a)(2)]

NA The request is for a conventional rezoning, special exception, or variance on a parcel less than ten acres in area. Attached is a (check one) _____ Certified sketch of description attached as **Exhibit PH-3.D.2.** or a

NA Boundary survey attached as **Exhibit PH-3.D.2** [34-202(a)(2)]

The request is for a Planned Development or consists of ten or more acres. A Boundary survey, tied to the state plane

X coordinate system, is attached as **Exhibit PH-3.D.3.** [34-202(a)(2)]

E. **Planning Community:** South Fort Myers Planning Community

F. **General Location of Property:**

F.1. X **Area location map** is attached as **Exhibit PH-3.F. [34-202(a)(4)]**

F.2. **Directions to property:** From Daniels Parkway, head north on Ben C. Pratt Six Mile Cypress Parkway For approximately 0.75 miles. The property entrance will be on the west side of Ben C. Pratt Six Mile Cypress Parkway.

G. **Surrounding property owners:**

G.1. X **List of surrounding property owners** is attached as **Exhibit PH.3.G.1.** [34-202(a)(6)]

G.2. X **Map of surrounding property owners** is attached as **Exhibit PH.3.G.2.** [34-202(a)(7)]

G.3 X **2 sets of mailing labels** are attached as **Exhibit PH.3.G.3.** [34-202(a)(6)]

H. **Current Zoning of Property:** AG-2

I. **Current use of property:** Vacant

X **Current Non-agricultural uses of the property are:**

Vacant with trees.

NA **Current Agricultural uses on the property** are shown in **Exhibit PH-3.I.** [34-202(b)(7)]

J. **Land Use Classification:**

Central Urban	25.63 Acres	100	**% of total**
	Acres		**% of total**
	Acres		**% of total**
	Acres		**% of total**

K. **Flood Hazard** (write NA if not applicable) [34-202(a)(8)]

NA The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.

NA The minimum elevation required for the first habitable floor is _____ NGVD (MSL)

L. Deed Restrictions

L.1. X There are no deed restrictions or other covenants on this property that affect this request.

L.2. ____ Deed restrictions\ covenants that may affect this request are attached as **Exhibit PH-3.L .2.**

L.3. ____ A narrative explanation as to how the deed restrictions or covenants may affect this request. is attached as **Exhibit PH-3.L.3** [34-202(b)(2)]

M. Property Dimensions [34-202(a)(8)]

1. Width (average if irregular parcel): 1322 Feet
2. Depth (average if irregular parcel): 800 Feet
3. Total area: 25.63 Acres or square feet
4. Frontage on road or street: 713 Feet on Six Mile Cypress Pkwy Street
   2nd Frontage on road or street: _____ Feet on _____ Street

PART 4
ACTION REQUESTED

A. Action Requested: [check applicable action(s)]

____ **Special Exception** for _____ **Attached is Supplement A**

____ **Variance** for _____ **Attached is Supplement B**

____ **Conventional Rezoning from:** _____ **to** _____ **Attached is Sup. C**

X **Planned Development rezoning** from AG-2 **to** RPD

X DCI - Major: **Attached is Supplement D**

____ DCI - Minor: **Attached is Supplement D**

Request is for PRFPD zoning in the Private Recreational Facilities Overlay Area.

____ **Attached is Supplement D**

____ **Planned Development Amendment. Attached is the Supplement D**

____ **Public Hearing for DRI**

____ No rezoning is required.

____ Rezoning is required. **Attached is the Supplement D**

B. Excavations:

X No blasting will be used in the excavation of lakes or other site elements.

NA A map indicating the general location of the proposed blasting locations is attached as **Exhibit PH-4.B** [34-202(b)(6)]

C. Bonus Density (put NA if not applicable)

NA Bonus density will be used. Attached is **Exhibit PH-4.C** showing calculations. [34-202(b)(5)]

D. Hazardous materials (put NA if not applicable)

NA A Hazardous materials emergency plan is attached as **Exhibit PH-4.D** [34-202(b)(4)]

E. Mobile Home Park (put NA if not applicable)

NA Request includes rezoning of a Mobile Home Park. **Attached is Exhibit PH-4.E** [34-203(d)]

F. Aviation Hazard (put NA if not applicable)

NA Property is subject to Airport Hazard District regulations. **Attached is Exhibit PH-4.F** [34-1001 et seq]

NA A tall structures permit will be required.

NA Property is located within Noise zone: _____

G. Estero Planning Community (put NA if not applicable)

NA A summary of public informational session. **Attached is Exhibit PH-4.G** [34-373(a)(10)]

H. Captiva Planning Community (put NA if not applicable)

NA A summary of public informational session. **Attached is Exhibit PH-4.H** [Lee Plan Policy 13.1.7]

I. Caloosahatchee Shores Community Plan (put NA if not applicable)

NA A summary of public informational session. **Attached is Exhibit PH-4.I** [Lee Plan Policy 21.6.3]

J. Waivers from Application Submission Requirements: The following waivers have been approved by the Director of Zoning Services and are attached as **Exhibit PH-4.I** [Section 34-202(a)]

Section Number	**Name of item**

PART 6
SUBMITTAL REQUIREMENTS

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. TO BE SUBMITTED FOR EACH OF THE FOLLOWING EXHIBITS IS AS FOLLOWS:

			Exhibits	SUBMITTAL ITEMS
Var.	Conv. Rez. or Spe. Exc.	PDs & DRIs		
1	1	13 ✓		Completed application for Public Hearing [34-201(b)]
1	1	1 ✓		Filing Fee - [34-202(a)(9)]
				SUPPLEMENTAL FORMS (select applicable form)
0	1	0	SUP A	Special Exception supplement
1	0	0	SUP B	Variance supplement
0	1	0	SUP C	Conventional rezoning
0	0	13 ✓	SUP D	Planned Development Rezoning or DRI with PD Rezoning requested
0	0	13 ✓	SUP-D	Planned Development Amendment
0	0	13	SUP D	PRFPD in in Overlay Area Rezoning supplement
0	0	13	ADA	DRI no rezoning requested
				EXHIBITS
1	1	3 ✓	PH-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
1	1	1	PH-1.B.3	BOCC authorization (if applicable)
1	1	13	PH-1.C.2	Additional agents
1	1	3 ✓	PH-2.B.1.	Disclosure Form [34-201(b)(2)a]
1	1	3 ✓	PH-2.C.1	Subject property owners list (if applicable) [34-202(a)(5)]
1	1	3 ✓	PH-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]
2	2	5 ✓	PH-3.C.1	Legal Description [34-202(a)(1)]
1	1	1	PH-3.C.2	Electronic version of legal description (if available)
1	1	5 ✓	PH-3.D.1	Copy of Plat Book Page (if applicable) [34-202(a)(1)]
1	1	5 ✓	PH-3.D.2	Certified sketch of description (less than ten acres) [34-202(a)(2)]
1	1	5 ✓	PH-3.D.3	Boundary survey (all PDs and anything ten acres or more) [34-202(a)(2) & [34-373(a)(4)a.]
1	1	0	PH-3.F	Area Location Map on 8 by 11 paper pursuant to sec. 34-202(a)(4). (Non Planned Developments)
0	0	0		Area Location Map for Planned Developments - see Supplement D
1	1	3 ✓	PH-3.G.1	List of Surrounding Property Owners [34-202(a)(6)]
1	1	3 ✓	PH-3.G.2	Map of Surrounding Property Owners [34-202(a)(7)]
2	2	2 ✓	PH-3.G.3	Mailing labels [34-202(a)(6)]
0	1	13 ✓	PH-3.I	Agricultural uses at time of zoning application. [34-202(b)(7)]
1	1	3 ✓	PH-3.L.2	Deed Restrictions\Covenants [34-202(b)(2)]

1	1	3	PH-3.L.3	Narrative addressing effect of Deed Restrictions [34-202(b)(2)]
1	1	13	PH-4.B	Location of proposed blasting (if applicable). [34-202(b)(6)]
0	0	4	PH-4.C	Bonus Density units (if applicable) [34-202(b)(5)]
1	1	4	PH-4.D	Hazardous materials emergency plan (if applicable) [34-202(b)(4)]
0	1	4	PH-4.E	Mobile Home Park Information (if applicable) [34-203(d)]
1	1	4	PH-4.F	Aviation Hazard (if applicable) [34-1001 et seq.]
1	1	4	PH-4.G	Developments located within Estero Planning District [34-373-(a)(10]
1	1	4	PH-4.H	Developments located within Captiva Planning District [Lee Plan Policy 21.7)
1	1	13	PH-4.I	Approved Waivers [34-202(a)]
				ADDITIONAL REQUIREMENTS FOR DRIs NOT INVOLVING A REZONING
0	0	13		Notice of proposed change Substantial Deviations Form RPM-BSP-Proposed Change - 1 pursuant to Section 380.06(19) F.S.
0	0	13		DRI, AMDA, FQD Form RPM-BSP-ADA - 1. Application for Development Approval pursuant to Section 380.06 F.S.
0	0	13		Abandonment Form RPM-BSP-Abandonment-DRI-1. Application for abandonment of a DRI.

PART V AFFIDAVIT A1
(EXHIBIT PH-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, Donald R. Lucas, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;

2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;

3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that

4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Donald R Lucas
Signature

DONALD R. LUCAS
(Type or printed name)

STATE OF Florida
COUNTY OF LEE

DCI 2006-00006

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 1·25·06 (date) by Donald R. LUCAS (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

TINA KENYON
MY COMMISSION # DD 201401
EXPIRES: April 9, 2007
Bonded Thru Notary Public Underwriters

Tina Kenyon
Signature of person taking oath or affirmation

Name typed, printed or stamped

Office Mgr/Bookkeeper
Title or rank

Serial number, if any

RECEIVED
JAN 26 2006
PERMIT COUNTER

EXHIBIT PH-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 17-45-25-00-00002.0000,.0020,.0030 **CASE NO.** _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership
Donald R. Lucas	100%
1950 Courtney Dr. Suite 206	
Fort Myers, FL 33901	

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	Percentage of Stock

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Donald R. Lucas
Applicant

DONALD R. LUCAS
Printed or typed name of applicant

STATE OF FLORIDA
COUNTY OF LEE

DCI 2006-00006

The Forgoing instrument was acknowledged before me this 25 day of JANUARY 2006 by Donald R. Lucas who is personally known to me or has produced _____ as identification.

Tina Kenyon
Signature of Notary Public

TINA KENYON
Printed name of Notary Public

(seal)

TINA KENYON
MY COMMISSION # DD 201401
EXPIRES: April 9, 2007
Bonded Thru Notary Public Underwriters

RECEIVED
JAN 26 2006
PERMIT COUNTER

LEE COUNTY
SOUTHWEST FLORIDA

DCI 2006-00006

SUPPLEMENT D

ADDITIONAL REQUIRED INFORMATION FOR A PLANNED DEVELOPMENT APPLICATION UNINCORPORATED LEE COUNTY

Case Number:

Project Name: Cypress Hammock

Authorized agent: Donald R. Lucas

STRAP Number(s): 17-45-25-00-00002.0000
17-45-25-00-00002.0020
17-45-25-00-00002.0030

RECEIVED
JAN 20 2006
PERMIT COUNTER

Select one only

	DRI (rezoning required)		DCI-Minor - Amend. to approved master concept plan [2]
X	DCI-Major		Amend. to built planned development meeting DCI threshold. [3]
	DCI-Minor		
	DCI-Minor - Existing Dev. [1]	___	PRFPD in Private Recreational Facilities Overlay Area [(34-341(a)(2)]

Notes:

(1) Existing development. A development that has already been developed but does not conform to the regulations for a conventional district and is requesting a rezoning to a planned development classification. It will be reviewed in the same manner as a minor planned development except that a traffic impact statement will not be required. [34-341(b)(2)d.1.]

(2) Amendments to application. Application to amend an approved major or minor master concept plan or its attendant documentation, or for the extension of a vacated master concept plan originally approved prior to December 2, 1991. It will be treated procedurally as minor planned developments. These applications will require only as much information, as deemed necessary by the director, needed to describe the changes requested, to specify the incremental change in impacts expected from the amendment, and to detail the changes in development, environment and background (surrounding land use, traffic volumes, water, wastewater and other service availability, etc.), that have occurred since the original application. [34-341(b)(2)d.2.]

(3) Amendments to built planned developments (PD). An application for a variance or other approval covered by this chapter wherein the subject property is the only part of the original planned development for which the approval is sought. Application meets the threshold for a development of county impact and will be reviewed in accordance with the provisions for reviewing developments of county impact. Applicant must be the owner of the subject property and the consent of the owners of the remainder of the original planned development will be unnecessary. However, these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property.

For purposes of this subsection, the term "built" means that all of the roads, utilities, buffering, open space, surface water management features and structures, common space, common amenities, common landscaping, gatehouses, entrance signs, entrance ways and other similar items identified as part of the final approved master concept plan have been constructed and acknowledged by the county as complete. In the case of residential planned developments or mixed developments which include residential structures, the term "built" does not mean that all residential structures must have been constructed on individual platted lots.

PART 1
GENERAL INFORMATION

A. Comprehensive Plan Amendments (check one):

X There are **NO** Lee Plan Amendments pending that could affect the future use of this property.

The following Lee Plan Amendments **ARE** pending and could affect the future use of this property. (List uses and brief explanation of their effect on this application):

B. Archaeological/Historical (check one):

X There are **NO** known or recorded historical or archaeological sites on the property and no part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to chapter 22. **[34-373(a)(4)f.]**

There are known or recorded historical or archaeological sites on the property or part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to chapter 22. Attached as **Exhibit 1-B** is a map indicating the nature and location of known or recorded historical or archaeological or areas of the property located within level 1 or level 2 zones of archaeological sensitivity including the outline of historic buildings and approximate extent of archaeological sites. **[34-373(a)(4)f.]**

C. Public Transit (check one):

X Property is **NOT** within the Lee Tran public transit service area.

Property is within the Lee Tran public transit service area. **Exhibit 1-C** shows the property in relation to existing and proposed public transit routes,

D. Density

There are no residential dwelling units proposed for this development.

X The property is located within one or more Future Land Use categories. Density has been calculated in **Part 3** of this application and is summarized below:

Intensive Development	_____	Proposed dwelling units
Central Urban	77	Proposed dwelling units
Urban Community	_____	Proposed dwelling units
Suburban	_____	Proposed dwelling units
Outlying Suburban	_____	Proposed dwelling units
TOTAL	77	Proposed dwelling units

PART 2
TYPES OF LAND AREA ON PROPERTY

A.	**Gross Acres (total area within described parcel)**			26.63	**Acres**
	1.	Submerged land subject to tidal influence:	0 Acres		
	2.	Other non-freshwater Wetlands:	0 Acres		
	3.	R-O-W providing access to non-residential uses:	0 Acres		
	4.	Non-residential use areas (1)	0 Acres		
B.	**Total area not eligible as gross residential acreage. Items A.1. + A.2 + A.3. + A.4.**			0	**Acres**
C.	**Gross residential acres. (A minus B)** (2)			25.63	**Acres**
D.	**Gross residential acres by Land Use Category**				
1.	a.	Intensive development - Upland	Acres		
	b.	Intensive development - freshwater wetland	Acres		
2.	a.	Central Urban - Upland	18.15 Acres		
	b.	Central Urban - freshwater wetland	7.48 Acres		
3.	a.	Urban Community or Suburban - Upland	Acres		
	b.	Urban Community or Suburban freshwater wetland	Acres		
4.	a.	Outlying Suburban - Upland	Acres		
	b.	Outlying Suburban - freshwater wetland	Acres		
5.	a.	Rural, Outer Island, Rural Community Preserve - Upland	Acres		
	b.	Rural, Outer Island, Rural Community Preserve - freshwater wetland	Acres		
6.	a.	Open Lands - Upland	Acres		
	b.	Open Lands - freshwater wetland	Acres		
7.	a.	DR/GR - Upland	Acres		
	b.	DR/GR - freshwater wetland	Acres		
8.	a.	Wetlands - freshwater	Acres		
	b.	Wetlands - not - freshwater	Acres		
9.	a.	New Community - Upland	Acres		
	b.	New Community - freshwater wetland	Acres		
10.	a.	University Community - Upland	Acres		
	b.	University Community - freshwater wetland	Acres		
11.		**TOTAL** (should equal "C" above)	25.63 Acres		

NOTES:

(1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included.

(2) Lands to be used for residential uses including land within the development proposed to be used for streets and street rights of way, utility rights-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-

made waterbodies.

PART 3
RESIDENTIAL DEVELOPMENTS
PRELIMINARY DENSITY CALCULATIONS*

* Notes: 1. Complete only if living units are proposed in a Future Land Use Category.
2. If more than one classification, calculations for each classification must be submitted.
3. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Intensive Development Category

1.	**Preliminary Standard Units**		**Maximum standard density**	**Units**
	a. Total upland Acres (from Part 2, D.1.a.)		times 14 equals	0
	b. Total freshwater wetland Acres (from Part 2, D.1.b.)		times 14 equals	0
	c Preliminary Total Standard units (a. plus b.) (1)			0
2.	**Maximum Permitted Units**		**Maximum permitted**	**Units**
	a. Total upland Acres (from Part 2, D.1.a.)		times 18 equals	0
3.	**Total allowed standard units (A.1.c. or A.2.a., whichever is less)**			0
4.	**Bonus Units** (2)			
	a. Low-moderate housing density:			0
	b. TDR units:			0
	c. Sub-total (A.4.a. plus A.4.b.)			0
5.	**Total Permitted Units (A.3. plus A.4.c.):** (1)			0

B. Central Urban Category

1.	**Preliminary Standard Units**		**Maximum standard density**	**Units**
	a. Total upland Acres (from Part 2, D.2.a.)	18.15	times 10 equals	181.5
	b. Total freshwater wetland Acres (from Part 2, D.2.b.)	7.48	times 10 equals	74.8
	c. Preliminary Total Standard units (a. plus b.) (1)			256.3
2.	**Maximum Permitted Units**		**Maximum permitted**	**Units**
	a. Total upland Acres (from Part 2, D.2.a.)	18.15	times 12.5 equals	226.88
3.	**Total allowed standard units (B.1.c. or B.2.a., whichever is less)**			226.88
4.	**Bonus Units** (2)			
	a. Low-moderate housing density:			0
	b. TDR units:			0
	c. Sub-total (B.4.a. plus B.4.b.)			0
5.	**Total Permitted Units (B.3. plus B.4.c.):** (1) **(See Section C Part 5)**			226.88

Notes:
(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
(2) If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

C. Urban Community Category

1.	**Preliminary Standard Units**	**Maximum standard density**	**Units**
	a. Total upland Acres (from Part 2, D.3.a.)	_____ times 6 equals	0
	b. Total freshwater wetland Acres (from Part 2, D.3.b.)	_____ times 6 equals	0
	c. Preliminary Total Standard units (a. plus b.) (1)		0
2.	**Maximum Permitted Units**	**Maximum permitted**	**Units**
	a. Total upland Acres (from Part 2, D.3.a.)	times 8 equals	0
3.	**Total allowed standard units (C.1.c. or C.2.a, whichever is less)**		0
4.	**Bonus Units** (2)		0
	a. Low-moderate housing density:		0
	b. TDR units:		0
	c. Sub-total (D.4.a. plus D.4.b.)		0
5.	**Total Permitted Units (C.3. plus C.4.c.):** (1)		0

Notes:
(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
(2) If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

D. Suburban Category

1.	**Preliminary Standard Units**	**Maximum standard density**	**Units**
	a. Total upland Acres (from Part 2, D.3.a.)	_____ times 6 equals	0
	b. Total freshwater wetland Acres (from Part 2, D.3.b.)	_____ times 6 equals	0
	c. Preliminary Total Standard units (a. plus b.) (1)		0
2.	**Maximum Permitted Units**	**Maximum permitted**	**Units**
	a. Total upland Acres (from Part 2, D.3.a.)	times 8 equals	0
3.	**Total allowed standard units (D.1.c. or D.2.a., whichever is less)**		*0*

E. Outlying Suburban Category

1.	**Preliminary Standard Units**	**Maximum standard density**	**Units**
	a. Total upland Acres (from Part 2, D.4.a.)	_____ times 3 equals	0
	b. Total freshwater wetland Acres (from Part 2, D.4.b.)	_____ times 3 equals	0
	c. Preliminary Total Standard units (a. plus b.) (1)		0
2.	**Maximum Permitted Units**	**Maximum permitted**	**Units**
	a. Total upland Acres (from Part 2, D.4.a.)	times 4 equals (1)	0
3.	**Total allowed standard units (E.1.c. or E.2.a., whichever is less)**		0

Notes:
(1) Outlying suburban land located north of the Caloosahatchee River and east of Interstate-75, north of Pondella Road and south of Pine Island Road (SR 78), and in the Buckingham area (see Goal 19 of the Lee Plan), the maximum upland density is two (2) units per acre plus one (1) for a total of three (3) units per acre.

PART 3A
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY DENSITY CALCULATIONS

		Habitable Stories	Height	Total Floor Area	
A.	**Commercial**				
A.1.	Medical			0	Sq. Ft.
A.2.	General Office			0	Sq. Ft.
A.3.	Retail			0	Sq. Ft.
A.4.	Other			0	Sq. Ft.
A.5.	**TOTAL FLOOR AREA**			0	Sq. Ft.

		Habitable Stories	Height	Total Floor Area	
B.	**Industrial**				
B.1.	Under Roof			0	Sq. Ft.
B.2.	Not under Roof	NA		0	Sq. Ft.
B.3.	**TOTAL FLOOR AREA**			0	Sq. Ft.

			Depth	Total Acres	
C.	**Mining**				
C1.	Area to be excavated	NA		0	Acres

		Habitable Stories	Height	Total Number of Beds/Units	
D.	**Assisted Living Facilities**				
D.1.	Dependent Living Units			0	Beds/Units
D.2.	Independent Living Units			0	Beds/Units
D.3.	**TOTAL BEDS/UNITS**			0	Beds/Units

		Habitable Stories	Height	Number of Rental Units	
E.	**Hotels/Motels**				
	Room Size				
E.1.	< 425 sq. ft.			0	Units
E.2.	426-725 sq. ft.			0	Units
E.3.	725 < sq. ft.			0	Units
E.4.	**TOTAL UNITS**			0	Units

PART 4

ENVIRONMENTAL ISSUES

A. **Topography:** Describe the range of surface elevations of the property:

The existing elevations, per topographic survey, range from a low 14.06 NGVD to a high of 18.06' NGVD.

Various topographic elevations indicate that the average site elevation is 14.75' NGVD.

Topographic elevations in the vicinity of the existing entrance to the site range from 16.36' NGVD to 16.98 NGVD.

B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the Lee Plan), flowways, creek beds, sand dunes, other unique land forms [see Lee Plan Policy 77.1.1 (2)] or listed species occupied habitat (see Sec. 10-4730 of the Land Development Code.

The environmental supplement prepared by Passarella & Associates, Inc. November 2003, for submittal to SFWMD as part of the ERP application, indicates that 21.01 acres of the site consist of SFWMD jurisdiction wetlands 0.47 acres Other Surface Waters, with the remaining 4.15 acres consisting of uplands. All but 7.48 of the wetlands will be mitigated.

C. **Preservation/Conservation of Natural Features**: Describe how the lands listed in B. above will be protected by the completed project:

The proposed development will consist of the enhancement of 7.48 acres of the existing SFWMD wetlands. The enhancement will consist of the removal of exotic and nuisance vegetation as indicated per the Passarella & Associates environmental supplement dated November 2003. A conservation easement will be provided to protect the wetlands. Approximately 14.0 acres will be mitigated through SFWMD & ACOE; upon issuance of projects ERP, Upland acreage will equal 18.15 acres, allowing 226.88 units.

D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

NA

PART 5

SANITARY SEWER FACILITIES (34-415)

A. **Special Effluent**: If special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

The proposed development consists of multi-family residential development and does not anticipate special effluent.

B. **Private On-site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:

A private on-site wastewater treatment and disposal facility is not proposed for the multi-family residential development. It is anticipated that Lee County Utilities will provide wastewater services for this area.

2. Quality of the effluent:

NA

3. Expected life of the facility:

NA

4. Who will operate and maintain the internal collection and treatment facilities:

NA

5. Receiving bodies or other means of effluent disposal:

NA

C. **Spray Irrigation:** If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:

NA

2. Current water table conditions:

NA

3. Proposed rate of application:

NA

4. Back-up system capacity:

NA

PART 6 - SUBMITTAL REQUIREMENTS

Copies*		Exhibits	Item
Sub.	Req.		
	13		Public Hearing Application form **[34-373(a)(1)]**
	1		Application Fee **[34-373(a)(2)]**
			DESCRIPTION OF EXISTING CONDITIONS
	4	1-B	**Historical or Archaeological sites:** The nature and location of any known or recorded historical or archaeological sites as listed on the Florida Master Site File or the Lee County Historical Site Survey, and the location of any part of the property that is located within level 1 or level 2 zones of archaeological sensitivity pursuant to chapter 22. The plan must show the outline of historic buildings and approximate extent of archaeological sites. A description of proposed improvements that may impact archaeological or historical resources must also be provided. **[34-373(a)(4)h.]**
	13	1-C	**Public Transit.** A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops, if located within the Lee Tran public transit service area. **[34-373(a)(4)g.]**
	5	6-A	**A Boundary Survey,** prepared by a professional surveyor, that meets the minimum technical standards as set out in chapter 61G17-6, F.A.C., and which survey has been signed and sealed within one year of the application date, and which shows existing conditions on the property to full survey accuracy. **[34-373(a)(4)a.]**
	13	6-B	**Area Location Map** on 8.5" by 11" paper. A map marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. **[34-373(a)(4)b.]**
	13	6-C	**Existing zoning and current land uses** A map or other depiction of the existing zoning and current land uses (i.e. single family residence, multiple-family building, retail commercial, office building, etc.) surrounding the tract or parcel to a distance of 500 feet. **[34-373(a)(4)c.]**
	13	6-D	**Aerial photograph** with the site clearly delineated. **[34-373(a)(4)d.] Originals only - photocopies not acceptable.**
	4	6-E	**Soils, vegetation, rare & unique uplands, topography.** Maps drawn at the same scale as the master concept plan marked or overprinted to show the information required by section 34-373(a)(4)e.] **[34-373(a)(4)e.]**
	4	6-F	**FLUCCS Map.** A Florida Land Use, Cover and Classification System (FLUCCS) map at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any federal and state jurisdictional wetlands and other surface waters, including the total acreage of federal and state wetlands. **[34-373(a)(4)f.]**
			NARRATIVE COMPLIANCE STATEMENTS
	13	6-G	**Lee Plan Compliance.** A narrative explanation as to how the proposed development complies with the Lee Plan. **[34-373(a)(5)]**
	3	6-H	**Design Standards Compliance.** A narrative explanation as to how the proposed development complies with the Design Standards set forth in Section 34-411. **[34-373(a)(5)]**
	3	6-I	**Decision-making compliance.** A narrative explanation as to how the proposed development complies with the guidelines for decision-making embodied in sections 34-145(c)(2)a and e. and 34-145(d)(3). **[34-373(a)(5)]**
			MASTER CONCEPT PLAN

Copies*	Exhibits	Item
13	6-J	**Master Concept Plan, Non-PRFPD** . A graphic illustration (master concept plan) of the proposed development, showing and identifying the information required by Section 34-373(a)(6). Copies of the master concept plan must be provided in two sizes, 24 inches by 36 inches, and 11 inches by 17 inches in size and must clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-373(a)(6)]**
13	6-K	**Master Concept Plan, PRFPD :** A clearly legible drawing, no less than 24 inches by 36 inches in size and drawn at a scale sufficient to adequately show and identify the information required by Section 34-941(g). **[34-941(g)]**
5	6-L	**Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the county and in conformance with the adopted county administrative code. **[34-373(a)(7)]** TIS is not required for an existing development. **[34-341(b)(2)d.1.]**
13	6-M	**Schedule of Uses.** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by section 34-373(a)(8)]. **[34-373(a)(8)]**
13	6-N	**Schedule of deviations and a written justification.** A schedule of deviations and a written justification for each deviation requested as part of the master concept plan. The location of each requested deviation must be located on the master concept plan. **[34-373(a)(9)]**
		ADDITIONAL REQUIREMENTS FOR MAJOR PDs
4	6-O	**Surface water management plan** A written description of the surface water management plan as required by Section 34-373(b)(1). **[34-373(b)(1)]**
13	6-P	**Phasing program.** If the development is to be constructed in phases or if the traffic impact statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
		ADDITIONAL REQUIREMENTS FOR LARGE PROJECTS
4	6-Q	**Protected species survey.** Required for large developments (defined in Chapter 10-1), a protected species survey as required by section 10-473. **[34-373(b)(2)]**
		AMENDMENTS TO BUILT PLANNED DEVELOPMENTS
4	6-R	**Proof of notice to other property owners.** Although the consent of the owners of the remainder of the original planned development is not required, the owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. **[34-373(c)]**
		REQUIREMENTS FOR DRIs
13	6-S	**Binding letter of interpretation from DCA or a complete and sufficient ADA. [34-373(d)(2)]**
		ADDITIONAL EXHIBITS - PRFPDs
4	6-T	Conceptual surface water management **[34-941(d)(3)b.i.1)]**
13	6-U	If within an area identified as an anticipated draw down area, demonstration of compliance with section 34-941(d)(3)d. **[34-941(d)(3)d.]**
13	6-V	Preliminary indigenous restoration plan (if applicable). **[34-941(e)(5)f]**
13	6-W	Environmental Assessment **[34-941(g)(2)]**
13	6-X	Demonstration of compatibility **[34-941(g)(4)]**

*** includes 1 original**

ZONING
TRAFFIC IMPACT
STATEMENT

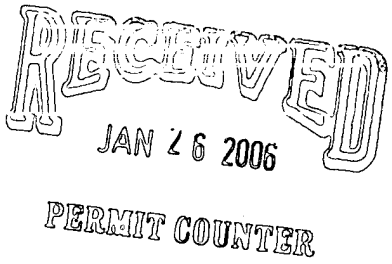
DCI 2006-00006

CYPRESS HAMMOCK

FORT MYERS, FL 33912

FOR

DONALD R. LUCAS
1950 COURTNEY DR. SUITE 206
FORT MYERS, FL 33901



JOB # 99027.04
Jan-06

Prepared by:

Neese & Associates
12661 Metro Parkway
Fort Myers, FL 33912

Approved By: _____

Date: 1/26/06

A. Basis for Analysis for TIS with less than 300 Trips

The following calculations were prepared based on the I.T.E. Trip Generation Manual 7th Edition for a residential development consisting of seventy-seven single-family units with a total of 169,700 square feet and an associated infrastructure. The subject property is 25.63 acres and currently is zoned AG-2, which will be changed to RS-1. The traffic impact study will be based on 77 dwelling units of single family detached housing (LU210). Build-out completion is estimated to be four years from zoning approval.

B. Trip Generation Calculations

			AM		PM	
			Enter	Exit	Enter	Exit
77 Single Family Residential Units	169,700	SF	16	47	53	31
Total	169,700	SF	16	47	53	31

See attached generation by Microtrans.

C. Trip End Distributions

The Trip Generation Calculations are based on the Six Mile Cypress Pkwy entrance/exit. The entrance distributions are then based on the seasonal distributions indicated in the 2004 Traffic Count for Station # 18.

Turning Movement Distribution	AM	PM
Six Mile Cypress Pkwy		
Left Turn In	8	29
Right Turn In	8	24
Left Turn Out	23	17
Right Turn Out	24	14

D. Level of Service Analysis- Six Mile Cypress Pkwy

The subject property is located on the west side of Six Mile Cypress Pkwy and located between Daniels Pkwy and Winkler Ext. Six Mile Cypress Pkwy from US41 to Colonial Blvd is classified as an Controlled Access Arterial road in the Lee County Functional Classification list.

1 Peak Hour / Peak Direction Link Specific Service Volumes — Year: 2004

Six Mile Cypress Parkway (Daniels Pkwy to Winkler Ext.) - Arterial			
LOS-A		----	270
LOS-B	271	----	1,620
LOS-C	1,621	----	1,970
LOS-D	1,971	----	2,030
LOS-E	2,030	----	2,030
LOS-F		----	2,031

2 Concurrency Management Inventory Road Link Volumes — Manual date: June 2005

a. Roadway Link Name: Six Mile Cypress Parkway
b. From: Daniels Pkwy
c. To: Winkler Ave. Ext.
d. Link No.: 23700
e. Estimated 2005 --100th Highest Hour Volume (Peak Hr. - Peak Direction): **1,061** trips

3 Lee County Traffic County Report — February 2004

a. Permanent Count Station No.: 18
b. Average Annual Daily Traffic (AADT): 13,900 trips
c. Seasonal Distribution:

	% of Peak Hour Flow	% Seasonal Directional Split			
AM	6.5	52	SB	48	NB
PM	7.3	54	NB	46	SB

d. Periodic Count Station Data:
Street: Six Mile Cypress Pkwy
Location: North of Daniels Pkwy
Station No.: 388
Beginning Year: 1995
Beginning Count (**BC**): 9,900 trips
Ending Year: 2004
Ending Count (**EC**): 19,900 trips
No. of Growth Years (**GY**) 9

4 Growth Rate Factor Calculation (**X**)

$$BC\ (X)^{GY} = EC \quad => \quad X = (EC/BC)^{(1/GY)}$$

X = 1.08066

5 100th Highest Hour LOS Projection Calculation

$A(B)^C + D(1 - E/100)$ = Projected LOS Peak Hour Peak Direction Trips

A =	2005 Estimated 100th Highest Hour Volume in the Peak Flow Direction	1,061
B =	Growth Rate Factor	1.08066
C =	No. of Years from Estimate Volume to LOS Analysis (Zoning/DO-Buildout-LOS)	4
D =	Site Generated Peak Hr - Peak Direction Traffic	29
E =	% Pass By Traffic during Peak Hour	0

1,061 x 1.08066^4 + 29 x 1 = 1,476.0

Projected LOS Peak Hour-Peak Direction Trips = 1,476.0

6 Level of Service Calculation

Current LOS:	**1,061.0** trips	therefore LOS	**B**
Projected LOS:	**1,476.0** trips	therefore LOS	**B**

E. Conclusions

Based upon the maximum road system capacity established by Lee County DOT set at 2,030 vehicles for this link per the 2004 data, and the estimated 2005 100th highest hour volume in the peak direction of flow established as 1,061 vehicles by Lee County, and the growth rate of 1.081%, the level of service for this link will reach a Level of Service of "B" during 2008, the year after the projected buildout.

