

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

WHEREAS, Morris-Depew Associates, LLC, filed an application on behalf of the property owner, Alico West Fund, LLC c/o Don Schrotenboer as President, to rezone a 886± acre parcel from Compact Community Planned Development (Compact PD) to Mixed-Use Planned Development (MPD) in reference to Centerplace; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner was advertised and held on June 8, 2017; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2016-00017 and recommended APPROVAL of the Request; and

WHEREAS, a second public hearing was advertised and held on August 16, 2017 before the Lee County Board of Commissioners; and,

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

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

SECTION A. REQUEST

The applicant filed a request to rezone 886± acres from Compact PD to MPD, to allow development of up to 1,950 dwelling units; 200,000 sq. ft. retail; 110,000 sq. ft. office; 20,000 sq. ft. research and development; 10,000 sq. ft. medical office; and 250 hotel/motel rooms.

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

SECTION B. CONDITIONS:

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

1. Master Concept Plan/Development Parameters

Development of this project must be consistent with the two-page Master Concept Plan (MCP) entitled "CenterPlace Master Concept Plan," stamped received May 10, 2017, except as modified by the conditions below and attached hereto as Exhibit C. Development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

This MPD zoning approval authorizes the development of up to 1,950 dwelling units (including combined maximum of 487 dwelling units allocated for single-family and two-family attached); 200,000 sq. ft. retail; 110,000 sq. ft. office; 20,000 sq. ft. research & development; 10,000 sq. ft. medical office; and 250 hotel/motel rooms.

2. Permitted Uses and Site Development Regulations

a. Schedule of Permitted Uses

Single-Family Residential Tracts (R-SF)

Accessory Uses and Structures

Dwelling Units:

Live-work

Single-family, detached

Two-family, attached

Entrance Gates and Gatehouses

Essential Services

Essential Service Facilities, Group I

Excavation, Water Retention

Excess Spoil Removal

Fences, walls

Home Occupation

Models: Model home

Real Estate Sales Office, limited to sales of lots, homes or units within the development

Recreation Facilities, personal

Residential Accessory Uses, including boat docks

Signs

Temporary Uses, limited to temporary contractor's office and equipment storage shed

Multi-Family Residential Tracts (R-MF)

Accessory Uses and Structures

Assisted Living Facility, subject to Condition 19.

Continuing Care Facilities, subject to Condition 19.

Dwelling Units:

Single-family, detached

Live Work

Multiple family building

Townhouse

Two-family, attached

Entrance Gates and Gatehouse

Essential Services

Essential Service Facilities, Group I

Excavation, water retention

Excess Spoil Removal

Fences, Walls

Independent Living Facilities, subject to Condition 19.

Models:

Display Center

Model Home

Model Unit

Multi-Slip Docking Facilities, limited to 50 wet slips for multi-family residences

Real Estate Sales Office, limited to sale of lots, homes and units within the development

Recreation Facilities, personal

Residential Accessory Uses, including boat docks for single-family residences

Signs

Temporary Uses, limited to temporary contractor's office and equipment storage shed

Timeshare Units, subject to Condition 19.

Residential Amenities Tracts

Clubs, private

Essential Services

Essential Service Facilities, Group I

Excavation, water retention

Excess Spoil Removal

Fences, Walls

Parking lot:

Accessory (limited to the amenity center)

Temporary

Real Estate Sales Office - limited to sale of lots, homes and units

within the development and sales office must be located in the clubhouse, amenity or model unit sites.

Recreation Facilities, private on-site

Temporary Uses, limited to temporary contractor's office and equipment storage shed

Beach Club Tract

Clubs, private

Accessory Uses, including, but not limited to:

Boat Dock, limited to 50 boat slips

Boat Ramp

Consumption on Premises, *subject to* Condition 12 for outdoor seating

Dry Boat Storage, limited to 50 slips

Fishing Pier

Food and Beverage Service

Locker Rooms

Personal Services

Pro Shop

Rental or Leasing Establishment, Group I, (limited to beach chairs, umbrellas, boats, and other beach related items etc. excluding jet skis, wave runners, sea doo's and other similar personal water craft)

Excess Spoil Removal
Parking lot, Accessory
Real Estate Sales Office- limited to sale of lots, homes and units within the development and sales office must be located in the clubhouse, amenity or model unit sites.
Recreation Facilities, private on-site
Rental or Leasing Establishments, Group II
Group II limited to:
Appliances
Bicycles
Costumes
Furniture
Movies, videotapes and similar home entertainment
Party or banquet supplies
Temporary Uses, limited to temporary contractor's office and equipment storage shed

Town Square - Commercial Tracts (C-H/R & R&D)

Accessory Uses and Structures
Administrative Offices
Auto Parts Store
Bait and Tackle Shop
Banks and Financial Establishments, Group I
Bar or Cocktail Lounge, *subject to Condition 12*
Boat Parts Store
Business Services, Group I
Cleaning and Maintenance Services
Clothing Stores, general
Clubs, Commercial, Fraternal, Membership Organization, private
Cold Storage, Pre-Cooling, Warehouse and Processing Plant
Communication Facility, antenna only
Computer and Data Processing Service
Consumption on Premises, accessory to a Restaurant including Outdoor Seating and Bar and Cocktail Lounge, *subject to Condition 12*
Contractors & Builders Group I, limited to:
Carpentering and Flooring
Electrical Contractors
General Contractors
Glass and Glazing
Operative Builders
Painting, Paperhanging and Decorations
Plumbing, Heating and Air-Conditioning
Special Trades
Convenience Food and Beverage Store, may include Self Service Fuel Pumps limited to a maximum of 16
Cultural Facilities
Day Care Center, child or adult
Department Store
Drive-Through facility for any permitted use

- Drugstore, pharmacy
- EMS, Fire or Sheriff's Office
- Essential Services
- Essential Service Facilities, Group I
- Excavation, water retention
- Excess Spoil Removal
- Fences, Walls
- Food Stores, Group I
- Gift & Souvenir shop
- Hardware Store
- Health Care Facilities, Group I
- Hobby, Toy, and Game Shops
- Home Care Facility
- Hotel/Motel, limited to 250 rooms
- Household and Office Furnishings, Groups I, II
- Insurance Companies
- Laundromat
- Laundry or Dry Cleaning, Group I
- Library
- Manufacturing of
 - Apparel products, excluding marine canvas tops, tents, etc.
 - Electrical Machinery and Equipment
 - Fabricated Metal Products, Group II
 - Food and Kindred Products, Group III
 - limited to malt beverages, wines, brandy and brandy spirits and distilled, rectified and blended liquors.
 - Furniture and Fixtures
 - Leather Products, Group II
 - Measuring, analyzing and controlling instruments
 - Novelties, jewelry, toys and signs, all groups
 - Paper and Allied Products, Group II
 - Stone, clay, glass and concrete products, Group I
- Medical Office
- Motion Picture Production Studio
- Non-Store Retailers, Group I
- Paint Glass and Wallpaper
- Parcel and Express Services
- Parking Lot:
 - Accessory
 - Garage, Public
 - Park and Ride
 - Temporary
- Personal Services, All Groups, except: Dating Services, Escort Services, and Palm Readers, Fortunetellers or Card Readers
- Pet Services
- Pet Shop
- Photofinishing Laboratory
- Place of Worship
- Post Office
- Printing and Publishing

Religious Facilities

Rental or Leasing Establishments, Groups I, II

Group I limited to:

Beach Chairs, umbrellas and similar facilities

Bicycles

Mopeds and Scooters

Passenger Car, pickup and drop-off (no maintenance, limited storage only)

Group II limited to:

Appliances

Bicycles

Costumes

Furniture

Movies, videotapes and similar home entertainment

Party or banquet supplies

Repair Shops, Groups I and II, excluding gunsmiths and taxidermists

Research and Development Laboratories, all groups

Restaurant, fast food

Restaurants, all groups including outdoor seating and consumption on premise

Retail and Wholesale Sales, when clearly incidental and subordinate to a permitted principal use on the same premises

Schools, commercial

Signs

Social Services, Group I

Specialty Retail Shops, all groups

Storage, Indoor & Open

Studios

Temporary Uses, such as Farmers' Market, etc. (with temporary use permit)

Theatre, indoor

Used Merchandise Stores, Groups I, II

Variety Store

Warehouse, high cube, cold storage only

Wholesale Establishments, Group III

Community Park Tract

Community Garden

Excess Spoil Removal

Farmers' Market

Parking lot:

