



**43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
www.tdmcivilengineering.com
Certificate of Authorization # 29086**

**PLANNING BOARD - CENTRAL PARK MIXED-USE OVERLAY
COMPREHENSIVE PLAN AMENDMENT
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RECEIVED
FEB 24 2020

COMMUNITY DEVELOPMENT



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Central Park Mixed-Use Overlay

Project Description: Add a 6.4-acre tract within the Cypress Lake Center DRI into the existing Mixed-Use Overlay

Map(s) to Be Amended: Lee Plan Map 1, Page 6 - Mixed Use Overlay

State Review Process: ☒ Small-Scale Review ☐ State Coordinated Review ☐ Expedited State Review

1. **Name of Applicant:** Andre Schechter for Fort Pegasus, LLC

Address: 26721 Dublin Woods Cir, Suite 1

City, State, Zip: Bonita Springs, FL 34135

Phone Number: 239-676-4040

E-mail: andre@stsrealty.com

2. **Name of Contact:** Veronica Martin, TDM Consulting, Inc.

Address: 43 Barkley Cir, Suite 200

City, State, Zip: Fort Myers, FL 33907

Phone Number: 239-433-4231

E-mail: vmartin@tdmconsulting.com

3. **Owner(s) of Record:** Fort Pegasus, LLC

Address: 6358 Old Mahogany Ct.

City, State, Zip: Naples, FL 34109

Phone Number: 239-676-4040

E-mail: andre@stsrealty.com

4. **Property Location:**

1. Site Address: Access Undetermined, Ft. Myers, FL

2. STRAP(s): 23-45-24-60-00000.2010

5. **Property Information:**

Total Acreage of Property: 6.4

Total Acreage Included in Request: 6.4

Total Uplands: 6.4

Total Wetlands: None

Current Zoning: MPD

Current Future Land Use Category(ies): Intensive Development

Area in Each Future Land Use Category: 6.4 acres

Existing Land Use: Vacant

6. **Calculation of maximum allowable development under current Lee Plan:**

Residential Units/Density: 166 units

Commercial Intensity: 58,200 sf

Industrial Intensity: NA

7. **Calculation of maximum allowable development with proposed amendments:**

Residential Units/Density: 166 units

Commercial Intensity: 58,200 sf

Industrial Intensity: NA

RECEIVED
FEB 24 2020

COMMUNITY DEVELOPMENT

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

1. Traffic Circulation Analysis: The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

- a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
- b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):

- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space
- e. Public Schools

Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- a. Franchise Area, Basin, or District in which the property is located
- b. Current LOS, and LOS standard of facilities serving the site
- c. Projected 2030 LOS under existing designation
- d. Projected 2030 LOS under proposed designation
- e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
- f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
- g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

In addition to the above analysis, provide the following for potable water:

- a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- d. Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

- a. Fire protection with adequate response times
- b. Emergency medical service (EMS) provisions
- c. Law enforcement
- d. Solid Waste
- e. Mass Transit
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

Sketch and Legal Description

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

MINIMUM SUBMITTAL ITEMS (3 Copies)

<input checked="" type="checkbox"/>	Completed Application (Exhibit – M1)
<input checked="" type="checkbox"/>	Filing Fee (Exhibit – M2)
<input checked="" type="checkbox"/>	Disclosure of Interest (Exhibit – M3)
<input checked="" type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
<input checked="" type="checkbox"/>	Future Land Use Map - Existing and Proposed (Exhibit – M4)
<input checked="" type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
<input checked="" type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
<input checked="" type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
<input checked="" type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
<input checked="" type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
<input checked="" type="checkbox"/>	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
<input checked="" type="checkbox"/>	Lee Plan Analysis (Exhibit – M11)
<input checked="" type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M12)
<input checked="" type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M13)
<input checked="" type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M14)
<input checked="" type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M15)
<input checked="" type="checkbox"/>	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16)
<input checked="" type="checkbox"/>	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17)
<input checked="" type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M18)
<input checked="" type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M19)
<input checked="" type="checkbox"/>	Planning Communities/Community Plan Area Requirements (Exhibit – M20)

APPLICANT – PLEASE NOTE:

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

AFFIDAVIT

I, Andre Schechter, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize 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 through this application.