Cypress Hammock
Summary of Trip Generation Calculation
For 77 Dwelling Units of Single Family Detached Housing
January 10, 2006

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	10.62	0.00	1.00	818
7-9 AM Peak Hour Enter	0.21	0.00	1.00	16
7-9 AM Peak Hour Exit	0.62	0.00	1.00	47
7-9 AM Peak Hour Total	0.82	0.00	1.00	63
4-6 PM Peak Hour Enter	0.69	0.00	1.00	53
4-6 PM Peak Hour Exit	0.41	0.00	1.00	31
4-6 PM Peak Hour Total	1.10	0.00	1.00	85
Saturday 2-Way Volume	10.69	0.00	1.00	823
Saturday Peak Hour Enter	0.56	0.00	1.00	43
Saturday Peak Hour Exit	0.47	0.00	1.00	37
Saturday Peak Hour Total	1.03	0.00	1.00	79

Note: A zero indicates no data available.
The above rates were calculated from these equations:

24-Hr. 2-Way Volume:	LN(T) = .92LN(X) + 2.71, R^2 = 0.96
7-9 AM Peak Hr. Total:	T = .7(X) + 9.43
	R^2 = 0.89 , 0.25 Enter, 0.75 Exit
4-6 PM Peak Hr. Total:	LN(T) = .9LN(X) + .53
	R^2 = 0.91 , 0.63 Enter, 0.37 Exit
AM Gen Pk Hr. Total:	T = .7(X) + 12.05
	R^2 = 0.89 , 0.26 Enter, 0.74 Exit
PM Gen Pk Hr. Total:	LN(T) = .89LN(X) + .61
	R^2 = 0.91 , 0.64 Enter, 0.36 Exit
Sat. 2-Way Volume:	LN(T) = .94LN(X) + 2.63, R^2 = 0.93
Sat. Pk Hr. Total:	T = .89(X) + 10.93
	R^2 = 0.9 , 0.54 Enter, 0.46 Exit
Sun. 2-Way Volume:	T = 8.83(X) + -9.76, R^2 = 0.94
Sun. Pk Hr. Total:	LN(T) = .89LN(X) + .44
	R^2 = 0.88 , 0.53 Enter, 0.47 Exit

Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

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LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2002 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
OLD 41	COUNTY LINE	BONITA BEACH RD	8	1.2	2LN	0	0	730	1,000	1,020	0	0	1,130	1,530	1,560
	BONITA BEACH RD	TERRY ST	8	1.0	2LN	0	770	1,080	1,140	1,150	0	1,180	1,660	1,750	1,760
	TERRY ST	ROSEMARY RD	8	0.3	4LD	0	890	1,640	1,910	2,000	0	1,370	2,520	2,940	3,080
	ROSEMARY RD	US 41	8	2.7	2LN	340	620	880	1,150	1,230	520	960	1,360	1,770	1,900
ORANGE GROVE BLVD	CLUB ENTR.	4 LANE END	2	1.0	2LN	0	170	450	610	880	0	270	700	950	1,380
	4 LANE END	HANCOCK B. PKWY	2	0.9	4LD	0	0	1,230	1,290	1,290	0	0	1,920	2,010	2,010
	HANCOCK B. PKWY	PONDELLA RD	2	1.0	4LD	0	0	1,230	1,290	1,290	0	0	1,920	2,010	2,010
ORANGE RIVER BLVD	SR 80	STALEY RD	3	1.3	2LN	0	220	510	800	940	0	370	850	1,330	1,560
	STALEY RD	BUCKINGHAM RD	3	3.0	2LN	0	220	510	800	940	0	370	850	1,330	1,560
ORTIZ AVE	COLONIAL BLVD	SR 82	1	1.7	2LN	0	430	870	920	920	0	750	1,490	1,590	1,590
	SR 82	BALLARD ST	1	1.1	2LN	0	430	870	920	920	0	750	1,490	1,590	1,590
	BALLARD ST	TICE ST	1	1.3	2LN	0	430	870	920	920	0	750	1,490	1,590	1,590
	TICE ST	SR 80	1	0.3	2LN	0	430	870	920	920	0	750	1,490	1,590	1,590
PINE ISLAND RD/ BAYSHORE RD (SR 78)	STRINGFELLOW RD	BURNT STORE RD	5 & 6	5.4	2LN	0	150	440	750	940	0	260	760	1,300	1,620
	BURNT STORE RD	CHIQUITA BLVD	5	2.0	2LN	0	730	920	940	940	0	1,260	1,580	1,630	1,630
	CHIQUITA BLVD	SANTA BARBARA BLVD	5	2.3	2LN	0	730	920	940	940	0	1,260	1,580	1,630	1,630
	SANTA BARBARA BLVD	DEL PRADO BLVD	5	2.3	4LD	0	1,410	1,980	2,060	2,060	0	2,430	3,410	3,550	3,550
	DEL PRADO BLVD	BARNETT RD	5	2.1	4LD	0	1,410	1,980	2,060	2,060	0	2,430	3,410	3,550	3,550
	BARNETT RD	US 41	2	0.5	4LD	0	1,410	1,980	2,060	2,060	0	2,430	3,410	3,550	3,550
	US 41	BUSINESS 41	2	1.2	4LD	0	0	1,440	1,900	2,060	0	0	2,820	3,720	3,870
	BUSINESS 41	HART RD	2	1.1	4LD	0	0	1,440	1,900	2,060	0	0	2,820	3,720	3,870
	HART RD	BREWERS RD	2	0.4	4LD	0	0	1,440	1,900	2,060	0	0	2,820	3,720	3,870
	BREWERS RD	SLATER RD	2	0.8	4LD	0	0	1,440	1,900	2,060	0	0	2,820	3,720	3,870
	SLATER RD	I-75	2	2.9	2LN	0	640	1,020	1,080	1,080	0	1,250	2,010	2,110	2,110
	I-75	NALLE RD	2	0.6	2LN	0	640	1,020	1,080	1,080	0	1,250	2,010	2,110	2,110
	NALLE RD	SR 31	2	2.7	2LN	210	420	690	1,080	1,120	410	830	1,350	2,110	2,200
PONDELLA RD	SR 78	WESTWOOD RD	5	0.9	2LN	370	830	860	860	860	580	1,300	1,350	1,350	1,350
	WESTWOOD RD	ORANGE GROVE BLVD	2	0.6	2LN	370	830	860	860	860	580	1,300	1,350	1,350	1,350
	ORANGE GROVE BLVD	US 41	2	1.6	4LD	0	0	1,420	2,050	2,180	0	0	2,220	3,200	3,410
	US 41	BUS 41	2	0.6	4LD	0	0	1,420	2,050	2,180	0	0	2,220	3,200	3,410
SAN CARLOS BLVD	ESTERO BLVD	MAIN ST	4	0.6	2LB	170	500	730	930	1,170	290	870	1,280	1,640	2,060
	MAIN ST	SUMMERLIN RD	4	2.5	4LD	100	1,550	1,910	1,970	1,970	180	2,730	3,360	3,460	3,460
	SUMMERLIN RD	KELLY RD	4	1.1	2LN	0	690	1,010	1,050	1,050	0	1,290	1,860	1,950	1,950
	KELLY RD	McGREGOR BLVD	4	0.6	2LN	0	690	1,010	1,050	1,050	0	1,290	1,860	1,950	1,950
SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	4	2.9	2LN	0	220	550	740	1,230	0	410	1,040	1,390	2,330
SIX MILE CYPRESS	US 41	METRO PKWY	4	1.2	4LD	140	1,580	1,940	2,000	2,000	270	3,100	3,810	3,930	3,930
	METRO PKWY	DANIELS PKWY	4	1.8	4LD	140	1,580	1,940	2,000	2,000	270	3,100	3,810	3,930	3,930
	DANIELS PKWY	4 LN END	4	2.7	2LN	260	590	840	1,060	1,170	450	1,010	1,440	1,830	2,020
	4 LN END	WINKLER EXT.	4	1.0	4LD	840	1,760	1,830	1,830	1,830	1,450	3,040	3,150	3,150	3,150
	WINKLER EXT.	CHALLENGER BLVD	4	0.8	4LD	840	1,760	1,830	1,830	1,830	1,450	3,040	3,150	3,150	3,150
	CHALLENGER BLVD	COLONIAL BLVD	4	0.5	6LD	1,260	2,650	2,740	2,740	2,740	2,170	4,570	4,730	4,730	4,730
SLATER RD	SR 78	NALLE GRADE RD	2	4.0	2LN	270	460	620	770	1,000	530	900	1,210	1,510	1,960
SR 31	SR 80	SR 78	2 & 3	1.4	2LN	220	440	710	1,120	1,170	360	740	1,180	1,870	1,950
	SR 78	N. RIVER RD	2	1.3	2LN	220	440	710	1,120	1,170	360	740	1,180	1,870	1,950
	N. RIVER RD	COUNTY LINE	2	2.0	2LN	220	440	710	1,120	1,170	360	740	1,180	1,870	1,950

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	Daily Traffic Volume (AADT) 1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	NOTE	PERMANENT STATION
RIVER RANCH RD	S OF CORKSCREW RD	466	H			2200	2400	1900	3000	3700	1800	2000	1700		15
SAN CARLOS BLVD	N END OF MANTAZAS BRIDGE		H	15600	20700	23100									
(SR 865) (FMB AREA)	S OF BAYSIDE BLVD		H	27400											
	S OF PRESCOTT ST	8	H			20200	23900	24400	24400	24700	25100	24900	22900		
	N OF SUMMERLIN RD	379	G	15000	14900	17000	14900	14300	13000	14800	12600	16000	15900		37
SAN CARLOS BLVD (SAN CARLOS PARK AREA)	E OF US 41	423	H	5400	5500	4800	5100	4700	5200	5600	4900	5000	5500		25
SANIBEL /CAPTIVA RD	N OF BLIND PASS BRIDGE	26	I	6200	6500	6400	6300	6400	6300	6300	5900	5700	Removed		
	W OF TARPON BAY RD	383	I	11800	10700	10400	10400	10500	10000	10300	9600	10400	9300		26
SANIBEL CAUSEWAY	TOLL PLAZA	102	I										16300		
SANIBEL BLVD	E OF US 41	467	H			8800	9000	7700	7400	9400	N/A	9200	9700		10
SANTA BARBARA BV	S OF SW 22 TERR	54									21800	23500	27300		
	S OF SW 28 ST	55									21500	23000	26200		
SHELL POINT BLVD	N OF MCGREGOR BLVD	385	G			3100	2800	3500	4300	4100	4300	4100	4200		36
SENTINELA BLVD	E OF MOORE AVE	478	F			100	100	100	100	400	500	600	700		6
VERONICA SHOEMAKER BL	S OF PALM BEACH BV	605	A						4600	4700	4700	4900	5500		28
	N OF M.L.K. BLVD (SR 82)	606	A						7800	8300	8900	9400	9100		28
	N OF COLONIAL BLVD	607	B						1100	800	1000	900	1000		28
SIX MILE CYPRESS	E OF US 41	386	G	19600	24600	26900	26700	29800	30300	33800	33100	35400	36900		31
PARKWAY	E OF METRO PKWY	387	G	10800	11700	14000	14600	16100	17800	19700	20300	23600	25400		31
	N OF DANIELS PKWY	388	G	9900	9800	10000	9800	11900	11100	13000	14600	15200	19900		18
	S OF COLONIAL BLVD	18	E	7900	8300	8500	8300	9100	9900	10400	10000	11000	13900		
SLATER RD	N OF BAYSHORE RD (SR 78)	389	D	5900	6000	5800	6400	5700	5700	5600	6300	6400	6200		4
SOUTH POINTE BLVD	N OF CYPRESS LAKE DR	390	G	9700	10100	9800	9900	9800	9700	9600	9800	10200	11600		35

U/C - Area under construction
NEW - New count this year

ROAD LINK VOLUMES
Peak Direction of Flow

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2004 100th HIGHEST HOUR		EST 2005 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
SAN CARLOS BLVD. (S.R.865)	MANTANZAS PASS BRIDGE	MAIN ST.	2LB	E	1,170	D	785	D	789	D	808	Constrained v/c=0.81	23000
SAN CARLOS BLVD. (S.R.865)	MAIN ST.	SUMMERLIN RD. (C.R. 869)	4LD	E	1,970	B	841	B	866	B	882	Constrained v/c=0.52	23100
SAN CARLOS BLVD. (S.R.865)	SUMMERLIN RD. (C.R. 869)	GLADIOLUS DR.	2LN	E	1,050	C	716	C	731	C	774		23200
SAN CARLOS BLVD (SCP)	U.S. 41	THREE OAKS PARKWAY	2LN	E	880	C	248	C	258	C	258		23230
SANIBEL BLVD (SCP)	U. S. 41	LEE RD.	2LN	E	880	D	504	D	506	D	506		23260
SANIBEL CAUSEWAY	CAUSEWAY ROAD	McGREGOR BLVD. (C.R. 867)	2LN	E	1,230	E	855	E	856	E	856		23300
SHELL POINT BLVD.	McGREGOR BLVD. (C.R. 867)	PALM ACRES	2LN	E	880	C	239	C	253	C	267		23400
SIX MILE CYPRESS PKWY.	U.S. 41	METRO PKWY.	4LD	E	2,000	C	1,595	C	1,625	C	1,632		23500
SIX MILE CYPRESS PKWY.	METRO PKWY.	DANIELS ROAD	4LD	E	2,000	B	1,098	B	1,266	B	1,304	Metro Pkwy 6 Ln Funded by FDOT in 09/10	23600
SIX MILE CYPRESS PKWY.	DANIELS PKWY.	WINKLER AVE. EXT.	2LN	E	1,170	D	1,024	E	1,061	E	1,119	4 Lane Funded in 06/07	23700
SLATER ROAD	BAYSHORE ROAD (S.R. 78)	NALLE GRADE ROAD	2LU	E	1,000	B	284	B	291	B	293		24000
SOUTHPOINTE BLVD.	CYPRESS LAKE DRIVE	COLLEGE PARKWAY	2LD	E	920	D	523	D	523	E	571		24100
S.R. 31	PALM BEACH BLVD. (S.R. 80)	BAYSHORE RD. (S.R. 78)	2LN	E	1,170	C	526	C	526	C	526		24200
S.R. 31	BAYSHORE RD. (S.R. 78)	CHARLOTTE COUNTY LINE	2LN	E	1,170	B	329	B	330	B	332		24300
STALEY ROAD	ORANGE RIVER BLVD./S.R. 80A	TICE STREET	2LU	E	880	C	136	C	138	C	138		24400

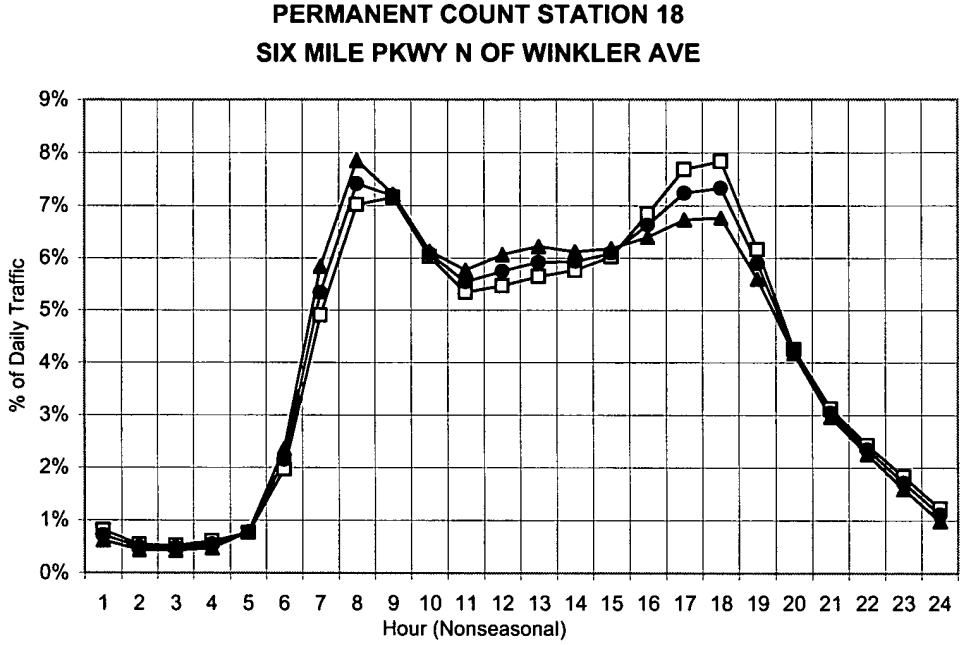
PERMANENT COUNT STATION 18
SIX MILE PKWY N OF WINKLER AVE

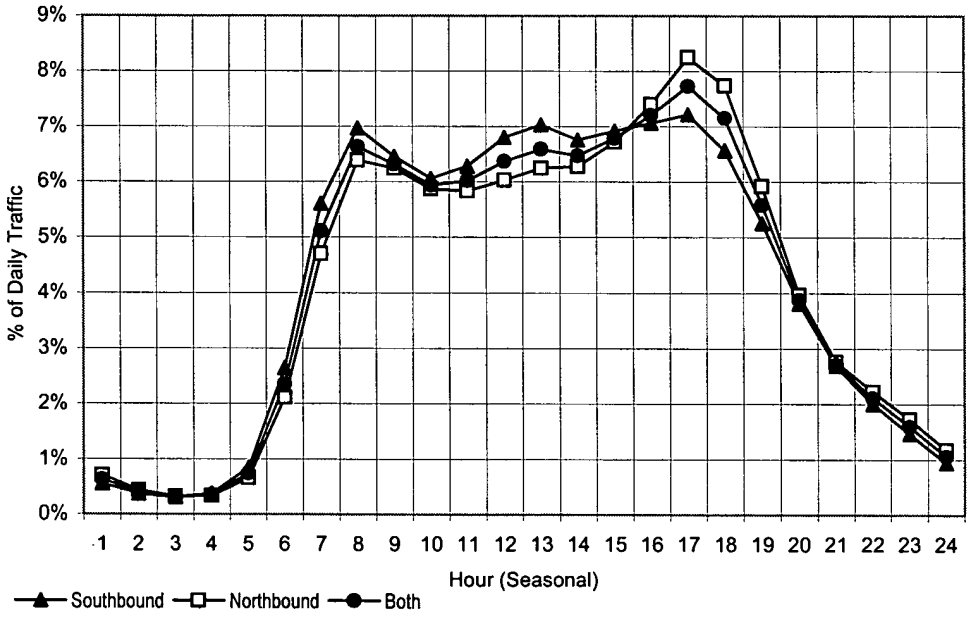
2004 AADT = 13900

Monthly ADT as a % of Annual ADT	
January	95%
February	103%
March	108%
April	104%
May	96%
June	88%
July	
August	93%
September	90%
October	99%
November	107%
December	121%

Day of Week as a % of Annual ADT	
Monday	100%
Tuesday	104%
Wednesday	106%
Thursday	106%
Friday	114%
Saturday	91%
Sunday	76%

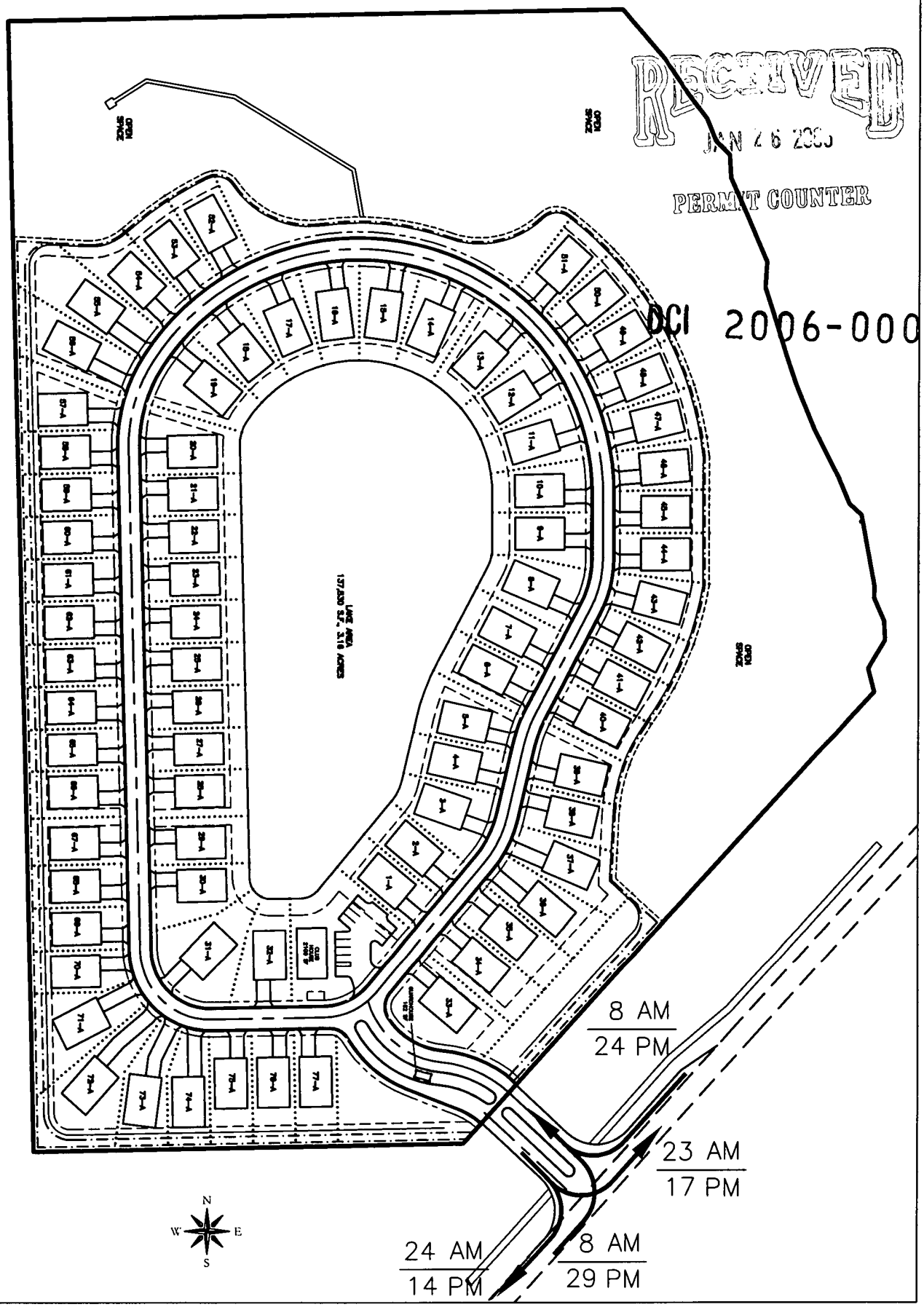
Weekday Peak Flow Characteristics	Nonseason	Season
Peak Flow between 7 a.m. and 9 a.m		
1) as a % of weekday traffic	7.3%	6.5%
2) directional Split (peak direction)	52% Southbound	52% Southbound
Peak Flow between 4 p.m. and 6 p.m.		
1) as a % of weekday traffic	7.3%	7.4%
2) directional Split (peak direction)	53% Northbound	54% Northbound





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TRAFFIC IMPACT SKETCH
OF
CYPRESS HAMMOCK
FOR
DONALD R. LUCAS
SUITE 206, 1650 COURTNEY DRIVE
FORT MYERS, FL 33912

REVISIONS

Neese & Associates
Civil Engineering & Land Surveying
12661 Metro Parkway
Fort Myers, Florida 33912
239-768-0077
Fax 239 768 3457

EXHIBIT 6-M
SCHEDULE OF USES

ADMINISTRATIVE OFFICE
SINGLE FAMILY
ENTRANCE GATES & GATE HOUSE
RESIDENTIAL ACCESSORY USES
EXCAVATION: WATER RETENTION
ACCESSORY USES & STRUCTURES
CLUB HOUSE
PARKING

DCI 2006-00006

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CYPRESS HAMMOCK 12770 BEN C. PRATT SIX MILE CYPRESS PARKWAY
CONSTRUCTION POLLUTION PREVENTION PLAN

SITE DESCRIPTION

Project Name and Location: (Latitude, Longitude, or Address)	Cypress Hammock 12770 Ben C. Pratt Six Mile Cypress, Fort Myers, FL, 33912 Latitude: 26.33.17 N Longitude: 81.50.15 W	Owner Name & Address	Donald R. Lucas 1950 Courtney Dr., Suite 206 Fort Myers, FL 33901

Description: (Purpose & types of Soil Disturbing Activities)

The project consists of three parcels that add to approximately 25.63 acres of vacant land. This vacant property is located north of Daniels Pkwy on Six Mile Cypress Pkwy. The proposed development consists of 77 single-family units at 2,204 sq feet. There is also planned to be a 3.16-acre lake in the middle of the circle of single family units. In addition, there will be approximately 7.48 acres of wetlands in the northern and eastern part of the parcel.

Runoff Coefficient	The final runoff coefficient for this site will be C= (9.96 x .98) + (8.19 x .40) = 0.72
Site Area: 25.63 Acres	Sequence of Major Activities:

The order of activities will be as follows:

1 Install stabilized construction entrance
2 Clear and grade development site.
3 Pile topsoil
6 Install utilities
9 Apply base to parking area and road
10 Construct buildings
11 Complete grading and install permanent seeding and plantings
12 Complete final paving
13 Remove accumulated sediment from basin
14 Reseed any disturbed areas.

Name of Receiving Waters	Receiving waters will discharged to right of way of Ben C. Pratt Six Mile Cypress Pkwy and which will then lead into the 10 mile canal

CONTROLS

Erosion and Sediment Controls

Stabilization Procedures

Temporary Stabilization - top soil stock piles and disturbed portions of the site where construction activity temporarily ceases for at least 21 days will be stabilized with temporary seed and mulch no later than 14 days from the last construction activity in that area. All temporary seed shall be for fast-growing grasses.

Permanent Stabilization - Disturbed portions of the site where construction activities permanently ceases shall be stabilized with permanent seed and mulch no later than 14 days after the last construction activity. The seed mix shall be for permanent type vegetation which includes grass, trees, or shrubs.

Mulching - Mulching is the placement of materials such as hay, grass, woodchips, straw, or gravel on the soil surface to cover and hold in place disturbed soils.

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CONTROLS (continued)

Structural Practices

The pavement shall be graded so that runoff is conveyed through valley gutters inlets that are interconnected to underground storage, and then will be discharged through a control structure at a discharge rate approved by SFWMD. Once construction activities are nearly complete, any accumulated sediment will be removed from the basin.

Storm Water Management

Stormwater that is generated on-site will flow through a series of inlets, which will convey the storm water into the dry detention area, and then it will be discharged through a control structure at a discharge rate approved by SFWMD. The site will use dry detention for water quality management of the storm water before it is discharged through the control structure into the existing canal.

OTHER CONTROLS

Waste Disposal

- **Waste Materials**

All waste materials will be collected and stored in a securely lidded metal dumpster rented from the Gulf Disposal, Inc., which is a licensed solid waste management company in Fort Myers. The dumpster will meet all solid waste management regulations. All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied a minimum of twice per week or more often if necessary. No construction waste materials will be buried onsite. All personnel will be instructed regarding the correct procedure for waste disposal. Notices stating these practices will be posted in the office trailer and the contractor who manages the day-to-day site operations will be responsible for seeing that these procedures are followed.

- **Hazardous Waste**

All hazardous waste materials will be disposed of in the manner specified by local or State regulation or by the manufacturer. Site personnel will be instructed in these practices and the contractor who manages the day-to-day site operations, will be responsible for seeing that these practices are followed.

- **Sanitary Waste**

All sanitary waste will be collected from the portable units a minimum of three times per week.

Offsite Vehicle Tracking

A stabilized construction entrance must be provided to help reduce vehicle tracking of sediments. The paved street adjacent to the site entrance will be swept daily to remove any excess mud, dirt or rock tracked from the site. Dump trucks hauling material from the construction site will be covered with a tarpaulin.

TIMING OF CONTROLS/MEASURES

As indicated in the Sequence of Major Activities, the stabilized construction entrance will be constructed prior to clearing or grading of any other portions of the site.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS

The storm water pollution prevention plan reflects Lee County and SFWMD requirements for storm water management and erosion and sediment control, as established in chapter 14, article VII of the Lee County Land Development Code . To ensure compliance, this plan was prepared in accordance with the requirements of the South Florida Water Management District.

MAINTENANCE/INSPECTION PROCEDURES

Erosion and Sediment Control Inspection and Maintenance Practices

- All control measures will be inspected at least once each week and following any storm event of 0.25 inches or greater.
- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of being reported.
- The sediment basin will be inspected for depth of sediment, and built up sediment will be removed when it reaches 10 percent of the design capacity or at the end of the job.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- A maintenance inspection report will be made after each inspection. A copy of the report form to be completed by the inspector is attached.
- The site superintendent, will select two individuals who will be responsible for inspections, maintenance, repair activities, and filling out the inspection and maintenance report.
- Personnel selected for inspection and maintenance responsibilities will receive training from the person whose signature appears in the contractors certification area of this plan. They will be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls used onsite in good working order.

MAINTENANCE/INSPECTION PROCEDURES (Continued)

Non-Storm Water Discharges

It is expected that the following non-storm water discharges will occur from the site during the construction period:

- Water from water line flushings.
- Pavement wash waters (where no spills or leaks of toxic or hazardous materials have occurred).
- Uncontaminated groundwater (from dewatering excavation).

All non-storm water discharges will be directed to the sediment basin prior to discharge.

POLLUTION PREVENTION PLAN OWNER CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for any knowing violation.

Signed: Donald R Lucas

Donald R. Lucas

Date: 1/25/06

CONTRACTOR CERTIFICATION

I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with activity from the construction site identified as part of this certification.

Signature	Address	Responsible for
Print Name: Sign Name: Title: Date:		General Contractor, Temporary and Permanent Stabilization, Stabilized Construction Entrance, and Retention Areas

INVENTORY FOR POLLUTION PREVENTION PLAN

The materials or substances listed below are expected to be present onsite during construction:

- Concrete
- Detergents
- Paints (enamel and latex)
- Metal Studs
- Tar
- Fertilizers
- Petroleum based Products
- Cleaning solvents
- Wood
- Masonry Block

SPILL PREVENTION

Material Management Practices

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff.

Good Housekeeping

The following good housekeeping practices will be followed onsite during the construction project.

- An effort will be made to store only enough product required to do the job.
- All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.
- Products will be kept in their original containers with the original manufacturer's label.
- Substances will not be mixed with one another unless recommended by the manufacturer.
- Whenever possible, all of a product will be used up before disposing of the container.
- Manufacturers' recommendations for proper use and disposal will be followed.
- The site superintendent will inspect daily to ensure proper use and disposal of materials onsite.

Hazardous Products

These practices are used to reduce the risks associated with hazardous materials.

- Products will be kept in original containers unless they are not resealable.
- Original labels and material safety data will be retained; they contain important product information.
- If surplus product must be disposed of, manufacturers' or local and State recommended methods for proper disposal will be followed.

SPILL PREVENTION (Continued)

Product Specific Practices

The following product specific practices will be followed onsite:

Petroleum Products

All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations.

Fertilizers

Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints:

All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be properly disposed of according to manufacturers' instructions or State and local regulations.

Concrete:

Concrete trucks will not be allowed to wash out or discharge surplus concrete or drum wash water on the site.

Spill Control Practices

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite.
- Equipment and materials will include but not be limited to brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- Spills of toxic or hazardous material will be reported to the appropriate State or local government agency, regardless of the size.
- The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.
- The site superintendent responsible for the day-to-day site operations, will be the spill prevention and cleanup coordinator. He will designate at least two other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted in the material storage area and in the office trailer onsite.

THE FOLLOWING PAGES CONSIST OF THE BLANK FORMS TO BE COMPLETED AS INDICATED.

MAKE COPIES AS NECESSARY TO INSURE INSPECTIONS ARE COMPLETED AS REQUIRED.

CYPRESS HAMMOCK PRESERVE
STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

Form 1

To Be Completed Every 7 Days and within 24 hours of a Rainfall Event of .25" or greater.

Inspector _____

Inspector's Qualifications: _____

_____

_____

_____

Stabilization Measures:

Areas	Date Since Last Disturbed	Date of Next Disturbance	Stabilized (Yes/No)	Stabilized With	Condition
Buildings					
Pavement					
Grassed					

Stabilization Required:

_____

_____

_____

_____

To Be Performed By: _____ On or Before: _____

Notes/Comments:

CYPRESS HAMMOCK PRESERVE
STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

Form 2

Structural Controls

Date _____

Sediment Basin:

Depth of Sediment in Basin _____

Condition of Basin Side Slopes _____

Any Evidence of Over-topping of the Embankment _____

Condition of Outfall From Sediment Basin _____

Maintenance Required for Sediment Basin:

_____

_____

_____

_____

To Be Performed By: _____ On or Before: _____

Stabilized Construction Entrance:

Does Much Sediment Get Tracked on to the Road? _____

Is the Gravel Clean or is it Filled With Sediment? _____

Does All Traffic Use this Stabilized Entrance to Leave the Site? _____

Is the Culvert beneath the Entrance Working? _____

Maintenance Required for Sediment Basin:

_____

_____

_____

_____

To Be Performed By: _____ On or Before: _____

CYPRESS HAMMOCK PRESERVE
STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

Form 3

Changes Required to the Pollution Prevention Plan:

1. _____
2. _____
3. _____
4. _____
5. _____

Reason(s) for changes to the Pollution Prevention Plan:

1. _____
2. _____
3. _____
4. _____
5. _____

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature: _____ Date: _____

Exhibit 6-G

Compliance with the Lee Plan. The proposed residential planned development complies with the Lee Plan through its land use classification of Central Urban Community. The requested zoning of RPD is consistent with the land use of Central Urban. As described in Policy 1.1.3 of the Lee Plan:

> *The Central Urban areas can best be characterized as the "urban core" of the county. These consist mainly of portions of the city of Fort Myers, the southerly portion of the city of Cape Coral, and other close-in areas near these cities; and also the central portions of Bonita Springs, Iona/McGregor, Lehigh Acres, and North Fort Myers. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service-water, sewer, road, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land used (see Policy 7.1.6) will continue to predominate in the Central Urban area. This category has a standard density range from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre) and a maximum density of fifteen dwelling units per acre (15 du/acre).*

The subject parcel is located in the South Fort Myers area, and residential development is indicated as a predominant land use for this category.

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Exhibit 6-H

Compliance with the design standards set forth in section 34-411. The proposed residential planned development will be consistent with the provisions of the Lee Plan, the provisions of all applicable county development regulations, and is located so that negative effects on the surrounding properties will be negligible. The subject parcel will have access to existing and proposed roads. Lee Tran has indicated that no additional facilities for its service in the area are required. The proposed development will not increase the probability or degree of flood, erosion, or other danger and shall not impose a nuisance on surrounding land uses. The subject parcel is located on the west side of Ben C. Pratt Six Mile Cypress Parkway approximately 0.75 miles north of Daniels Parkway. The design of the development will be consistent with the surrounding land uses and the county development regulations.

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Exhibit 6-I

Compliance with the guidelines for decision-making embodied in sections 34-145(c)(2)a and e. and 34-145(d)(3). This application falls into the category of a rezoning and not the category of a special exception.