Accessory

Temporary

Recreation Facilities, Commercial, Group III, limited to passive and active recreation & swimming pools, tennis courts and other similar activities not grouped elsewhere

Rental or Leasing Establishments, Group III limited to bicycles

Passive Open Space Area Tract

Interpretive Centers, rain shelters, gazebos

Nature and foot trails, including boardwalks and jogging paths
 Paths, boardwalks, and bridges to provide access for fishing piers, observation towers and golf cart crossings
 Recreational Shelters, restroom facilities, passive parks, and picnic areas
 Signs
 Accessory Uses and Structures, customarily associated with the uses permitted in this district
 Activities and uses comparable to the foregoing uses when the Director of the Department of Community Development determines they are compatible in the Passive Open Space Area

b. Development Regulations:

Residential Property Development Regulations

Land Use	Min. Lot Area (sf)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Setback (ft)	Min. Side Setback (ft)	Min. Rear Setback (ft)	Max Building Height (ft)	Max Lot Coverage (%)
Single-family	5,500	50	110	20	5	10	45	55
Two-family attached	2,700	30	90	20	0 or 5	10	45	56
Townhouse-End Unit	2,700	30	90	20	0 or 5	10	45	56
Townhouse-Interior Unit	2,250	25	90	20	0	10	45	67
Multiple-family	6,500	65	100	20	7.5	10	65	55

Building Separation for multiple-family buildings on the same lot: 15 feet

Commercial/Non-residential Property Development Regulations

Land Use	Min. Lot Area (sf)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Min. Front/Service Area Setback(ft.)	Min. Side Setback (ft.)	Min. Rear Setback (ft.)	Max Building Height (ft.)	Max Lot Coverage (%)
Commercial/Non-residential (includes Hotel, Research & Development, and other uses not listed as Residential above)	10,000	100	100	25	15	25	65	55

Building Separation: 15 feet

3. Environmental:

a. American Alligator and Wading Birds

The developer must submit American alligator (*Alligator mississippiensis*) and listed wading bird species management plans with the development order application. The management plans must include an informational brochure for residents on living with American alligators and wading birds as well as the importance of the preserves, lake littoral areas and beaches for providing foraging habitat.

Development order plans must include the location and details of signage located between development areas and lakes warning of the presence of alligators. Sign content must warn that it is dangerous and illegal to feed or harass alligators. The developer must also include these warnings in deed restrictions.

b. Large Mammal Management Plan

The developer must submit a large mammal management plan with the development order application. The management plan must include details on how the preserve within the Stewart Cypress Slough will be maintained for Florida black bear and Florida panther. The management plan must also include educational brochures to increase awareness and safety of residents, construction precautions to contractors, recommended design of bear proof dumpsters, and State/Federal permit requirements. The developer must incorporate similar warnings/notices in the property association documents and deed restrictions.

c. Indigenous Management Plan

The developer must submit an Indigenous Management Plan and Landscape Plan with the development order application illustrating a 10.95-acre indigenous restoration planting plan within the Community Park. The restoration planting plan must include 75 trees and 200 shrubs per acre. Plant material must consist of native species in one to three-gallon container sizes. No single species may comprise more than 25% of the planted vegetation.

d. Landscape Materials

Development order landscape plans must illustrate code required landscaping for the Type D buffer (5 trees per 100 linear feet and a double staggered hedge) where preserves are utilized to satisfy buffer requirements. If plant material does not exist, the developer must install plants to meet requirements.

The development order landscape plans must utilize vegetation from the most current Lee County Port Authority "Recommended Compatible and Incompatible Native Landscape List" within the Perimeter B 10,000-foot Buffer.

4. Transportation and Development Services:

a. Pedestrian Friendly Design

The developer must provide the following features on project roads in areas developed with student housing, retail, office, and R & D:

- i. Traffic calming devices;
- ii. Sidewalks on both sides of road;
- iii. Facilities to accommodate a shuttle service to the University. (The shuttle may be the Florida Gulf Coast University (FGCU) Eagle Express or an alternative shuttle service acceptable to the County and FGCU);
- iv. Bicycle racks and facilities to accommodate Lee Tran. The number and type of facilities will be determined in collaboration with Lee Tran.

b. Storm Water Retention for CR 951

The project design must accommodate the storm water retention/detention needs for proposed CR 951 adjacent to CenterPlace. The County will permit the roadway with the developer's assistance as necessary.

5. Natural Resources:

a. Storm Water Run-Off

The project design must direct storm water runoff from development areas to lakes on the upland portion of the property to treat storm water runoff prior to discharge into CenterLake. In addition, project design must reduce the existing sheet flow over the undeveloped southern portion of the property adjacent to CenterLake* thereby reducing sheet flow to the shoreline and improving the stability of the shoreline. (*Area denoted as Passive Open Space on the MCP.)

Drainage plans must show the aerial extent of Group 2B fines and the unmapped areas adjacent to CenterLake as mapped in the CDM Geotechnical Analysis Report dated May 2012. Development, including drainage improvements, may not be located in areas identified as the Group 2B or unmapped areas, unless the improvements are supported by a geotechnical investigation or by foundations designed and constructed to support the intended use.

b. Dewatering Activities

The developer must submit a dewatering plan with all development order applications proposing dewatering activity. The dewatering plan must retain all water on the upland portion of the site.

The Division of Natural Resources must review and approve the dewatering plan prior to the issuance of the development order authorizing dewatering.

c. Responsibility for Operation and Maintenance of Storm Water Management System

The developer must establish a property owners' association or community development district (CDD) to assume responsibility for long-term operation and maintenance of the storm water management system including compliance with required monitoring programs.

d. Water Quality, Emergent Vegetation, & Shoreline Monitoring Programs

The County Division of Natural Resources has approved the developer's Water Quality, Emergent Vegetation and Shoreline Monitoring Programs. (Exhibits D, E, and F, respectively) The developer and its successors and assigns must remain in substantial compliance with these approved programs. Revisions to the approved programs require further review and approval by the Division of Natural Resources.

6. Vehicular/Pedestrian Impacts

Zoning approval does not address mitigation of vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order

7. Lee Plan Consistency

Zoning approval does not guarantee local development order approval. Future development orders must comply with the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table I(b), as well as the remainder of the Lee Plan.

8. Concurrency

Zoning approval does not constitute a finding the project meets the concurrency requirements of the Lee Plan or LDC. The developer must demonstrate compliance with concurrency requirements prior to issuance of a local development order.

9. State/Federal Permits

Issuance of a county development permit does not establish a right to obtain permits from state or federal agencies. Further, it does not establish liability on the part of the County if the developer: (a) does not obtain requisite approvals or fulfill obligations imposed by state or federal agencies or (b) undertakes actions that result in a violation of state or federal law.

10. Tall Structures

Development must comply with LDC §34-1010 for tall structures including permanent buildings, antenna supporting structures, wireless communications facilities and temporary construction cranes.

11. Outdoor Seating in Conjunction with Consumption on Premises

Prior to establishing the use of consumption on premises for outdoor seating areas, associated with restaurants, bars, clubhouses, recreational facilities, mixed uses, commercial uses or residential uses, the developer must:

- a. Submit an administrative amendment and a Site Plan showing the proposed location of the use;
- b. The application for the administrative amendment must address hours of operation, outdoor entertainment (if applicable), and methods by which noise will be limited to levels consistent with the Lee County Noise Ordinance;
- c. Repeated violations of the hours of operation, or other conditions of administrative approval will result in potential code enforcement action, which may result in further restrictions on outdoor consumption on premises and outdoor entertainment. Specifically, if the same business has more than three (3) citations resulting in findings of violations of the Noise Control Ordinance, the business operation/property owner may be subject to a code enforcement action for violating conditions of zoning approval.
- d. This condition does not apply to indoor consumption on premises or indoor entertainment; and
- e. This condition does not prohibit Temporary Use Permits pursuant to LDC Chapter 34.

12. Amplified Sound/Noise

Outdoor entertainment using amplified sound in the Beach Club and Residential Amenity areas, within 500 feet of the shoreline of CenterLake, must be oriented to direct noise output away from residential areas in Miromar Lakes.

13. Boat Slips and Boat Ramp

The Project is limited to a maximum of:

- a. One boat dock per single-family lot (with a maximum of two slips) located on an existing lake,
- b. 50 boat slips to serve all multi-family dwelling units,
- c. 50 boat slips to serve the community amenity,
- d. 50 slips for dry boat storage, * and
- e. One boat ramp, with up to 20 trailer parking spaces for residents and guests.