[Signature] 5/9/19
Signature of Applicant Date

Andre Schechter
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 05/09/19 (date) by (name of person providing oath or affirmation), who is personally known to me or who has produced (type of identification) as identification.

[Signature]
Signature of Notary Public

Gisele Surliuga
(Name typed, printed or stamped)

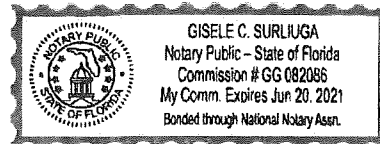


EXHIBIT M3

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Andre Schechter, Manager, Fort Pegasus, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at STRAP # 23-45-24-60-00000.2010 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address		Percentage of Ownership
None		

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

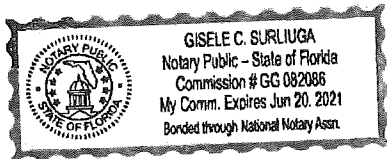
[Signature]
Property Owner
ANDRE SCHECHTER
Print Name

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

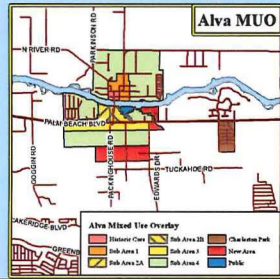
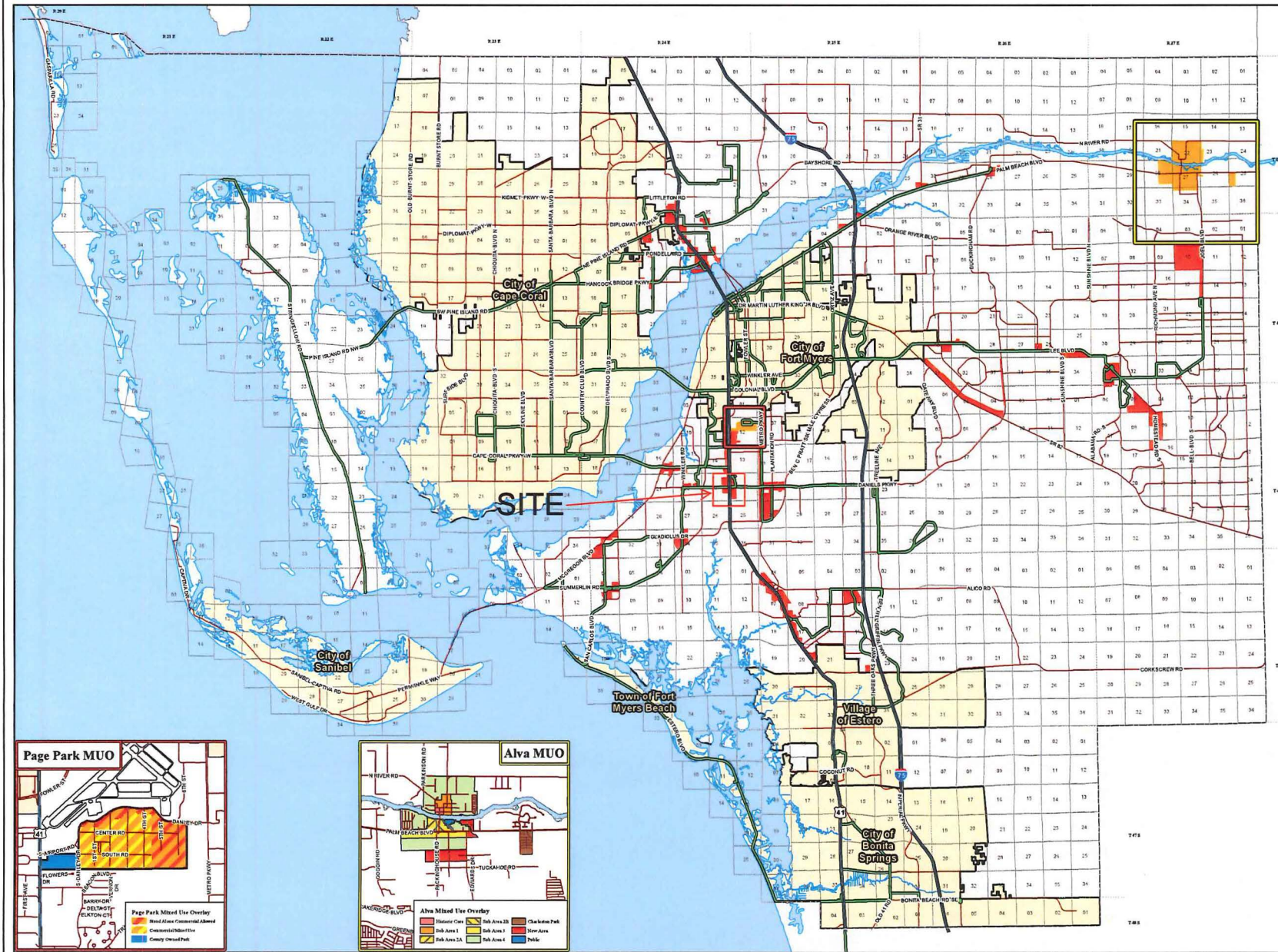
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 10/30/2019 (date) by ANDRE SCHECHTER (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



