

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

July 19, 2016

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COMMUNITY DEVELOPMENT

Ms. Neale Montgomery
Pavese Law Firm
1833 Hendry Street
Fort Myers, Florida 33901

RE: Coconut Point DRI Proposed Change to Development Order

Dear Ms. Montgomery:

The Department has evaluated your request, dated May 31, 2016, for a letter verifying whether the proposed change to the Coconut Point Development of Regional Impact Development Order would qualify as a change pursuant to Section 380.06(19)(e)2.k., Florida Statutes (F.S.). The proposed change is to add 200 multi-family residential units to Tract 1A in lieu of the approved 200 assisted living units and to decrease the amount of retail use from 85,900 square feet to 68,900 square feet on Tract C (net decrease of 17,000 square feet of retail). The traffic analysis submitted with your request indicates that the proposed change would not result in an increase in net new external peak hour trips. The proposed change does not reduce open space or conserved areas within the project. Thus, pursuant to Subparagraph 380.06(19)(e)2.k, F.S., the proposed change does not require the filing of a notice of proposed change. However, an application to the local government to amend the development order in accordance with the local government's procedures for amendment of a development order is required; and if approved, the local government must render the amended development order to the Department.

Any questions regarding this determination may be directed to Scott Rogers, Planning Analyst, at (850) 717-8510, or by email at scott.rogers@deo.myflorida.com.

Sincerely,



Taylor Teepell, Director
Division of Community Development

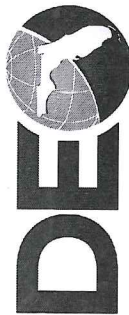
TT/sr

cc: David Loveland, Director, Lee County Community Development Department
Margaret Wuerstle, Executive Director, Southwest Florida Regional Planning Council

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Mr. David Loveland, Director
Lee County Community Development Dept.
1500 Monroe Street
Fort Myers, FL 33901