*Dry boat storage structures must comply with the design standards for commercial buildings in LDC Chapter 10.

14. Boat Safety

The developer must adopt and implement a Boating Management Plan to:

- a. Protect the health, safety and welfare of the users of CenterLake;
- b. Preserve water quality; and
- c. Assist in the prevention of shoreline erosion.

The developer must develop the Boating Management Plan following the study of safe operating speeds for recreational vessels and carrying capacity of existing lakes. The developer must submit the Boating Management Plan to the Division of Natural Resources with the first development order application for vertical development that introduces the opportunity for motorized boat use.

15. Open Space Activities

The areas labeled as "Passive Open Space" on the MCP are limited to passive recreational activities. Passive Open Space areas may not be used for concerts or similar uses.

16. Lighting

- a. Height Limitations: Light poles within 50 feet of the CenterLake shoreline may not exceed 12 feet in height. Recreational field lights may not exceed 25 feet in height.
- b. Photometric Analysis: The developer must conduct a photometric analysis to confirm there is no light spillage on adjacent native areas, or property beyond the CenterPlace project boundary. The photometric design analysis must demonstrate no more than zero-foot-candles of light at the CenterPlace project boundary. Measurements must be taken at 30 foot intervals.
- c. Prohibition: Permanent lighting is prohibited in areas labeled as Passive Open Space.

17. FGCU Connection

The road connecting to FGCU must be pedestrian-friendly and multi-modal, with multi-use paths and bike lanes.

18. Existing Berm

The developer must retain the portion of the existing berm in the Passive Open Space area consistent with the MCP.

19. Residential Density

Timeshare, Independent Living Facilities, Assisted Living Facilities, Continuing Care Facilities, Healthcare Facilities Group I, and similar uses are subject to density cap of 1,950 dwelling units using the density equivalencies of the LDC.

20. Noise Zone Notification

The developer must include a disclosure statement on recorded plats and in association documents acknowledging the potential for noise from airport operations. These disclosures should take the form set out in LDC §34-1004.

21. Excavation Bank Slopes of Retention/Detention Areas

Excavation bank slopes of retention/detention ponds in the Airport Wildlife Hazard Protection Zone must be constructed using 4:1 side slopes with riprap or minimal littoral zones.

SECTION C. DEVIATION:

1. Deviation seeks relief from the LDC §10-415(b)(1)a, which requires large developments to meet 50% of the open space requirement through on-site preservation of existing native vegetation, to allow 15.3 acres of existing indigenous open space to remain. The MCP reflects 15.3 acres of indigenous vegetation with 1.5 acres of indigenous credits (total of 16.8 acres). This deviation is APPROVED, SUBJECT TO Condition 3(c). The referenced condition requires the developer to submit plan for managing indigenous vegetation and landscaping as well as a 10.95-acre indigenous planting plan for the restoration of impacted vegetation within the Community Park.

SECTION D. EXHIBITS:

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

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan
- Exhibit D: Water Quality Monitoring Program
- Exhibit E: Emergent Vegetation Monitoring Program
- Exhibit F: Shoreline Location Monitoring Program

SECTION E. FINDINGS AND CONCLUSIONS:

The Hearing Examiner makes the following findings and conclusions based on the testimony and evidence in the record:

1. As conditioned herein, the proposed Mixed Use Planned Development:
 - a. Complies with the Lee Plan. See, Lee Plan Vision Statement Paragraph 13 (San Carlos Community), Lee Plan Goals 2, 4, 5, 6, 8, 18, 61, 77, 114, 115, 117, Objectives 2.2, 2.12, 5.1, 8.2, 47.2, 128.4, 128.5, 128.6 and Policies 1.1.9, 1.5.1, 2.12.1, 4.1.1, 4.1.2, 5.1.7, 6.1.3, 18.1.4, 18.1.16, 128.4.2, 135.9.7, 158.3.5.

- b. Complies with the LDC and other county regulations. See, LDC Chapters 14, 26, and 34.
 - c. Is compatible with existing and planned uses in the surrounding University Community, Tradeport and DR/GR areas. See, Lee Plan Policies 2.1.2, 2.2.1, 5.1.5, 5.1.7, 6.1.4, 18.1.11, 47.6.4, 135.1.9, 135.9.5; LDC §§ 34-411(c) and (i), 34-1012(a)(10).
 - d. Will not adversely affect environmentally critical areas and natural resources. See, Lee Plan Goals 77, 107, 115, Objectives 60.5, 61.2, 77.1, 77.2, 77.3, 117.2; Policies 10.1.2, 18.1.9, 18.1.16, 60.5.1, 60.5.2, 115.1.3; Standard 11.4, and LDC §§ 10-474, 34-411(g) and (h).
 - e. Will be served by urban services. See, Lee Plan Glossary, Maps 6, 7, Goal 2, Objectives 2.1, 2.2, Policies 2.2.1, 5.1.3, 6.1.4, 135.9.7 and Standards 11.1 and 11.2; LDC §34-411(d).
- 2. The MCP reflects sufficient access to support the proposed intensity of development. In addition, County regulations and conditions of approval will address expected impacts to transportation facilities. See, Lee Plan Policies 4.1.2, 6.1.3, 18.1.5, 18.1.16, 38.1.6, 38.1.8, 39.1.1; LDC §34-411(d) and (e).
 - 3. The proposed mix of uses is appropriate at the proposed location, and qualifies as "Associated Support Development" to FGCU. See, Lee Plan Glossary, Goal 18, Objective 128.5, and Policies 1.1.9, 2.1.1, 5.1.3, 6.1.1, 18.1.2, 18.1.7, 18.1.16, 128.6.13, and 135.1.9.
 - 4. The recommended conditions are sufficient to protect the public interest and reasonably related to the impacts expected from the development. See, Lee Plan Goal 115, Objectives 47.2, 128.5, 128.6, Policies 5.1.5, 5.2.2, 6.1.1.e, 18.1.5, 18.1.7, 18.1.9, 38.1.8, 47.6.4, 115.1.1, 115.1.2, 115.1.3, 128.5.2, 135.9.6; Lee Plan Standard 11.3; See *also*, LDC Chapters 14, 26, and 34;
 - 5. As conditioned herein, the deviation:
 - a. Enhances the objectives of the planned development; and
 - b. Preserves and promotes the intent of the LDC to protect the public health, safety and welfare. See, §34-377(b)(4)

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

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

John Manning	Aye
Cecil L Pendergrass	Aye
Larry Kiker	Aye
Brian Hamman	Aye
Frank Mann	Absent

DULY PASSED AND ADOPTED this 16th day of August, 2017.

ATTEST:
LINDA DOGGETT, CLERK

BY: Melissa Butler
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: [Signature]
~~John Manning, Chair~~ Commissioner Cecil L. Pendergrass
Lee County Board of County Commissioners
District 2

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

[Signature]
Michael D. Jacob
Deputy County Attorney
County Attorney's Office

DESCRIPTION

Applicant's Legal Checked
by CSJ 9/28/16

Parcel in
Sections 11, 12 and 13, Township 46 South, Range 25 East
and Sections 7 and 18, Township 46 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Sections 11, 12 and 13, Township 46 South, Range 25 East and Sections 7 and 18, Township 46 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the Northeast corner of said Section 11 run N89°43'01"W along the North line of the Northeast Quarter (NE 1/4) of said Section 11 for 2,244.43 feet to an intersection with the Northerly prolongation of the Easterly line of lands described in deed recorded in Official Records Book 3165, at Page 1800, Lee County Records; thence run S01°00'21"E along said Northerly prolongation and continuing along said Easterly line of lands for 125.03 feet to an intersection with the South right of way line of Alico Road, being 125 feet South as measured perpendicular to the center line thereof, as described in a deed recorded in Instrument No. 2015000025953, Lee County Records and the POINT OF BEGINNING. From said Point of Beginning run along said South right of way line following four (4) courses: S89°43'01"E for 2,243.03 feet; N88°58'52"E for 2,674.00 feet; N89°27'22"E for 2,597.29 feet and N88°59'33"E for 180.15 feet to an intersection with the East line of the West 180 feet of said Section 7, also being the West right of way line of proposed County Road 951, (150 feet wide right of way), as described in deed recorded in Instrument No. 2015000048505, Lee County Records; thence run along said West right of way line following two (2) courses: S00°50'47"E for 4,807.23 feet and S00°50'47"E for 4,721.36 feet to an intersection with the North line of the South 890.43 feet of said Section 18; thence run S89°23'43"W along said North line for 180.00 feet to an intersection with the West line of the Southwest Quarter (SW 1/4) of said Section 18; thence run N00°50'47"W for 66.66 feet; thence run N09°57'20"E for 533.57 feet; thence run N00°50'47"W for 1,447.68 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the left of radius 500.00 feet (delta 71°42'20") (chord bearing N36°41'57"W) (chord 585.70 feet) for 625.75 feet; thence run N25°27'56"W along a non-tangent line for 198.92 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 5,050.00 feet (delta 05°24'07") (chord bearing N22°45'52"W) (chord 475.96 feet) for 476.13 feet to a point of tangency; thence run N20°03'48"W for 1,285.37 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 2,150.00 feet (delta 35°48'07") (chord bearing N02°09'45"W) (chord 1,321.71 feet) for 1,343.46 feet; thence run S89°09'13"W along a non-tangent line for 563.00 feet to a point on a