[Signature]
Signature of Notary Public



SPECIAL TREATMENT AREAS

MIXED USE OVERLAY

Legend

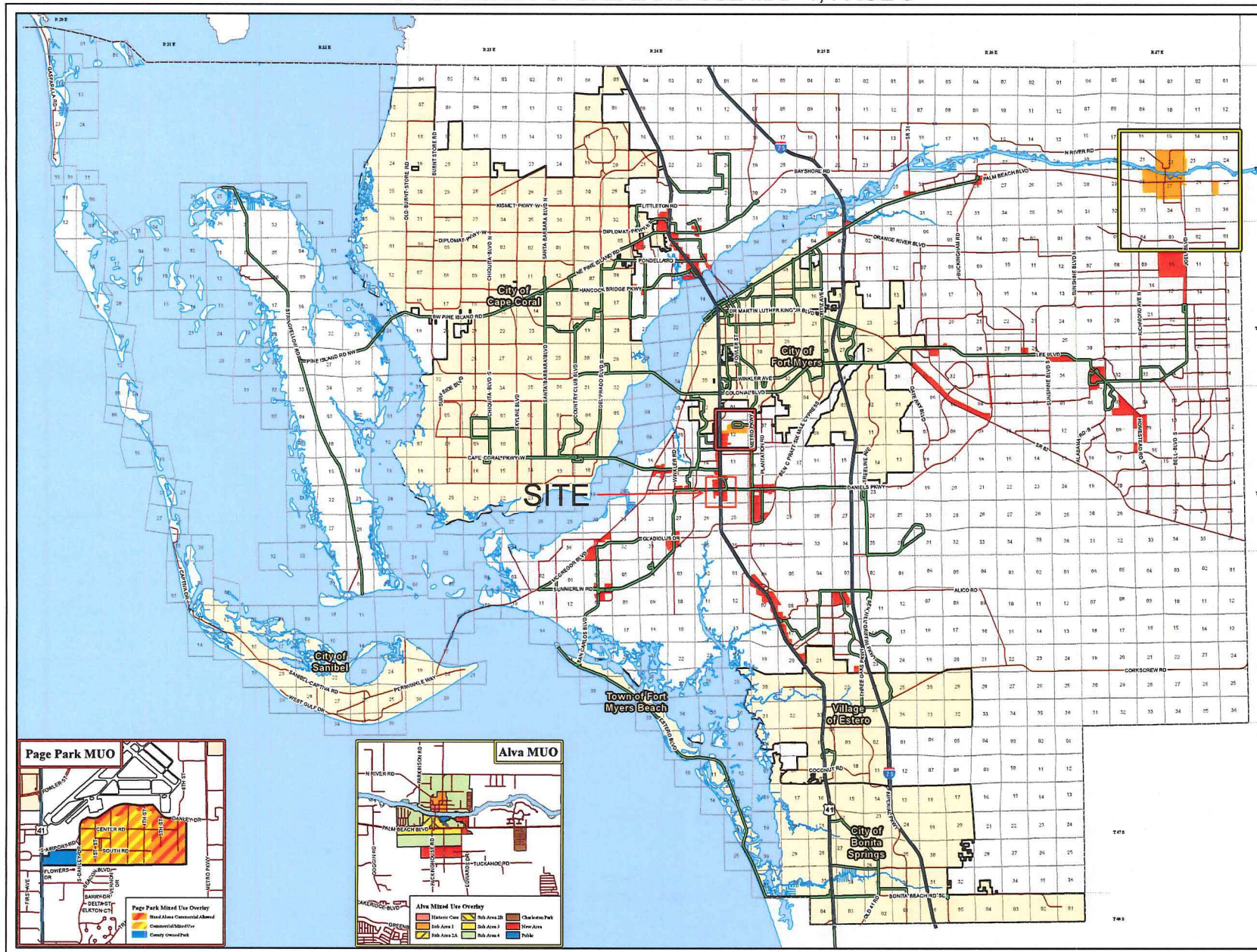
- Transit Route
- City Limits
- Mixed Use Overlay (MUO)**
 - Mixed Use Overlay
 - Mixed Use Overlay with Specific Community Plan Policies