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List of Attachments

Copies	Pages	24 x 36 Documents
13	1	Master Concept Plan, Non-PRFPD
13	1	Boundary Survey
13	1	Aerial

Copies	Pages	11 x 17 Documents
13	1	Master Concept Plan, Non-PRFPD
13	1	Boundary Survey

Copies	Pages	8.5 x 11 Documents
1	1	Fee in the amount of $ 9,040.00
13	8	Public Hearing Application
13	11	Supplement D Application
3	1	Notarized Affidavit
3	2	Disclosure of Interest Form
5	2	Legal Description - 8.5 x 11
3	3	List of surrounding property owners
3	1	Map of surrounding property owners
2	4	Mailing labels
13	1	Agricultural uses at time of zoning application
4	1	Letter of Historical and Archaeological Assessment
13	3	Public Transit Letter and exhibit
13	1	Area location Map
13	1	Exisiting zoning and current land uses
4	5	Soils, vegetation, rare & unique uplands, topography
4	1	Vegetation Association (FLUCCS) exhibit
13	1	Lee Plan Compliance
3	1	Design Standards Compliance
3	1	Decision-making compliance
5	10	Traffic Impact Statement
13	1	Schedule of Uses
4	11	Surface Water Management Plan
13	50	Environmental Report w/ Protected Species Survey
1	9	Property Appraiser Exhibit
1	3	District Query Report

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EXHIBIT PH-3.C.1

DESCRIPTION - TOTAL PARCEL

A TRACT OF LAND IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE;

1. NORTH 01°21'02" WEST, 1322.64 FEET, ALONG THE WEST LINE OF SAID SECTION 17 TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, THENCE;

2. NORTH 88°55'07" EAST, 721.12 FEET, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF SAID SECTION 17, THENCE;

3. SOUTH 40°53'19" EAST 76.14 FEET, THENCE;

4. SOUTH 33°48'17" EAST, 51.48 FEET, THENCE;

5. SOUTH 37°01'44" EAST, 34.89 FEET, THENCE;

6. SOUTH 22°15'29" EAST, 27.66 FEET, THENCE;

7. SOUTH 44°06'35" EAST, 23.02 FEET, THENCE;

8. SOUTH 03°23'21" EAST, 27.17 FEET, THENCE;

9. SOUTH 23°45'56" EAST, 49.48 FEET, THENCE;

10. SOUTH 22°47'55" EAST, 57.49 FEET, THENCE;

11. SOUTH 03°50'28" WEST, 29.83 FEET, THENCE;

12. SOUTH 18°21'51" EAST, 22.14 FEET, THENCE;

13. SOUTH 17°13'45" EAST, 58.69 FEET, THENCE;

14. SOUTH 18°21'13" EAST, 37.34 FEET, THENCE;

15. SOUTH 22°06'16" EAST, 58.14 FEET, THENCE;

16. SOUTH 26°58'25" EAST, 62.01 FEET, THENCE;

17. SOUTH 22°40'59" EAST, 34.06 FEET, THENCE;

18. SOUTH 47°18'00" EAST, 19.31 FEET, THENCE;

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19. SOUTH 10°21'35" EAST, 85.75 FEET, THENCE;

20. SOUTH 02°11'60" WEST, 13.04 FEET, THENCE;

21. SOUTH 23°38'47" EAST, 30.08 FEET, THENCE;

22. SOUTH 02°11'56" EAST, 22.00 FEET, THENCE;

23. SOUTH 30°16'21" WEST, 39.12 FEET, THENCE;

24. SOUTH 14°32'16" EAST, 28.20 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF SIX MILE PARKWAY, THENCE;

25. SOUTH 42°24'15" WEST, 713.34 FEET, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO THE SOUTH LINE OF SAID SECTION 17, THENCE;

26. SOUTH 88°55'18" WEST, 505.31 FEET, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 25.63 ACRES OF LAND.

EXHIBIT PH-3.I
"Agricultural Uses at time of Zoning Application"

This 25.63-acre property is made up of five vacant lots and currently is not being used for agriculture.

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LEE COUNTY DEPARTDMENT OF COMMUNITY DEVELOPMENT
DIVISION OF PLANNING
SUFFICIENCY REVIEW FOR
HISTORIC AND ARCHAEOLOGICAL RESOURCES

PROJECT NAME: CYPRESS HAMMOCK

CASE NUMBER: N/A request by Neese & Assoc.

STRAP NUMBERS: 17 45 25 00 00002 0000
17 45 25 00 00002 0020
17 45 25 00 00002 0030

DATE OF REVIEW: initial May 10, 2004, amended July 22, 2004

REVIEWED BY: Gloria M. Sajgo, AICP, Principal Planner
Lee County Planning Division
POB 398
Fort Myers, Fl 33902
Phone 941 479 8311 Fax 941 479-8319
e-mail: sajgogm@leegov.com

Historical Sites: There are no known historic sites on the subject parcel.

Archaeological Sites: According to information from Florida Master Site File there is an archaeological site on or very near to this property 811744. In May 28, 2003 the Florida Division of Historical Resources issued a letter stating that this project would have no significant impact on resources – see attached. (The attached letter references a Cypress Preserve Estates project which was the name originally given to the project currently named Cypress Hammock.).

Level 1 or Level 2 zones of Archaeological Sensitivity: All of the subject property is located in Level 2 zone of archaeological sensitivity. ~~A professional archaeologist should survey the property as a condition for the rezoning. Conditions will be imposed upon evaluation of the findings and recommendations of the professional archaeologist.~~

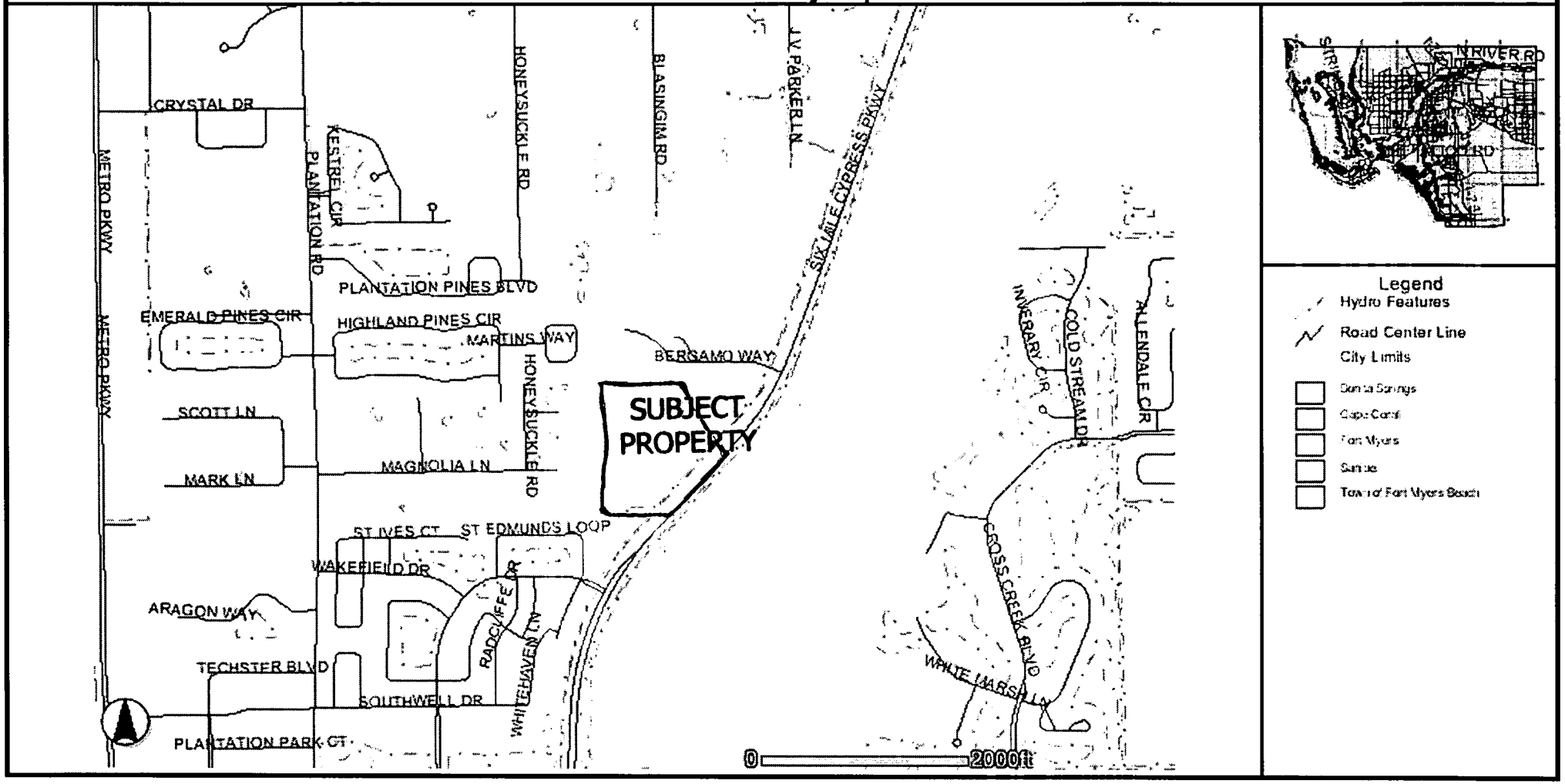
Copy:
Pete Eckenrode, Director of Development Services
Pam Houck, Zoning Director
Paul O'Connor Planning Director
Jeff E Laurien, Zoning
Don Lucas

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C:\Documents and Settings\sajgogm\Local Settings\Temp\cypress1.doc

Exhibit: 1-B

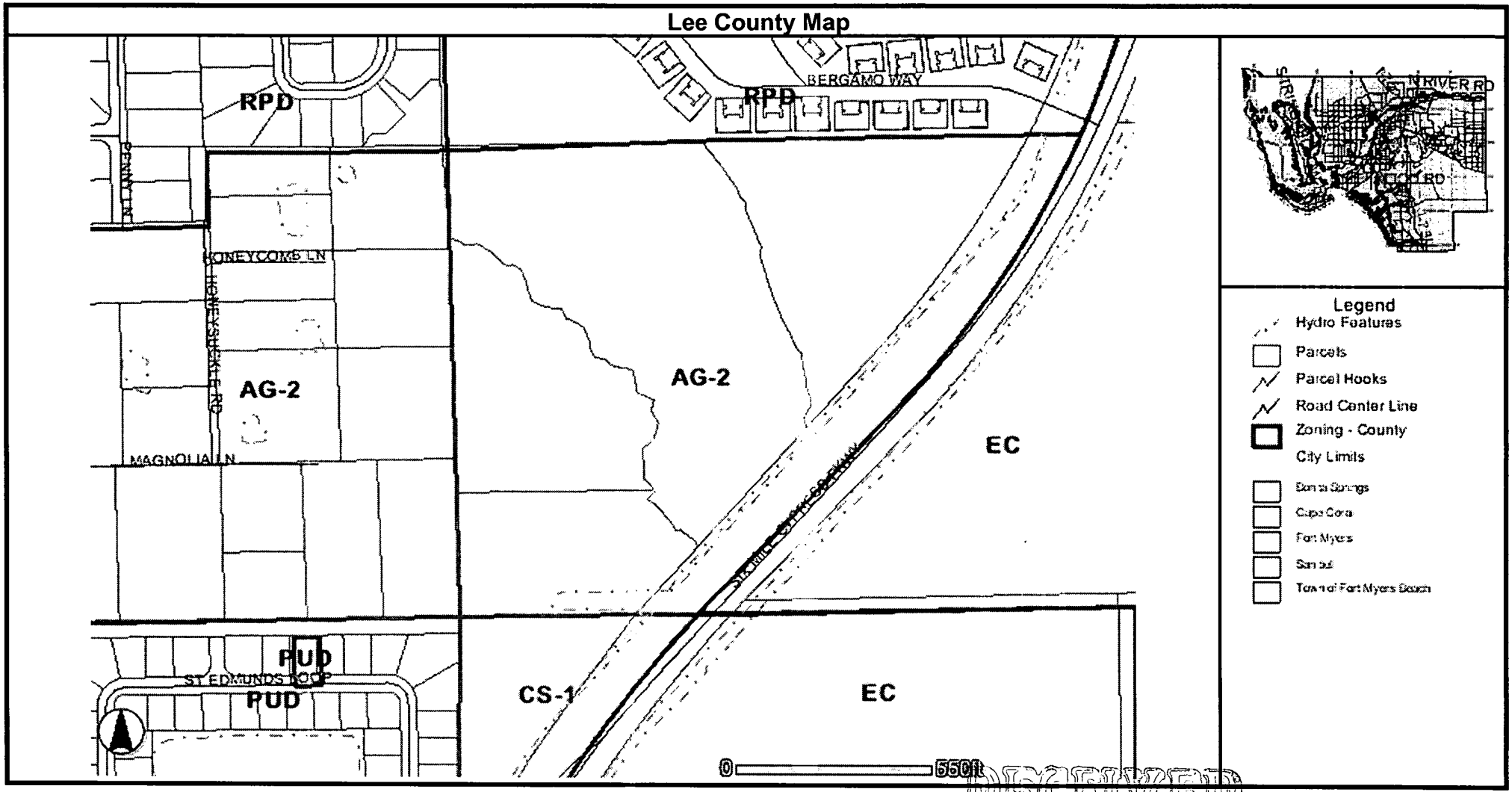
Lee County Map



DCI 2006-00006 Exhibit: 6-B

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Lee County Map



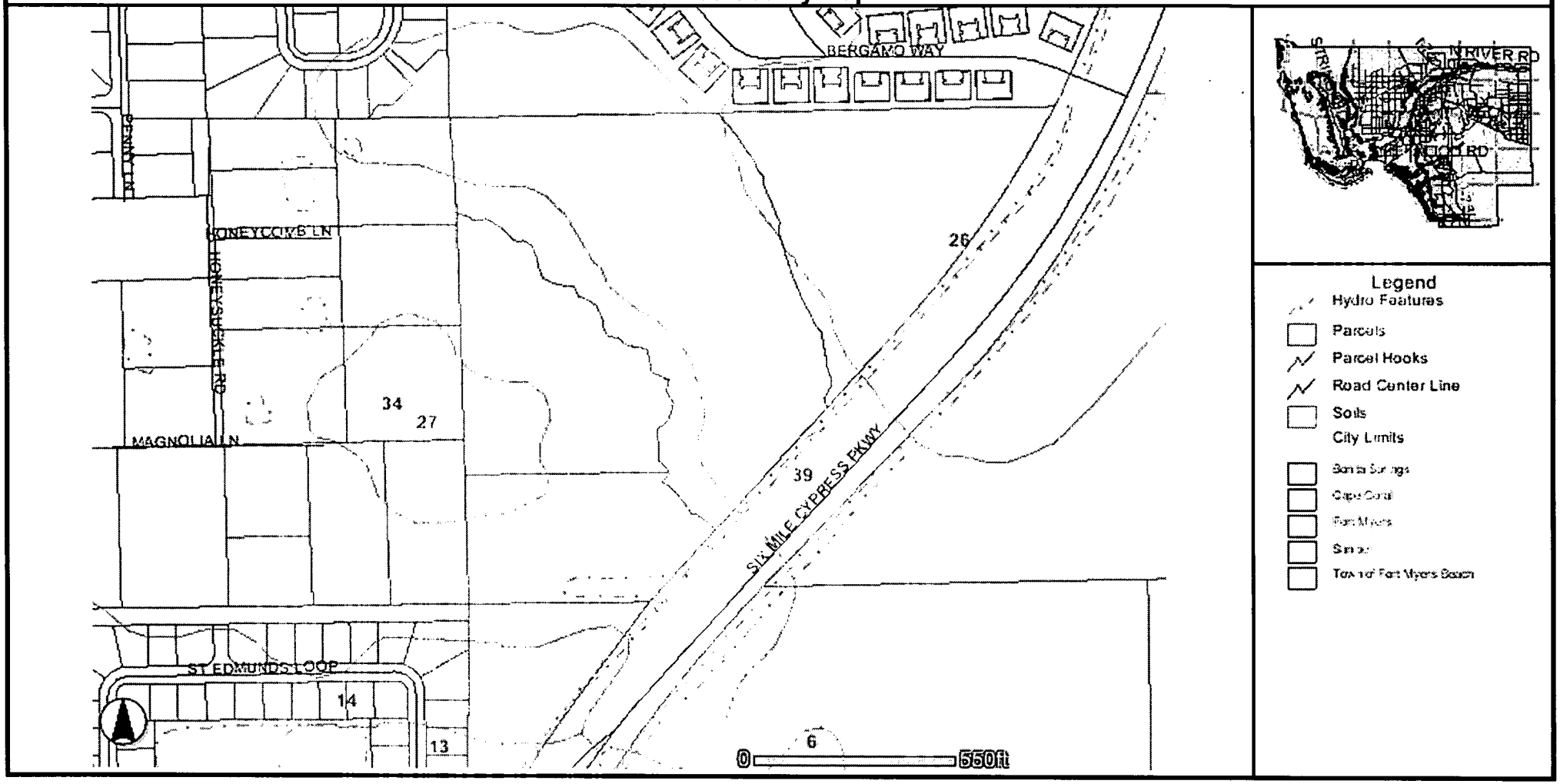
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* Agricultural
* Central Urban

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Exhibit: 6-C

Lee County Map



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Exhibit: 6-E

DCI 2006-00006

Soils Description
From Lee County Soils Survey

26-Pineda fine sand. This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to slightly concave and range from 0 to 1 percent.

Typically, the surface layer is black fine sand about 1 inch thick. The subsurface layer is very pale brown fine sand about 4 inches thick. The upper part of the subsoil is brownish yellow fine sand about 8 inches thick. The next 10 inches is strong brown fine sand. The next 6 inches is yellowish brown fine sand. The next 7 inches is light gray fine sand with brownish yellow mottles. The lower part of the subsoil is light brownish gray fine sandy loam with light gray sandy intrusions about 18 inches thick. The substratum is light gray fine sand to a depth of 80 inches or more.

Included with this soil in mapping are small areas of Wabasso, Valkaria, Felda, Hallandale, Boca, and Malabar soils. Also, included are small areas of Pineda soils that are in higher positions on the landscape. Small areas of Pineda, depressional, soils are also included. Some areas of this soil are underlain by limestone or shell fragments at a depth of 60 inches or more. In a few places, a thin layer of very friable calcareous material is at a depth of 10 to 30 inches, and in other places a thin dark brown or black layer occurs at the base of the subsurface layer. Included soils make up about 10 to 15 percent of any mapped area.

In most years, under natural conditions, the water table is within 10 inches of the subsurface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months, and it recedes to more than 40 inches below the surface during extended dry periods. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more (fig. 4).

The available water capacity is very low in the surface and subsurface layers and in the upper, sandy part of the subsoil and medium in the lower, loamy part of the subsoil. Natural fertility is low. Permeability is rapid in the subsurface layers and the upper, sandy part of the subsoil and slow or very slow in the lower, loamy part of the subsoil.

Natural vegetation consists of pineland threeawn, panicums, sedges, maidencane, waxmyrtle, South Florida slash pine, and scattered clumps of sawpalmetto.

This soil has poor suitability for cultivated crops because of wetness. With s complete water control system, it is fairly suited to many fruit and vegetable crops. A complete water control system removes excess water rapidly and provides a means of applying subsurface irrigation. Good soil management includes crop rotations that keep the soil in close-growing cover crops at least two-thirds of the time. Seedbed preparation should include bedding. Fertilizers should be applied according to the needs of the crop.

With proper water control, the soil has fair suitability for citrus trees. Water control systems that maintain good drainage to a depth of about 4 feet are needed. Bedding and planting the trees on the beds helps to provide good surface drainage. A good cover of close-growing vegetation between the trees protects the soils from blowing when the trees are young. The trees require regular applications of fertilizers and occasional liming.

This soil is well suited to pasture and hay crops with proper water control. It is well suited to pangolagrass, bahiagrasses, and clovers. Excellent pastures of grass or grass-clover mixtures can be grown with good management. Regular applications of fertilizer and controlled grazing help to produce highest yields.

The potential productivity for pine trees is moderately high. Seedling mortality, equipment limitations, and plant completion are the main management concerns. A water control system is needed to obtain the potential. South Florida slash pine is the best tree to plant.

This soil has high potential for desirable range plant production. The dominant forage consists of blue maidencane, chalky bluestem, and bluejoint panicum. Management practices should include deferred grazing. This Pineda soil is in the Slough range site.

This soil has severe limitations for urban development primarily because of the high water table.

This Pineda soil is in capability subclass IIIw.

Soils Description

From Lee County Soils Survey

27-Pompano fine sand, depressional. This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is gray fine sand about 3 inches thick. The substratum is fine sand to a depth of 80 inches or more. The upper 32 inches is light brownish gray with few, fine, faint yellowish brown mottles. The lower 45 inches is light gray.

Included with this soil in mapping, and making up 5 to 10 percent of the map unit, are small areas of Myakka, Anclote, Malabar, and Valkaria soils.

In most years, under natural conditions, the water table is within 10 inches of the surface for about 3 months. It is 10 to 40 inches below the surface for more than 5 months.

The available water capacity is low. Natural fertility is low. Permeability is rapid.

A large part of the acreage is in natural vegetation: St. Johnswort and waxmyrtle.

This soil is not suited to cultivated crops, improved pasture, woodland, or citrus because of prolonged ponding.

This soil has moderate potential for desirable range plant production. The dominant forage is maidencane and cutgrass. Since the depth of the water table fluctuates throughout the year, a natural deferment from cattle grazing occurs. Although this rest period increases forage production, the periods of high water can reduce Fresh Water Marshes and Ponds range site.

In its natural state, this soil has severe limitations for septic tank absorption fields, dwellings without basements, small commercial buildings, and local roads and streets.

This Pompano soil is in capability subclass VIIw.

Soils Description

From Lee County Soils Survey

34-Malabar fine sand. This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from 0-1 percent.

Typically, the surface layer is dark gray fine sand about 5 inches thick. The next 12 inches is light gray and very pale brown fine sand. Below this is a 16-inch layer of light yellowish brown sand with yellow mottles and a 9-inch layer of brownish yellow fine sand. The subsoil layer is gray loamy fine sand about 9 inches thick with large yellowish brown mottles. The next 8 inches is gray fine sandy loam with large brownish yellow mottles. Below is light gray loamy fine sand with yellowish brown mottles to a depth of 80 inches or more. Some areas in the central-southeaster part of the county have limestone at a depth of 70 to 80 inches.

Included with this soil in mapping are small areas of Oldsmar, Pineda, Pompano, and Valkaria soils and scattered areas of Malabar soils with limestone at a depth of 60 to 80 inches. In addition, there are scattered areas on slightly higher positions that contain a thin marl layer at a depth of less than 40 inches. Included soils make up about 10 to 15 percent of any mapped area.

In most years, under natural conditions, the water table is at a depth of less than 10 inches for 2 to 4 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more.

The available water capacity is low in the surface and subsurface layers and the upper part of the subsoil and medium in the lower part of the subsoil. Natural fertility is low. Permeable is rapid in the surface and subsurface layers and the upper part of the subsoil and slow or very slow in the lower part of the subsoil. Natural vegetation consists of pineland threeawn, waxmyrtle, scattered sawpalmetto, maidencane, panicums, and South Florida slash pine.

This soil is poorly to cultivated crops because of wetness and poor soil quality. The number of adapted crops is limited unless very intensive management practices are followed. With good water-control measures and soil-improving measures, the soil can be made well suited for some vegetable crops.

A water control system is needed to remove excess water in wet seasons and provide water through subsurface irrigation in dry seasons. Row crops should be rotated with close-growing, soil-improving crops. The rotation should include the soil-improving crops on the land three-fourths of the time. Seedbed preparation should include bedding of the rows. Fertilizer and lime should be added according to the need of the crops.

This soil is poorly suited to citrus unless very intensive management is used. It is suitable for citrus only after a carefully designed water control system has been installed that will maintain the water table below a depth of 4 feet. The trees should be planted on beds and a vegetative cover maintained between the trees. Regular applications of fertilizer and lime are needed.

This soil is well suited to pasture. Pangolasgrass, improved bahiagrass, and white clover grow well if they are needed to remove excess surface water after heavy rains. Regular applications of fertilizer and lime are needed. Controlling grazing helps to prevent organizing and weakening of the plants.

Under a high level management, this soil has moderately high potential productivity for South Florida slash pine. Bedding of the rows is needed to elevate the seedlings above the surface water. Drainage is also needed to remove excess surface water, This soil has moderate potential for desirable range plant production. The dominant forage is creeping bluestem, lopsided indiangrass, pineland threeawn, and chalky bluestem. Management practices should include deferred grazing and brush control. This Malabar soil is in the Slough range site.

This soil has severe limitations for urban development because of the high water table.

This Malabar soil is in capability subclass lVw.

Soils Description

From Lee County Soils Survey

39-Isles fine sand, depressional. This is a nearly level, very poorly drained soil in depressions. Slopes are smooth to concave and less than 1 percent.

Typically, the surface layer is very dark gray fine sand about 5 inches thick. The subsurface layer is about 5 inches of light gray fine sand. Next is 11 inches of very pale brown fine sand with yellowish brown mottles. The subsoil is 26 inches of gray fine sandy loam with brownish yellow mottles and pockets of light brownish gray loamy sand. Limestone bedrock is at a depth of 47 inches.

Included with this soil in mapping, and making up about 20 percent of the map unit, are small areas of Felda, Pineda, Pompano, and Malabar soils; soils similar to the Isles soil but with a loamy sand subsoil underlain by limestone at a depth of 40 to 72 inches; and soils similar to the Isles soil but with limestone at a depth of less than 40 inches.

In most years, under natural conditions, the water table is above the surface for 3 to 6 months. It is within a depth of 10 to 40 inches for 2 to 4 months. The water table recedes to a depth of more than 40 inches during extended dry periods.

The available water capacity is low. Permeability is rapid in the surface and subsurface layers and moderate in the subsoil. Natural fertility is low.

Natural vegetation consists of cabbage palm, cypress, fern, water oak, melaleuca, and popash.

The soil has moderate potential for desirable range plant production. The dominant forage is maidencane and cutgrass. Since the depth of the water table fluctuates throughout the year, a natural deferment from cattle grazing occurs. Although this rest period increases forage production, the periods of high water can reduce the grazing value of the site. This Isles soil is in the Fresh Water Marshes and Ponds range site.

Because of ponding, this soil has severe limitations for urban and recreational uses, and it is not suitable for crops, trees, or improved pasture. The suitability for crops or pasture is poor because of the lack of suitable drainage outlets. Areas of this soil provide excellent habitat for wading birds and other wetland wildlife.

This Isles soil is in capability subclass VIIw.

Exhibit 6-F
Vegetation Associations (FLUCCS) Map

The Florida Land Use Cover Classification System (FLUCCS) for this proposed development is (740) Disturbed Lands.

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CYPRESS HAMMOCK
ENVIRONMENTAL SUPPLEMENT
FOR
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE PERMIT

November 2003

Prepared For:

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Fort Myers, Florida 33901
(239) 274-7744

Prepared By:

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Project No. 99FRS440

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INTRODUCTION

This environmental supplement is intended to complement the engineering submittal provided by Neese & Associates for a South Florida Water Management District (SFWMD) Individual Environmental Resource Permit (ERP) for Cypress Hammock (Project).

The following information regarding site conditions, environmental considerations, and project plans has been prepared to address specific requirements of Sections C and E (Form 0971) of the ERP application. Since the project wetlands appear isolated, this application is also a request for a No Permit Required (NPR) from the U.S. Army Corps of Engineers (COE). An informational package regarding the NPR request will be submitted to the COE under separate cover.

I. SITE INFORMATION AND ENVIRONMENTAL CONSIDERATIONS

A. Project Location and Boundary

The Cypress Hammock property totals 25.63± acres and is located in Section 17, Township 45 South, Range 25 East, Lee County, Florida (Figure 1). More specifically, the project site is located on the west side of Six Mile Cypress Parkway, ½ mile north of Daniels Parkway. The project boundary overlaid on a 2002 Lee County rectified aerial (scale 1" = 200') is provided as Exhibit A. The latitude and longitude coordinates for the Cypress Hammock property are 26° 33'12" North and 81° 50'9" West, respectively.

The existing land uses for the site include undeveloped, forested land; disturbed land; a freshwater marsh; and a road. The parcels surrounding land uses include residential developments; undeveloped, forested land; and a road. The residential development of Portafino, currently under development, abuts the parcel to the north; undeveloped, forested land borders the site to the northeast and south; Six Mile Cypress Parkway forms the properties southeast boundary; and the residential communities of Brookshire and Brookshire Village are located to the west.

B. Soils Map

A soils map of the site is provided as Figure 2.

C. Land Use and Land Cover Map

Vegetation mapping for the property was performed using a 1999 rectified aerial photograph (scale 1" = 200') and groundtruthing conducted in June 2000. The vegetation associations and land uses were mapped utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Level III and IV (Florida Department of Transportation 1999). Level IV was used to denote exotic infestations, man-mad disturbances, and hydrological conditions. The resulting

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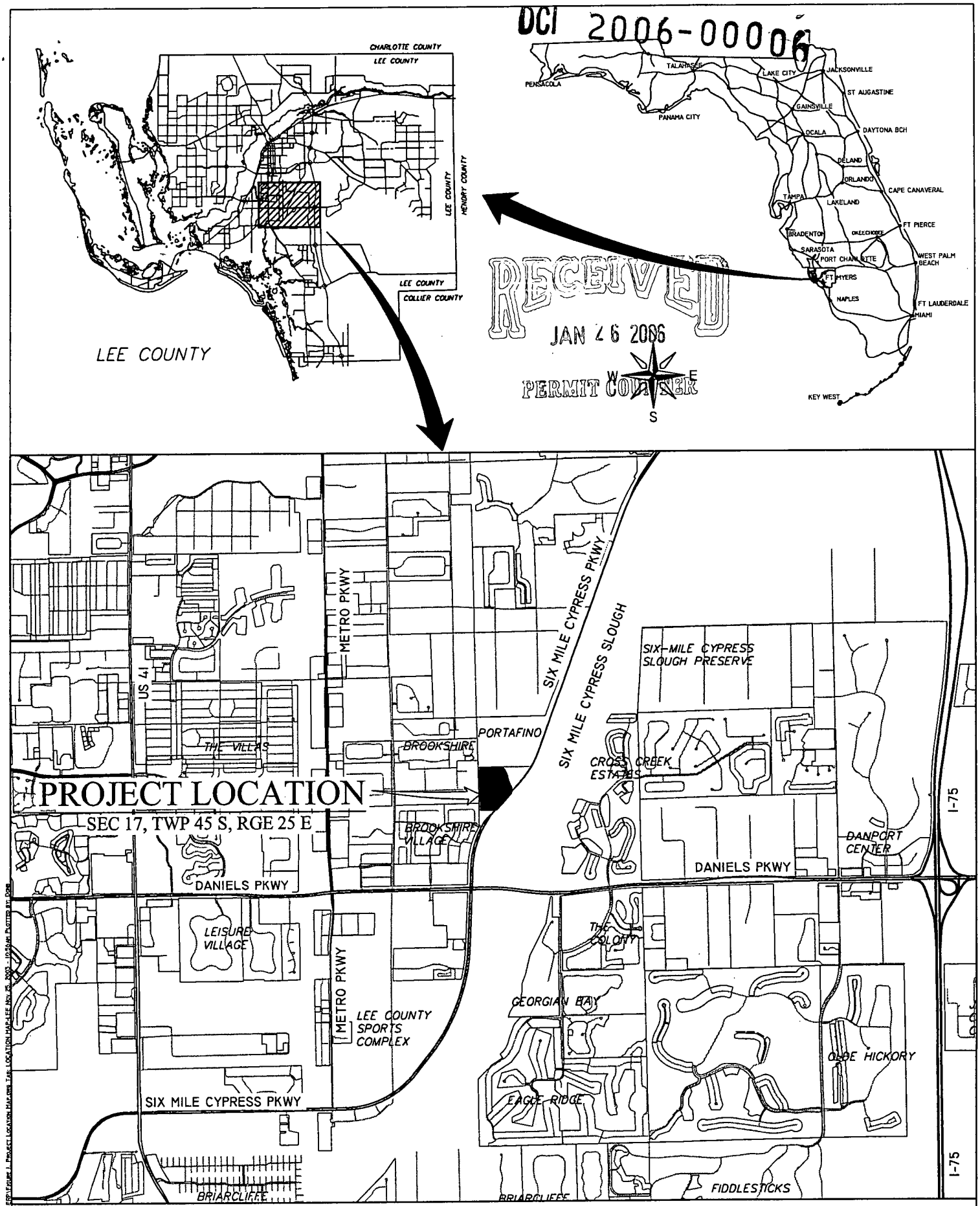
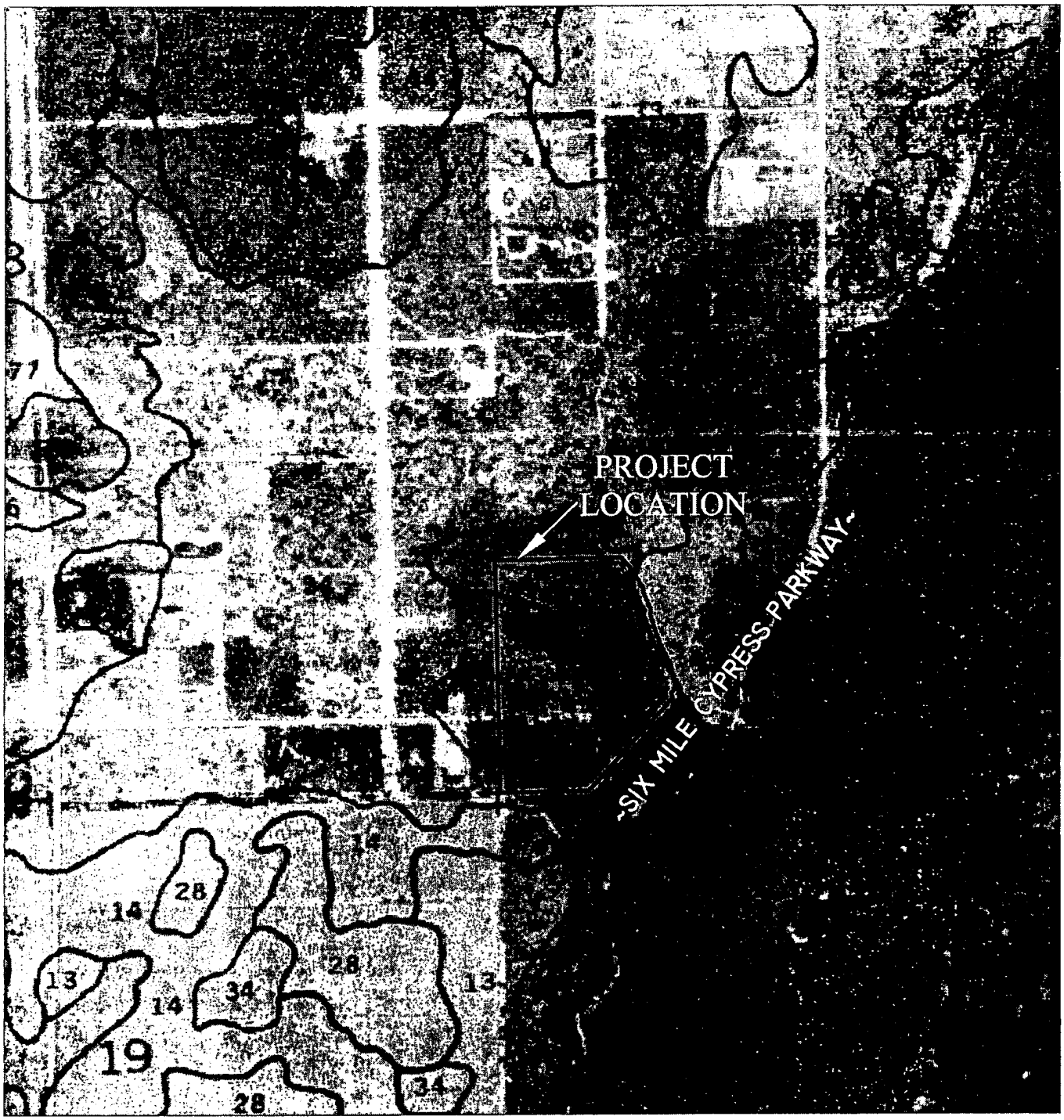


FIGURE 1. PROJECT LOCATION MAP
CYPRESS HAMMOCK

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists

DRAWN BY: B.K.M. DATE: 11/10/03

A:\1992\1992FIG\OLYEAR 2003\PERFIGURE 1 Project Location Map.dwg Tab: LOCATION MAP-LEE Nov 25, 2003 - 10:54am Plotted by: DOS



Soil Unit	Description	Status
26	PINEDA FINE SAND	HYDRIC
27	POMPANO FINE SAND, DEPRESSIONAL	HYDRIC
34	MALABAR FINE SAND	HYDRIC
39	ISLES FINE SAND, DEPRESSIONAL	HYDRIC

NOTE:
SOILS MAP SCANNED FROM NRCS LEE COUNTY SOIL SURVEY.