DESCRIPTION (CONTINUED)

non-tangent curve; thence run Southerly along an arc of a curve to the left of radius 2,000.00 feet (delta 06°22'28") (chord bearing S04°16'59"W) (chord 222.39 feet) for 222.51 to a point of tangency; thence run S01°05'46"W for 292.24 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 2,000.00 feet (delta 06°33'04") (chord bearing S04°22'18"W) (chord 228.56 feet) for 228.68 feet to a point of tangency; thence run S07°38'50"W for 351.57 feet to an intersection with the Northerly line of lands described in deed recorded in Official Records Book 3345, at Page 815, Lee County Records; thence run S88°10'32"W along the Northerly line of said lands and continuing along the westerly prolongation thereof for 1,980.90 feet to an intersection with the Northerly line of said lands described in deed recorded in Official Records Book 3165, at Page 1800, Lee County Records; thence run along the Northerly and Easterly line of said lands the following fifteen (15) courses: N21°30'12"W for 81.17 feet; S88°02'24"W for 612.22 feet; N87°09'14"W for 469.81 feet; N19°42'33"W for 157.74 feet; N88°10'13"W for 1,363.08 feet; N77°09'26"W for 573.01 feet; N24°26'51"W for 150.17 feet; N88°53'18"W for 216.95 feet; N19°01'18"W for 249.76 feet; N40°48'12"W for 322.81 feet; S88°47'46"W for 376.79 feet; N00°16'17"W for 606.52 feet; N00°39'26"W for 1,432.24 feet; N04°19'45"E for 1,091.78 feet and N01°00'21"W for 832.93 feet to the POINT OF BEGINNING.
Containing 886.04 acres, more or less.

Bearings and distances hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the North line of the Northeast Quarter (NE 1/4) of said Section 11 to bear N89°43'01"W. (Grid/Ground Scale factor = 0.999947).


Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

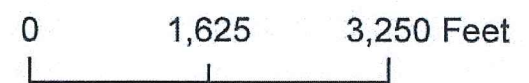
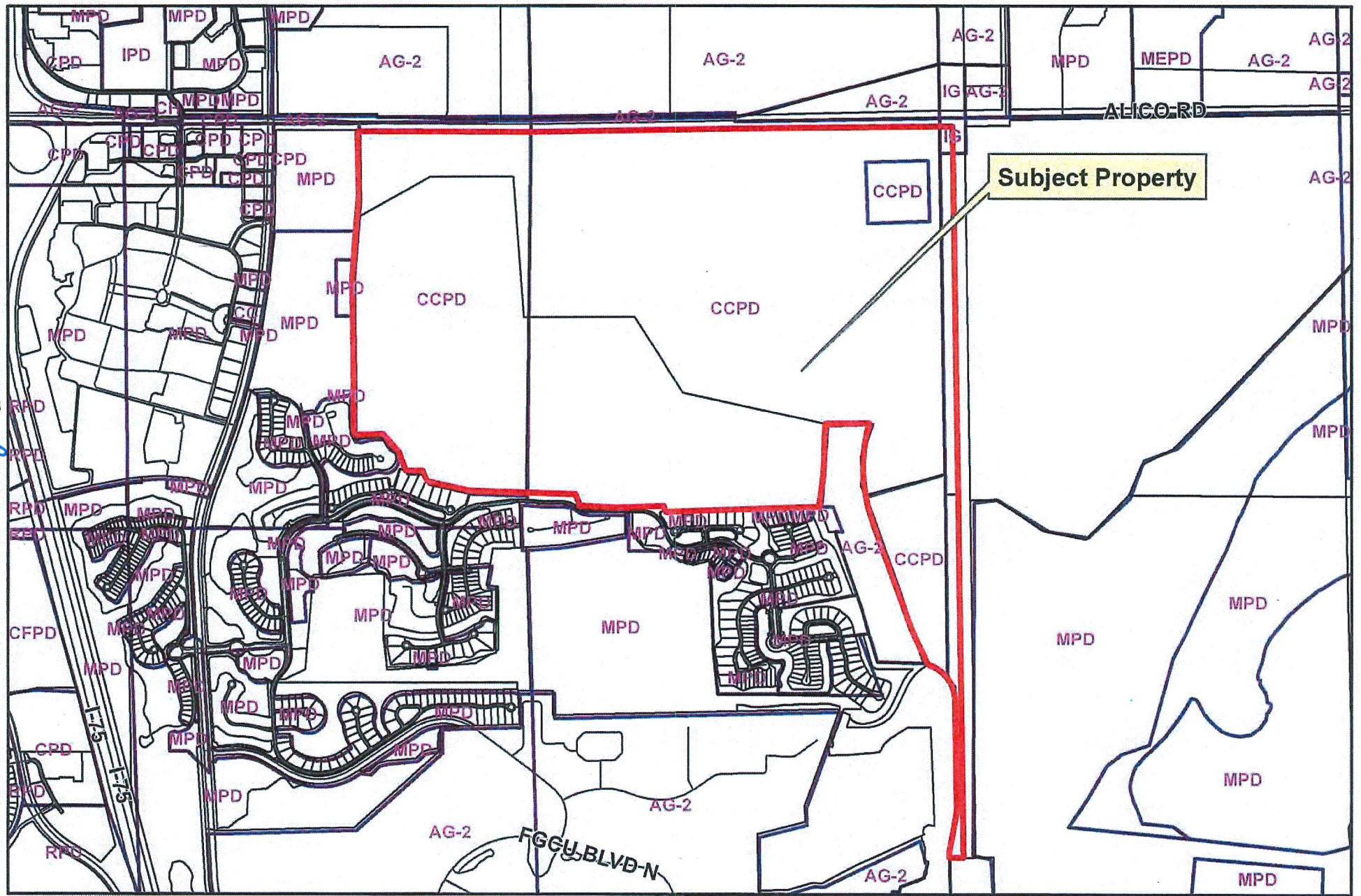
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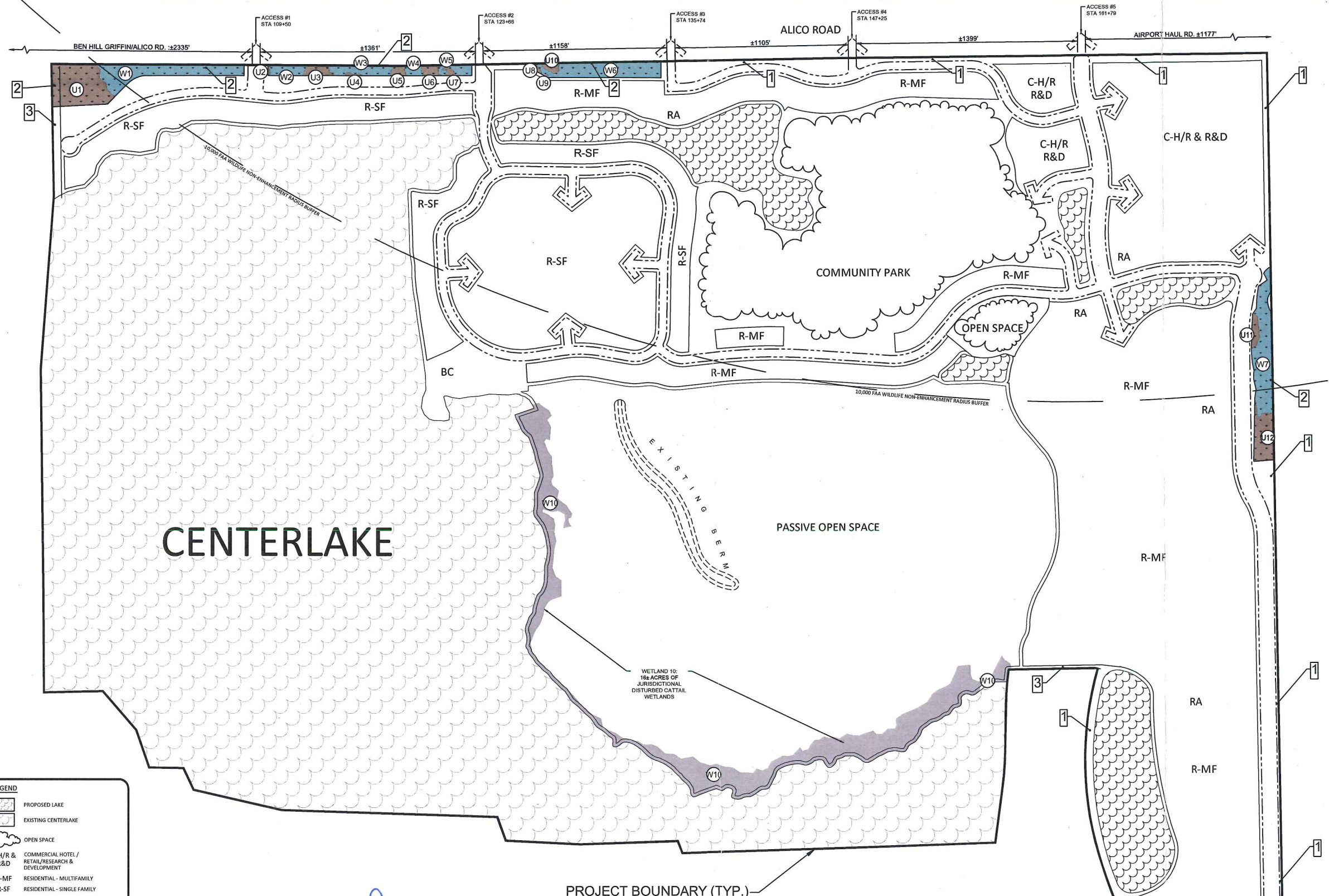