0 0.5 1 2 3 4 Miles

Map Generated: July 2018
City Limits current to date of map generation
Adopted by Ord. No. 07-15, 5/26/2007
Amended by Ord. Nos. 09-07, 09-08, 10-53,
11-18, 11-21, 17-20, 18-18

Lee Plan Map 1
Page 6 of 7



SPECIAL TREATMENT AREAS

MIXED USE OVERLAY

Legend

- Transit Route
- City Limits
- Mixed Use Overlay (MUO)
 - Mixed Use Overlay
 - Mixed Use Overlay with Specific Community Plan Policies



0 0.5 1 2 3 4 5
Miles

Map Generated: July 2018
City Limits current to date of map generation

Adopted by Ord. No. 07-15, 5/26/2007
Amended by Ord. Nos. 09-07, 09-08, 10-53,
11-18, 11-21, 17-20, 18-18

Lee Plan Map 1
Page 6 of 7

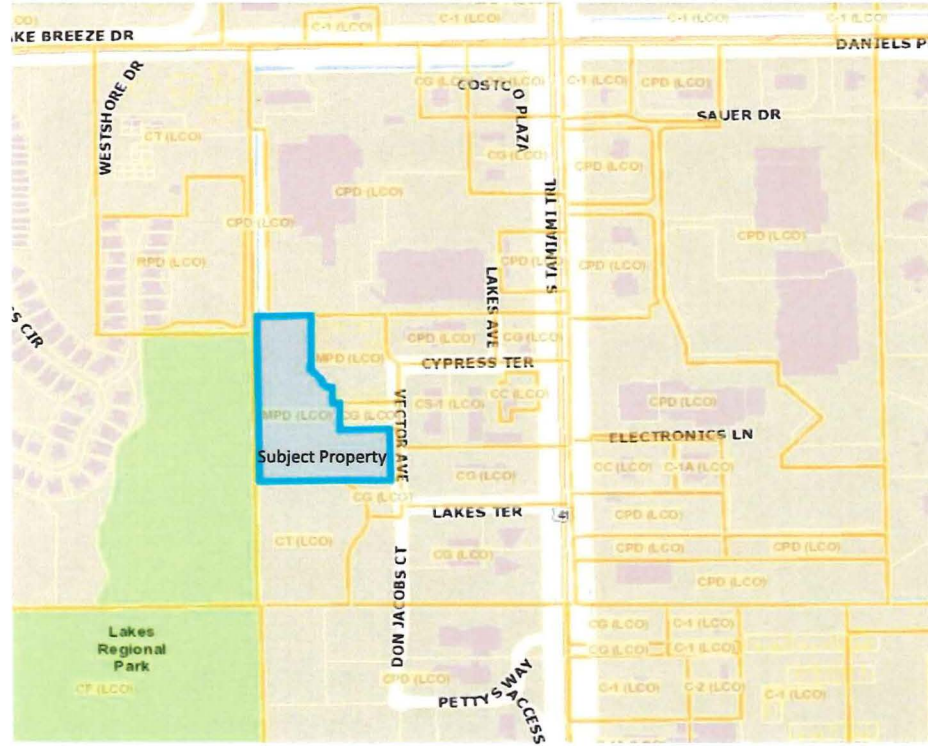
MAP AND DESCRIPTION OF EXISTING LAND USES – EXHIBIT M5



N.T.S.