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FIGURE 2. SOILS MAP
CYPRESS HAMMOCK

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
DRAWN BY: C.C. DATE: 5/16/03

J:\1999\99PMS\ALLYEAR 2003\ERP\FIGURE 2. Soils map.dwg TAB: LAYOUT1 Nov 25, 2003 - 10:58am PLOTTED BY: Dave

FLUCFCS map was generated using AutoCAD (Version 2004) (Figure 3). Table 1 summarizes the acreages, while a brief description of each of the FLUCFCS classifications follows.

Table 1. FLUCFCS Codes and Acreages for Cypress Hammock

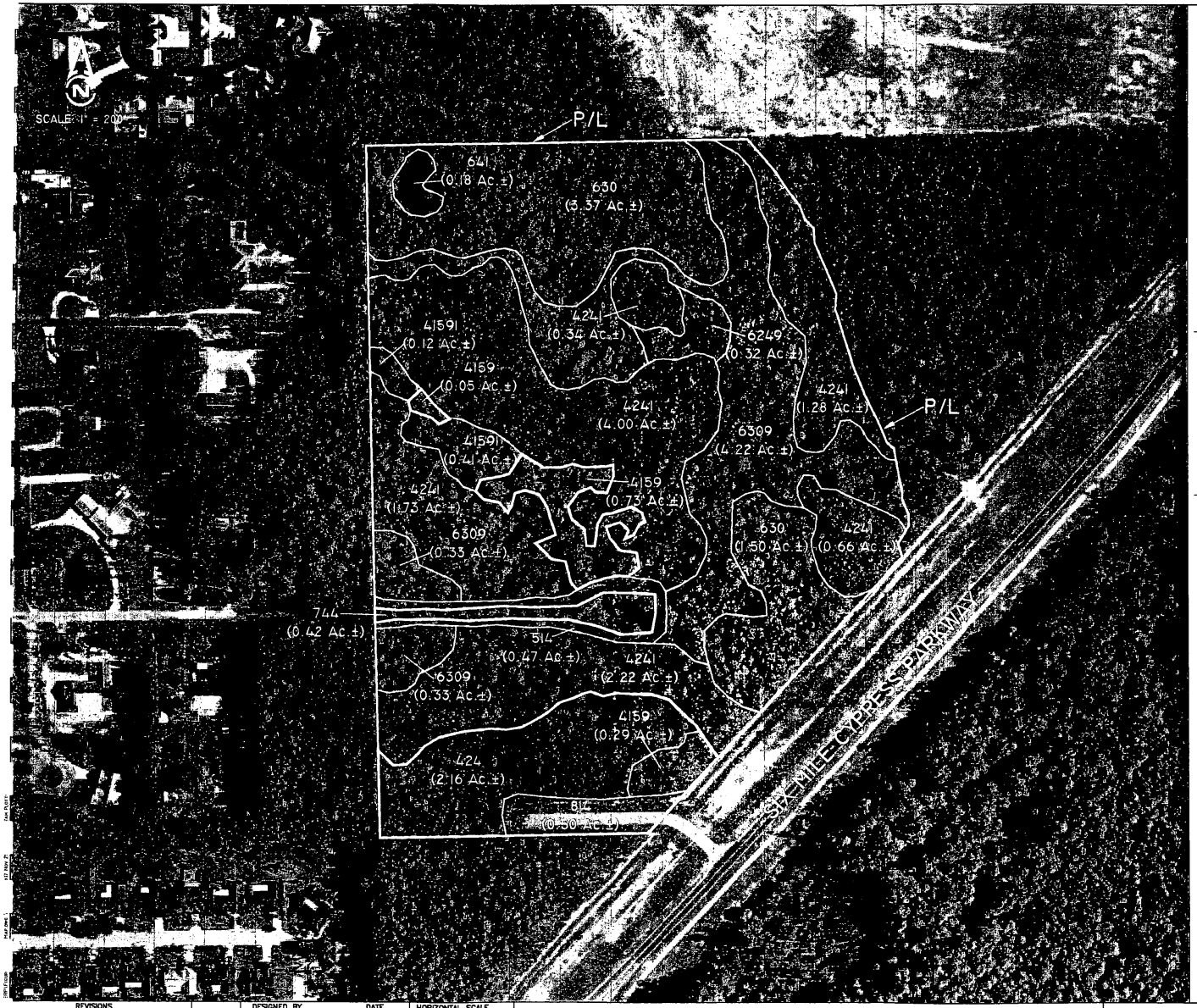
FLUCFCS Code	Description	Acreage	Percent of Total
4159	Pine, Disturbed	1.07	4.2
41591	Pine, Disturbed, Hydric (50 – 75% Exotics)	0.53	2.1
424	Melaleuca (>75% Exotics)	2.16	8.4
4241	Melaleuca, Hydric (>75% Exotics)	10.23	39.9
514	Ditch	0.47	1.8
6249	Pine/Cypress, Disturbed (50 – 75% Exotics)	0.32	1.2
630	Hardwood Conifer Mixed (<50% Exotics)	4.87	19.0
6309	Hardwood Conifer Mixed, Disturbed (50 – 75% Exotics)	4.88	19.0
641	Freshwater Marsh (<50% Exotics)	0.18	0.7
744	Fill Area	0.42	1.6
814	Road	0.50	2.0
TOTAL		**25.63**	**100.0**

Pine, Disturbed (FLUCFCS Code 4159)

This upland community is located in the center and southeast portions of the site and occupies 1.07± acres or 4.2 percent of the property. The canopy is dominated by slash pine (*Pinus elliottii*), swamp laurel oak (*Quercus laurifolia*), and melaleuca (*Melaleuca quinquenervia*). The sub-canopy contains Brazilian pepper (*Schinus terebinthifolius*), melaleuca, wax-myrtle (*Myrica cerifera*), and myrsine (*Rapanea punctata*). Ground cover species include scattered broomsedge (*Andropogon virginicus*), fingergrass (*Eustachys petraea*), and greenbrier (*Smilax auriculata*).

Pine, Disturbed, Hydric (50 – 75% Exotics) (FLUCFCS Code 41591)

This upland community is located in the west portion of the site and occupies 0.53± acre or 2.1 percent of the property. The canopy is dominated by slash pine and melaleuca. The sub-canopy contains scattered Brazilian pepper (50 to 75 percent coverage), melaleuca (50 to 75 percent coverage), wax-myrtle, and swamp laurel oak. Ground cover species include gulfdune (*Paspalum monostachyum*), inundated beaksedge (*Rhynchospora inundata*), and flatsedge (*Cyperus haspan*).



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LEGEND:

SURVEYED WETLAND LINE

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FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
4159	PINE, DISTURBED	1.07Ac.±	4.2%
41591	PINE, DISTURBED, HYDRIC (50-75% EXOTICS)	0.53Ac.±	2.1%
424	MELALEUCA	2.16Ac.±	8.4%
4241	MELALEUCA, HYDRIC (>75% EXOTICS)	10.23Ac.±	39.9%
514	DITCH	0.47Ac.±	1.8%
6249	PINE/CYPRESS, DISTURBED (50-75% EXOTICS)	0.32Ac.±	1.2%
630	HARDWOOD CONIFER MIXED (<50% EXOTICS)	4.87Ac.±	19.0%
6309	HARDWOOD CONIFER MIXED, DISTURBED (50-75% EXOTICS)	4.88Ac.±	19.0%
641	FRESHWATER MARSH (<50% EXOTICS)	0.18Ac.±	0.7%
744	FILL AREA	0.42Ac.±	1.6%
814	ROAD	0.50Ac.±	2.0%
	TOTAL	25.63Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF APRIL-MAY, 2002.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1985).

PROPERTY BOUNDARY AND WETLAND LINES WERE OBTAINED FROM NEESE AND ASSOCIATES CIVIL ENGINEERING AND LAND SURVEYING, DRAWING NUMBER 990027-00-SPS.DWG BASE DATED 10-06-03.

WETLAND LIMITS WERE REVIEWED IN THE FIELD BY SFWMD STAFF ON FEBRUARY 7, 2003.

REVISIONS		DESIGNED BY	DATE	HORIZONTAL SCALE
		R.K.	10/08/03	1"=200'
		CHECKED BY	DATE	VERTICAL SCALE
		M.A.M.	10/08/03	N/A
		DRAWN BY	DATE	SEC./TWP./RNG.
		W.C.	10/08/03	17/45/25

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
9110 College Pointe Court, Ft. Myers, FL 33919

CYPRESS HAMMOCK
AERIAL WITH FLUCFCS OVERLAY

DRAWING No.: 99FRS440
SHEET No.: FIGURE 3

Melaleuca (>75% Exotics) (FLUCFCS Code 424)
This area is found in the south portion of the site and occupies 2.16± acres or 8.4 percent of the property. The canopy contains greater than 75 percent melaleuca. The sub-canopy consists of melaleuca and Brazilian pepper. Ground cover includes bluestem grass (*Andropogon* sp.), myrsine, and poison ivy (*Toxicoderndron radicans*).

Melaleuca, Hydric (>75% Exotics) (FLUCFCS Code 4241)
This wetland community is found in the center and north portions of the site and totals 10.23± acres or 39.9 percent of the property. The canopy is greater than 75 percent melaleuca with slash pine, swamp laurel oak, and bald cypress (*Taxodium distichum*). The sub-canopy includes melaleuca, Brazilian pepper, wax-myrtle, and saltbush (*Baccharis glomeruliflora*). The ground cover is mostly open with scattered beaksedge.

Ditch (FLUCFCS Code 514)
This area is located in the centralized western portion of the site and occupies 0.47± acre or 1.8 percent of the property. The canopy and sub-canopy are open. The ground cover includes dotted smartweed (*Polygonum punctatum*), pennywort (*Hydrocotyle umbellata*), and asiatic pennywort (*Centella asiatica*).

Pine/Cypress, Disturbed (50 – 75% Exotics) (FLUCFCS Code 6249)
This habitat is found in the north portion of the site and totals 0.32± acre or 1.2 percent of the property. The canopy contains bald cypress, slash pine, cabbage palm (*Sabal palmetto*), and melaleuca (50 to 75 percent coverage). The sub-canopy consists of bald cypress, Brazilian pepper, and cabbage palm. The ground cover includes such species as swamp fern (*Blechnum serrulatum*), bog-hemp (*Bohemera cylindrical*), chocolate-weed (*Melochia corchorifolia*), and saw-grass (*Cladium jamaicense*).

Hardwood Conifer Mixed (<50% Exotics) (FLUCFCS Code 630)
This wetland habitat type is located towards the north and the southeast portions of the site and occupies 4.87± acres or 19.0 percent of the property. The canopy contains swamp laurel oak, bald cypress, and slash pine. The sub-canopy contains myrsine, cabbage palm, and dahoon holly (*Ilex cassine*). The ground cover includes royal fern (*Osmunda regalis*), swamp fern, water-hoarhound (*Lycopus rubellus*), and bog-hemp.

Hardwood Conifer Mixed, Disturbed (50 – 75% Exotics) (FLUCFCS Code 6309)
This wetland habitat is scattered throughout the north, east, and west portions of the site and occupies 4.88± acres or 19.0 percent of the property. The canopy contains swamp laurel oak, swamp bay (*Persea palustris*), cabbage palm, American elm (*Ulmus americana*), water hickory (*Carya aquatica*), red maple (*Acer rubrum*), slash pine, bald cypress, and melaleuca (50 to 75 percent

coverage). The sub-canopy contains Brazilian pepper, willow, cabbage palm, and wax-myrtle. The ground cover includes cabbage palm, swamp laurel oak, and pepper-vine (*Ampelopsis arborea*).

Freshwater Marsh (<50% Exotics) (FLUCFCS Code 641)
This wetland community is found in the northwest corner of the site and occupies 0.18± acre or 0.7 percent of the property. The canopy and sub-canopy are absent. The ground cover includes pickerelweed *(Pontederia cordata)*, arrowhead (*Sagittaria lancifolia*), buttonbush (*Cephalanthus occidentalis*), and maidencane (*Panicum hemitomon*).

Fill Area (FLUCFCS Code 744)
This land use is located in the southwest portion of the site and occupies 0.42± acre or 1.6 percent of the property. It appears to be an old abandoned fill road. The canopy and sub-canopy vegetation include cabbage palm, laural oak, wax-myrtle, and Brazilian pepper (50 to 75 percent coverage). The ground cover species include greenbriar, poison ivy, and passion vine (*Passiflora tuberosa*).

Road (FLUCFCS Code 814)
An unpaved road is found in the southeastern corner of the site and occupies 0.50± acre or 2.0 percent of the property.

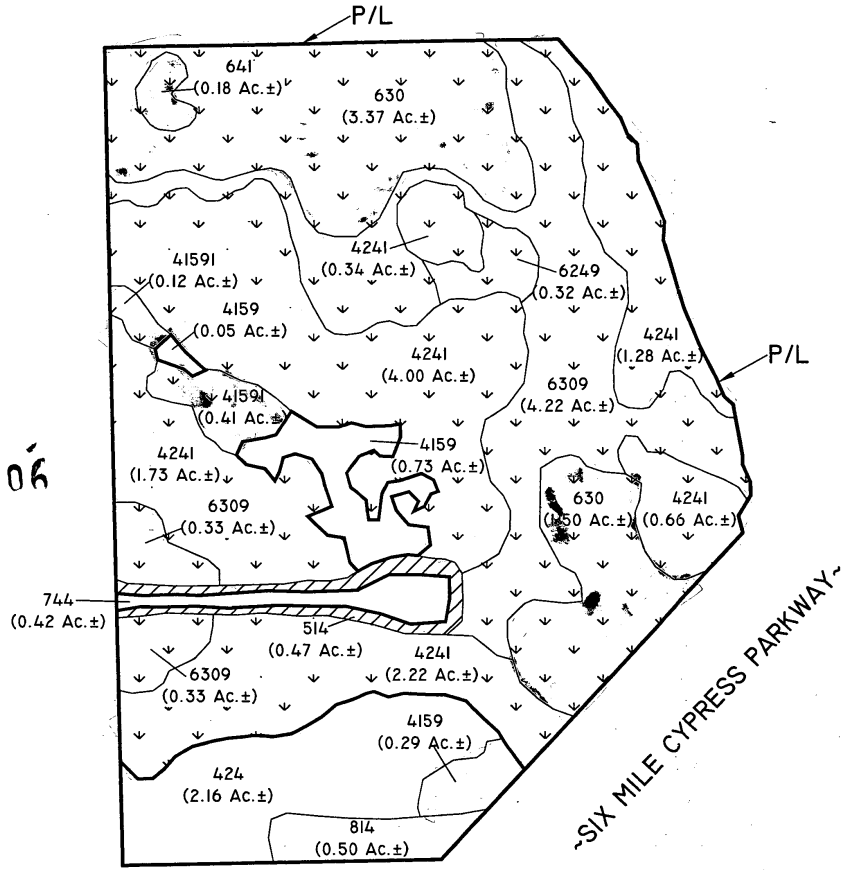
D. Wetlands

The SFWMD jurisdictional wetlands and "other surface waters" (OSW) total 21.01± acres and 0.47± acre, respectively. The SFWMD upland wetland lines were field reviewed and approved by Cory Peck on February 7, 2003. The approved lines were subsequently surveyed by Neese & Associates and are illustrated as Figure 4. Table 2 provides a summary of the SFWMD jurisdictional wetlands and by FLUCFCS code. The COE jurisdictional wetland limits have not been verified prior to this submittal.

Table 2. SFWMD Jurisdictional Wetlands and "Other Surface Waters" by FLUCFCS Code

FLUCFCS Code	Description	SFWMD Wetlands (Acres)	SFWMD OSW (Acres)
41591	Pine, Disturbed, Hydric (50 – 75% Exotics)	0.53	--
4241	Melaleuca, Hydric (>75% Exotics)	10.23	--
514	Ditch	--	0.47
6249	Pine/Cypress, Disturbed (50 – 75% Exotics)	0.32	--
630	Hardwood Conifer Mixed (<50% Exotics)	4.87	--

SCALE: 1" = 200'



LEGEND:

- SFWMD WETLANDS (21.01Ac.±)
- SFWMD "OTHER SURFACE WATERS" (0.47Ac.±)
- SURVEYED WETLAND LINE

FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
4159	PINE, DISTURBED	1.07Ac.±	4.2%
41591	PINE, DISTURBED, HYDRIC (50-75% EXOTICS)	0.53Ac.±	2.1%
424	MELALEUCA	2.16Ac.±	8.4%
4241	MELALEUCA, HYDRIC (>75% EXOTICS)	10.23Ac.±	39.9%
514	DITCH	0.47Ac.±	1.8%
6249	PINE/CYPRESS, DISTURBED (50-75% EXOTICS)	0.32Ac.±	1.2%
630	HARDWOOD CONIFER MIXED (<50% EXOTICS)	4.87Ac.±	19.0%
6309	HARDWOOD CONIFER MIXED, DISTURBED (50-75% EXOTICS)	4.88Ac.±	19.0%
641	FRESHWATER MARSH (<50% EXOTICS)	0.18Ac.±	0.7%
744	FILL AREA	0.42Ac.±	1.6%
814	ROAD	0.50Ac.±	2.0%
	TOTAL	25.63Ac.±	100.0%

NOTES:

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1985).

PROPERTY BOUNDARY AND WETLAND LINES WERE OBTAINED FROM NEESE AND ASSOCIATES CIVIL ENGINEERING AND LAND SURVEYING, DRAWING NUMBER 990027-00-SPS.DWG BASE DATED 10-06-03.

WETLAND LIMITS WERE REVIEWED IN THE FIELD BY SFWMD STAFF ON FEBRUARY 7, 2003.

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REVISIONS		DESIGNED BY	DATE	HORIZONTAL SCALE
		R.K.	10/08/03	1"=200'
		CHECKED BY	DATE	VERTICAL SCALE
		M.A.M.	10/08/03	N/A
		DRAWN BY	DATE	SEC./TWP./RNG.
		W.C.	10/08/03	17/45/25

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
9110 College Pointe Court, Ft. Myers, FL 33919

CYPRESS HAMMOCK
FLUCFCS AND WETLANDS MAP

DRAWING No.: 99FRS440
SHEET No.: FIGURE 4

Table 2. (Continued)

FLUCFCS Code	Description	SFWMD Wetlands (Acres)	SFWMD OSW (Acres)
6309	Hardwood Conifer Mixed, Disturbed (50 – 75 % Exotics)	4.88	--
641	Freshwater Marsh (<50% Exotics)	0.18	--
TOTAL		**21.01**	**0.47**

E. Seasonal Water Elevations

Nails marking biological indicators (i.e., water stains, adventitious rooting, buttresses, etc.) of the wetland's normal pool and seasonal high water levels were set in the field and photographed by Passarella and Associates, Inc (Exhibit B). The water level nail elevations information were surveyed by Neese & Associates. The water level nail elevations are summarized in Table 3 and their locations are provided as Exhibit C.

Table 3. Nail Elevations for Wetland Water Level Indicators

Nail No.	Description	Elevation (ft NGVD)
1	Bottom of moss on cypress tree	15.06
2	Bottom of moss on cypress tree	15.05
3	Bottom of moss on cypress tree	15.14
4	Bottom of moss on cypress tree	15.21
5	Bottom of moss on cypress tree	15.22
6	Bottom of moss on cypress tree	15.17

F. Listed Plants and Wildlife

Passarella and Associates, Inc. conducted a listed species survey at Cypress Hammock on February 20, 2003. The February 2003 surveys were performed in accordance with the Lee County protected species survey requirements and the Florida Fish and Wildlife Conservation Commission (FWCC) guidelines.

The results of the survey found no listed species on-site. A copy of the Lee County Protected Species Survey is attached as Exhibit D.

G. Historical and Archaeological Resources

Correspondence has been received from the Division of Historical Resources of the Department of State stating that no significant archaeological or historical sites are recorded for, or likely to be present within, the project area. A copy of this correspondence is attached as Exhibit E.

II. PLANS

A. Wetland Impact and Site Plan

The proposed project is for the construction of a multi-family residential development with associated amenities. A total of 14.43± acres of SFWMD wetland and 0.31± acre of OSW impacts are proposed for the project. The project's SFWMD wetland and OSW impact acreages are summarized in Tables 4 and 5, respectively. A SFWMD wetland impact map for the project is provided as Figure 5 and the site plan is provided as Figure 6.

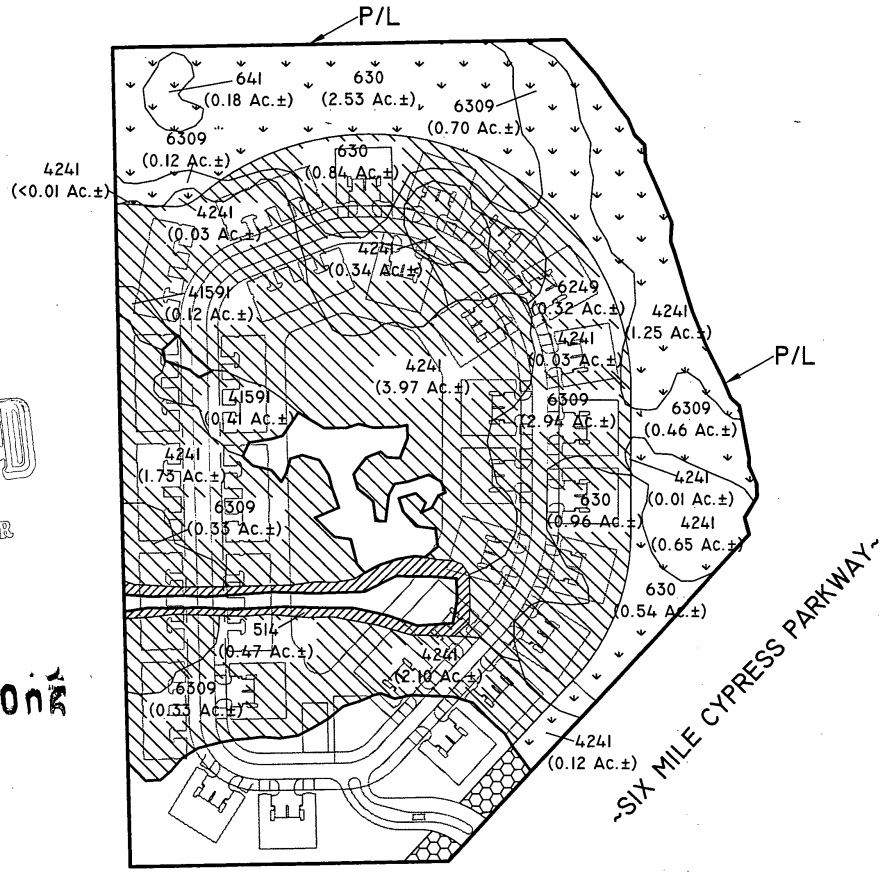
Table 4. SFWMD Wetland Impact Summary

Wetland Type (FLUCFCS)	Wetland Description (FLUCFCS)	Wetland Size On-site (Acres)	Wetland Not Impacted (Acres)	Permanent Wetland Impacts (Acres)
41591	Pine, Disturbed, Hydric (50 – 75% Exotics)	0.53	--	0.53
4241	Melaleuca, Hydric (>75% Exotics)	10.23	2.05	8.18
6249	Pine/Cypress, Disturbed (50 – 75% Exotics)	0.32	--	0.32
630	Hardwood Conifer Mixed (<50% Exotics)	4.87	3.07	1.80
6309	Hardwood Conifer Mixed, Disturbed (50 – 75% Exotics)	4.88	1.28	3.60
641	Freshwater Marsh (<50% Exotics)	0.18	0.18	--
TOTALS		**21.01**	**6.58**	**14.43**

Table 5. SFWMD "Other Surface Waters" Impact Summary

OSW Type (FLUCFCS)	OSW Description (FLUCFCS)	OSW Size On-site (Acres)	OSW Not Impacted (Acres)	Permanent OSW Impacts (Acres)
514	Ditch	0.47	0.00	0.47
TOTALS		**0.47**	**0.00**	**0.47**

SCALE: 1" = 200'



LEGEND:

- WETLAND PRESERVE (6.58 Ac.±)
- UPLAND PRESERVE (0.19 Ac.±)
- WETLAND IMPACT (14.43 Ac.±)
- OSW IMPACT (0.47 Ac.±)
- SURVEYED WETLAND LINE

FLUCFCS CODE	WETLAND PRESERVE	WETLAND IMPACT	OSW IMPACT	TOTAL
41591	-	0.53 Ac.±	-	0.53 Ac.±
4241	2.05 Ac.±	8.18 Ac.±	-	10.23 Ac.±
514	-	-	0.47 Ac.±	0.47 Ac.±
6249	-	0.32 Ac.±	-	0.32 Ac.±
630	3.07 Ac.±	1.80 Ac.±	-	4.87 Ac.±
6309	1.28 Ac.±	3.60 Ac.±	-	4.88 Ac.±
641	0.18 Ac.±	-	-	0.18 Ac.±
TOTAL	6.58 Ac.±	14.43 Ac.±	0.47 Ac.±	21.48 Ac.±

NOTES:

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1985).

PROPERTY BOUNDARY AND WETLAND LINES WERE OBTAINED FROM NEESE AND ASSOCIATES CIVIL ENGINEERING AND LAND SURVEYING, DRAWING NUMBER 990027-00-SPS.DWG BASE DATED 10-06-03.

WETLAND LIMITS WERE REVIEWED IN THE FIELD BY SFWMD STAFF ON FEBRUARY 7, 2003.

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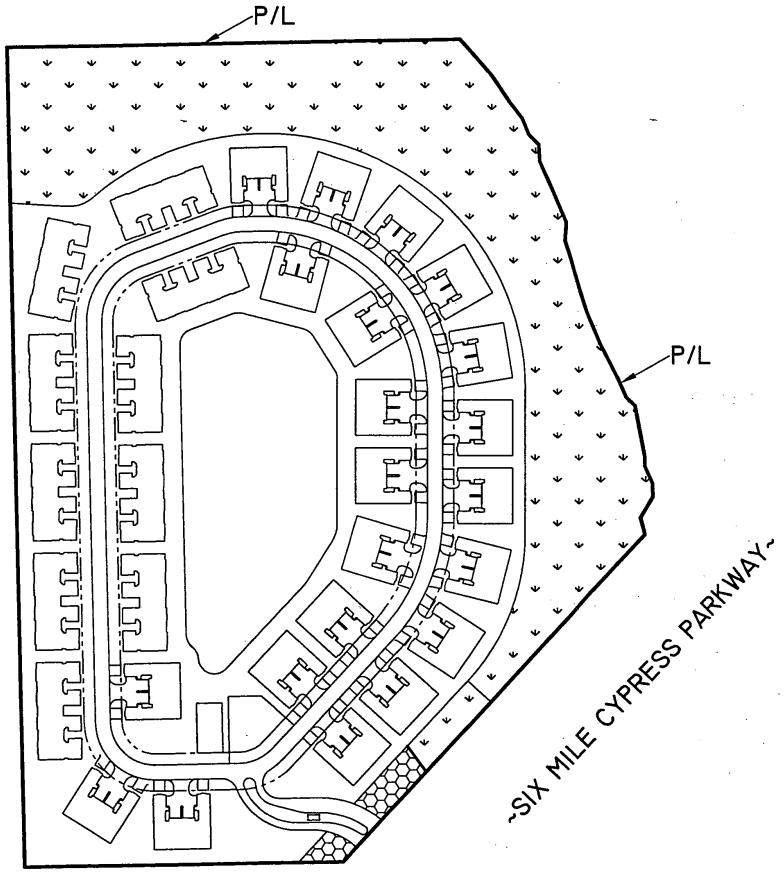
REVISIONS		DESIGNED BY	DATE	HORIZONTAL SCALE
		R.K.	11/17/03	1"=200'
		CHECKED BY	DATE	VERTICAL SCALE
		M.A.M.	11/17/03	N/A
		DRAWN BY	DATE	SEC./TWP./RNG.
		W.C.	11/17/03	17/45/25

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
9110 College Pointe Court, Ft. Myers, FL 33919

CYPRESS HAMMOCK
SFWMD WETLAND IMPACT MAP

DRAWING No.: 99FRS440
SHEET No.: FIGURE 5

SCALE: 1" = 200'



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LEGEND:

- WETLAND PRESERVE (6.58 Ac.±)
- UPLAND PRESERVE (0.19 Ac.±)
- SURVEYED WETLAND LINE

NOTES:

PROPERTY BOUNDARY AND WETLAND LINES WERE OBTAINED FROM NEESE AND ASSOCIATES CIVIL ENGINEERING AND LAND SURVEYING, DRAWING NUMBER 990027-00-SPS.DWG BASE DATED 10-06-03.

REVISIONS		DESIGNED BY / DATE	HORIZONTAL SCALE
		R.K. 11/24/03	1"=200'
		CHECKED BY / DATE	VERTICAL SCALE
		M.A.M. 11/24/03	N/A
		DRAWN BY / DATE	SEC./TWP./RNG.
		W.C.,P.F. 11/24/03	17/45/25

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
9110 College Pointe Court, Ft. Myers, FL 33919

CYPRESS HAMMOCK
SITE PLAN

DRAWING No.: 99FRS440
SHEET No.: FIGURE 6

B. Wetland Mitigation

The wetland mitigation plan for the project includes the enhancement and preservation of 6.58± acres of SFWMD wetlands and enhancement and preservation of 0.19± of upland (Figure 7).

Enhancement will include the removal of exotic and nuisance vegetation from existing native uplands and wetlands. The exotics to be eradicated include, but are not limited to, melaleuca, Brazilian pepper, Australian pine (*Casuarina* sp.), and downy rose-myrtle (*Rhodomyrtus tomentosa*).

The selective removal of exotics will include one or more of the following methods: (1) cut exotics within 12 inches of ground elevation, hand remove cut vegetation, and treat remaining stump with approved herbicide; (2) girdle standing melaleuca and Australian pine with diameter at breast height (DBH) greater than four inches and apply approved herbicide to cambium; (3) foliar application of approved herbicide to melaleuca saplings, Brazilian pepper, Australian pine, and downy rose-myrtle; and (4) foliar application of approved herbicide or hand pulling of exotic seedlings.

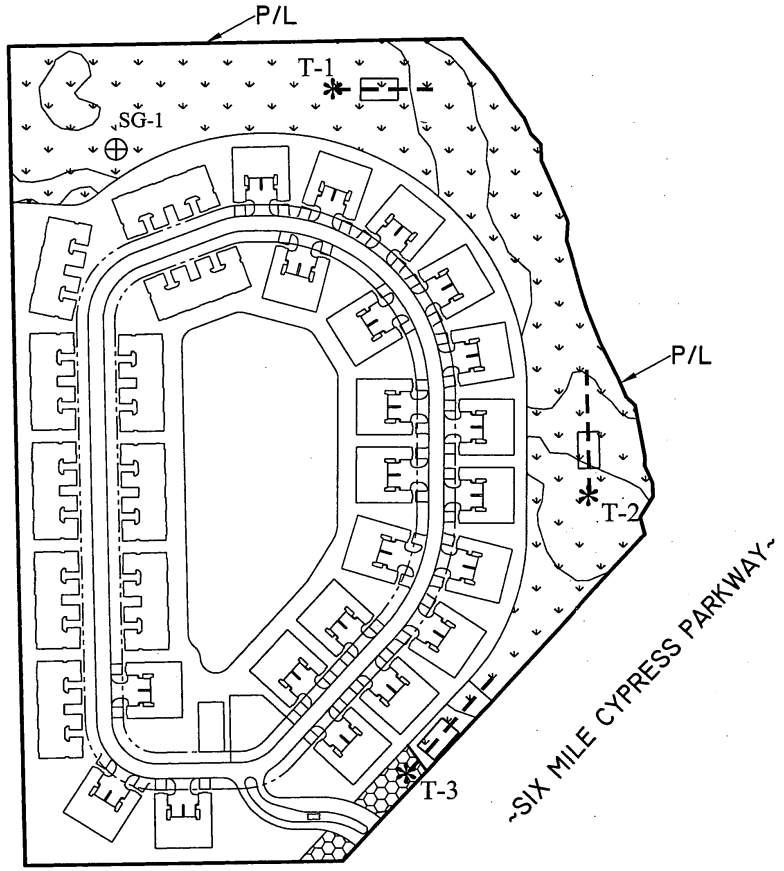
In areas where the density of melaleuca trees exceeds 50 percent, cuttings will either be removed from the site or stacked in piles at approximately 100 foot intervals. If left on the site, smaller cuttings will be stacked butt end to the ground into a nearly vertical position (i.e., teepee method). Larger cuttings will be cut and stacked side by side into an area approximately six feet on a side. Cuttings will be stacked perpendicular to the previous layer up to a height of approximately four feet (i.e., log cabin method).

Mechanical removal of exotics will include mechanized land clearing in areas of 75 to 100 percent cover by melaleuca. Prior to mechanical removal, the limits of mechanical removal of exotics will be reviewed and approved in the field by SFWMD staff. After exotic vegetation has been removed, the cleared areas will be graded to match adjacent wetland elevations. An as-built survey of the graded site will be performed to ensure the desired elevations have been obtained. After review and approval of the final grades, the area will be planted with native wetland vegetation.

The upland buffers will be enhanced by the selective removal of exotics. The selective removal of exotics will be conducted per the methodology previously described for the wetland enhancement areas.

Additional details regarding the on-site and off-site mitigation plan will be provided following SFWMD staff's review and approval of the proposed site plan.

SCALE: 1" = 200'



LEGEND:

- WETLAND PRESERVE (6.58 Ac.±)
- UPLAND PRESERVE (0.19 Ac.±)
- SURVEYED WETLAND LINE
- MONITORING TRANSECT
- TREE/SHRUB PLOT
- T-1 TRANSECT NUMBER
- * PHOTO-STATION
- SG STAFF GAUGE/MONITORING WELL No.
- ⊕ STAFF GAUGE/MONITORING WELL

NOTES:

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1985).

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WETLAND LIMITS WERE REVIEWED IN THE FIELD BY SFWMD STAFF ON FEBRUARY 7, 2003.

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REVISIONS		DESIGNED BY	DATE	HORIZONTAL SCALE
		R.K.	11/24/03	1"=200'
		CHECKED BY	DATE	VERTICAL SCALE
		M.A.M.	11/24/03	N/A
		DRAWN BY	DATE	SEC./TWP./RNG.
		W.C.,P.F.	11/24/03	17/45/25

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
9110 College Pointe Court, Ft. Myers, FL 33919

CYPRESS HAMMOCK
MITIGATION AND MONITORING PLAN

DRAWING No.: 99FRS440
SHEET No.: FIGURE 7

C. COE Isolated Wetland and NPR Request

The applicant is anticipating that a no permit will be required from the COE due to the isolated condition of the project's wetlands. A formal NPR request will be submitted to the COE's Fort Myers Regulatory Office under separate cover.

D. Secondary Impacts

The proposed project provides reasonable assurances that there will be little to no adverse secondary impacts based on the following criteria:

Water Quality
A surface water management system to handle on-site detention and attenuation will be constructed within the project area subject to SFWMD guidelines and approval.

Aquatic or Wetland Dependent Listed Species
Following a protected species survey, no aquatic or wetland dependent species were observed on-site (Exhibit D).

Significant Archaeololgical Resources
Correspondence from the Division of Historical Resources of the Department of State regarding historical and archaeological resources states no significant archaeological or historical sites occur within the project area (Exhibit E).

Expected Future Uses to Have an Adverse Impact on Water Quality or Wetlands
No additional phases or expansion to this project are proposed.