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SEP 23 2016

COMMUNITY DEVELOPMENT

DCI 2016-00017

EXHIBIT B





LEGEND

PROPOSED LAKE
 EXISTING CENTERLAKE
 OPEN SPACE
 COMMERCIAL HOTEL/RETAIL/RESEARCH & DEVELOPMENT
 RESIDENTIAL - MULTIFAMILY
 RESIDENTIAL - SINGLE FAMILY
 BEACH CLUB
 RESIDENTIAL AMENITY

PRESERVE AREAS

INDIGENOUS UPLAND
 INDIGENOUS WETLAND
 OTHER WETLAND
 INDIGENOUS UPLAND / WETLAND AREA

Approved as Exhibit C
MCP Page 1 of 2
Resolution # 2-17-014

PROJECT BOUNDARY (TYP.)

SEE SHEET C-102 FOR CONTINUATION

PROJECT:

CenterPlace

LOCATION:

ACCESS TO BE DETERMINED

CLIENT:

PRIVATE EQUITY GROUP

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL. CA. NO. 6522 / FL. CERT. NO. LB6891 / LC26000330

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Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
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1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
466 Grand Boulevard
Suite 202
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER: TME

DRAWING BY: ALR

JURISDICTION: LEE COUNTY

DATE: 05/02/2017

SHEET TITLE:

MASTER CONCEPT PLAN

SHEET NUMBER: C-101

SCALE 1"=300'

JOB/FILE NUMBER: 12060

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NOTES

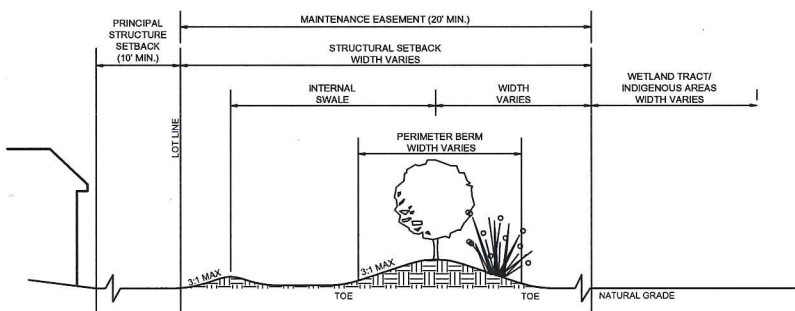
- 1 15' TYPE "D" LANDSCAPE BUFFER
 - 2 PRESERVE TO ACT AS BUFFER
 - 3 15' TYPE "B" LANDSCAPE BUFFER
 - 4 CONNECTION TO FLORIDA GULF COAST UNIVERSITY
- Request: Rezoning from Compact PD to MPD for Residential, Commercial and Research & Development.
- 1,950 Dwelling Units
250 Room Hotel
200,000 SF Retail
110,000 SF Office
20,000 SF Research & Development
10,000 SF Medical Office
- Future Land Use: University Community
Thirty foot (30') principal setback from indigenous communities will be provided for fire protection.
Utilities to be provided by Lee County Utilities.
Not on a Lee Tran Route.
Up to 487 dwelling units may be Single Family/Zero Lot Line.

Deviation from providing 50% open space percentage as indigenous.

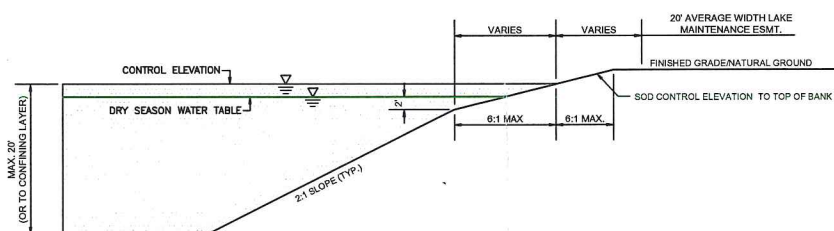
PLANNED DEVELOPMENT OPEN SPACE TABLE

Area	Approx. Acreage	Required Indigenous Preserve	Provided Indigenous Preserve			Required Open Space (30% Commercial (40% Residential)	Provided Open Space
			Base Area AC	Indigenous Upland Credits Credit %	Bonus Credit***		
Total Property Acreage	886.0						
Commercial Area**	43.2	6.5				13.0	1.3
Residential Area**	842.8	168.6				337.1	33.7
Lakes*	340.3						87.5
Other Open Space	239.1						224.1
Indigenous Upland							
Indigenous Upland Area - 1			2.0	150%	110%	1.2	2.0
Indigenous Upland Area - 2			0.0				0.0
Indigenous Upland Area - 3			0.2				0.2
Indigenous Upland Area - 4			0.0				0.0
Indigenous Upland Area - 5			0.1				0.1
Indigenous Upland Area - 6			0.2				0.2
Indigenous Upland Area - 7			0.1				0.1
Indigenous Upland Area - 8			0.0				0.0
Indigenous Upland Area - 9			0.0				0.0
Indigenous Upland Area - 10			0.1				0.1
Indigenous Upland Area - 11			0.2				0.2
Indigenous Upland Area - 12			0.9	110%	110%	0.2	0.9
Indigenous Upland Area - 13			0.1				0.1
Indigenous Upland Area - 14			0.5	110%	110%	0.1	0.5
Wetland							
Wetland Area - 1			1.9				1.9
Wetland Area - 2			0.3				0.3
Wetland Area - 3			0.5				0.5
Wetland Area - 4			0.2				0.2
Wetland Area - 5			0.3				0.3
Wetland Area - 6			1.5				1.5
Wetland Area - 7			2.0				2.0
Wetland Area - 8			3.7				3.7
Wetland Area - 9			0.5				0.5
Wetland Area - 10 (16 AC of JDW Included in Other Open Space)							0.0
Sub-Total			15.3			1.5	
Total	175.0			16.8			350.1
							361.9

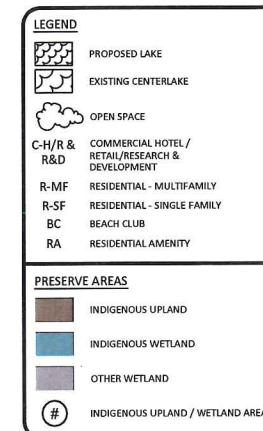
* TWENTY-FIVE PERCENT (25%) OF OPEN SPACE MAY BE COMPRISED OF LAKE AREA. THE MINIMUM AMOUNT OF LAKE AREA IS 87.5 ACRES.
** NO LOT, TRACT OR OUTPARCEL MAY PROVIDE LESS THAN TEN PERCENT (10%) OPEN SPACE.
*** AN ADDITIONAL, MAXIMUM TEN PERCENT CREDIT WILL BE GRANTED FOR PRESERVATION ADJACENT TO A ROADWAY.