SHEET # 1 of 1	NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE, AND DATE		<p>RYAN MARTIN NO. 30022 STATE OF TENNESSEE PROFESSIONAL</p>	<p>DATE: _____</p> <p>Drawn By: P.E. Printed: 8/20/22</p>	<p>Scale: N.T.S.</p>	<p>43 Barkley Circle, Suite 200 Fenton, MO 63425 Phone: (314) 333-4211 Fax: (314) 333-4032 www.tdmconsulting.com</p>	<p>Civil Engineering and Planning</p> <p></p> <p>tdm@tdmconsulting.com www.tdmconsulting.com</p>	<p>TDM CONSULTING INC.</p>	CENTRAL PARK MIXED-USE OVERLAY MAP AND DESCRIPTION OF EXISTING LAND USES EXHIBIT M5			<p>DATE: _____</p> <p>DESIGNED BY: _____</p> <p>CHECKED BY: _____</p> <p>APPROVED BY: _____</p>
	DATE: _____	REVISIONS: _____							DATE: _____	DATE: _____		
	DATE: _____	REVISIONS: _____							DATE: _____	DATE: _____		
	DATE: _____	REVISIONS: _____							DATE: _____	DATE: _____		
	DATE: _____	REVISIONS: _____							DATE: _____	DATE: _____		

N.T.S.

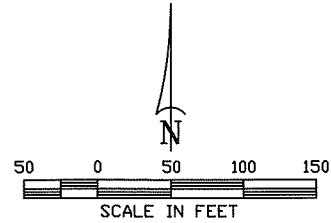


SHEET #		1 of 1		SEAL NO. 220225 DATE: 11/25/25	
TDM CONSULTING, INC. 43 Bankly Circle, Suite 200 Fort Myers, FL 33907 Phone: (239) 433-9632 Fax: (239) 433-9632 Email: info@tdmconsulting.com Website: www.tdmconsulting.com Cert. of Authorization # 25066		Civil Engineering and Surveying 		CENTRAL PARK MIXED USE OVERLAY MAP AND DESCRIPTION OF EXISTING ZONING EXHIBIT M6	
DATE RECEIVED BY:	DATE	DATE	DATE	DATE	DATE
APPROVED BY:	APPROVED BY:	APPROVED BY:	APPROVED BY:	APPROVED BY:	APPROVED BY:
DATE	DATE	DATE	DATE	DATE	DATE

SKETCH TO ACCOMPANY DESCRIPTION

UNIT 201
CENTRAL PARK LAND CONDOMINIUM
A COMMERCIAL LAND CONDOMINIUM

SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST
 (D.R. BOOK 3946, PAGE 832)
 LEE COUNTY, FLORIDA



POINT OF BEGINNING
 N.W. CORNER TRACT "B"
 CYPRESS LAKE CENTER, PHASE II
 (PLAT BOOK 39, PAGES 22-29)

(D.R. BOOK 3214, PAGE 964)

N.89°08'16"E. 230.32'

STATE PLANE COORDINATES
 FLORIDA WEST ZONE
 N=802963.01
 E=696916.11

THIS IS NOT A BOUNDARY SURVEY

SEE EXHIBIT "A" (SHEET 2 OF 2)
 FOR DESCRIPTION

Curve number 1

Radius= 71.00'
 Delta= 36°21'38"
 Arc= 45.06'
 Chord= 44.31'
 Chord Brg.= N.68°31'11"W.