E. Cumulative Impacts

The proposed project impacts are 14.43± acres or 68.7 percent of the on-site wetlands (i.e., all freshwater). According to the Basis of Review, the project is located in the Estero Drainage Basin. A recent study titled "Estero Basin Cumulative Impact Analysis" prepared by WilsonMiller, Inc. (November 2000) lists the total land area of the Estero Basin as 185,600± acres. WilsonMiller, Inc. further identified a total of 55,568± acres of jurisdictional freshwater wetlands that currently exist within the Estero Basin. Based on these estimates, the project will result in impacts to less than .03 percent of the total acreage within the Estero Basin. In addition, WilsonMiller, Inc. also estimated that 34,503± acres (80.3 percent) of the freshwater wetlands within the Estero Basin are currently in public ownership or not at risk to development. The applicant is also preserving 6.58± acres or 31.3 percent of its wetlands under a conservation easement, which adds to the percent of wetlands no longer at risk to development within this basin. Based on these estimates and due to the acreage and quality of wetlands to be impacted and preserved by this permit application, Cypress Hammock will not result in unacceptable cumulative impacts to the wetlands within the Estero Basin.

REFERENCES

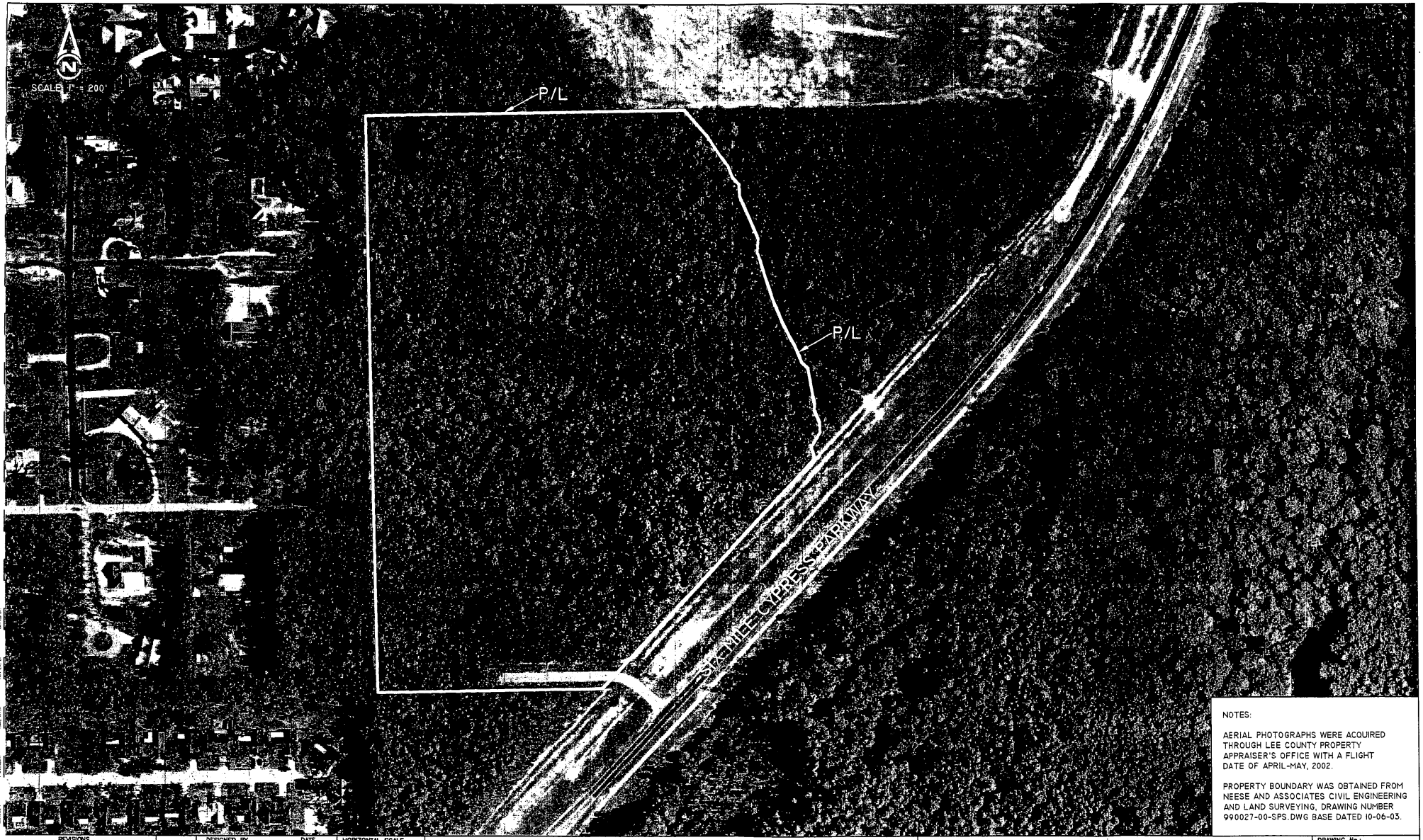
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EXHIBIT A

AERIAL WITH BOUNDARY OVERLAY



NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF APRIL-MAY, 2002.

PROPERTY BOUNDARY WAS OBTAINED FROM NEESE AND ASSOCIATES CIVIL ENGINEERING AND LAND SURVEYING, DRAWING NUMBER 990027-00-SPS.DWG BASE DATED 10-06-03.

DCI 2006-00006

REVISIONS		DESIGNED BY	DATE	HORIZONTAL SCALE
		M.A.M.	11/17/03	1"=200'
		CHECKED BY	DATE	VERTICAL SCALE
		M.A.M.	11/17/03	N/A
		DRAWN BY	DATE	SEC./TWP./RNG.
		W.C.	11/17/03	17/45/25

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
9110 College Pointe Court, Ft. Myers, FL 33919

CYPRESS HAMMOCK
AERIAL WITH BOUNDARY OVERLAY

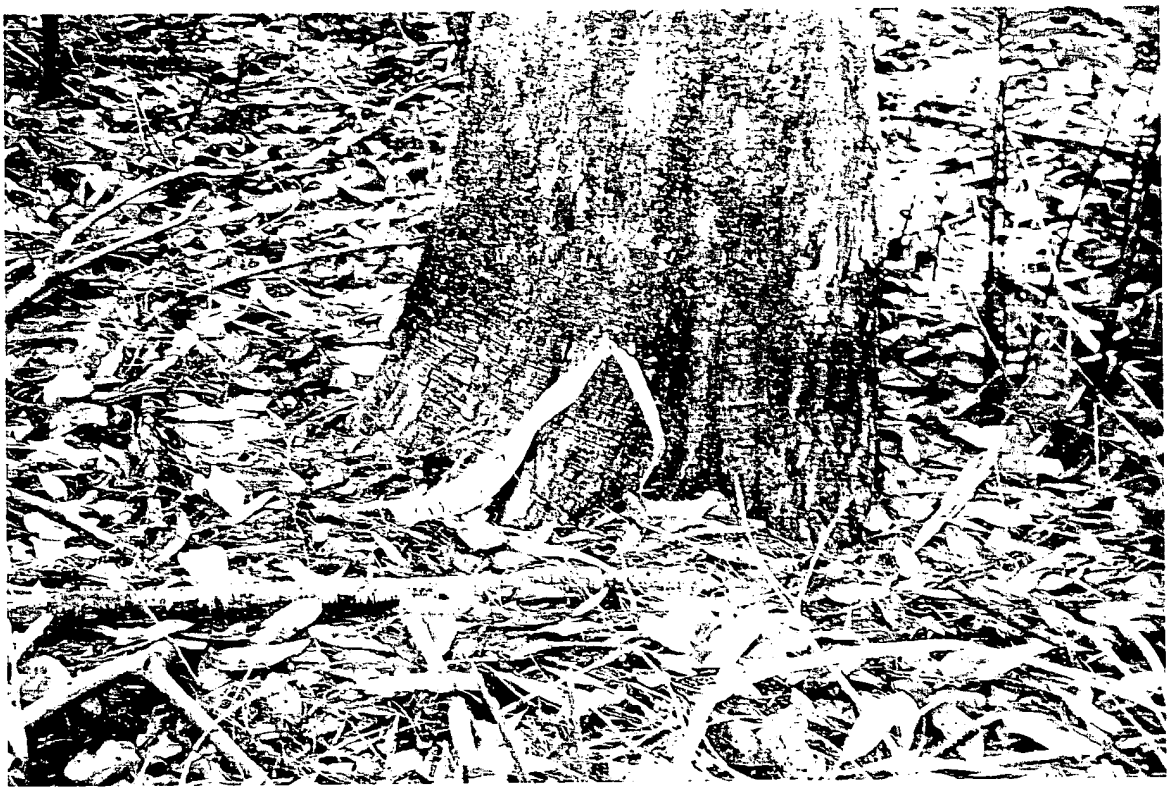
DRAWING No.: 99FRS440
SHEET No.: EXHIBIT A

EXHIBIT B

WATER LEVEL NAIL PHOTOGRAPHS



Water Level No. 1 bottom of moss on cypress



Water Level No. 2 bottom of moss on cypress



Water Level No. 3 bottom of moss on cypress



Water Level No. 4 bottom of moss on cypress



Water Level No. 5 bottom of moss on cypress



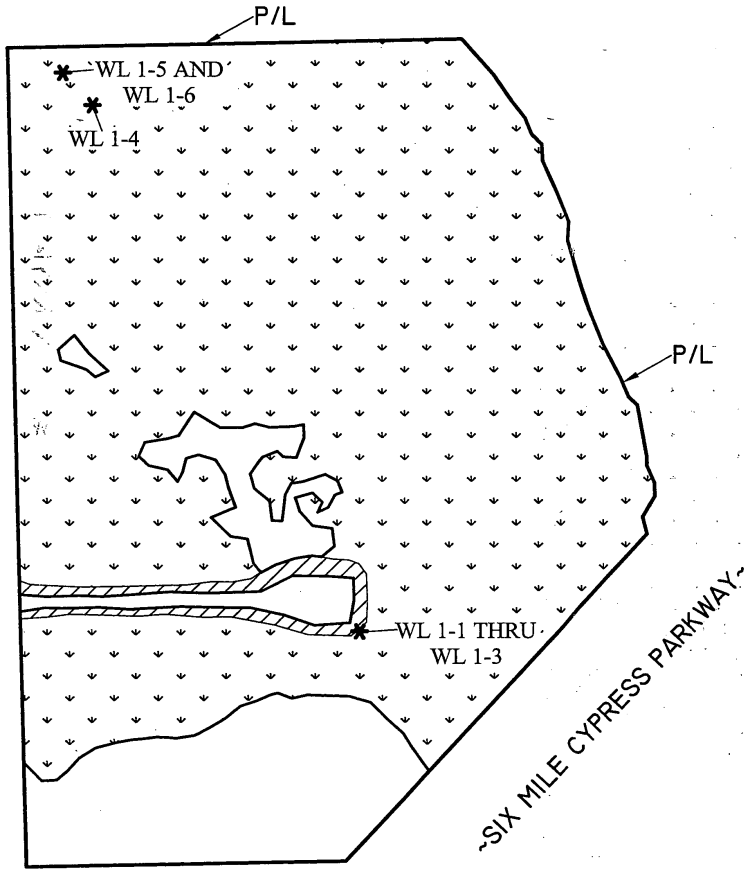
Water Level No. 6 bottom of moss on cypress

EXHIBIT C

WATER LEVEL NAILS LOCATION MAP

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SCALE: 1" = 200'



LEGEND:

SFWMD JURISDICTIONAL WETLANDS (21.01Ac.±)

SFWMD "OTHER SURFACE WATERS" (0.47Ac.±)

SURVEYED WETLAND LINE

APPROXIMATE NAIL LOCATION

WL 1-1 NAIL # (TYP.)

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NOTES:

PROPERTY BOUNDARY AND WETLAND LINES WERE OBTAINED FROM NEESE AND ASSOCIATES CIVIL ENGINEERING AND LAND SURVEYING, DRAWING NUMBER 990027-00-SPS.DWG BASE DATED 10-06-03.

WETLAND LIMITS WERE REVIEWED IN THE FIELD BY SFWMD STAFF ON FEBRUARY 7, 2003.

DCI 2006-00006

REVISIONS		DESIGNED BY / DATE	HORIZONTAL SCALE
		R.K. 11/18/03	1"=200'
		CHECKED BY / DATE	VERTICAL SCALE
		M.A.M. 11/18/03	N/A
		DRAWN BY / DATE	SEC./TWP./RNG.
		W.C. 11/18/03	17/45/25

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
9110 College Pointe Court, Ft. Myers, FL 33919

CYPRESS HAMMOCK
WATER LEVEL NAILS LOCATION MAP

DRAWING No.: 99FRS440
SHEET No.: EXHIBIT C

EXHIBIT D

LEE COUNTY PROTECTED SPECIES SURVEY

DCI 2006-00006

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JAN 26 2006
PERMIT COUNTER

CYPRESS HAMMOCK
LEE COUNTY PROTECTED SPECIES SURVEY

November 2003

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JAN 26 2006
PERMIT COUNTER

Prepared For:

Future Realty Services, Inc.
1950 Courtney Drive, Suite 206
Fort Myers, Florida 33901
(239) 274-7744

DCI 2006-00006

Prepared By:

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(239) 274-0067

Project No. 99FRS440

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Appendix A. Aerial with FLUCFCS Mapping, Survey Transects, and Species Locations A-1

INTRODUCTION

Passarella and Associates, Inc. conducted a protected species survey for Future Realty Services, Inc. of the Cypress Hammock site. The purpose of the survey was to review the site for Lee County protected species as outlined in Lee County's Land Development Code (LDC) Chapter 10, Article III, Division 8 (Protection of Habitat).

The property totals 25.63± acres and is located in Section 17, Township 45 South; Range 25 East, Lee County (Figure 1). The property is found on the west side of Six Mile Cypress Boulevard, one half mile north of Daniels Road. A short dead end street provides access at the south end of the property from Six Mile Cypress Parkway.

The property consists primarily of undeveloped, forested land with the exception of an old abandoned fill road and the southeast access road. The site's surrounding land uses include the residential development, knows as Portafino, to the north; undeveloped, forested land to the northeast; Six Mile Cypress Boulevard to the southeast; undeveloped, forested land to the south; and Brookshire and Brookshire Village residential subdivisions to the west.

LAND USES AND COVER TYPES

Land use and cover types for the property were determined using 1999 rectified Lee County aerials (1" = 200') and on-site field surveys conducted in June 2003. During the surveys, lines were drawn on an aerial delineating the different vegetation associations on-site. These delineations were classified based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (Florida Department of Transportation 1985). The FLUCFCS map is provided as Figure 2. Table 1 outlines the various cover types delineated on-site and their associated acreages, while a brief description of each of the FLUCFCS classifications follows. The FLUCFCS delineations depicted on a 2001 aerial photograph are provided as Appendix A.

Table 1. Vegetation Associations and Land Use Acreages

FLUCFCS Code	Description	Acreage	Percent of Total
4159	Pine, Disturbed	1.07	4.2
41591	Pine, Disturbed, Hydric (50 – 75% Exotics)	0.53	2.1
424	Melaleuca (>75% Exotics)	2.16	8.4
4241	Melaleuca, Hydric (>75% Exotics)	10.23	39.9
514	Ditch	0.47	1.8
6249	Pine/Cypress, Disturbed (50 – 75% Exotics)	0.32	1.2

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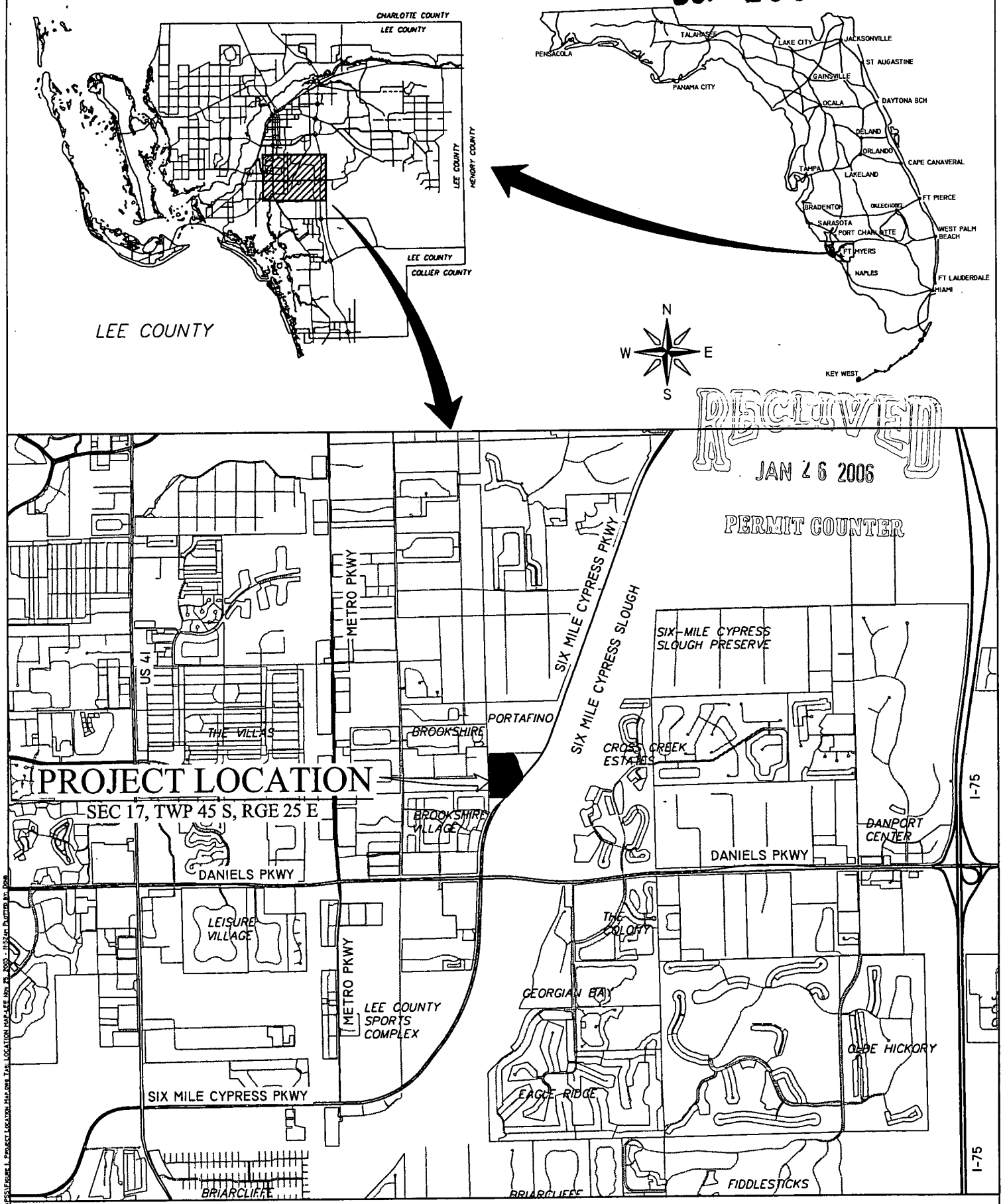
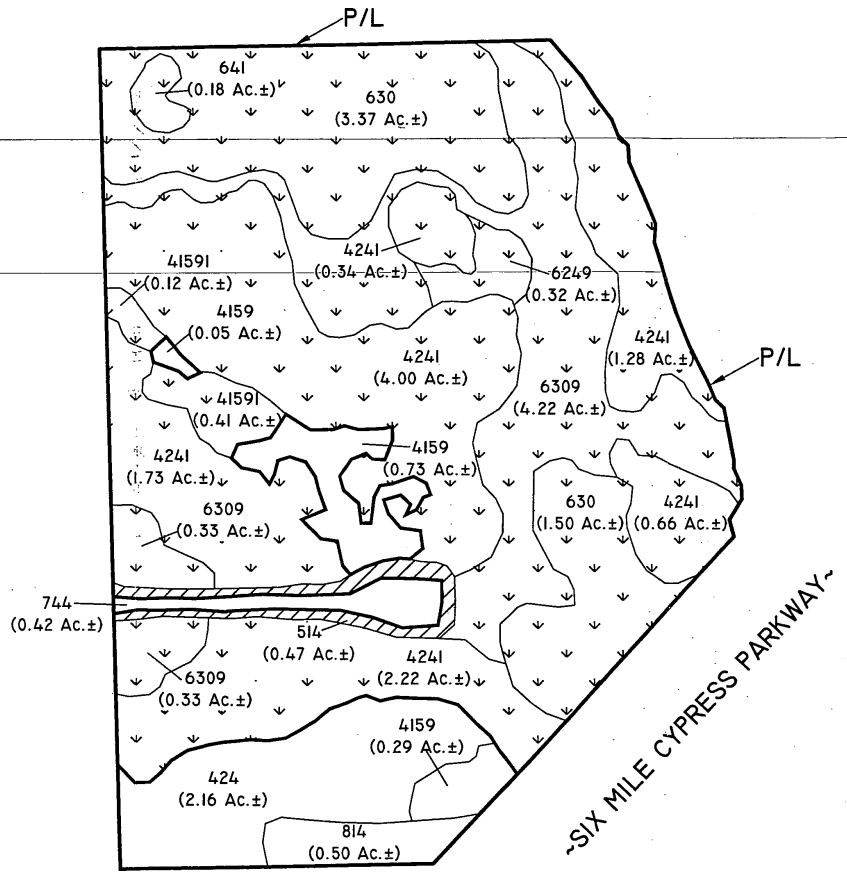


FIGURE 1. PROJECT LOCATION MAP
CYPRESS HAMMOCK

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists

DRAWN BY: B.K.M. DATE: 11/10/03

SCALE: 1" = 200'



LEGEND:

SFWMD WETLANDS (21.01Ac.±)

SFWMD "OTHER SURFACE WATERS" (0.47Ac.±)

SURVEYED WETLAND LINE

FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
4159	PINE, DISTURBED	1.07Ac.±	4.2%
41591	PINE, DISTURBED, HYDRIC (50-75% EXOTICS)	0.53Ac.±	2.1%
424	MELALEUCA	2.16Ac.±	8.4%
4241	MELALEUCA, HYDRIC (>75% EXOTICS)	10.23Ac.±	39.9%
514	DITCH	0.47Ac.±	1.8%
6249	PINE/CYPRESS, DISTURBED (50-75% EXOTICS)	0.32Ac.±	1.2%
630	HARDWOOD CONIFER MIXED (<50% EXOTICS)	4.87Ac.±	19.0%
6309	HARDWOOD CONIFER MIXED, DISTURBED (50-75% EXOTICS)	4.88Ac.±	19.0%
641	FRESHWATER MARSH (<50% EXOTICS)	0.18Ac.±	0.7%
744	FILL AREA	0.42Ac.±	1.6%
814	ROAD	0.50Ac.±	2.0%
	TOTAL	25.63Ac.±	100.0%

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NOTES:

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1985).

PROPERTY BOUNDARY AND WETLAND LINES WERE OBTAINED FROM NEESE AND ASSOCIATES CIVIL ENGINEERING AND LAND SURVEYING, DRAWING NUMBER 990027-00-SPS.DWG BASE DATED 10-06-03.

WETLAND LIMITS WERE REVIEWED IN THE FIELD BY SFWMD STAFF ON FEBRUARY 7, 2003.

DCI 2006-00006

REVISIONS		DESIGNED BY	DATE	HORIZONTAL SCALE
		R.K.	10/08/03	1"=200'
		CHECKED BY	DATE	VERTICAL SCALE
		M.A.M.	10/08/03	N/A
		DRAWN BY	DATE	SEC./TWP./RNG.
		W.C.	10/08/03	17/45/25

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
9110 College Pointe Court, Ft. Myers, FL 33919

CYPRESS HAMMOCK
FLUCFCS AND WETLANDS MAP

DRAWING No.: 99FRS440
SHEET No.: FIGURE 2

Table 1. (Continued)

FLUCFCS Code	Description	Acreage	Percent of Total
630	Hardwood Conifer Mixed (<50% Exotics)	4.87	19.0
6309	Hardwood Conifer Mixed, Disturbed (50 – 75% Exotics)	4.88	19.0
641	Freshwater Marsh (<50% Exotics)	0.18	0.7
744	Fill Area	0.42	1.6
814	Road	0.50	2.0
TOTAL		**25.63**	**100.0**

Pine, Disturbed (FLUCFCS Code 4159)
This upland community is located in the center and southeast portions of the site and occupies 1.07± acres or 4.2 percent of the property. The canopy is dominated by slash pine (*Pinus elliottii*), swamp laurel oak (*Quercus laurifolia*), and melaleuca (*Melaleuca quinquenervia*). The sub-canopy contains Brazilian pepper (*Schinus terebinthifolius*), melaleuca, wax-myrtle (*Myrica cerifera*), and myrsine (*Rapanea punctata*). Ground cover species include scattered broomsedge (*Andropogon virginicus*), fingergrass (*Eustachys petraea*), and greenbrier (*Smilax auriculata*).

Pine, Disturbed, Hydric (50 – 75% Exotics) (FLUCFCS Code 41591)
This upland community is located in the west portion of the site and occupies 0.53± acre or 2.1 percent of the property. The canopy is dominated by slash pine and melaleuca. The sub-canopy contains scattered Brazilian pepper (50 to 75 percent coverage), melaleuca (50 to 75 percent coverage), wax-myrtle, and swamp laurel oak. Ground cover species include gulfdune (*Paspalum monostachyum*), inundated beaksedge (*Rhynchospora inundata*), and flatsedge (*Cyperus haspan*).

Melaleuca (>75% Exotics) (FLUCFCS Code 424)
This area is found in the south portion of the site and occupies 2.16± acres or 8.4 percent of the property. The canopy contains greater than 75 percent melaleuca. The sub-canopy consists of melaleuca and Brazilian pepper. Ground cover includes bluestem grass (*Andropogon* sp.), myrsine, and poison ivy (*Toxicoderndron radicans*).

Melaleuca, Hydric (>75% Exotics) (FLUCFCS Code 4241)
This wetland community is found in the center and north portions of the site and totals 10.23± acres or 39.9 percent of the property. The canopy is greater than 75 percent melaleuca with slash pine, swamp laurel oak, and bald cypress (*Taxodium distichum*). The sub-canopy includes melaleuca, Brazilian pepper, wax-myrtle, and saltbush (*Baccharis glomeruliflora*). The ground cover is mostly open with scattered beaksedge.

Ditch (FLUCFCS Code 514)
This area is located in the centralized western portion of the site and occupies 0.47± acre or 1.8 percent of the property. The canopy and sub-canopy are open. The ground cover includes dotted smartweed (*Polygonum punctatum*), pennywort (*Hydrocotyle umbellata*), and asiatic pennywort (*Centella asiatica*).

Pine/Cypress, Disturbed (50 – 75% Exotics) (FLUCFCS Code 6249)
This habitat is found in the north portion of the site and totals 0.32± acre or 1.2 percent of the property. The canopy contains bald cypress, slash pine, cabbage palm (*Sabal palmetto*), and melaleuca (50 to 75 percent coverage). The sub-canopy consists of bald cypress, Brazilian pepper, and cabbage palm. The ground cover includes such species as swamp fern (*Blechnum serrulatum*), bog-hemp (*Bohemera cylindrical*), chocolate-weed (*Melochia corchorifolia*), and saw-grass (*Cladium jamaicense*).

Hardwood Conifer Mixed (<50% Exotics) (FLUCFCS Code 630)
This wetland habitat type is located towards the north and the southeast portions of the site and occupies 4.87± acres or 19.0 percent of the property. The canopy contains swamp laurel oak, bald cypress, and slash pine. The sub-canopy contains myrsine, cabbage palm, and dahoon holly (*Ilex cassine*). The ground cover includes royal fern (*Osmunda regalis*), swamp fern, water-hoarhound (*Lycopus rubellus*), and bog-hemp.

Hardwood Conifer Mixed, Disturbed (50 – 75% Exotics) (FLUCFCS Code 6309)
This wetland habitat is scattered throughout the north, east, and west portions of the site and occupies 4.88± acres or 19.0 percent of the property. The canopy contains swamp laurel oak, swamp bay (*Persea palustris*), cabbage palm, American elm (*Ulmus americana*), water hickory (*Carya aquatica*), red maple (*Acer rubrum*), slash pine, bald cypress, and melaleuca (50 to 75 percent coverage). The sub-canopy contains Brazilian pepper, willow, cabbage palm, and wax-myrtle. The ground cover includes cabbage palm, swamp laurel oak, and pepper-vine (*Ampelopsis arborea*).

Freshwater Marsh (<50% Exotics) (FLUCFCS Code 641)
This wetland community is found in the northwest corner of the site and occupies 0.18± acre or 0.7 percent of the property. The canopy and sub-canopy are absent. The ground cover includes pickerelweed (*Pontederia cordata*), arrowhead (*Sagittaria lancifolia*), buttonbush (*Cephalanthus occidentalis*), and maidencane (*Panicum hemitomon*).

Fill Area (FLUCFCS Code 744)
This land use is located in the southwest portion of the site and occupies 0.42± acre or 1.6 percent of the property. It appears to be an old abandoned fill road. The canopy and sub-canopy vegetation include cabbage palm, laural oak, wax-myrtle, and Brazilian pepper (50 to 75 percent coverage). The ground cover species include greenbriar, poison ivy, and passion vine (*Passiflora tuberosa*).

Road (FLUCFCS Code 814)
An unpaved road is found in the southeastern corner of the site and occupies 0.50± acre or 2.0 percent of the property.

METHODOLOGY AND DISCUSSION

Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types noted on-site, as outlined in the LDC. The frequency of transects performed in these habitats, unless otherwise discussed, were designed to meet the 80 percent minimum coverage requirement. A cursory review was also conducted in those habitats not technically required to be surveyed per the LDC. Based on experience and past conversations with Lee County's Environmental Sciences staff, these areas were reviewed for certain protected species as a precautionary measure. Table 2 outlines the protected species that may inhabit or utilize a particular vegetation association, according to the LDC, as well as those habitats reviewed as a precautionary measure.

Table 2. Potential Lee County Protected Species by Habitat Type

FLUCFCS Code And Description		Potential Protected Species
4159 41591	Pine Disturbed Pine Disturbed, Hydric	Eastern Indigo Snake (*Drymarchon corais couperi*)
		Gopher Tortoise (*Gopherus polyphemus*)
		Gopher Frog (*Rana areolata*)
		Southeastern American Kestrel (*Falco sparverius paulus*)
		Red-Cockaded Woodpecker (*Picoides borealis*)
		Florida Panther (*Felis concolor coryi*)
		Big Cypress Fox Squirrel (*Sciurus niger avicennia*)
		Florida Black Bear (*Ursus americanus floridanus*)
		Fakahatchee Burmannia (*Burmannia flava*)
		Satinleaf (*Chrysophyllum divaeforme*)
		Beautiful Pawpaw (*Deeringothamnus pulchellus*)
		Florida Coontie (*Zamia floridana*)
424 4241	Meleleuca* Meleleuca, Hydric*	Big Cypress Fox Squirrel (*Sciurus niger avicennia*)
514	Ditch	American Alligator (*Alligator mississippiensis*)
		Roseate Spoonbill (*Ajaia ajaja*)
		Limpkin (*Aramus guarauna*)
		Little Blue Heron (*Egretta caerula*)
		Reddish Egret (*Egretta rufescens*)
		Snowy Egret (*Egretta thula*)
		Tri-colored Heron (*Egretta tricolor*)
		Everglades Mink (*Mustela vison evergladensis*)

Table 2. (Continued)

FLUCFCS Code And Description		Potential Protected Species
6249	Pine/Cypress, Disturbed	American Alligator (*Alligator mississippiensis*)
630	Hardwood Conifer Mixed	Gopher Frog (*Rana areolata*)
6309	Hardwood Conifer Mixed, Disturbed	Little Blue Heron (*Egretta caerula*)
		Snowy Egret (*Egretta thula*)
		Tri-colored Heron (*Egretta tricolor*)
		Arctic Peregrine Falcon (*Falco peregrine tundris*)
		Limpkin (*Aramus guarauna*)
		Wood Stork (*Mycteria Americana*)
		Everglades Mink (*Mustela vison evergladensis*)
		Big Cypress Fox Squirrel (*Sciurus niger avicennia*)
		Florida Panther (*Felis concolor coryi*)
		Florida Black Bear (*Ursus americanus floridanus*)
641	Freshwater Marsh	American Alligator (*Alligator mississippiensis*)
		Little Blue Heron (*Egretta caerulea*)
		Snowy Egret (*Egretta thula*)
		Tri-colored Heron (*Egretta tricolor*)
		Wood Stork (*Mycteria Americana*)
		Reddish Egret (*Egretta rufescens*)
		Limpkin (*Aramus guarauna*)
		Snail Kite (*Rostrhamus sociabilis*)
		Everglades Mink (*Mustela vision evergladensis*)
744	Fill Area*	Eastern Indigo Snake (*Drymarchon corais couperi*)
		Gopher Tortoise (*Gopherus polyphemus*)
		Gopher Frog (*Rana areolata*)
814	Road	N/A

*Habitat surveyed for the species noted as a precautionary measure although not required per the LDC.

The protected species survey was conducted by qualified ecologists on February 20, 2003. The type of survey utilized included meandering pedestrian transects, per Southern Biomes EIS methodology previously approved by Lee County. The weather was cloudy with lifting fog, light winds, and temperatures in the mid 70's.

Visibility in the surveyed habitats varied due to the density of vegetation. A summary of the limits of visibility, number, length of transects walked, and percent of coverage by habitat type is provided in Table 3.

Table 3. Summary of Habitat Coverage

FLUCFCS Codes and Description		Total Area (Acres)	Transects Total Length (Feet)	Average Visibility (Feet)[1]	Percent Coverage
4159	Pine, Disturbed	1.07	400	35	85
4159	Pine Disturbed, Hydric (50 – 75% Exotics)	0.53	370	35	85
424[2]	Melaleuca (>75% Exotics)	2.16	1470	25	80
4241[2]	Melaleuca, Hydric (>75% Exotics)	10.23	7930	25	80
514	Ditch	0.47	160	60	83
6249	Pine/Cypress, Disturbed (50 – 75% Exotics)	0.32	270	30	80
630	Hardwood Conifer Mixed (<50% Exotics)	4.87	4440	20	82
6309	Hardwood Conifer Mixed, Disturbed (50 – 75% Exotics)	4.88	3380	25	82
641	Freshwater Marsh	0.18	130	20	85
744[2]	Fill Area	0.42	540	20	80
814	Road	N/A	N/A	N/A	N/A

N/A = Not Applicable, per the LDC
[1]Average visibility to one side of transect
[2]Habitat surveyed as a precautionary measure

SURVEY RESULTS

The survey identified no Lee County protected species on-site as noted in Table 4. Although there were three squirrel nests located by the protected species survey, no Big Cypress fox squirrels were seen on-site. The nests were generally located in areas of denser vegetation with limited sight distances on the ground. This habitat type is usually not associated with Big Cypress fox squirrels but can be associated with gray squirrels. The observations of dense ground cover and lack of Big Cypress fox squirrel observations lead to the conclusion that it is unlikely there are any resident Big Cypress fox squirrels.