1 LOTS BORDERING INDIGENOUS AREAS



2 TYPICAL LAKE SECTION



SEE SHEET C-101 FOR CONTINUATION

PROJECT BOUNDARY (TYP.)

PROJECT:

CenterPlace

LOCATION:

ACCESS TO BE DETERMINED

CLIENT:

PRIVATE EQUITY GROUP

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

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Toll free: 866-337-7341

REVISIONS

DATE

PROJECT MANAGER: TME

DRAWING BY: ALR

JURISDICTION: LEE COUNTY

DATE: 05/02/2017

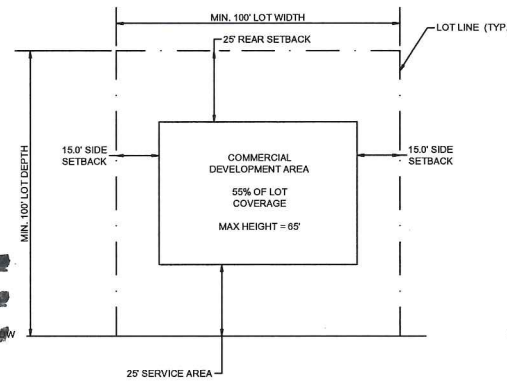
SHEET TITLE: MASTER CONCEPT PLAN & DEVIATION NOTES

SHEET NUMBER: C-102

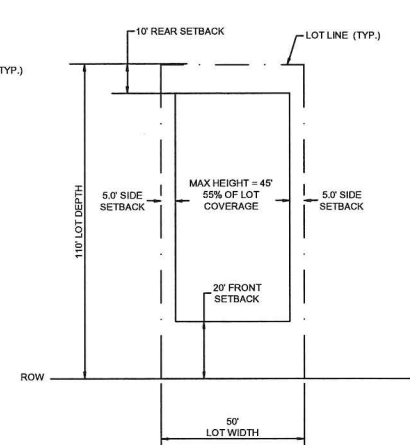
SCALE 1"=300'

JOB/FILE NUMBER: 12060

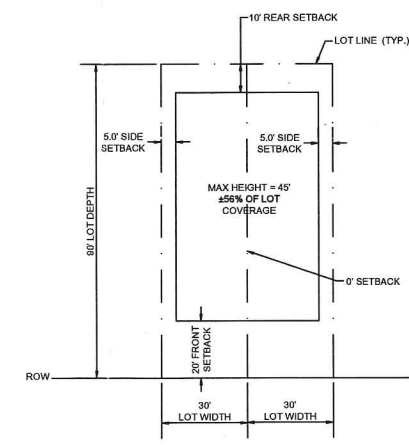
Approved as Exhibit C
MCP Page 2 of 2
Resolution # 2-13-014



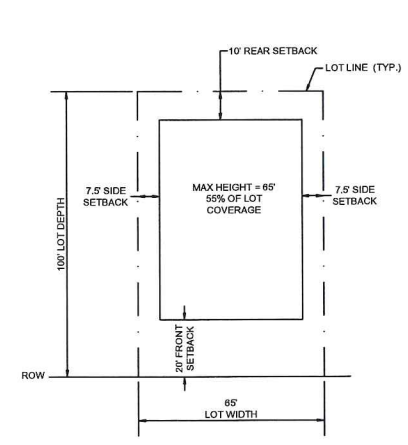
3 TYPICAL COMMERCIAL LOT



4 TYPICAL SINGLE FAMILY LOT



5 TYPICAL TWO FAMILY ATTACHED OR TOWNHOUSE



6 TYPICAL MULTI-FAMILY

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COMMUNITY DEVELOPMENT

DCI 2016-00017

CenterPlace

Water Quality Monitoring Program (CenterLake)

March 31, 2016

Goal: To prevent turbidity and excessive pollutants from active CenterPlace construction area(s) and operation of CenterPlace Water Management system from flowing to Lake 5 and entering Lake 6.

1. Establish background conditions:
 - a. Utilize available turbidity level information obtained in CenterLake since 2013 to establish a baseline turbidity level for Lake 5/6 and baseline turbidity levels immediately upstream and downstream of the existing control structure (CS-6) at TP(1) and TP(2).
 - b. Obtain additional turbidity readings monthly until the beginning of construction.
 - c. If necessary, adjust baseline turbidity levels utilizing additional information obtained above. Baseline turbidity level to be established based on this data prior to construction.
 - d. Obtain background (Nitrogen, Phosphorus, % Dissolved Oxygen saturation) in treatment lakes at completion of first two stormwater treatment lakes TP(9) and TP(10) and at each control structure location TP(5), TP(6), TP(7) and TP(8), at the time of each control structure certification.
2. Monitoring during construction:
 - a. Prepare a Water Quality Monitoring Program Map (WQMPPM) which will be used to record data collection.
 - i. Include testing point locations, background turbidity, Nitrogen, Phosphorus and % Dissolved Oxygen saturation levels as available.
 - ii. Delineate location of fine grain soils from previously mapped areas within CenterPlace.
 - iii. Delineate 500 foot offset from CenterLake shoreline control elevation.
 - b. Obtain daily turbidity readings at locations designated on the WQMPPM anytime there is active construction in fine areas. Readings to be obtained at test point locations within 1,000 feet of active construction as shown on the WQMPPM and record.
 - c. Obtain daily turbidity readings at locations designated on the WQMPPM anytime there is construction within the 500 foot offset from CenterLake shoreline control. Readings to be obtained at test point locations within 1,000 feet of active construction as shown on the WQMPPM and record.
 - d. In any instance when turbidity is greater than 29 NTU's above benchmark levels in CenterLake immediately notify the Director of Lee County Department of Natural Resources (LCDNR) at 239-533-8109. If the developer's engineer and LCDNR conclude turbidity is caused by CenterPlace, construction activity must cease until the causation is corrected or additional proper BMP's are installed and turbidity is returned to background levels. The developer must also notify the Miromar Lakes Community Development District (CDD) Manager outlining proposed remedial actions to be implemented if the development's engineer and LCDNR conclude excess turbidity is the result of CenterPlace activities.
 - e. Discharge from the CenterPlace surface water management system to Lake 5/6 may only occur through permitted and certified control structures established in ERP #36-03568-P-05. No discharge from construction area(s) is permitted to Lake 5/6. Immediately notify the Director of Lee County Department of Natural Resources (LCDNR) at 239-533-

8109 of any stormwater discharge from an active CenterPlace construction site to Lake 5/6.

3. Monitoring during Water Management System Operation

- a. Begin turbidity, total phosphorus, total nitrogen, and % Dissolved Oxygen saturation monitoring at each CenterPlace control structure discharge to CenterLake immediately upon certification of each control structure TP(5), TP(6), TP(7) and TP(8) and at the first two CenterPlace treatment lakes construction TP(9) and TP(10).
- b. Monitor water quality levels immediately upstream and downstream of the each active control structure monthly and after any 1" rainfall within 24 hours.
- c. Within four weeks of the beginning of CenterPlace construction water quality samples shall be collected from TP(1) and TP(2) at the center of the water column. Water samples will be analyzed for total phosphorus, total nitrogen, temperature, specific conductance, pH, turbidity, and dissolved oxygen and % Dissolved Oxygen saturation.
- d. Water quality samples will be collected from TP(5), TP(6), TP(7), TP(8), TP(9) and TP(10) at two separate depths (5-feet below surface and 5-feet above bottom depth) from the Lake on a quarterly basis. Water samples will be analyzed for total phosphorus, total nitrogen, and % Dissolved Oxygen saturation. Water quality samples shall also be collected at testing points locations immediately upstream and downstream of CS-6 at TP(1) and TP(2) (only when active discharge from Lake 5/6) and at the two connection points between Lake 5/6 at TP(3) and TP(4). Water samples to be analyzed for total phosphorus, total nitrogen, temperature, specific conductance, pH, turbidity, dissolved oxygen and % dissolved oxygen saturation. Parameters and test methods are summarized below.