LINE TABLE

Line	Bearing	Distance
L1	S.89°08'16"W.	5.53'
L2	S.00°51'44"E.	14.55'
L3	S.53°12'25"E.	18.00'
L4	S.38°55'09"E.	53.85'
L5	S.00°47'26"E.	18.21'
L6	S.00°47'26"E.	72.21'
L7	N.89°08'16"E.	31.04'

TRACT "L-8", REFLECTION LAKES, UNIT 4
(PLAT BOOK 71, PAGES 21-22)

TRACT "C-3", REFLECTION LAKES (PLAT BOOK 64, PAGES 53-66)

N.00°35'44"W. 779.70'

PART OF TRACT "B"
 (PLAT BOOK 39, PAGE 22-24)

L1
L2
L3

REMAINDER OF TRACT "B"
 (PLAT BOOK 39, PAGE 22-24)

L4
L5L6
L7125.00'
S.01°16'00"E.N.89°08'16"E.
200.00'

40.00'

L O T 6
 (PLAT BOOK 39, PAGE 22-24)

STATE PLANE COORDINATES
 FLORIDA WEST ZONE
 N=802189.86
 E=697474.26

S.89°19'21"W. 550.08'

COMMON ELEMENTS, CYPRESS LAKE CENTER, PHASE II, (PLAT BOOK 39, PAGE 24)

WEST R/W LINE
 S.01°16'00"E. 243.26'
 VECTOR AVENUE
 (80' R/W)

DESCRIPTION TO ACCOMPANY SKETCH

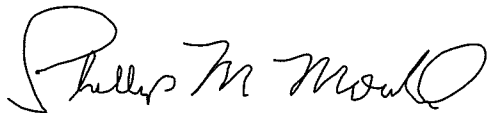
EXHIBIT "A"

DESCRIPTION: (D.R. BOOK 3946, PAGE 858)

UNIT 201 BOUNDARY

A TRACT OR PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 25 SOUTH, RANGE 24 EAST BEING A PART OF TRACT "B" AND LOT 6 OF CYPRESS LAKE CENTER PHASE II AS RECORDED IN PLAT BOOK 39 AT PAGES 22 THROUGH 24, PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "B" OF CYPRESS LAKE CENTER PHASE II AS RECORDED IN PLAT BOOK 39 AT PAGES 22 THROUGH 29, PUBLIC RECORDS OF LEE COUNTY, FLORIDA RUN N 89°08'16" E ALONG THE NORTH LINE OF SAID TRACT "B" A DISTANCE OF 230.32 FEET; THENCE RUN S 00°47'26" E A DISTANCE OF 238.00 FEET; THENCE RUN S 89°08'16" W A DISTANCE OF 5.53 FEET; THENCE RUN S 00°51'44" E A DISTANCE OF 14.55 FEET; THENCE RUN S 53°12'25" E A DISTANCE OF 18.00 FEET; THENCE RUN S 38°55'09" E A DISTANCE OF 53.85 FEET; THENCE RUN S 00°47'26" E A DISTANCE OF 18.21 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT OF RADIUS 71.00 FEET (DELTA 36°21'38") (CHORD BEARING S 68°31'11" E) (CHORD 44.31 FEET) TO A DISTANCE OF 45.06 FEET TO A NON-TANGENT LINE; THENCE RUN S 00°47'26" E A DISTANCE OF 72.21 FEET; THENCE RUN N 89°08'16" E A DISTANCE OF 31.04 FEET TO THE NORTHWEST CORNER OF PHASE B-1 CYPRESS LAKE CENTER AS RECORDED IN PLAT BOOK 43 AT PAGE 11, PUBLIC RECORD OF LEE COUNTY, FLORIDA; THENCE RUN S 01°16'00" E ALONG THE WEST LINE OF SAID PHASE B-1 A DISTANCE OF 125.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID PHASE B-1; THENCE RUN N 89°08'16" E ALONG THE SOUTH LINE OF SAID PHASE B-1 A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF SAID PHASE B-1 AND THE NORTHEAST CORNER OF LOT 6 CYPRESS LAKE CENTER PHASE II AS RECORDED IN PLAT BOOK 39 AT PAGES 22 THROUGH 24 SAID PUBLIC RECORDS; THENCE RUN S 01°16'00" E ALONG THE EAST LINE OF SAID LOT 6 A DISTANCE OF 243.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE RUN S 89°19'21" W ALONG THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 550.08 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID CYPRESS LAKE CENTER PHASE II; THENCE RUN N 00°35'44" W ALONG THE WEST LINE OF SAID CYPRESS LAKE CENTER PHASE II A DISTANCE OF 779.70 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 280.468 SQUARE FEET (6.44 ACRES) MORE OR LESS. BEARINGS HEREIN ABOVE MENTIONED ARE BASED ON THE NORTH LINE OF TRACT "B" OF CYPRESS LAKE CENTER PHASE II TO BEAR N 89°08'16" E.