Table 4. Lee County Protected Species Survey Summary

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Individuals Present	Individuals Absent	Density (Acre)
Reptiles					
Eastern Indigo Snake	4159			X	
	41591			X	
	744			X	
Gopher Tortoise	4159			X	
	41591			X	
	744			X	
Gopher Frog	4159			X	
	41591			X	
	744			X	
American Alligator	514			X	
	641			X	
Birds					
Southeastern American Kestrel	4159			X	
	41591			X	
Flordia SandhillCrane	641			X	
Red-Cockaded Woodpecker	4159			X	
	41591			X	
Roseate Spoonbill	514			X	
Limpkin	514			X	
	6249			X	
	630			X	
	6309			X	
	641			X	
Little Blue Heron	514			X	
	6249			X	
	630			X	
	6309			X	
	641			X	
Reddish Egret	514			X	
	641			X	
Snowy Egret	514			X	
	6249			X	
	630			X	
	6309			X	
	641			X	
Tri-colored Heron	514			X	
	6249			X	
	630			X	

Table 4. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Individuals Present	Individuals Absent	Density (Acre)
Tri-colored Heron (Continued)	6309			X	
	641			X	
Artic Peregrine Falcon	6249			X	
	630			X	
	6309			X	
Wood Stork	6249			X	
	630			X	
Wood Stork	6309			X	
	641			X	
Snail Kite	641			X	
Mammals					
Florida Panther	4159			X	
	41591			X	
	6249			X	
	630			X	
	6309			X	
Florida Black Bear	4159			X	
	41591			X	
	6249			X	
	630			X	
	6309			X	
Everglades Mink	514			X	
	6249			X	
	630			X	
Everglades Mink	6309			X	
	641			X	
Big Cypress Squirrel	4159			X	
	41591			X	
	424			X	
	4241			X	
	6249			X	
	630			X	
	6309			X	

MANAGEMENT PLAN

Pending review and approval of the survey findings by Lee County's Division of Planning Staff, no management plans or additional requirements are anticipated for protected species for Cypress Hammock.

REFERENCES

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition.

DCI 2006-00006

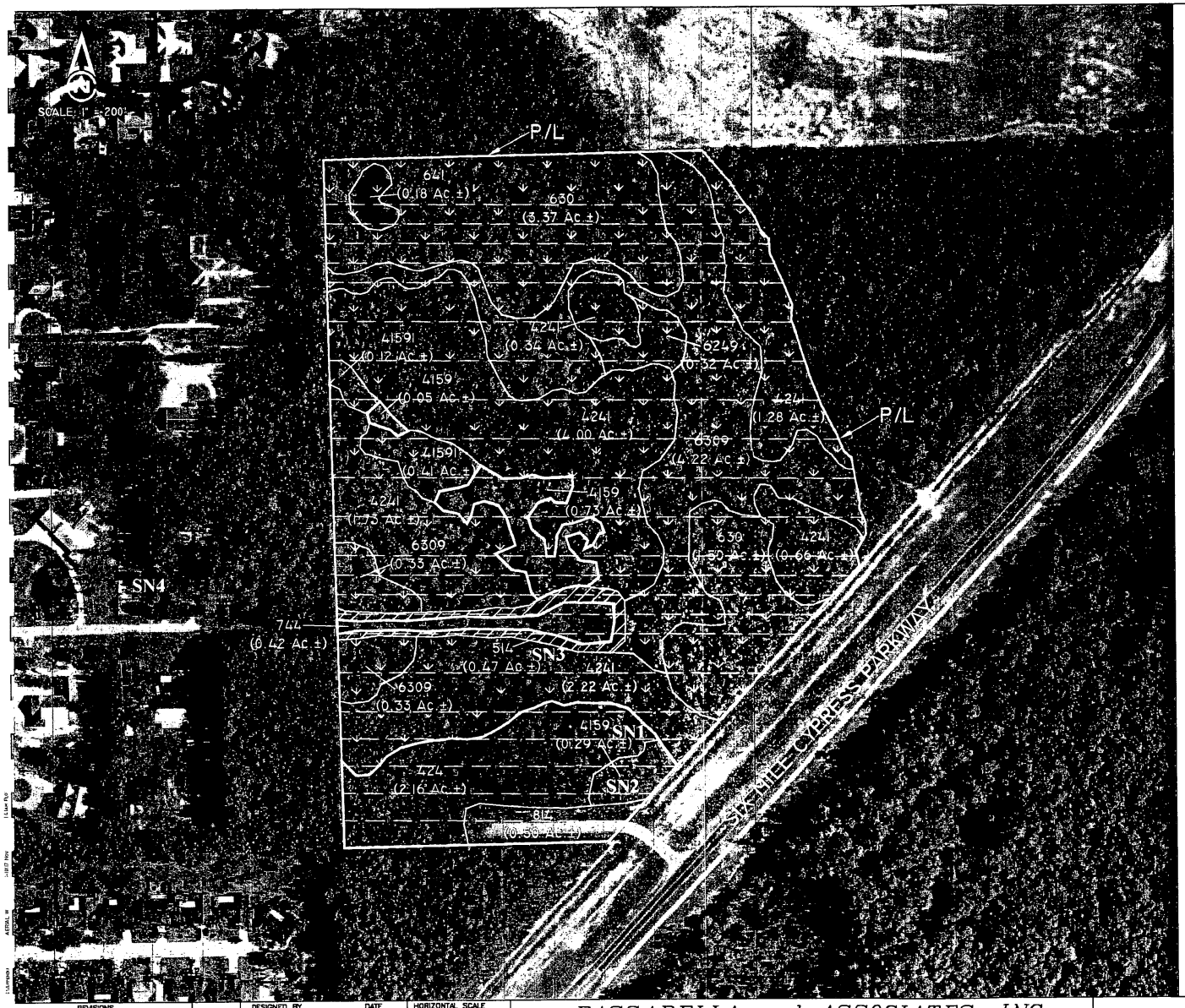
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JAN 26 2006
PERMIT COUNTER

APPENDIX A

AERIAL WITH FLUCFCS MAPPING, SURVEY TRANSECTS, AND SPECIES LOCATIONS

DCI 2006-00006

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JAN 26 2006
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RECEIVED
JAN 26 2006
PERMIT COUNTER

LEGEND:

- SFWMD WETLANDS (21.01Ac.±)
- SFWMD "OTHER SURFACE WATERS" (0.47Ac.±)
- SURVEYED WETLAND LINE
- SN1 — SQUIRREL NEST
- APPROXIMATE LOCATION OF WALKED TRANSECT

FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
4159	PINE, DISTURBED	1.07Ac.±	4.2%
41591	PINE, DISTURBED, HYDRIC (50-75% EXOTICS)	0.53Ac.±	2.1%
424	MELALEUCA	2.16Ac.±	8.4%
4241	MELALEUCA, HYDRIC (>75% EXOTICS)	10.23Ac.±	39.9%
514	DITCH	0.47Ac.±	1.8%
6249	PINE/CYPRESS, DISTURBED (50-75% EXOTICS)	0.32Ac.±	1.2%
630	HARDWOOD CONIFER MIXED (<50% EXOTICS)	4.87Ac.±	19.0%
6309	HARDWOOD CONIFER MIXED, DISTURBED (50-75% EXOTICS)	4.88Ac.±	19.0%
641	FRESHWATER MARSH (<50% EXOTICS)	0.18Ac.±	0.7%
744	FILL AREA	0.42Ac.±	1.6%
814	ROAD	0.50Ac.±	2.0%
	TOTAL	25.63Ac.±	100.0%

NOTES: DCI 2006-00006

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF APRIL-MAY, 2002.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1985).

PROPERTY BOUNDARY AND WETLAND LINES WERE OBTAINED FROM NEESE AND ASSOCIATES CIVIL ENGINEERING AND LAND SURVEYING, DRAWING NUMBER 990027-00-SPS.DWG BASE DATED 10-06-03.

WETLAND LIMITS WERE REVIEWED IN THE FIELD BY SFWMD STAFF ON FEBRUARY 7, 2003.

REVISIONS		DESIGNED BY	DATE	HORIZONTAL SCALE
		M.A.M.	10/14/03	1"=200'
		CHECKED BY	DATE	VERTICAL SCALE
		M.A.M.	10/14/03	N/A
		DRAWN BY	DATE	SEC./TWP./RNG.
		W.C.	10/14/03	17/45/25

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
9110 College Pointe Court, Ft. Myers, FL 33919

CYPRESS HAMMOCK

AERIAL WITH FLUCFCS MAPPING, SURVEY TRANSECTS, AND SPECIES LOCATIONS

DRAWING No.: 99FRS440

SHEET No.: APPENDIX A

EXHIBIT E

CORRESPONDENCE FROM THE DIVISION OF HISTORICAL RESOURCES

DCI 2006-00006

RECEIVED
JAN 26 2006
PERMIT COUNTER

99FRS440

FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State
DIVISION OF HISTORICAL RESOURCES

RECEIVED
JUN 05 2003
PASSARELLA AND ASSOCIATES, INC.

May 28, 2003

Ms. Rebecca Krebs
Passarella and Associates, Inc.
9110 College Pointe Court
Fort Myers, Florida 33919

RE: DHR No.: 2003-3913
Received by DHR: May 5, 2003 5/21/03
Cypress Preserve Estates
Passarella Project No.: 99FRS440
Lee County

Dear Ms. Krebs:

Our office received and reviewed the above referenced project in accordance with Section 106 of the *National Historic Preservation Act of 1966* (Public Law 89-665), as amended in 1992, and *36 C.F.R., Part 800: Protection of Historic Properties*, Chapter 267, *Florida Statutes*, Florida's Coastal Management Program, and implementing state regulations, for possible impact to historic properties listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, architectural or archaeological value. The State Historic Preservation Officer is to advise and assist state and federal agencies when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or minimize adverse effects.

Our review of the Florida Master Site File indicates that no significant archaeological or historical sites are recorded for, or likely to be present within, the area of potential effect for this project. Furthermore, because of the project's location it is unlikely that any such sites will be affected.

If there are any questions concerning our comments or recommendations, please contact Sarah Jalving, Historic Sites Specialist, at sjalving@dos.state.fl.us or at 850-245-6333 or 800-847-7278. Thank you for your interest in protecting Florida's historic properties.

Sincerely,

Barbara D. Mattick
DeHPO for Survey & Registration

for Janet Snyder Matthews, Ph.D., Director, and
State Historic Preservation Officer

Spatial District Query Report

STRAP Number: 17-45-25-00-00002.0000

District Name	District Value		Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone			NOT FOUND	
Airspace Notification	Notification Height	100' - 125' AMSL		
	Facility	Multiple		
Fire District	Fire District	South Trail		
	Taxing Authority	085		
Flood Insurance Zone	Flood Zone	B		
FIRM Floodway			NOT FOUND	
Flood Insurance Panel	Community	125124		
	Panel	0350		
	Version	B		
	Date	091984		
Planning Land Use 2010	Landuse	Central Urban		
Subdivisions			NOT FOUND	
Soil	Map Symbol	39	77.48%	1
	Soil Name	ISLES FINE SAND, DEPRESSIONAL		
	Map Symbol	34	20.5%	1
	Soil Name	MALABAR FINE SAND		
	Map Symbol	26	2.02%	2 1
	Soil Name	PINEDA FINE SAND		
Commissioner District	District	2		
	Commissioner	Douglas St Cerny		
Unincorporated Lee County Zoning	Zoning Designation	AG-2	99.21%	
	Zoning Designation	RPD	0.8%	2
Fort Myers Beach Interim Zoning			NOT FOUND	
Water Franchise	Franchise Name	Lee County Utilities		

[Modify Report Settings]

Note	Details
1	Contact DEP (239) 332-6975 for wetland determination
2	Small percentages can result from slight variations in the way lines are drawn or imported into our system. Such values may not accurately reflect an overlap with the subject parcel.

Our goal is to provide the most accurate data available, however no warranties, expressed or implied, are provided with this data, its use, or interpretation.
All information subject to change without notice.

Spatial District Query Report

STRAP Number: 17-45-25-00-00002.0020

District Name	District Value		Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone			NOT FOUND	
Airspace Notification	Notification Height	100' - 125' AMSL		
	Facility	Multiple		
Fire District	Fire District	South Trail		
	Taxing Authority	085		
Flood Insurance Zone	Flood Zone	B		
FIRM Floodway			NOT FOUND	
Flood Insurance Panel	Community	125124		
	Panel	0350		
	Version	B		
	Date	091984		
Planning Land Use 2010	Landuse	Central Urban		
Subdivisions			NOT FOUND	
Soil	Map Symbol	34	89.71%	1
	Soil Name	MALABAR FINE SAND		
	Map Symbol	27	10.29%	1
	Soil Name	POMPANO FINE SAND, DEPRESSIONAL		
Commissioner District	District	2		
	Commissioner	Douglas St Cerny		
Unincorporated Lee County Zoning	Zoning Designation	AG-2	99.9%	
	Zoning Designation	CS-1	0.1%	2
Fort Myers Beach Interim Zoning			NOT FOUND	
Water Franchise	Franchise Name	Lee County Utilities		

[Modify Report Settings]

Note	Details
1	Contact DEP (239) 332-6975 for wetland determination
2	Small percentages can result from slight variations in the way lines are drawn or imported into our system. Such values may not accurately reflect an overlap with the subject parcel.

Our goal is to provide the most accurate data available, however no warranties, expressed or implied, are provided with this data, its use, or interpretation.
All information subject to change without notice.

Spatial District Query Report

STRAP Number: 17-45-25-00-00002.0030

District Name	District Value		Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone			NOT FOUND	
Airspace Notification	Notification Height	100' - 125' AMSL		
	Facility	Multiple		
Fire District	Fire District	South Trail		
	Taxing Authority	085		
Flood Insurance Zone	Flood Zone	B		
FIRM Floodway			NOT FOUND	
Flood Insurance Panel	Community	125124		
	Panel	0350		
	Version	B		
	Date	091984		
Planning Land Use 2010	Landuse	Central Urban		
Subdivisions			NOT FOUND	
Soil	Map Symbol	34	79.77%	1
	Soil Name	MALABAR FINE SAND		
	Map Symbol	27	20.23%	1
	Soil Name	POMPANO FINE SAND, DEPRESSIONAL		
Commissioner District	District	2		
	Commissioner	Douglas St Cerny		
Unincorporated Lee County Zoning	Zoning Designation	AG-2		
Fort Myers Beach Interim Zoning			NOT FOUND	
Water Franchise	Franchise Name	Lee County Utilities		

[Modify Report Settings]

Note	Details
1	Contact DEP (239) 332-6975 for wetland determination

Our goal is to provide the most accurate data available, however no warranties, expressed or implied, are provided with this data, its use, or interpretation.
All information subject to change without notice.

PROPERTY DATA FOR PARCEL 17-45-25-00-00002.0000
TAX YEAR 2005

Parcel data is available for the following tax years:
[2001 | 2002 | 2003 | 2004 | 2005]

[Next Lower Parcel Number | Next Higher Parcel Number | Display Tax Bills on this Parcel | **NEW!** Tax Estimator]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2005 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

LUCAS DONALD R
1950 COURTNEY DR STE 206
FORT MYERS FL 33901

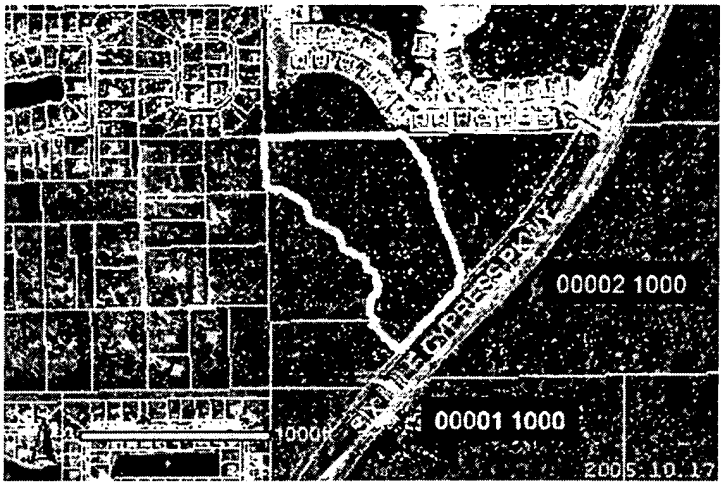
SITE ADDRESS

12770 BEN C PRATT SIX MILE CYPRESS PKWY
FORT MYERS FL 33912

LEGAL DESCRIPTION

S 1/2 OF SW 1/4
W OF 6 MILE PKWY
LES 2.0200 0300+0400

[VIEWER] TAX MAP [PRINT]



[PICTOMETRY]

TAXING DISTRICT

012 - SOUTH TRAIL FIRE DISTRICT/SOUTH COUNTY

DOR CODE

96 - SEWAGE DISPOSAL, WASTE LANDS

PROPERTY VALUES (TAX ROLL 2005)[NEW! HISTORY CHART]		EXEMPTIONS		ATTRIBUTES	
JUST	14,690	HOMESTEAD	0	UNITS OF MEASURE	AC
ASSESSED	14,690	AGRICULTURAL	0	NUMBER OF UNITS	14.69
ASSESSED SOH	14,690	WIDOW	0	FRONTAGE	0
TAXABLE	14,690	WIDOWER	0	DEPTH	0
BUILDING	0	DISABILITY	0	BEDROOMS	
LAND	14,690	WHOLLY	0	BATHROOMS	
BUILDING FEATURES	0	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	
LAND FEATURES	0			YEAR IMPROVED	0

HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
100	3/17/2004	4236/314	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 17-45-25-00-00002.0020,17-45-25-00-00002.0030	V
100	3/2/2001	3564/3458	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 17-45-25-00-00002.0020,17-45-25-00-00002.0030	V
60,000	11/22/1999	3194/2759	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 17-45-25-00-00002.0020,17-45-25-00-00002.0030	V
100	10/20/1997	2920/2336	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 17-45-25-00-00002.0020,17-45-25-00-00002.0030	V
100	10/20/1997	2884/541	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 17-45-25-00-00002.0020,17-45-25-00-00002.0030	V
100	9/1/1995	2639/1191	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 17-45-25-00-00002.0020,17-45-25-00-00002.0030	V
625,000	5/1/1989	2070/922	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	V

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
003 - Service Area 3	-		0	0.00

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Category 3	B	125124	0350	B	091984

[Show]

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:
[1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005]

[Next Lower Parcel Number | Next Higher Parcel Number]

[New Query | New Browse | Parcel Queries Page | Lee PA Home]

This site is best viewed with Microsoft Internet Explorer 5.5+ or Netscape Navigator 6.0+.
Page was last modified on Wednesday, January 04, 2006 10:30:57 AM.

PROPERTY DATA FOR PARCEL 17-45-25-00-00002.0020
TAX YEAR 2005

Parcel data is available for the following tax years:
[2001 | 2002 | 2003 | 2004 | 2005]

[Next Lower Parcel Number | Next Higher Parcel Number | Display Tax Bills on this Parcel | **NEW!** Tax Estimator]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2005 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

LUCAS DONALD R
1950 COURTNEY DR STE 206
FORT MYERS FL 33901

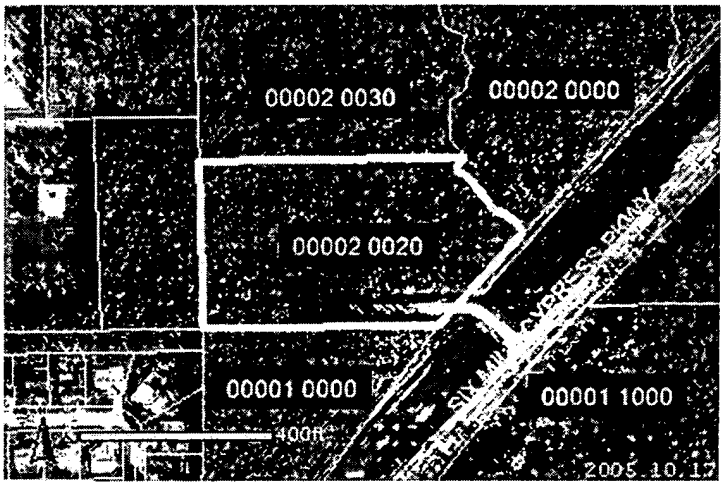
SITE ADDRESS

12990 BEN C PRATT SIX MILE CYPRESS PKWY
FORT MYERS FL 33912

LEGAL DESCRIPTION

PARL IN SW 1/4 DESC IN
OR 2086 PG 3725

[VIEWER] TAX MAP [PRINT]



[PICTOMETRY]

TAXING DISTRICT

012 - SOUTH TRAIL FIRE DISTRICT/SOUTH COUNTY

DOR CODE

96 - SEWAGE DISPOSAL, WASTE LANDS

PROPERTY VALUES (TAX ROLL 2005)[NEW! HISTORY CHART]		EXEMPTIONS		ATTRIBUTES	
JUST	4,790	HOMESTEAD	0	UNITS OF MEASURE	AC
ASSESSED	4,790	AGRICULTURAL	0	NUMBER OF UNITS	4.79
ASSESSED SOH	4,790	WIDOW	0	FRONTAGE	0
TAXABLE	4,790	WIDOWER	0	DEPTH	0
BUILDING	0	DISABILITY	0	BEDROOMS	
LAND	4,790	WHOLLY	0	BATHROOMS	
BUILDING FEATURES	0	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	
LAND FEATURES	0			YEAR IMPROVED	0

HISTORIC DISTRICT No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
100	3/17/2004	4236/314	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 17-45-25-00-00002.0000,17-45-25-00-00002.0030	V
100	3/2/2001	3564/3458	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 17-45-25-00-00002.0000,17-45-25-00-00002.0030	V
60,000	11/22/1999	3194/2759	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 17-45-25-00-00002.0000,17-45-25-00-00002.0030	V
100	10/20/1997	2920/2336	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 17-45-25-00-00002.0000,17-45-25-00-00002.0030	V
100	10/20/1997	2884/541	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 17-45-25-00-00002.0000,17-45-25-00-00002.0030	V
100	9/1/1995	2639/1191	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 17-45-25-00-00002.0000,17-45-25-00-00002.0030	V
100	9/1/1995	2638/3645	01	Disqualified (Doc Stamp .70 / SP less th $100 / Other DisQ)	V

PARCEL NUMBERING HISTORY

CREATION DATE - 1/1/1989

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
17-45-25-00-00002.0000	Split (From another Parcel)	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
003 - Service Area 3	-		0	0.00

ELEVATION INFORMATION

FLOOD INSURANCE (FIRM FAQ)

STORM SURGE CATEGORY	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Category 3	B	125124	0350	B	091984

[Show]

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:
[1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005]

[Next Lower Parcel Number | Next Higher Parcel Number]

[New Query | New Browse | Parcel Queries Page | Lee PA Home]

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PROPERTY DATA FOR PARCEL 17-45-25-00-00002.0030
TAX YEAR 2005

Parcel data is available for the following tax years:
[2001 | 2002 | 2003 | 2004 | 2005]

[Next Lower Parcel Number | Next Higher Parcel Number | Display Tax Bills on this Parcel | **NEW!** Tax Estimator]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2005 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

LUCAS DONALD R
1950 COURTNEY DR STE 206
FORT MYERS FL 33901

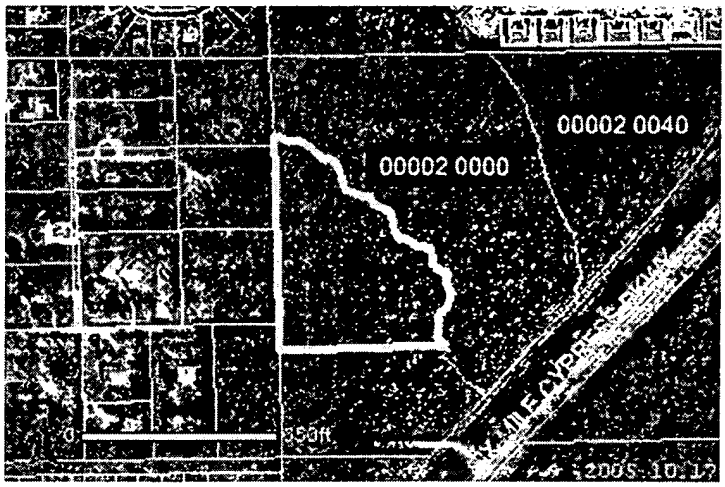
SITE ADDRESS

ACCESS UNDETERMINED
FORT MYERS FL 33912

LEGAL DESCRIPTION

PARL IN SW 1/4 DESC IN
OR 2083 PG 1607

[VIEWER] TAX MAP [PRINT]



[PICTOMETRY]

TAXING DISTRICT

012 - SOUTH TRAIL FIRE DISTRICT/SOUTH COUNTY

DOR CODE

96 - SEWAGE DISPOSAL, WASTE LANDS

PROPERTY VALUES (TAX ROLL 2005)[NEW! HISTORY CHART]		EXEMPTIONS		ATTRIBUTES	
JUST	36,110	HOMESTEAD	0	UNITS OF MEASURE	AC
ASSESSED	36,110	AGRICULTURAL	0	NUMBER OF UNITS	6.53
ASSESSED SOH	36,110	WIDOW	0	FRONTAGE	0
TAXABLE	36,110	WIDOWER	0	DEPTH	0
BUILDING	0	DISABILITY	0	BEDROOMS	
LAND	36,110	WHOLLY	0	BATHROOMS	
BUILDING FEATURES	0	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	
LAND FEATURES	0			YEAR IMPROVED	0

HISTORIC DISTRICT No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
100	3/17/2004	4236/314	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 17-45-25-00-00002.0000,17-45-25-00-00002.0020	V
100	3/2/2001	3564/3458	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 17-45-25-00-00002.0000,17-45-25-00-00002.0020	V
60,000	11/22/1999	3194/2759	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 17-45-25-00-00002.0000,17-45-25-00-00002.0020	V
100	10/20/1997	2920/2336	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 17-45-25-00-00002.0000,17-45-25-00-00002.0020	V
100	10/20/1997	2884/541	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 17-45-25-00-00002.0000,17-45-25-00-00002.0020	V
100	9/1/1995	2639/1191	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 17-45-25-00-00002.0000,17-45-25-00-00002.0020	V
100	9/1/1995	2638/3640	01	Disqualified (Doc Stamp .70 / SP less th $100 / Other DisQ)	V

PARCEL NUMBERING HISTORY

CREATION DATE - 1/1/1989

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
17-45-25-00-00002.0000	Split (From another Parcel)	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
003 - Service Area 3	-		0	0.00

ELEVATION INFORMATION

FLOOD INSURANCE (FIRM FAQ)

STORM SURGE CATEGORY	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Category 3	B	125124	0350	B	091984

[Show]

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:
[1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005]

[Next Lower Parcel Number | Next Higher Parcel Number]

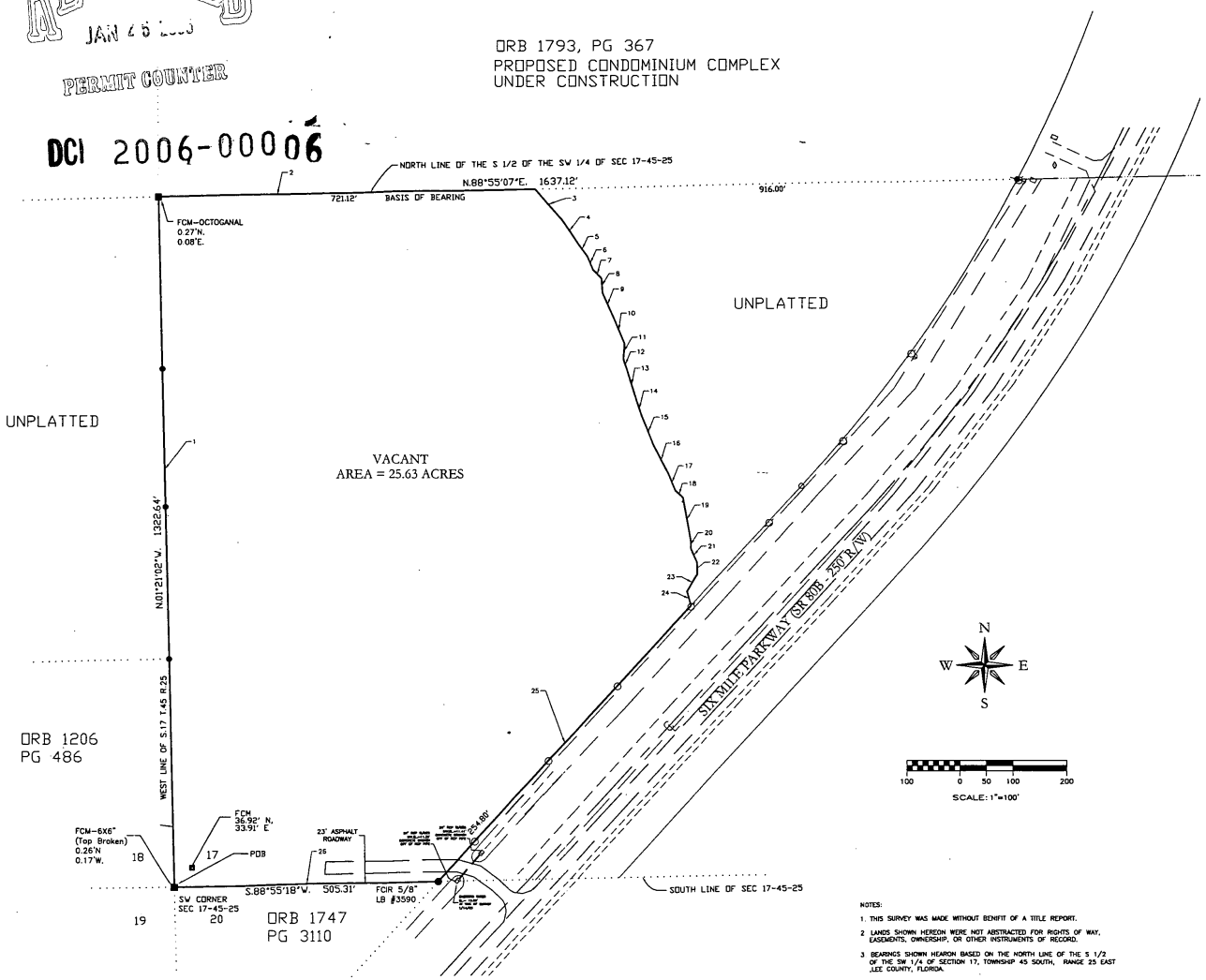
[New Query | New Browse | Parcel Queries Page | Lee PA Home]

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Page was last modified on Wednesday, January 04, 2006 10:30:57 AM.

RECEIVED
JAN 25 2006
PERMIT COUNTER

DCI 2006-00006

ORB 1793, PG 367
PROPOSED CONDOMINIUM COMPLEX
UNDER CONSTRUCTION



LEGEND

SYMBOLS & ABBREVIATIONS

● = (FIR) FOUND IRON ROD	---- = EASEMENT LINE
● = (FCIR) FOUND CAPPED IRON ROD	-+-+-+- = FENCE
■ = (FCM) FOUND CONCRETE MONUMENT	——— = RIGHT-OF-WAY
▲ = (DM) BENCHMARK	——— = ℄ CENTERLINE
⊕ = FOUND NAIL	——— = OVERHEAD POWER LINE
○ = (SCM) SET CONC. MONUMENT LB #3590	——— = OVERHEAD POWER LINE
○ = (SCIR) SET CAPPED IRON ROD LB #3590	BOC = BACK OF CURB
☎ = TELEPHONE RISER	CBS = CONCRETE BLOCK STRUCTURE
TV = CABLE TELEVISION RISER	CMP = CORRUGATED METAL PIPE
⊡ = ELECTRIC BOX	CONC = CONCRETE
☼ = LIGHT POLE	DB = DEED BOOK
○ = UTILITY POLE	DE = DRAINAGE EASEMENT
⊡ = GUY WIRE	DUE = DRAINAGE AND UTILITY EASEMENT
▯ = PARKING METER	EIE = EAST INVERT
⊡ = TELEPHONE MANHOLE	EOP = EDGE OF PAVEMENT
⊡ = ELECTRIC MANHOLE	FF EL. = FINISHED FLOOR ELEVATION
⊡ = GAS VALVE	FPL = FLORIDA POWER AND LIGHT CO.
⊡ = WATER METER	E = INVERT ELEVATION
⊡ = WATER VALVE	MH = MANHOLE
⊡ = FIRE HYDRANT	NIE = NORTH INVERT
⊡ = IRRIGATION VALVE	ORB = OFFICIAL RECORD BOOK
⊡ = WELL	PB = PLAT BOOK
⊡ = CATCH BASIN	PG = PAGE
⊡ = MITERED END SECTION	POB = POINT OF BEGINNING
⊡ = INLET	POC = POINT OF COMMENCEMENT
⊡ = STORM MANHOLE	PP = POWER POLE
⊡ = SIGN	PUE = PUBLIC UTILITY EASEMENT
⊡ = SANITARY SEWER MANHOLE	RCP = REINFORCED CONCRETE PIPE
⊡ = SANITARY SEWER CLEANOUT	R.L. = RIM ELEVATION
⊡ = SANITARY SEWER VALVE	R.R. = RAILROAD
⊡ = TREE	SIE = SOUTH INVERT
⊡ = PALM	SR = STATE ROAD
⊡ = OAK	TBM = TEMPORARY BENCHMARK
⊡ = PINE	TOP PP = TEMPORARY POWER POLE
⊡ = SPOT ELEVATION	TOB = TOP OF BANK
⊡ = DEED	TOE = TOE OF SLOPE
⊡ = PLAT	U.S. = UNITED STATES
⊡ = CALCULATED	UTS = UNITED TELEPHONE SYSTEM
⊡ = MEASURED	WIE = WEST INVERT
⊡ = (UTS) UNITED TELEPHONE SYSTEM BOX	

DESCRIPTION - TOTAL PARCEL

A TRACT OF LAND IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE:

1. NORTH 01°21'02" WEST, 1322.64 FEET, ALONG THE WEST LINE OF SAID SECTION 17 TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, THENCE;
2. NORTH 88°55'07" EAST, 721.12 FEET, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF SAID SECTION 17, THENCE;
3. SOUTH 40°53'19" EAST 76.14 FEET, THENCE;
4. SOUTH 33°48'17" EAST, 51.48 FEET, THENCE
5. SOUTH 37°01'44" EAST, 34.89 FEET, THENCE
6. SOUTH 22°15'29" EAST, 27.66 FEET, THENCE
7. SOUTH 44°06'35" EAST, 23.02 FEET, THENCE.
8. SOUTH 02°23'21" EAST, 27.17 FEET, THENCE.
9. SOUTH 23°45'56" EAST, 49.48 FEET, THENCE,
10. SOUTH 22°47'55" EAST, 57.49 FEET, THENCE.
11. SOUTH 03°50'28" WEST, 29.83 FEET, THENCE;
12. SOUTH 18°21'51" EAST, 22.14 FEET, THENCE.
13. SOUTH 17°13'45" EAST, 58.69 FEET, THENCE
14. SOUTH 18°21'13" EAST, 37.34 FEET, THENCE
15. SOUTH 22°06'16" EAST, 58.14 FEET, THENCE.
16. SOUTH 26°58'25" EAST, 62.01 FEET, THENCE.
17. SOUTH 22°40'59" EAST, 34.06 FEET, THENCE.
18. SOUTH 47°18'00" EAST, 19.31 FEET, THENCE.
19. SOUTH 10°21'35" EAST, 85.75 FEET, THENCE.
20. SOUTH 02°11'60" WEST, 13.04 FEET, THENCE;
21. SOUTH 23°38'47" EAST, 30.08 FEET, THENCE
22. SOUTH 02°11'56" EAST, 22.00 FEET, THENCE.
23. SOUTH 30°16'21" WEST, 39.12 FEET, THENCE;
24. SOUTH 14°32'16" EAST, 28.20 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF SIX MILE PARKWAY, THENCE;
25. SOUTH 47°24'15" WEST, 713.34 FEET, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO THE SOUTH LINE OF SAID SECTION 17, THENCE;
26. SOUTH 88°55'18" WEST, 505.31 FEET, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 25.63 ACRES OF LAND.

Pelican National Bank, its successors and assigns
Donald R. Lucas
DeBoest, Stockman, Decker, Broughton & Hagan, P.A.
Old Republic National Title Insurance Company

NOTES:

1. THIS SURVEY WAS MADE WITHOUT BENEFIT OF A TITLE REPORT.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEARON BASED ON THE NORTH LINE OF THE S 1/2 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA.
4. IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED ON THIS SURVEY.
5. SUBJECT TO ALL EASMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
6. THIS PROPERTY IS IN ZONE B AS SHOWN ON COMMUNITY PANEL NUMBER 125124 0350 B EFFECTIVE DATE SEPTEMBER 8, 1984.
7. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE FIELD LOCATED WETLAND LINES.
8. ELEVATIONS SHOWN HEREON BASED ON N.G.V.D 1929.

I HEARBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY DRAWING OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A RECENT FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUES. TO BE VALID THIS SURVEY MUST HAVE AN EMBOSSED SURVEYORS SEAL, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FOR NEESE & ASSOCIATES

EDDIE E. NEESE, P.L.S.
FLORIDA REGISTRATION NO. 2653

Date: 03/11/03
FB/PG: 251/56
FW Date: 03/05/03
Checked: CM
Drawn By: SFS

EDDIE E. NEESE, P.L.S.
FL. REG. NO. 2653
Date:
UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IT IS NOT VALID.

Neese & Associates
Civil Engineering & Land Surveying
12661 Metro Parkway
Fort Myers, Florida 33912
941-768-0077
Fax 941-768-3457

REVISIONS

Rev	Date	By	Description
1	04-04-03	CM	PER REVISED MAP

SPECIFIC PURPOSE SURVEY
OF
CYPRESS HAMMOCK
FOR
FUTURE REALTY SERVICES, INC.
909 S.E. 47TH. TERRACE
CAPE CORAL, FL. 33904

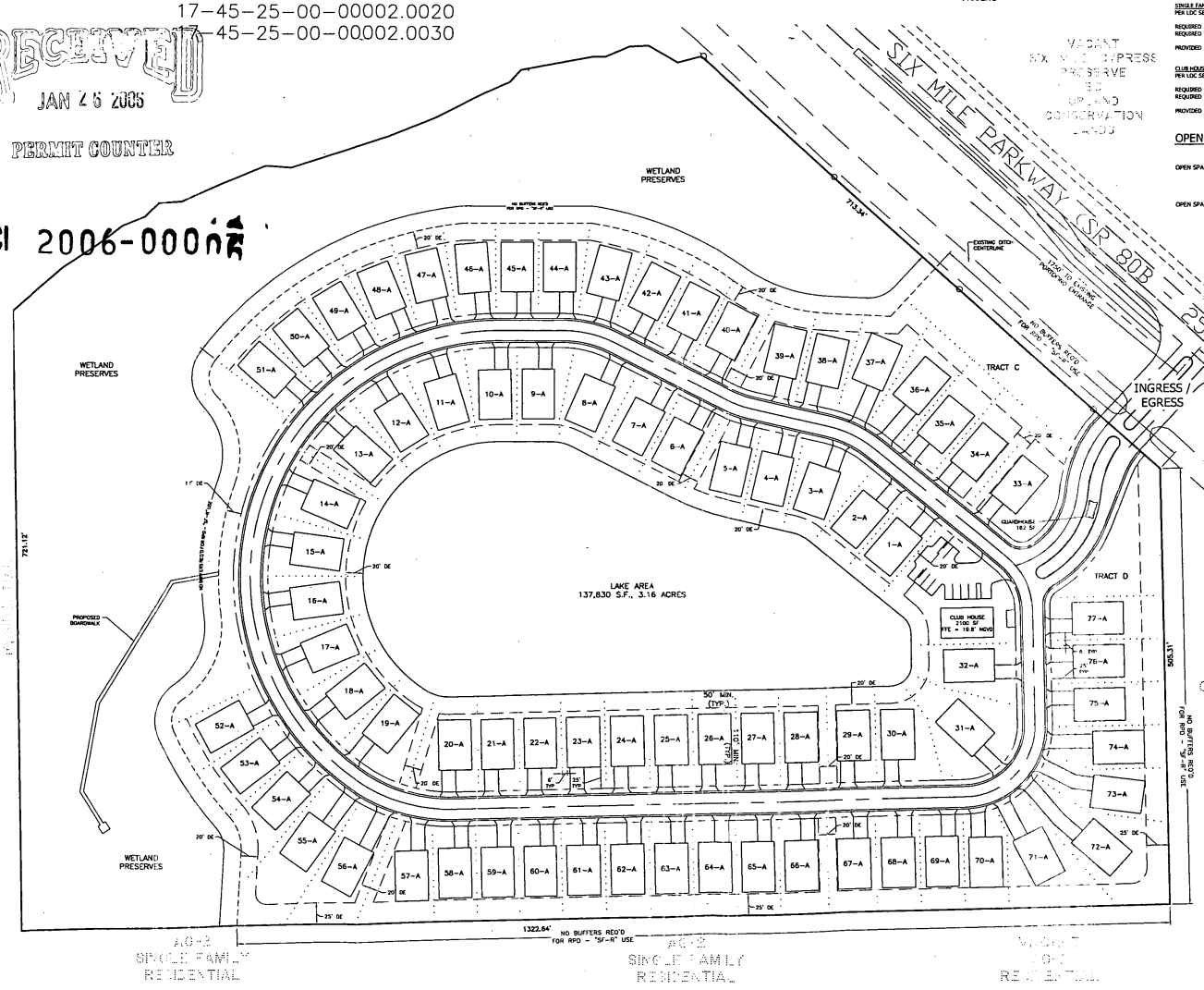
Job No. 990027.00
DWG. File No.: 990027-00-SPS.DWG
Scale: 1"=100'
S/T/R: 17-45-25
SHT. 1 of 1

MASTER CONCEPT PLAN

STRAP NUMBERS:
17-45-25-00-00002.0000
17-45-25-00-00002.0020
17-45-25-00-00002.0030

RECEIVED
JAN 25 2005
PERMIT COUNTER

DCI 2006-00011

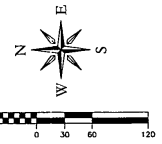


SCHEDULE OF USES FOR RPD

ADMINISTRATIVE OFFICE
SINGLE FAMILY
ENTRANCE GATES & GATE HOUSE
RESIDENTIAL ACCESSORY USES
EXCAVATION WATER RETENTION
ACCESSORY USES & STRUCTURES
CLUB HOUSE
PARKING

PUBLIC TRANSIT REVIEW COMMENTS:

LEE TRAN DOES NOT REQUIRE ADDITIONAL TRANSIT AMENITIES AT THIS LOCATION AT THIS TIME.



PARKING REQUIREMENTS

SINGLE FAMILY RESIDENCIAL
PER LDC SEC. 34-2020(1)a.

REQUIRED = 2 SPACES PER DWELLING UNIT + 10 % FOR VISITORS
REQUIRED = (2 x 77 UNITS) + 10 % = 154 + 15
= 169 SPACES
PROVIDED = 154 GARAGE SPACES + 154 STACKING SPACES
= 308 SPACES

CLUB HOUSE
PER LDC SEC. 34-2020(1)a.

REQUIRED = 1 SPACE PER 250 SF OF TOTAL FLOOR AREA
REQUIRED = 2,100 SF/250
= 9 SPACES (1 HANDICAP SPACE PER ADA)
PROVIDED = 12 SPACES (1 HANDICAP SPACE)

FIRE FLOW CALCULATION

FIRE FLOW IS BASED ON SEC. 10-385 OF THE LEE COUNTY LAND DEVELOPMENT CODE:
REQUIREMENTS FOR ONE- AND TWO-FAMILY DEVELOPMENTS ARE AS FOLLOWS:

DISTANCE BETWEEN BUILDINGS: 0-30 FEET
NEEDED FIRE FLOW = 750 GPM @ 20 PSI RES.
AVAILABLE FIRE FLOW = 2,229 GPM @ 20 PSI RES.
TESTED AT BROOKSHIRE BLVD. & SIX MILE CYPRESS
ON 5/8/01 BY SOUTH TRAIL FIRE DEPT.
NOTE: FIRE HYDRANTS ARE LOCATED LESS THAN 600 FEET APART AS MEASURED ALONG THE CENTERLINE OF THE ROAD.

OPEN SPACE CALCULATIONS

OPEN SPACE PROVIDED =					
LAKE (316,222.0 x 0.25)	= 79,056 SF	->	1.81 AC		
GREEN AREA =	= 356,679 SF	->	8.19 AC		
	= 435,734 SF	->	10.00 ACRES	(55%)	PROVIDED
OPEN SPACE REQ'D =	= 316,222 SF	->	7.26 ACRES	(40%)	REQUIRED

BUFFER REQUIREMENTS

NOTE:
RESIDENTIAL PLANNED DEVELOPMENTS MUST FOLLOW CHAPTER 10 IN THE LEE COUNTY LAND DEVELOPMENT CODE. NO BUFFERS ARE REQUIRED FOR A SF-R USE, PER TABLE INSERT IN SEC. 10-416(d)(3).

SITE DATA

DESCRIPTION	SQ. FEET	ACRES	% OF DEV. AREA	% OF SITE AREA
BUILDINGS	171,961.44	3.85	21.8%	
PAVEMENT/DRIVEWAYS	124,085.00	2.85	15.7%	
LAKE	137,830.59	3.16	17.4%	
GREEN AREA	356,678.86	8.19	45.1%	
TOTAL DEVELOPMENT AREA	790,555.89	18.15	100%	70.8%
CONSERVATION EASEMENT	325,742.92	7.48		29.2%
TOTAL SITE AREA	1,116,298.61	25.63		100%

PROPERTY DEVELOPMENT DETAILS

MAXIMUM NUMBER OF DWELLING UNITS

MAXIMUM COVERAGE (STRUCTURES ONLY): 171,961 SF (21.8%)

MAXIMUM HEIGHT OF BUILDINGS (CENTRAL URBAN LAND USE CATEGORY): 135 FT ABOVE MINIMUM FLOOD ELEVATION

MINIMUM SETBACKS:

FRONT SETBACK	20 FT OR 15 FT WHERE GARAGE OR CARPORT IS AN INTREGAL PART OF THE DWELLING UNIT
SIDE SETBACK	6 FT
REAR SETBACK	25 FT
WATERBODY SETBACK	25 FT FROM BUILDING WALL
STREET SETBACK	25 FT

MINIMUM LOT AREA AND DIMENSIONS:

MINIMUM LOT SIZE	5,500 SF
MINIMUM LOT WIDTH	50 FT
MINIMUM LOT DEPTH	110 FT

THIS PARCEL IS TO BE DEVELOPED INTO 77 SINGLE FAMILY RESIDENTIAL LOTS IN A SINGLE PHASE OF CONSTRUCTION

Date: 12/16/05
Design: EEN
Checked: MLP
Drawn By: JDM

APPROVED BY
Edgar E. Neese, P.E. #18244
Date:

Neese & Associates
Civil Engineering & Land Surveying
Certificate of Authorization #EB0013591
12661 Metro Parkway
Fort Myers, Florida 33912
239-768-0077
Fax 239-768-3457

REVISIONS
Rev | Date | By | Description

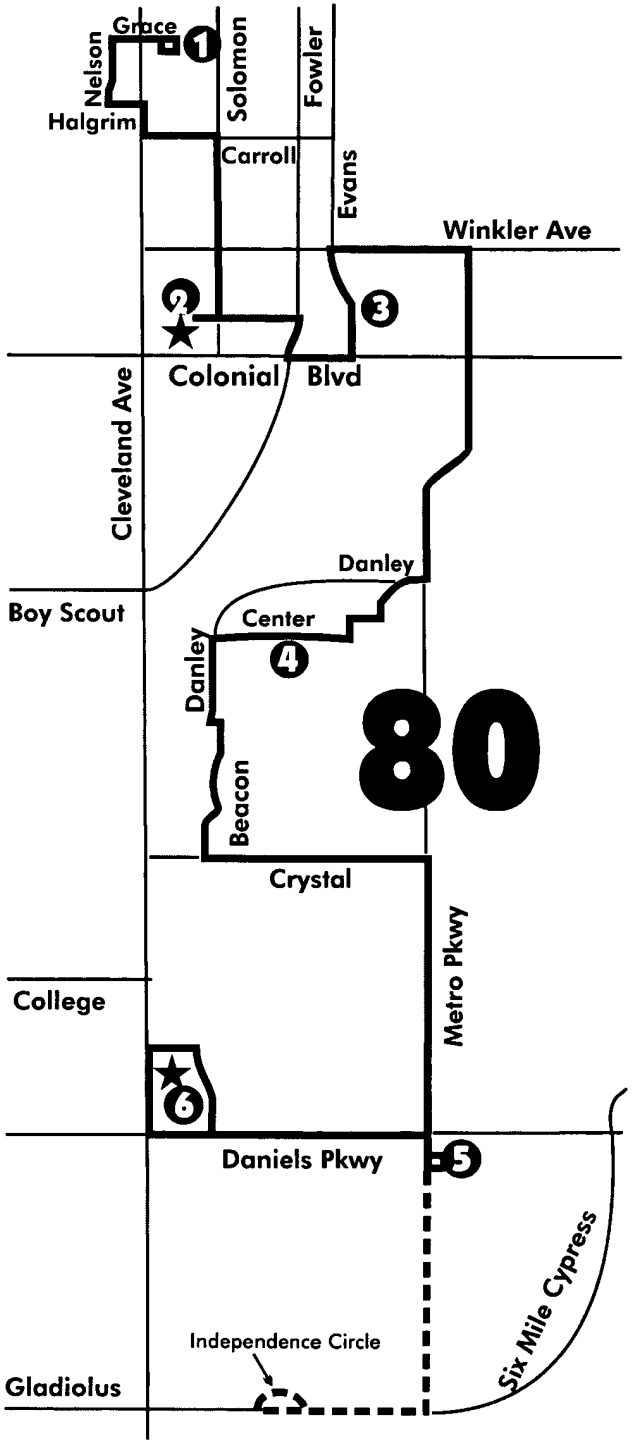
MASTER CONCEPT PLAN
OF
CYPRESS HAMMOCK
FOR
DON LUCAS
1950 COURTNEY DRIVE, SUITE 206
FORT MYERS, FLORIDA 33901

Job No.: 99027.04
DWG. File No.: 99027-04-MCP.dwg
Scale Horizontal: 1"=60'
Scale Vertical: N/A
SHT. 1 of 1

Route 80 Landmarks

1. South Trail Publix
2. Edison Mall
3. Swamp Cabbage Ct
4. Page Park
5. Gulf Coast Hospital
6. Bell Tower

★ Transfer Centers



Bus Riding Tips

- Be at Bus Stop 5 minutes before scheduled time
- Have exact fare. Drivers cannot make change
- Check the destination sign above the windshield to ensure you are boarding the correct route
- Transfers Good On Next Available Bus Only and Not Valid on Same Route
- Out of courtesy to fellow passengers, smoking, drinking, eating, gambling, littering,and music without headphones are not allowed.
- No Service provided on following days

New Year's Day	Labor Day
Memorial Day	Thanksgiving Day
July 4th	Christmas Day

Monday Thru Friday

SOUTHBOUND

1 South Trail Publix	2 Edison Mall	3 Swamp Cabbage Court	4 Page Park	5 Gulf Coast Hospital	6 Bell Tower
7:25	7:40	7:50	7:59	8:09	8:15
9:25	9:40	9:50	9:59	10:09	10:15
11:15	11:30	11:40	11:49	11:59	**12:05**
1:05	**1:20**	**1:30**	**1:39**	**1:49**	1:55
2:55	3:10	3:20	3:29	3:39	3:45
4:45	5:00	5:10	5:19*	5:40	5:45

NORTHBOUND

6 Bell Tower	5 Gulf Coast Hospital	4 Page Park	3 Swamp Cabbage Court	2 Edison Mall	1 South Trail Publix
6:40	**	6:48	6:55	7:05	7:20
8:20*	8:35	8:45	8:54	9:04	9:19
10:20	10:26	10:36	10:45	10:55	11:10
12:10	**12:16**	**12:26**	**12:35**	**12:45**	**1:00**
2:00	**2:06**	**2:16**	**2:25**	**2:35**	**2:50**
3:50	**3:56**	**4:06**	**4:15**	**4:25**	**4:40**
5:50	**5:56**	**6:06**	**6:15**	**6:25**	--

* - service provided to Independence Circle via Metro & Six Mile Cypress as indicated by dotted line on route map.

** - service will not pull in to Gulf Coast Hospital on this trip.

PM times in **BOLD**

All times are approximate

No Weekend Service on Route 80

Bus Pass Outlet Locations

Fort Myers	Intermodal Transfer Center 2250 Peck St.
	LeeTran Office 6035 Landing View Road
So. Fort Myers	Edison Community College Student Services Building
Cape Coral	City Hall 1015 Cultural Parkway

Lee Tran Facts

- Lee Tran provided over 2.25 million passenger trips and 70,000 para-transit trips last year.
- Ridership has increased over 70% since 1996.
- Riding on Lee Tran is 49 times safer than driving.
- Lee Tran was the first transit agency in Florida to install bike racks on its entire fleet of buses.

Fare Information

Adult Fare	$1.00
Discount Fare	$ .50

(available with Medicare card, or as a Disabled Citizen, Senior Citizen {65 or older} or under 18 Citizen with valid LeeTran ID)

Pre-School Children (under 42 in.)	Free
Transfers	$ .15

(Must be purchased when boarding)

Passes

All Day Pass	$ 3.00
Adult Monthly Pass	$30.00
Student Monthly Pass	$25.00
Senior/Disabled Monthly Pass	$18.00
Adult Twelve Trip	$10.00
Student Twelve Trip	$ 7.50
Senior Twelve Trip	$ 5.00

Exact Fare Needed
Se require cambio exacto

Tarifas para Adultos	$ 1.00
Tarifas para Ancianos e Impedidos 65 años	$ .50
De edad o mayor (con tarjeta de Medicare)	
Pre-escolar niños (menos de 42 pulgadas)	No Pagan
Boleto de transbordo	$ .15

Pases

Pase Para de Dia	$ 3.00
Pase Mensual para Adultos	$30.00
Pase Mensual para Estudiantes	$25.00
Pase para Ancianos e Impedidos	$18.00
Pase de Doce Viajes para Adultos	$10.00
Pase de Doce Viajes para Ancianos	$ 5.00
Pase de Doce Viajes para Estudiantes	$ 7.50

80 Bell Tower Edison Mall

lee tran

Your Ride Is Here.

SERVICING

- South Trail Publix
- Edison Mall
- Swamp Cabbage Ct.
- Page Park
- Bell Tower
- Gulf Coast Hospital

TRANSFERS

Edison Mall	10, 15, 100, 110, 120, 130, 140
Bell Tower	30, 50, 100, 140

All buses are wheelchair accessible.

MORE INFO **275-TRAN**

www.rideleetran.com

Effective 9/24/04

Hendry, Pamela K.

From: Coleman, Elizabeth
Sent: Friday, September 22, 2006 12:52 PM
To: Hendry, Pamela K.; Stevens, Joanne M.
Subject: RE: Remitter for Cypress Hammock

Neese & Assoc

Beth Coleman
Senior Account Clerk
CD/PW Internal Services-Fiscal
EColeman@leegov.com
(239) 479-8539
(239) 479-8186

-----Original Message-----
From: Hendry, Pamela K.
Sent: Friday, September 22, 2006 11:14 AM
To: Coleman, Elizabeth; Stevens, Joanne M.
Subject: Remitter for Cypress Hammock

Please give me the remitter's name for DCI2006-000006. Receipt #2200600000000002210 $9,040.00 paid on 1/26/06.

Thanks you!

Pam Hendry, Administrative Assistant
DCD Administration
e-mail: hendrypk@leegov.com
Phone (239) 479-8348
FAX (239) 479-8341

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing
Examiner

July 21, 2006

MR. MICHAEL L. PRINCE
NEESE & ASSOCIATES
12661 METRO PKWY
FT MYERS, FL 33912

RE: CYPRESS HAMMOCK
DCI2006-00006 - PDL Application (Major PD)

Dear MR. MICHAEL L. PRINCE :

The Zoning Division has reviewed your request for an extension of the response time allowed by the Lee County Land Development Code for the above referenced project. Staff recognizes that you are actively pursuing additional information necessary for the resubmittal of the request and will allow a 60 day extension expiring on September 19, 2006. This project could be deemed withdrawn after the extension date if you do not respond prior to this date.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Josh Philpott
Senior Planner

cc: Pam Houck, Director Zoning Division
Dawn Lehnert, CAO
Tina Boone, Legal Administrative Secretary
Bob Rentz, TIS Reviewer
Susan L Hollingsworth, Development Services
Paul O'Connor, Planning Division
Kim Trebatoski, Environmental Sciences
Brad Vance, Natural Resources
Jamie Princing, DCD Admin
Billie Jacoby
Zoning File

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SOUTHWEST FLORIDA

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James G. Yeager
County Attorney

Diana M. Parker
County Hearing
Examiner

June 01, 2006

MR. MICHAEL L. PRINCE
NEESE & ASSOCIATES
12661 METRO PKWY
FT MYERS, FL 33912

RE: CYPRESS HAMMOCK
DCI2006-00006 - PDL Application (Major PD)

Dear MR. MICHAEL L. PRINCE :

The Zoning Division has reviewed your request for an extension of the response time allowed by the Lee County Land Development Code for the above referenced project. Staff recognizes that you are actively pursuing additional information necessary for the resubmittal of the request and will allow a 60 day extension expiring on July 31, 2006. This project could be deemed withdrawn after the extension date if you do not respond prior to this date.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Josh Philpott
Senior Planner

cc: Pam Houck, Director Zoning Division
Dawn Lehnert, CAO
Tina Boone, Legal Administrative Secretary
Bob Rentz, TIS Reviewer
Susan L Hollingsworth, Development Services
Paul O'Connor, Planning Division
Kim Trebatoski, Environmental Sciences
Brad Vance, Natural Resources
Jamie Princing, DCD Admin
Billie Jacoby
Zoning File

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SOUTHWEST FLORIDA

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County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing
Examiner

April 06, 2006

MR. MICHAEL L. PRINCE
NEESE & ASSOCIATES
12661 METRO PKWY
FT MYERS, FL 33912

RE: CYPRESS HAMMOCK
DCI2006-00006 - PDL Application (Major PD)

Dear MR. MICHAEL L. PRINCE :

The Zoning Division has reviewed your request for an extension of the response time allowed by the Lee County Land Development Code for the above referenced project. Staff recognizes that you are actively pursuing additional information necessary for the resubmittal of the request and will allow a 60 day extension expiring on June 05, 2006. This project could be deemed withdrawn after the extension date if you do not respond prior to this date.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Josh Philpott
Senior Planner

cc: Pam Houck, Director Zoning Division
Dawn Lehnert, CAO
Tina Boone, Legal Administrative Secretary
Bob Rentz, TIS Reviewer
Susan Hollingsworth, Development Services
Paul O'Connor, Planning Division
Kim Trebatoski, Environmental Sciences
Brad Vance, Natural Resources
Jamie Princing, DCD Admin
Billie Jacoby
Zoning File

LEE COUNTY
SOUTHWEST FLORIDA

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Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

Writer's Direct Dial Number: (239) 479-8365

February 20, 2006

MR. MICHAEL L. PRINCE
NEESE & ASSOCIATES
12661 METRO PKWY
FT MYERS, FL 33912

Re: CYPRESS HAMMOCK
DCI2006-00006 - PDL Application (Major PD)

Dear MR. MICHAEL L. PRINCE :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Josh Philpott
Senior Planner

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Brad Vance, Natural Resources
Andy Getch, LCDOT
Jamie Princing, DCD Administration
Dawn Lehnert, Assistant County Attorney
Susan Hollingsworth, Development Review
DCI Zoning File
DCI Working File

Environmental Sciences Planned Development Sufficiency Checklist

1) Description of Existing Conditions, Soils, Vegetation Fluccs, Topography. The application for a Planned Development must be accompanied by the following: [34-373(a)(4)]

1b) Maps. Maps drawn to the same scale as the Master Concept Plan marked or overprinted to show: [34-373(a)(4)e]

1b1) Soils. Soils, classified in accordance with the USDA/SCS System. [34-373(a)(4)e.i.]

Please provide a soil map at the same scale as the MCP.

1b2) Vegetation/Ground Cover. Vegetation and ground cover classified in accordance with the Florida Land Use and Cover Classification System. [34-373(a)(4)e.i.]

Please provide a FLUCCS map that is drawn at the same scale as the MCP.

1b4) Topographic Map. A county topographic map (required if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)e.i.]

Please provide a topographic map at the same scale as the MCP.

2) Protected Species Survey. A Protected Species Survey as required by LDC Section 10-473 must be provided for large projects (as defined in LDC Chapter 10) and Major Planned Developments . [34-373(b)(2)]

1. Please provide the time of survey and a FLUCCS map at the same scale as the MCP with transects demonstrating a minimum of 80% coverage and location of individual squirrel nests.

2. Three squirrel nests were located indicating the possiblity of Big Cypress fox squirrels. Please provide a 5 day monitoring report to confirm the presence or absence of Big Cypress fox squirrels.

3) Protected Species Management Plan. Protected species preserve areas must be indicated on the Master Concept Plan; a final management plan as required by LDC Section 10-474 is not required until time of local development order. [10-474]

Pending ES staff field verification.

5) Open Space. The percentage of open space must be clearly stated on the Master Concept Plan unless the proposed development consists solely of conventional single family dwelling units on lots of no less than 6,500 square feet. [34-373(a)(6)f.; 34-373(a)(8)iii.]

Please provide hatchings for all open space.

6) Parks, Recreation Areas and Indigenous Areas. The general location of proposed parks, recreation areas and facilities as well as indigenous areas to be preserved must be shown on the Master Concept Plan. [34-373(a)(6)e]

1. Please provide indigenous open space calculations.

2. Please provide the total acreage of the proposed wetland preserve on the drawings.

3. The wetland impact map and the site plan included in the environmental supplement for the SFWMD ERP also includes an upland preserve of 0.19 acres adjacent to Six Mile Cypress Road. Will these areas be used as an upland preserve? If so, please include the proposed upland preserve on the MCP with total acerage.

4. According to the SWFMD Impact Map 1.12 acres of FLUCCS code 4241 (melaleuca) will be included in the proposed wetland preserve. These areas do not qualify as indigenous plant communities according to LDC Sec 10-701. Please make the proper revisions to the MCP including opens space calculations.

7) Preservation and Conservation Easements. All preservation areas and/or conservation easements must be delineated on the plan and labeled as such. [34-373(a)(6)a.], [34-414(d)], [34-932(b)]

The southern portion of the proposed 0.9 acres of upland preserve includes a 20 foot wide drainage easement. Trees and shrubs cannot be planted within these drainage easements. Please make the necessary revisions to the MCP and other exhibits.

8) Design Standards: Environmentally Sensitive Areas. Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural features of the site, particularly mature native trees and threatened or endangered native vegetation. [34-411(g)]

1. Please provide narrative and a cross-section detail of the interface between the wetland preserve and the single family lots/development. Please include finish grade of site and existing grade of wetland preserve.

2. Due to the environmental sensitivity of this project, ES staff is recommending that an aerial photograph overlayed with the MCP be included with the resubmittal.

11) Schedule of Deviations. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan must be submitted. [34-373(a)(9).]

According to Supplement D, Exhibit 6-N was included with this submittal which contains a schedule of deviations and a written justification. This exhibit was not identified within this submittal. Please include a schedule of deviations with the resubmittal.

12) Miscellaneous Items.

1. According to Supplement D a surface water management plan Exhibit 6-O was included with this submittal. Please provide a surface water management plan.

2. Please revise the MCP to include the lake depth of the proposed stormwater management lake.

3. Are the two open areas adjacent to dwelling units 51 & 52 dry detention areas? Are there any other areas that will be dedicated to dry detention?

4. According to the MCP, a 20 foot wide drainage easement adjacent to dwelling unit 1-A includes 10 ft of a proposed parking lot area. Please make the proper revisions to the MCP so that this proposed impervious surface is removed from the drainage easment.

5. According to the MCP, a boardwalk is proposed for the wetland preserve but is not listed in the schedule of uses. Please include the boardwalk in the schedule of uses.

6. Please clarify the limits of Tracts C & D, and the uses proposed within these areas.

13) Contact. The Environmental Planner may be contacted regarding any question on the Environmental Sciences Sufficiency Checklist.

Brent Cunningham, Environmental Planner
239-479-8337
bcunningham@leegov.com

Legal Requirements Sufficiency Checklist

6) All applications requiring a public hearing must include the following: [34-202(a)]

See below.

6b) Certified sketch of description. A certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code, must be provided unless the subject property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. [34-202(a)(2)]

As per the above-referenced LDC requirement, please provide Staff with a Certified Sketch of Description to accompany the legal description document. This sketch will be an attachment to the BoCC zoning resolution and is required in addition to the already provided Boundary Survey document. A reduced copy of the survey is not sufficient for this purpose. Thanks.

6c3) If the property encompasses 10 or more acres the survey must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment). [34-202(a)(2)]

Since the property subject to this request encompasses more than 10 acres of land the Boundary Survey must be tied to the state Plane Coordinate System for the Florida West Zone (North America Datum of 1983/1990 Adjustment). Ergo, please tie and display at least (2) coordinates, one coordinate being the point of beginning (POB) of the subject property and the other an opposing corner on Survey. Thanks.

7) Miscellaneous Items.

Note: "Sufficiency or non-applicability of Legal Requirements subject to change upon review of subsequent resubmittals."

8) Contact. The Planner may be contacted regarding any questions on this Checklist.

Please contact Luis G. Machado at (239) 479-8485
or e-mail: lmachado@leegov.com

12d2) Lot Coverage. The lot coverage for each lot or parcel (including outparcels). [34-373(a)(6)c.]

Please provide.

12e2) Height. The maximum height, in feet and number of habitable stories, of any proposed buildings or structures. If parking under the buildings is proposed, the number of stories proposed for parking must be indicated and included in the total maximum height of the buildings. [34-373(a)(6)d.ii.]

The application states a max height of 135. Please revise the maximum height to be 35-feet.

21) Miscellaneous Items.

Although not a sufficiency item, staff has concerns regarding the proposed site design and the potential environmental impacts.

Please provide jurisdictional lines for wetlands and provide a map showing exactly which wetlands are proposed to be impacted. Also provide information from SFWMD allowing the impacts to the wetlands.

The density of this project is greatly influenced b the proposed wetland impacts and mitigation. It is highly important to sort through this information early in the process to prevent problems in the future.

Development Review Checklist

2) Deviations. The application must include a schedule of deviations including detail drawings and written justifications. [34-412(a)]

Provide a second ingress/egress or request to deviate from the requirement.

4) Miscellaneous items.

Staff has concerns with the six foot side setbacks. In the past we have seen problems with drainage after you allow for equipment pads, landings, sidewalks, placement of trash cans, etc.

5) Contact. The reviewer may be contacted regarding questions on the Development Review Sufficiency Checklist.

Susan Hollingsworth, Development Services Manager, 479- 8587 x16.

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

FROM: Josh Philpott DATE: 01/26/2006

TO: Distribution
Dawn Lehnert, Asst County Attorney
DS Reviewer - Susan Hollingsworth
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Ellen Lindblad, Lee County School District
Brad Vance, Natural Resources
Luis Machado, Zoning
Mike Pavese, Public Works

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: CYPRESS HAMMOCK CASE #: DCI2006-00006

INFORMATION SUMMARY:

NEW SUBMITTAL

To update your file

_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 02/09/2006

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working fileDCI Zone File

Distributed by: Jodi M Payne Date: 01/31/2006

Neese & Associates
Civil Engineering & Land Surveying

January 24,2006
Job No. 99027.04

Mrs. Pam Houck
Zoning Director
P. O. Box 398
Fort Myers, Florida 33902-0398

RE: CYPRESS HAMMOCK
APPLICATION FOR A PUBLIC HEARING (MAJOR PLANNED DEVELOPMENT)
STRAP # 17-45-25-00-00002.0000, .0020, .0030

Dear Mrs. Houck:

Enclosed please find a review fee check in the amount of {($8,000.00-Base Fee) + ($40.00-per acre)(26 acres) = $9,040.00}. Also, as indicated in the following list of attachments, please find the listed number of copies each of the required documentation for the above referenced project. This project consists of three parcels that add to approximately 25.63 acres of vacant land. This vacant property is located north of Daniels Pkwy on the west side of Six Mile Cypress Pkwy. The proposed development consists of 77 single-family units at approximately 2,200 SF each. There is also planned to be a 3.16-acre lake located in the center of the proposed single-family development. In addition, there will be approximately 7.48 acres of wetlands in the northern and eastern part of the parcel.

We trust that the provided information is sufficient to allow you to review and approve the rezoning request for the referenced project. If you have any questions or require additional information, please call.

Sincerely,
Neese & Associates

Michael L. Prince
MLP/TLD

RECEIVED
JAN 26 2006
PERMIT COUNTER

Attachments
cc: Don Lucas w/ attachments
File w/ attachments

12661 Metro Parkway • Fort Myers, Florida 33912
Phone (239) 768-0077, Fax (239) 768-3457

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

Writer's Direct Dial Number: 941-277-5012

May 11, 2004

Mr. Michael L. Prince
Neese & Associates
12661 Metro Parkway
Fort Myers, FL 33912

RE: CYPRESS HAMMOCK

Dear Mr. Prince:

We have reviewed the site plan you provided on the referenced project. Lee Tran does not require additional transit amenities at this location at this time.

If you have any questions, please call me at 277-5012 ext. 2233.