SURFACE WATER

Parameter	Lab or Field	Units	Method
Total Phosphorus	Lab	mg/L as P	EPA 365.4
Total Nitrogen	Lab	mg/L	EPA 351.2/353.2
Temperature	Field	C	EPA 170.1
Specific Conductance	Field	mhos/cm	EPA 120.1
pH	Field	pH units	EPA 150.1
Turbidity	Field	NTU	EPA 180.1
Dissolved Oxygen, electrode and % saturation	Field	mg/L & %	EPA 360.1

- e. Water samples will be collected and handled following protocols contained in Florida Department of Environmental Protection (FDEP) Quality Assurance Rule F.A.C. 62-160 and adopted as the 2014 FDEP Standard Operating Procedures for Field Activities (DEP-SOP-001/01), effective 7/30/2014. Water samples will be tested by a certified laboratory under the National Environmental Laboratory Accreditation Program (NELAP) using approved test methods and quality assurance requirements (i.e. blanks, sample duplicates, surrogates, matrix spikes etc.) as contained in F.A.C 62-160 QA Rules.
- f. Results of water sampling will be compared to applicable FDEP target levels, if listed. Parameters that do not have numeric target levels will be evaluated for trends. The surface water and groundwater laboratory results will undergo statistical analyses to aid in evaluating trends. Statistical methods to be used include determination of standard deviations, linear regressions, and calculation of confidence intervals. Once a sufficient data population of sample analyses has been compiled, these statistical tools will be employed to assist in analyzing the data to identify trends and aid in identifying potential

concerns. Results of analysis and trend analysis when developed will be provided to LCDNR in the quarterly sampling report submittal. In addition, if parameters exceed listed FDEP numeric target levels (DO, turbidity, specific conductance, and pH) during sample collection, the sample results will be confirmed in the field. If the parameters still exceed the listed target level, the Director of LCDNR will be notified within 48 hours.

- g. Water Quality Monitoring may cease for each individual CenterPlace control structure 5 years after certification if during those 5 years after each certification no readings result in a turbidity level greater than 29 NTU's above background levels. Should excess levels be recorded during the 5 year monitoring period, monitoring may only cease 2 years after the date of the excess recording. All requirements of all monitoring programs shall cease 5 years after final certification of the entire surface water management system.

4. Operational Contingency Plan

- a. Action required if at any time turbidity in CenterLake is recorded at or above 29 NTU's above background levels.
 - i. Deploy floating turbidity barriers at TP(3) and TP(4) shown on WQMPM immediately.
 - ii. Determine cause of turbidity and if due to CenterPlace operation take immediate corrective action using appropriate BMP's.
 - iii. Remove floating turbidity barriers after correcting source of turbidity, employing appropriate BMP and determine that turbidity levels have returned to baseline levels.
- b. Action required if water quality parameters exceed normal treatment levels.
 - i. Water quality changes in pH, DO, specific conductance, temperature, phosphorus, and nitrogen can occur from a wide range of sources, including local weather conditions, onsite activities, and offsite activities. Therefore, water quality degradation will be addressed by conducting an investigation into the potential cause of the water quality change.
 - ii. Should field parameters exceed listed FDEP target levels, the samples will be recollected in the field and the values confirmed. If exceedances are confirmed, the Director of LCDNR will be notified.
 - iii. Should trends increase above statistical confidence levels for parameters with non-numeric target levels, the Director of LCDNR will be notified within 48 hours.
 - iv. If exceedances of field parameters are confirmed and/or trends of parameters with non-numeric target levels increase above statistical limits, investigate potential causes of exceedances. The investigation will include review of nearby atmospheric data, and inspections for potential onsite and adjacent site activities that could have resulted in change in water quality. The investigation will confirm if onsite activities are suspected of causing the water quality change. If onsite activities are suspected to have contributed to the change in water quality, the Developer will provide the Director of LCDNR with a corrective action plan. The Developer will provide status updates and results of the evaluation of potential causes of water quality changes.

5. Monitoring Requirements for Excess Soil Removal Plan (Site Development Plan for CenterPlace Master Earthwork):

- a. This monitoring plan may be utilized if an Excess Soil Removal Plan includes a temporary Stormwater Management System designed to fully retain all stormwater runoff from the

disturbed site utilizing a perimeter berm to be constructed as the first activity of the Excess Soil Removal Plan.

- b. Monitoring for the Excess Soil Removal Plan will initially include all testing required above until such time as the perimeter berm defining the temporary retention system is completed and stabilized.
- c. After completion and stabilization of the berm, monitoring shall include monthly inspections of the berm between the months of May and October, inclusive.
- d. The Monitoring shall remain in place until a Lee County Certificate of Completion from the Excess Soil Removal Plan is approved within the Excess Soil Removal area and construction of such improvements begin.

Carl A. Barraco, P.E.
FL Registration No. 38536
FL Certificate of Authorization No. 7995
Barraco and Associates, Inc.
2271 McGregor Boulevard, Suite 100
Fort Myers, Florida 33901

CenterPlace
Turbidity (CenterLake)

Test Location	Date	Turbidity (NTU)	Date	Turbidity (NTU)	Date	Turbidity (NTU)	Date	Turbidity (NTU)
TP1								
TP2								
TP3								
TP4								
TP5								
TP6								
TP7								
TP8								
TP1								
TP2								
TP3								
TP4								
TP5								
TP6								
TP7								
TP8								
TP1								
TP2								
TP3								
TP4								
TP5								
TP6								
TP7								
TP8								

Water Quality Data Control Structure CS-6

[illegible][illegible]

CenterPlace
Water Quality Data CenterLake

Testing Point 3 (TP3)				
Date	Total Phosphorus (mg/L as P)	Total Nitrogen (mg/L)	Dissolved Oxygen (DO) (mg/L)	% Dissolved Oxygen Sat.

Testing Point 4 (TP4)				
Date	Total Phosphorus (mg/L as P)	Total Nitrogen (mg/L)	Dissolved Oxygen (DO) (mg/L)	% Dissolved Oxygen Sat.

Testing Point 5 (TP5)				
Date	Total Phosphorus (mg/L as P)	Total Nitrogen (mg/L)	Dissolved Oxygen (DO) (mg/L)	% Dissolved Oxygen Sat.

Testing Point 6 (TP6)				
Date	Total Phosphorus (mg/L as P)	Total Nitrogen (mg/L)	Dissolved Oxygen (DO) (mg/L)	% Dissolved Oxygen Sat.

[illegible][illegible]

[illegible][illegible]

CenterPlace

Emergent Vegetation Monitoring Program (CenterLake)

March 31, 2016

Goal: To maintain the existing emergent vegetation (line and density) which serves as a shoreline buffer in order to avoid shoreline erosion.

1. Establish Baseline

- a. Establish limits and density of existing emergent vegetation based on 3 most recent available aerial photographs.
- b. Superimpose 3 emergent vegetation lines as established above and determine common line to be used as a historic baseline, noting any areas of low density.
- c. Establish fixed points in the field (anchor with float marker or PVC pipe) along the current emergent vegetation line, at 500 foot intervals.
- d. Prepare an Emergent Vegetation Baseline Map to identify existing baseline emergent vegetation (line and density) including field marker locations with point coordinates.

2. Monitor Schedule

- a. Compare emergent vegetation baseline map with new aerial photographs as they become available.
- b. Inspect emergent vegetation markers at 6 month intervals and record any deviation in location of emergent vegetation. Inspection to begin within four weeks of commencement of construction within the CenterPlace project.
- c. Investigate any apparent movement in emergent vegetation greater than 10 feet horizontal from baseline data.
- d. Investigate any apparent decrease in vegetation density area greater than 5% of the existing emergent vegetation area.

3. Contingency Plan

- a. In event of a change in the emergent vegetation line or density as established above immediately (within 24 hours) notify the Director of Lee County Department of Natural Resources (LCDNR) at 239-533-8109 and consult with project Environmental Consultant.
- b. Determine cause of emergent vegetation movement.
 - i. Document cause.
 - ii. If movement of emergent vegetation is determined to be caused by CenterPlace construction activity, as determined by the developer's Environmental Consultant, employ additional appropriate BMP's relative to construction activity.
 - iii. Monitor monthly until determination is made that the cause of emergent vegetation movement is remediated.
- c. Replacement of lost emergent vegetation

- i. If more than 25% of emergent vegetation (linear measurement from baseline to shoreline) or 10% of density area is lost due to CenterPlace construction activity or operation of the CenterPlace surface water management system address as recommended by the CenterPlace Environmental Consultant.

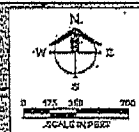
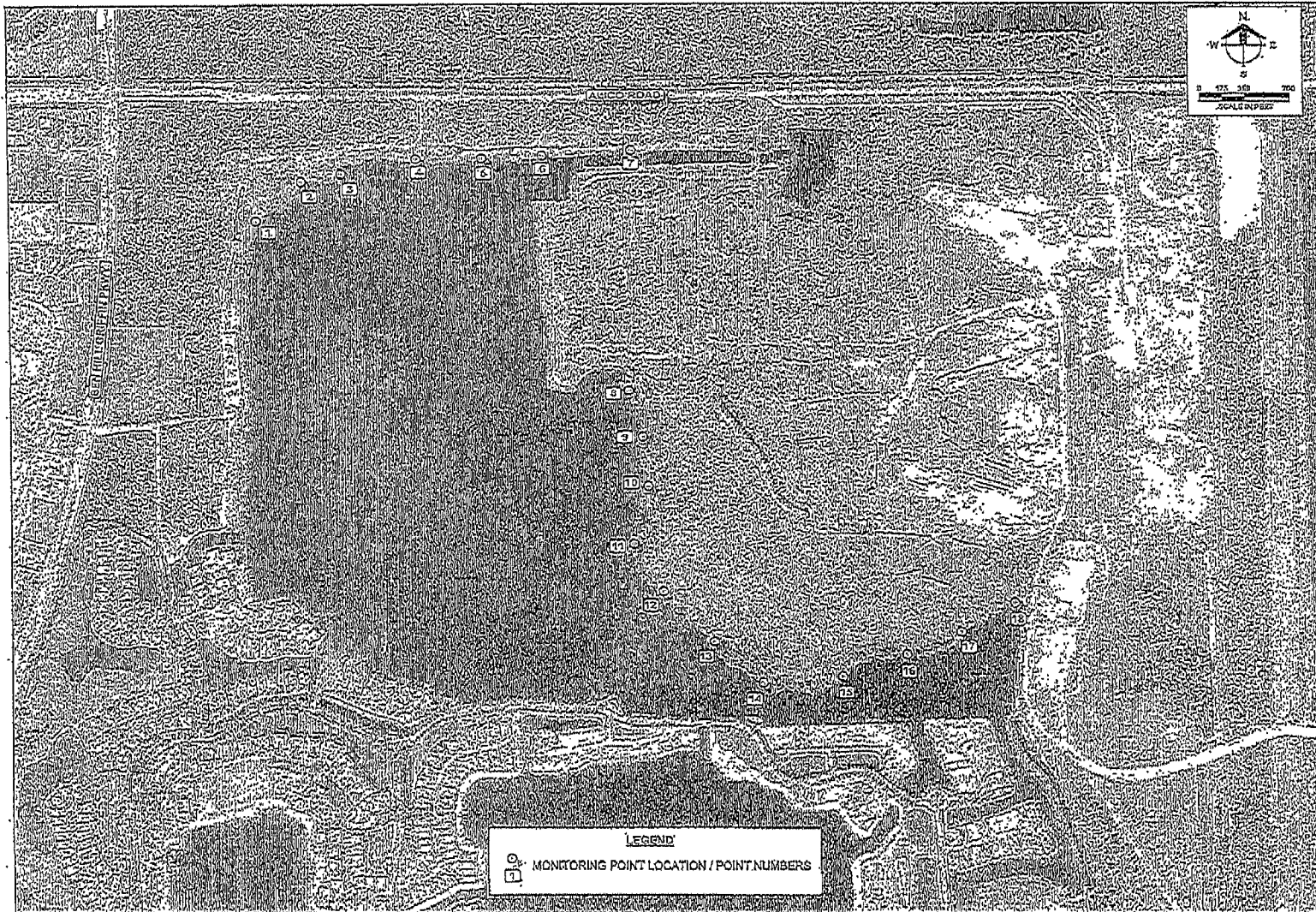
Carl A. Barraco, P.E.
FL Registration No. 38536
FL Certificate of Authorization No. 7995
Barraco and Associates, Inc.
2271 McGregor Boulevard, Suite 100
Fort Myers, Florida 33901

CenterPlace

Emergent Vegetation Monitoring Program (CenterLake)

Point#	Date	Δ (Ft)	Date	Δ (Ft)	Date	Δ (Ft)	Date	Δ (Ft)	Date	Δ (Ft)	Date	Δ (Ft)	Date	Δ (Ft)
1														
2														
3														
4														
5														
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														
16														
17														
18														

Vegetation Density Notes (Date and qualitative analysis):



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FOR QUALITY CONTROL OF ALL INFORMATION
OBTAINED FROM THIS SURVEYING, LAND SURVEYING
AND LANDSCAPE DESIGN

PRIVATE EQUITY
GROUP, L.L.C.
2071 UNIVERSITY DRIVE
SUITE 200
FORT LAUDERDALE, FLORIDA 33307
PHONE (954) 584-0000
FAX (954) 584-0000
PROJECT DESCRIPTION

CenterPlace
PART OF SECTIONS 11, 12, & 13
TOWNSHIP 46 SOUTH, RANGE 23 EAST
LEE COUNTY, FLORIDA

THIS PLAN IS INTENDED TO BE
INTERPRETED FOR CONCEPTUAL
PLANNING PURPOSES ONLY.
THIS LAND AND LAND USE
INFORMATION OR VARIATIONS MAY
CHANGE SIGNIFICANTLY BASED
UPON SURVEY, EXISTING (PENDING)
ENVIRONMENTAL AND OTHER
REGULATORY CONSTRAINTS,
AND/OR OPPORTUNITIES.
**NOT FOR
CONSTRUCTION**

DATE: 10/1/2009
DRAWN BY: J. BARRACO
CHECKED BY: J. BARRACO
DATE: 10/1/2009
PROJECT: 23115
SHEET: 1 OF 1

NO.	DESCRIPTION	DATE
1	REVISION	
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**'EMERGENT
VEGETATION'
MONITORING MAP**
PROJECT NUMBER: 23115
SHEET NUMBER: 1 OF 1

CenterPlace

Shoreline Location Monitoring Program (CenterLake)

March 31, 2016

Goal: To maintain the location of the existing shoreline during construction and operation of the CenterPlace water management system.

1. Establish Baseline
 - a. Establish characteristics of the CenterPlace shoreline based on 3 most recent available aerial photographs.
 - b. Superimpose shoreline as established above and determine common line to be used as baseline.
 - c. Establish shoreline fixed points in the field 1) along the shoreline control elevation 18.0 NGVD contour and 2) 20' landward of the 18.0' contour at 500 foot intervals and record point coordinates on Shoreline Location Monitoring Map.
2. Monitor Schedule
 - a. Inspect each shoreline elevation marker at 6 month intervals. Inspection to begin within four weeks of commencement of construction within the CenterPlace project.
 - b. Record any apparent change in shoreline elevation.
3. Contingency Plan
 - a. In the event of a vertical change in the shoreline line established above, greater than or equal to 0.30' investigate cause. Immediately, (within 24 hours) notify the Director of Lee County Department of Natural Resources (LCDNR) at 239-533-8109.
 - b. Determine cause of shoreline movement;
 - i. Document cause
 - ii. If the Director of LCDNR and the Developer's Engineer conclude shoreline movement was caused by construction or operation of the CenterPlace surface water management system, employ additional BMP's to mitigate shoreline movement.
 - iii. Monitor weekly until determination is made that cause of shoreline movement is remediated.
 - c. The developer must notify the Miromar Lakes CDD Manager in the event shoreline mitigation is warranted as a result of construction or operation of the CenterPlace water management system.

Carl A. Barraco, P.E.
FL Registration No. 38536
FL Certificate of Authorization No. 7995
Barraco and Associates, Inc.
2271 McGregor Boulevard, Suite 100
Fort Myers, Florida 33901

CenterPlace

Shoreline Location Monitoring Data (CenterLake)

Date	18' Contour Point#	Δ (Ft)	20' Landward Point #	Δ (Ft)
	1		1-20	
	2		2-20	
	3		3-20	
	4		4-20	
	5		5-20	
	6		6-20	
	7		7-20	
	8		8-20	
	9		9-20	
	10		10-20	
	11		11-20	
	12		12-20	
	13		13-20	
	14		14-20	
	15		15-20	
	16		16-20	
	17		17-20	
	18		18-20	