Sincerely,

TRANSIT DIVISION

Michael S. Horsting
Transit Planner

RECEIVED
JAN 26 2006
PERMIT COUNTER

DCI 2006-00006

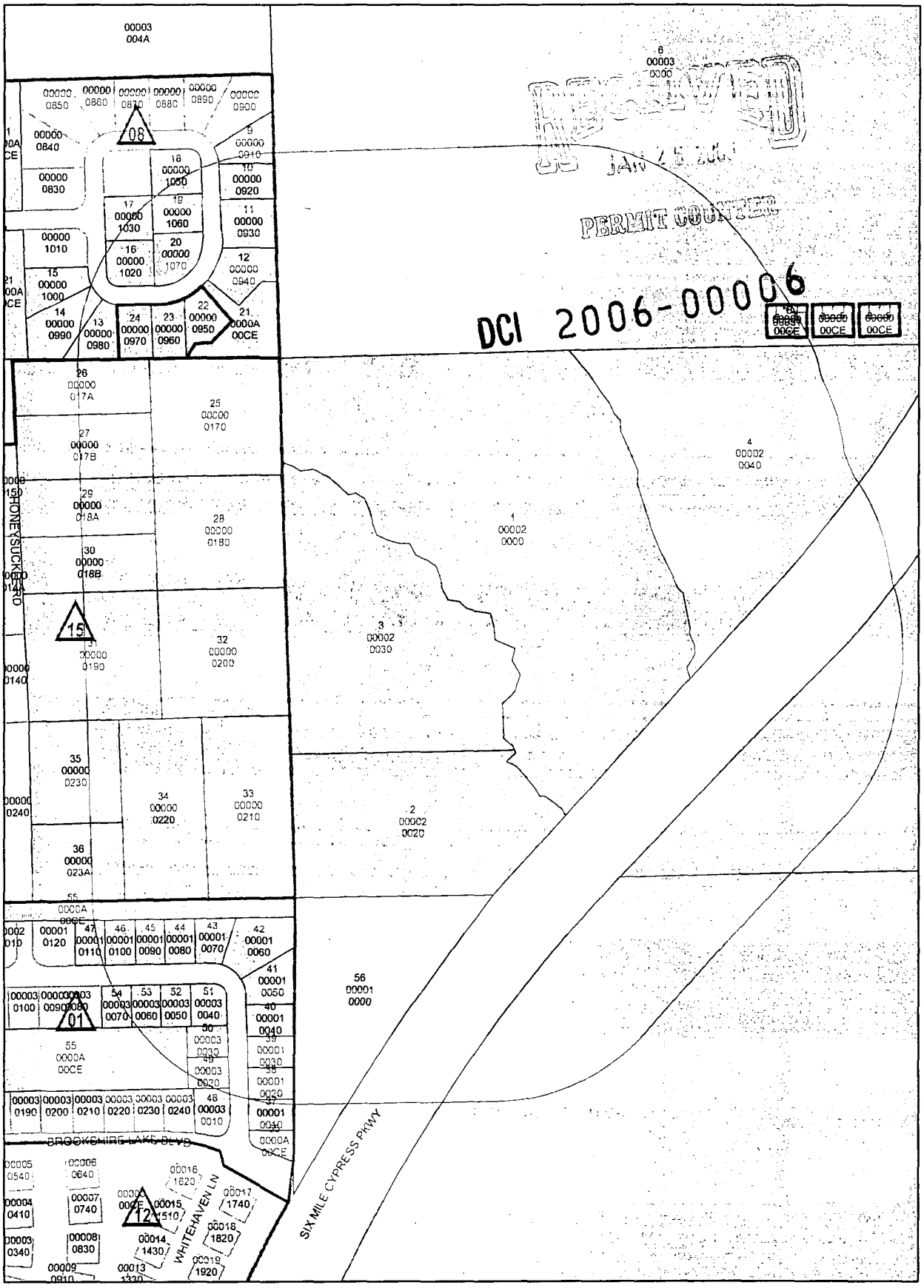
Exhibit: 1-C

LWR/rab
S:\WPDOCS\LETTERS\cypresshammock.wpd

VARIANCE REPORT

5/7/2004

Subject Parcels : 3 Affected Parcels : 57 Buffer Distance : 500 ft



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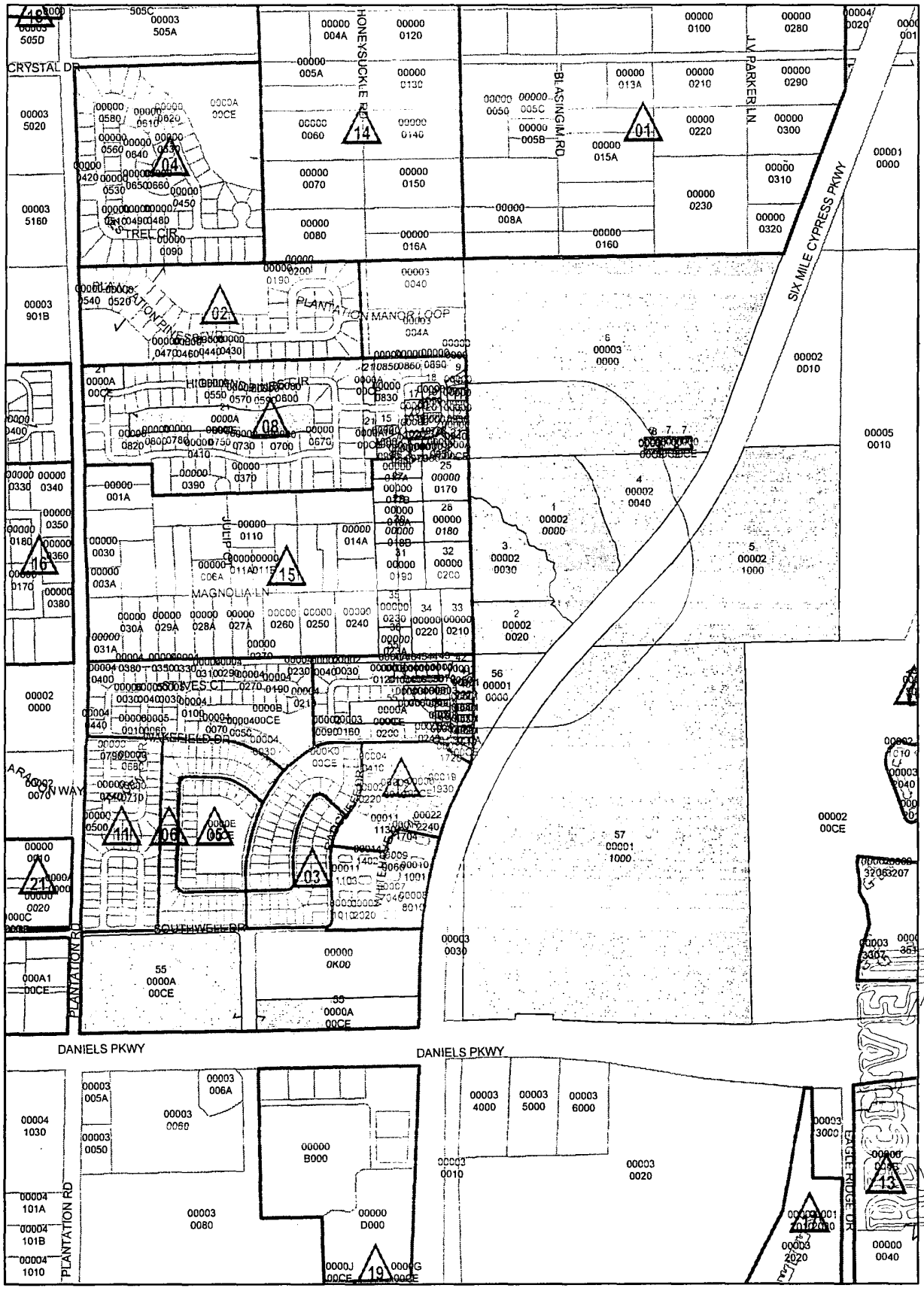
17-45-25-00-00002.0000 et al.

375 187.5 0 375 Feet

VARIANCE REPORT

5/7/2004

Subject Parcels : 3 Affected Parcels : 57 Buffer Distance : 500 ft



DCI 2006-00006
JAN 26 2006
PERMIT COUNTER

N W E S

17-45-25-00-00002.0000 et al.

1,000 500 0 1,000 Feet

Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 339-6159 • Fax: (239) 339-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

Date of Report: May 07, 2004
Buffer Distance: 500 ft
Parcels Affected: 57
Subject Parcel: 17-45-25-00-00002.0000, 17-45-25-00-00002.0020, 17-45-25-00-00002.0030

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
LUCAS DONALD R 1950 COURTNEY DR STE 206 FORT MYERS FL 33901	**17-45-25-00-00002.0000** 12770 BEN C PRATT SIX MILE CYPRESS FORT MYERS FL 33912	S 1/2 OF SW 1/4 W OF 6 MILE PKWY LES 2.0200 0300+0400	1
LUCAS DONALD R 1950 COURTNEY DR STE 206 FORT MYERS FL 33901	**17-45-25-00-00002.0020** 12990 BEN C PRATT SIX MILE CYPRESS FORT MYERS FL 33912	PARL IN SW 1/4 DESC IN OR 2086 PG 3725	2
LUCAS DONALD R 1950 COURTNEY DR STE 206 FORT MYERS FL 33901	**17-45-25-00-00002.0030** ACCESS UNDETERMINED FORT MYERS FL 33912	PARL IN SW 1/4 DESC IN OR 2083 PG 1607	3
GORA BRUCE T TR 43 BARKLEY CIR STE 202 FT MYERS FL 33907	**17-45-25-00-00002.0040** 12700 BEN C PRATT SIX MILE CYPRESS FORT MYERS FL 33912	PARL IN SW 1/4 DESC IN OR 2083 PG 1611	4
LEE COUNTY P O BOX 398 FORT MYERS FL 33902	**17-45-25-00-00002.1000** 12751 BEN C PRATT SIX MILE CYPRESS FORT MYERS FL 33912	S 1/2 OF SW 1/4 E OF 6 MILE PKWY	5
PORTOFINO-FT MYERS LIMITED C/O HEARTHSTONE INC 55 FRANCISCO ST STE 700 SAN FRANCISCO CA 94133	**17-45-25-00-00003.0000** 12580 BEN C PRATT SIX MILE CYPRESS FORT MYERS FL 33912	N 1/2 OF SW 1/4 W OF SIX MILE CYPRESS PKWY LESS CONDO	6
PORTOFINO II CONDO ASSN 12580 SIX MILE CYPRESS PKWY FORT MYERS FL 33912	**17-45-25-14-00000.00CE** COMMON ELEMENT FL	PORTOFINO II CONDO DESC IN OR 4243 PG 223 COMMON ELEMENTS	7
PORTOFINO-FT MYERS LIMITED C/O HEARTHSTONE INC 55 FRANCISCO ST STE 700 SAN FRANCISCO CA 94133	**17-45-25-14-00051.0101** 7200 BERGAMO WAY #101 FT MYERS FL 33912	PORTOFINO II DESC IN OR 4243 PG 223 PH 1 BLDG 51 UNIT 101	*8
PORTOFINO-FT MYERS LIMITED C/O HEARTHSTONE INC 55 FRANCISCO ST STE 700 SAN FRANCISCO CA 94133	**17-45-25-14-00051.0102** 7200 BERGAMO WAY #102 FT MYERS FL 33912	PORTOFINO II DESC IN OR 4243 PG 223 PH 1 BLDG 51 UNIT 102	*8
SHIVELY DANIEL R + ANDREA 7200 BERGAMO WAY #51-201 FORT MYERS FL 33912	**17-45-25-14-00051.0201** 7200 BERGAMO WAY #201 FT MYERS FL 33912	PORTOFINO II DESC IN OR 4243 PG 223 PH 1 BLDG 51 UNIT 201	*8
PORTOFINO-FT MYERS LIMITED C/O HEARTHSTONE INC 55 FRANCISCO ST STE 700 SAN FRANCISCO CA 94133	**17-45-25-14-00051.0202** 7200 BERGAMO WAY #202 FT MYERS FL 33912	PORTOFINO II DESC IN OR 4243 PG 223 PH 1 BLDG 51 UNIT 202	*8
SPRING SHANE T + TRACIE Z 6929 HIGHLAND PARK CIR FORT MYERS FL 33912	**18-45-25-08-00000.0910** 6929 HIGHLAND PARK CIR FORT MYERS FL 33912	HIGHLAND PINES ESTATES S/D PB 40 PG 69 LOT 91	9

All data is current at time of printing and subject to change without notice.

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
HALLMAN ROBERT A + JAMI SUE 6935 HIGHLAND PARK CIR FT MYERS FL 33912	**18-45-25-08-00000.0920** 6935 HIGHLAND PARK CIR FORT MYERS FL 33912	HIGHLAND PINES ESTATES S/D PB 40 PG 69 LOT 92	10
MESSNER STEVE M + DONNA M 6941 HIGHLAND PARK CIR FT MYERS FL 33912	**18-45-25-08-00000.0930** 6941 HIGHLAND PARK CIR FORT MYERS FL 33912	HIGHLAND PINES ESTATES S/D PB 40 PG 69 LT 93 +VAC R/W 2277/4305	11
NAIMO JOHN + ANNMARIE 6951 HIGHLAND PARK CIR FT MYERS FL 33912	**18-45-25-08-00000.0940** 6951 HIGHLAND PARK CIR FORT MYERS FL 33912	HIGHLAND PINES ESTATES S/D PB 40 PG 69 LT 94 +VAC R/W 2277/4305	12
WARD JEFFREY L + BECKY L 6981 HIGHLAND PARK CIR FT MYERS FL 33912	**18-45-25-08-00000.0980** 6981 HIGHLAND PARK CIR FORT MYERS FL 33912	HIGHLAND PINES ESTATES S/D PB 40 PG 69 LOT 98	13
MILBERG SVEN + KERSTIN 6987 HIGHLAND PARK CIR FORT MYERS FL 33912	**18-45-25-08-00000.0990** 6987 HIGHLAND PARK CIR FORT MYERS FL 33912	HIGHLAND PINES ESTATES S/D PB 40 PG 69 LT 99 + VAC R/W	14
DELGADO GUMERSINDO + MARCELLA 6993 HIGHLAND PARK CIR FORT MYERS FL 33912	**18-45-25-08-00000.1000** 6993 HIGHLAND PARK CIR FORT MYERS FL 33912	HIGHLAND PINES ESTS S/D PB 40 PG 69 LT 100 + VAC R/W	15
PITMAN STEPHEN T + PAMELA 6994 HIGHLAND PARK CIR FORT MYERS FL 33912	**18-45-25-08-00000.1020** 6994 HIGHLAND PARK CIR FORT MYERS FL 33912	HIGHLAND PINES ESTS S/D PB 40 PG 69 LOT 102	16
LUMLEY JAMES R + GAIL E 6998 HIGHLAND PARK CIR FT MYERS FL 33912	**18-45-25-08-00000.1030** 6998 HIGHLAND PARK CIR FORT MYERS FL 33912	HIGHLAND PINES ESTS S/D PB 40 PG 69 LOT 103	17
WHITE DAVID G + SUSAN L 6912 HIGHLAND PARK CIR FORT MYERS FL 33912	**18-45-25-08-00000.1050** 6912 HIGHLAND PARK CIR FORT MYERS FL 33912	HIGHLAND PINES ESTS S/D PB 40 PG 69 LOT 105	18
WOOD WILLIAM D JR + LINDA SUE 6940 HIGHLAND PARK CIR FT MYERS FL 33912	**18-45-25-08-00000.1060** 6940 HIGHLAND PARK CIR FORT MYERS FL 33912	HIGHLAND PINES ESTS S/D PB 40 PG 69 LOT 106	19
TILNEY KIRK A 6950 HIGHLAND PARK CIR FT MYERS FL 33912	**18-45-25-08-00000.1070** 6950 HIGHLAND PARK CIR FORT MYERS FL 33912	HIGHLAND PINES ESTS S/D PB 40 PG 69 LOT 107	20
HIGHLAND PINES ESTATES HOMEOWNERS ASSOCIATION INC 6870 HIGHLAND PINES CIR FT MYERS FL 33912	**18-45-25-08-0000A.00CE** 0 COMMON ELEMENTS FORT MYERS FL 33912	HIGHLAND PINES EST PB 40 PG 69 TRCTS B D E + F + VAC HONEYSUCKLE RD OR 2620/ 3922 COMMON ELEMENT	21
CHAMBERS MARGARET A 6963 HIGHLAND PARK CIR FT MYERS FL 33912	**18-45-25-12-00000.0950** 6963 HIGHLAND PARK CIR FORT MYERS FL 33912	HIGHLAND PINES ESTS REPLAT PB 52 PG 32 LOT 95	22
COLATARCI JOSEPH N + MARSHA K 8719 LA CHATEAU DR FORT MYERS FL 33907	**18-45-25-12-00000.0960** 6969 HIGHLAND PARK CIR FORT MYERS FL 33912	HIGHLAND PINES ESTS REPLAT PB 52 PG 32 LOT 96	23
ARPASI RUSS + 6975 HIGHLAND PARK CIR FORT MYERS FL 33912	**18-45-25-12-00000.0970** 6975 HIGHLAND PARK CIR FORT MYERS FL 33912	HIGHLAND PINES ESTS REPLAT PB 52 PG 32 LOT 97	24
MCDANIEL WILLIAM H + 6981 HONEYCOMB LN FORT MYERS FL 33912	**18-45-25-15-00000.0170** 6981 HONEYCOMB LN FORT MYERS FL 33912	E1/2 OF N330FT OF E1/4 OF S1/2 0F SE1/4 AKA E 1/2 OF TRACT 17 PLANTATION SOUTH UNREC SUB	25
YERGENS GREG + COLLEEN M 12781 HONEYSUCKLE RD FORT MYERS FL 33912	**18-45-25-15-00000.017A** 12781 HONEYSUCKLE RD FORT MYERS FL 33912	W 1/2 OF N 159 FT OF E 1/4 OF S 1/2 OF SE 1/4 AKA N 159 FT OF W 1/2 LT PLANTATION SOUTH UR	26
DAVIS VAN D + IRENE S 6941 HONEYCOMB LN FORT MYERS FL 33912	**18-45-25-15-00000.017B** 6941 HONEYCOMB LN FORT MYERS FL 33912	W 1/2 OF S 171 FT OF N 330 FT OF E 1/4 OF S 1/2 OF SE 1/4	27

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
ORDWAY RALPH F JR 6980 HONEYCOMB LN FORT MYERS FL 33912	**18-45-25-15-00000.0180** 6980 HONEYCOMB LN FORT MYERS FL 33912	TH E 1/2 OF S 265.0 FT OF N 595.0 FT OF E 1/4 OF S 1/2 OF SE 1/4 AKA E 1/2 TRACT 18 PLANTATION S UNR	28
BOOBERG OLIVE C + 6940 HONEYCOMB LN FT MYERS FL 33912	**18-45-25-15-00000.018A** 6940 HONEYCOMB LN FORT MYERS FL 33912	S 265 FT OF N 595 FT OF E 1/4 OF S 1/2 OF S E 1/4	29
SANDERS SUSAN + 12857 HONEYSUCKLE RD FT MYERS FL 33912	**18-45-25-15-00000.018B** 12857 HONEYSUCKLE RD FORT MYERS FL 33912	S 132.5 FT OF N 595 FT OF W 1/2 OF E 1/4 OF S 1/2 OF S E 1/4 OF SEC 18	30
GORDON LEWIS C + SANDRA 12879 HONEYSUCKLE LANE FT MYERS FL 33912	**18-45-25-15-00000.0190** 12879 HONEYSUCKLE RD FORT MYERS FL 33912	PARL IN SE 1/4 OF SEC DESC OR 1388 PG 837	31
WOODS ROBT LE ROY + DIXIE M 6969 MAGNOLIA LN FT MYERS FL 33912	**18-45-25-15-00000.0200** 6969 MAGNOLIA LN FORT MYERS FL 33912	PLANTATION SOUTH TRACT 20 UNREC AS DESC IN OR 1277 PG 589	32
EDWARDS LARRY J + TRACY A 6633 HARTLAND ST FORT MYERS FL 33912	**18-45-25-15-00000.0210** 6970 MAGNOLIA LN FORT MYERS FL 33912	E 205 FT OF S 435 FT OF SE 1/4 AKA TR 21 PLANTATION SOUTH	33
HAWKINS J T + PATRICIA 6946 MAGNOLIA LANE FT MYERS FL 33912	**18-45-25-15-00000.0220** 6946 MAGNOLIA LN FORT MYERS FL 33912	THE W 205 FT OF E 410 FT OF S 435 FT OF E 1/4 OF S 1/2 OF SE 1/4	34
CHOONG YOKE KWAI + 6910 MAGNOLIA LN FORT MYERS FL 33912	**18-45-25-15-00000.0230** 6910 MAGNOLIA LN FORT MYERS FL 33912	THE N 247.50 FT OF S 435 FT LESS THE E 410 FT OF E 1/4 OF S 1/2 OF SE 1/4	35
DAVIS DUANE MICHAEL 12951 HONEYSUCKLE RD FT MYERS FL 33912	**18-45-25-15-00000.023A** 12951 HONEYSUCKLE RD FORT MYERS FL 33912	S 187.50 FT LESS E 410.0FT OF E 1/4 OF S 1/2 OF SE 1/4FT PT TRACT23 PLANT STH	36
TARN CLARA L 6991 ST EDMUNDS LOOP FT MYERS FL 33912	**19-45-25-01-00001.0010** 6991 ST EDMUNDS LOOP FORT MYERS FL 33912	BROOKSHIRE VILLAGE UT ONE BLK 1 PB 37 PG 76 LT 1	37
SAUER WILLIAM R + SHERYL L 6981 ST EDMUNDS LOOP FORT MYERS FL 33912	**19-45-25-01-00001.0020** 6981 ST EDMUNDS LOOP FORT MYERS FL 33912	BROOKSHIRE VILLAGE UT ONE BLK 1 PB 37 PG 76 LT 2	38
PARKER ROBT L JR + MARIANNE K 6971 ST EDMUNDS LOOP FT MYERS FL 33912	**19-45-25-01-00001.0030** 6971 ST EDMUNDS LOOP FORT MYERS FL 33912	BROOKSHIRE VILLAGE UT ONE BLK 1 PB 37 PG 76 LT 3	39
DUBRAY SCOTT W + SUSAN L 6961 ST EDMUNDS LOOP FORT MYERS FL 33912	**19-45-25-01-00001.0040** 6961 ST EDMUNDS LOOP FORT MYERS FL 33912	BROOKSHIRE VILLAGE UT ONE BLK 1 PB 37 PG 76 LT 4	40
WORTHINGTON DOUGLAS K + LELIA 6951 ST EDMUNDS LOOP FT MYERS FL 33912	**19-45-25-01-00001.0050** 6951 ST EDMUNDS LOOP FORT MYERS FL 33912	BROOKSHIRE VILLAGE UT ONE BLK 1 PB 37 PG 76 LT 5	41
RIGGS DALE W + MARY + 6941 ST EDMUNDS LOOP FORT MYERS FL 33912	**19-45-25-01-00001.0060** 6941 ST EDMUNDS LOOP FORT MYERS FL 33912	BROOKSHIRE VILLAGE UT ONE BLK 1 PB 37 PG 76 LT 6	42
WAYNE HENRY J + CORINNE M 6931 ST EDMUNDS LOOP FT MYERS FL 33912	**19-45-25-01-00001.0070** 6931 ST EDMUNDS LOOP FORT MYERS FL 33912	BROOKSHIRE VILLAGE UT ONE BLK 1 PB 37 PG 76 LT 7	43
BAUMER LOUIS J + CATHERINE R 6921 ST EDMUNDS LOOP FT MYERS FL 33912	**19-45-25-01-00001.0080** 6921 ST EDMUNDS LOOP FORT MYERS FL 33912	BROOKSHIRE VILLAGE UT ONE BLK 1 PB 37 PG 76 LT 8	44
WILLIAMS JENNIFER A 6911 ST EDMUNDS LOOP FORT MYERS FL 33912	**19-45-25-01-00001.0090** 6911 ST EDMUNDS LOOP FORT MYERS FL 33912	BROOKSHIRE VILLAGE UT ONE BLK 1 PB 37 PG 76 LT 9	45

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
JORESKI MARIE L 6901 ST EDMUNDS LOOP FORT MYERS FL 33912	**19-45-25-01-00001.0100** 6901 ST EDMUNDS LOOP FORT MYERS FL 33912	BROOKSHIRE VILLAGE UT ONE BLK 1 PB 37 PG 76 LT 10	46
SMITH DONALD C + CHARLOTTE J 6891 ST EDMUNDS LOOP FT MYERS FL 33912	**19-45-25-01-00001.0110** 6891 ST EDMUNDS LOOP FORT MYERS FL 33912	BROOKSHIRE VILLAGE UT ONE BLK 1 PB 37 PG 76 LT 11	47
YATES GERARD P TR + 13020 BROOKSHIRE LAKE BLVD FORT MYERS FL 33912	**19-45-25-01-00003.0010** 13020 BROOKSHIRE LAKE BLVD FORT MYERS FL 33912	BROOKSHIRE VILLAGE UT ONE BLK 3 PB 37 PG 76 LT 1	48
OBER EUGENE E + DOROTHY M 6980 ST EDMUNDS LOOP FT MYERS FL 33912	**19-45-25-01-00003.0020** 6980 ST EDMUNDS LOOP FORT MYERS FL 33912	BROOKSHIRE VILLAGE UT ONE BLK 3 PB 37 PG 76 LT 2	49
ZANT EDWARD R + NANCY L 6970 ST EDMUNDS LOOP FT MYERS FL 33912	**19-45-25-01-00003.0030** 6970 ST EDMUNDS LOOP FORT MYERS FL 33912	BROOKSHIRE VILLAGE UT ONE BLK 3 PB 37 PG 76 LT 3	50
VOIGT CLINTON + SANDRA 6930 ST EDMUNDS LOOP FT MYERS FL 33912	**19-45-25-01-00003.0040** 6930 ST EDMUNDS LOOP FORT MYERS FL 33912	BROOKSHIRE VILLAGE UT ONE BLK 3 PB 37 PG 76 LT 4	51
RUBENSTEIN ELEANOR 6920 ST EDMUNDS LOOP FORT MYERS FL 33912	**19-45-25-01-00003.0050** 6920 ST EDMUNDS LOOP FORT MYERS FL 33912	BROOKSHIRE VILLAGE UT ONE BLK 3 PB 37 PG 76 LT 5	52
STAMPLEMAN ROBERT J 6910 ST EDMUNDS LOOP FORT MYERS FL 33912	**19-45-25-01-00003.0060** 6910 ST EDMUNDS LOOP FORT MYERS FL 33912	BROOKSHIRE VILLAGE UT ONE BLK 3 PB 37 PG 76 LT 6	53
BIERY JEANNE S + 6900 ST EDMUNDS LOOP FORT MYERS FL 33912	**19-45-25-01-00003.0070** 6900 ST EDMUNDS LOOP FORT MYERS FL 33912	BROOKSHIRE VILLAGE UT ONE BLK 3 PB 37 PG 76 LT 7	54
BROOKSHIRE BATH + TENNIS CLUB ASSOC INC 9411 CYPRESS LAKE DR STE #2 FT MYERS FL 33919	**19-45-25-01-0000A.00CE** COMMON ELEMENT FORT MYERS FL 33912	BROOKSHIRE VILLAGE UT 1 PB 37 PGS 75-82 TRACTS A B C L M N O P R C/E	55
GRADY BRUCE T ETAL P O BOX 434 FT MYERS FL 33902	**20-45-25-00-00001.0000** 13050 BEN C PRATT SIX MILE CYPRESS FORT MYERS FL 33912	THAT PT OF NW 1/4 OF NW 1/4 LYING WLY OF SIX PKWY LES PT TO LEE COUNTY	56
LEE COUNTY P O BOX 398 FORT MYERS FL 33902	**20-45-25-00-00001.1000** 13101 BEN C PRATT SIX MILE CYPRESS FORT MYERS FL 33912	PARL IN SEC 20 T45 R25 DESC OR 1447 PG 687	57

60 RECORDS PRINTED

LEE COUNTY
SOUTHWEST FLORIDA

COURTESY NOTICE TO ADJACENT PROPERTY OWNERS OF RECEIPT OF ZONING APPLICATION

Date:	February 20, 2006
Case Number:	DCI2006-00006
Case Name:	CYPRESS HAMMOCK
Request:	Rezone 25.63+/- acres from Agriculture (AG-2) to Residential Planned Development (RPD) to allow the development of 77 single-family residences with a maximum height of 35-feet. No blasting is proposed.
Location:	12770 and 12990 Six Mile Cypress and the other access undetermined(From Daniels Pkwy head North on Six Mile Cypress for approximately .75 miles. The property entrance will be on the west side of Six Mile Cypress), in S17-T45S-R25E, Lee County, FL.
PROPERTY OWNER'S REPRESENTATIVE:	MR. MICHAEL L. PRINCE NEESE & ASSOCIATES 239-768-0077
Lee County Planner:	Josh Philpott (239) 479-8365

The file may be reviewed Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m. at the Lee County Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/479-8585 for additional information.

This is a courtesy notice. A public hearing date has not yet been set. You will receive another notice once the hearing date and time have been established.

JMP

17-45-25-00-00002.0000
LUCAS DONALD R
1950 COURTNEY DR STE 206
FORT MYERS, FL 33901

17-45-25-00-00002.0020
LUCAS DONALD R
1950 COURTNEY DR STE 206
FORT MYERS, FL 33901

17-45-25-00-00002.0030
LUCAS DONALD R
1950 COURTNEY DR STE 206
FORT MYERS, FL 33901

17-45-25-00-00002.0040
GORA BRUCE T TR
43 BARKLEY CIR STE 202
FT MYERS, FL 33907

17-45-25-00-00002.1000
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

17-45-25-00-00003.0000
PORTOFINO-FT MYERS LIMITED
C/O HEARTHSTONE INC
55 FRANCISCO ST STE 700
SAN FRANCISCO, CA 94133

17-45-25-14-00000.00CE
PORTOFINO II CONDO ASSN
12580 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912

17-45-25-14-00051.0101
PORTOFINO-FT MYERS LIMITED
C/O HEARTHSTONE INC
55 FRANCISCO ST STE 700
SAN FRANCISCO, CA 94133

17-45-25-14-00051.0102
PORTOFINO-FT MYERS LIMITED
C/O HEARTHSTONE INC
55 FRANCISCO ST STE 700
SAN FRANCISCO, CA 94133

17-45-25-14-00051.0201
SHIVELY DANIEL R + ANDREA
7200 BERGAMO WAY #51-201
FORT MYERS, FL 33912

17-45-25-14-00051.0202
PORTOFINO-FT MYERS LIMITED
C/O HEARTHSTONE INC
55 FRANCISCO ST STE 700
SAN FRANCISCO, CA 94133

18-45-25-08-00000.0910
SPRING SHANE T + TRACIE Z
6929 HIGHLAND PARK CIR
FORT MYERS, FL 33912

18-45-25-08-00000.0920
HALLMAN ROBERT A + JAMI SUE
6935 HIGHLAND PARK CIR
FT MYERS, FL 33912

18-45-25-08-00000.0930
MESSNER STEVE M + DONNA M
6941 HIGHLAND PARK CIR
FT MYERS, FL 33912

18-45-25-08-00000.0940
NAIMO JOHN + ANNMARIE
6951 HIGHLAND PARK CIR
FT MYERS, FL 33912

18-45-25-08-00000.0980
WARD JEFFREY L + BECKY L
6981 HIGHLAND PARK CIR
FT MYERS, FL 33912

18-45-25-08-00000.0990
MILBERG SVEN + KERSTIN
6987 HIGHLAND PARK CIR
FORT MYERS, FL 33912

18-45-25-08-00000.1000
DELGADO GUMERSINDO + MARCELLA
6993 HIGHLAND PARK CIR
FORT MYERS, FL 33912

18-45-25-08-00000.1020
PITMAN STEPHEN T + PAMELA
6994 HIGHLAND PARK CIR
FORT MYERS, FL 33912

18-45-25-08-00000.1030
LUMLEY JAMES R + GAIL E
6998 HIGHLAND PARK CIR
FT MYERS, FL 33912

All data is current at time of printing and subject to change without notice.

18-45-25-08-00000.1050
WHITE DAVID G + SUSAN L
6912 HIGHLAND PARK CIR
FORT MYERS, FL 33912

18-45-25-08-00000.1060
WOOD WILLIAM D JR + LINDA SUE
6940 HIGHLAND PARK CIR
FT MYERS, FL 33912

18-45-25-08-00000.1070
TILNEY KIRK A
6950 HIGHLAND PARK CIR
FT MYERS, FL 33912

18-45-25-08-0000A.00CE
HIGHLAND PINES ESTATES
HOMEOWNERS ASSOCIATION INC
6870 HIGHLAND PINES CIR
FT MYERS, FL 33912

18-45-25-12-00000.0950
CHAMBERS MARGARET A
6963 HIGHLAND PARK CIR
FT MYERS, FL 33912

18-45-25-12-00000.0960
COLATARCI JOSEPH N + MARSHA K
8719 LA CHATEAU DR
FORT MYERS, FL 33907

18-45-25-12-00000.0970
ARPASI RUSS +
6975 HIGHLAND PARK CIR
FORT MYERS, FL 33912

18-45-25-15-00000.0170
MCDANIEL WILLIAM H +
6981 HONEYCOMB LN
FORT MYERS, FL 33912

18-45-25-15-00000.017A
YERGENS GREG + COLLEEN M
12781 HONEYSUCKLE RD
Fort Myers, FL 33912

18-45-25-15-00000.017B
DAVIS VAN D + IRENE S
6941 HONEYCOMB LN
FORT MYERS, FL 33912

18-45-25-15-00000.0180
ORDWAY RALPH F JR
6980 HONEYCOMB LN
FORT MYERS, FL 33912

18-45-25-15-00000.018A
BOOBERG OLIVE C +
6940 HONEYCOMB LN
FT MYERS, FL 33912

18-45-25-15-00000.018B
SANDERS SUSAN +
12857 HONEYSUCKLE RD
FT MYERS, FL 33912

18-45-25-15-00000.0190
GORDON LEWIS C + SANDRA
12879 HONEYSUCKLE LANE
FT MYERS, FL 33912

18-45-25-15-00000.0200
WOODS ROBT LE ROY + DIXIE M
6969 MAGNOLIA LN
FT MYERS, FL 33912

18-45-25-15-00000.0210
EDWARDS LARRY J + TRACY A
6633 HARTLAND ST
FORT MYERS, FL 33912

18-45-25-15-00000.0220
HAWKINS J T + PATRICIA
6946 MAGNOLIA LANE
FT MYERS, FL 33912

18-45-25-15-00000.0230
CHOONG YOKE KWAI +
6910 MAGNOLIA LN
FORT MYERS, FL 33912

18-45-25-15-00000.023A
DAVIS DUANE MICHAEL
12951 HONEYSUCKLE RD
FT MYERS, FL 33912

19-45-25-01-00001.0010
TARN CLARA L
6991 ST EDMUNDS LOOP
FT MYERS, FL 33912

All data is current at time of printing and subject to change without notice.

19-45-25-01-00001.0020
SAUER WILLIAM R + SHERYL L
6981 ST EDMUNDS LOOP
FORT MYERS, FL 33912

19-45-25-01-00001.0030
PARKER ROBT L JR + MARIANNE K
6971 ST EDMUNDS LOOP
FT MYERS, FL 33912

19-45-25-01-00001.0040
DUBRAY SCOTT W + SUSAN L
6961 ST EDMUNDS LOOP
Fort Myers, FL 33912

19-45-25-01-00001.0050
WORTHINGTON DOUGLAS K + LELIA
6951 ST EDMUNDS LOOP
FT MYERS, FL 33912

19-45-25-01-00001.0060
RIGGS DALE W + MARY +
6941 ST EDMUNDS LOOP
FORT MYERS, FL 33912

19-45-25-01-00001.0070
WAYNE HENRY J + CORINNE M
6931 ST EDMUNDS LOOP
FT MYERS, FL 33912

19-45-25-01-00001.0080
BAUMER LOUIS J + CATHERINE R
6921 ST EDMUNDS LOOP
FT MYERS, FL 33912

19-45-25-01-00001.0090
WILLIAMS JENNIFER A
6911 ST EDMUNDS LOOP
FORT MYERS, FL 33912

19-45-25-01-00001.0100
JORESKI MARIE L
6901 ST EDMUNDS LOOP
FORT MYERS, FL 33912

19-45-25-01-00001.0110
SMITH DONALD C + CHARLOTTE J
6891 ST EDMUNDS LOOP
FT MYERS, FL 33912

19-45-25-01-00003.0010
YATES GERARD P TR +
13020 BROOKSHIRE LAKE BLVD
FORT MYERS, FL 33912

19-45-25-01-00003.0020
OBER EUGENE E + DOROTHY M
6980 ST EDMUNDS LOOP
FT MYERS, FL 33912

19-45-25-01-00003.0030
ZANT EDWARD R + NANCY L
6970 ST EDMUNDS LOOP
FT MYERS, FL 33912

19-45-25-01-00003.0040
VOIGT CLINTON + SANDRA
6930 ST EDMUNDS LOOP
FT MYERS, FL 33912

19-45-25-01-00003.0050
RUBENSTEIN ELEANOR
6920 ST EDMUNDS LOOP
FORT MYERS, FL 33912

19-45-25-01-00003.0060
STAMPLEMAN ROBERT J
6910 ST EDMUNDS LOOP
FORT MYERS, FL 33912

19-45-25-01-00003.0070
BIERY JEANNE S +
6900 ST EDMUNDS LOOP
FORT MYERS, FL 33912

19-45-25-01-0000A.00CE
BROOKSHIRE BATH + TENNIS
CLUB ASSOC INC
9411 CYPRESS LAKE DR STE #2
FT MYERS, FL 33919

20-45-25-00-00001.0000
GRADY BRUCE T ETAL
P O BOX 434
FT MYERS, FL 33902

20-45-25-00-00001.1000
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

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FT MYERS FL 33912