PHILLIP M. MOULD
LS#6515
OCTOBER 14, 2019

EXHIBIT M8

This Document Prepared By and Return to:
Steven J. Bracci, PA
Steven J. Bracci, Esq.
9015 Strada Stell Court, Suite 102
Naples, Florida 34109

Parcel ID Number: 23-45-24-60-00000.2010

Consideration: \$960,000.00

Warranty Deed

This Indenture, Made this 5th day of February, 2016 A.D., Between
COMMUNITY TRUST BANK, INC., A KENTUCKY BANKING CORPORATION, a
corporation existing under the laws of the State of Kentucky
of the County of Pike, State of Kentucky, grantor, and
FORT PEGASUS, LLC, a Florida limited liability company
whose address is: 6358 OLD MAHOGANY COURT, Naples, FL 34109
of the County of Collier, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land,
situate, lying and being in the County of LEE State of Florida to wit:

UNIT 201 OF CENTRAL PARK LAND CONDOMINIUM, A COMMERCIAL LAND CONDOMINIUM
ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN
OFFICIAL RECORDS BOOK 3946, PAGE 832, AND RE-RECORDED IN OFFICIAL
RECORDS BOOK 3960 PAGE 1230, OF THE PUBLIC RECORDS OF LEE COUNTY,
FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE
IN THE COMMON ELEMENTS.

SUBJECT TO AD VALOREM AND NON-AD VALOREM, REAL PROPERTY TAXES FOR THE
YEAR OF CLOSING AND SUBSEQUENT YEARS; ZONING, BUILDING CODE AND OTHER
USE RESTRICTIONS IMPOSED BY GOVERNMENTAL AUTHORITY; OUTSTANDING OIL GAS
AND MINERAL INTEREST OF RECORD, IF ANY; RESTRICTIONS, RESERVATIONS AND
EASEMENTS COMMON TO THE SUBDIVISION.

TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS, AND APPURTENANCES THERETO
BELONGING OR IN ANYWISE APPERTAINING.

TO HAVE AND TO HOLD, THE SAME IN FEE SIMPLE FOREVER.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

COMMUNITY TRUST BANK, INC., A
KENTUCKY BANKING CORPORATION

Karen Murphy
Printed Name: Karen Murphy
Witness

Tami L Coleman
Printed Name: Tami L. Coleman
Witness

By: Mark A. Gooch (seal)
MARK A. GOOCH
PRESIDENT & CHIEF EXEC OFFICER
P.O. Address: P.O. BOX 2947, 346 MAYO TRAIL, Pikeville, KY
41502

(Corporate Seal)

STATE OF Kentucky

COUNTY OF Pike

The foregoing instrument was acknowledged before me this 4th day of February, 2016 by
MARK A. GOOCH, PRESIDENT & CHIEF EXECUTIVE OFFICER of COMMUNITY TRUST
BANK, INC., A KENTUCKY BANKING CORPORATION, on behalf of the corporation
who is personally known to me or who has produced his _____ driver's license as identification.

Natale Stewart
Printed Name: Natale Stewart
Notary Public
My Commission Expires: 8/11/17

COMMUNITY TRUST BANK, INC.
346 NORTH MAYO TRAIL, P.O. BOX 2947
PIKEVILLE, KENTUCKY 41501
TIN: 61-0309037

CERTIFICATE OF CORPORATE AUTHORIZATION TO TRANSFER


At a regular meeting of the Board of Directors of Community Trust Bank, Inc., held pursuant to due notice and adjournment at the Office of the Company in the city of Pikeville, Kentucky, on April 28, 2015, a quorum being present, the following Resolution was duly adopted by the affirmative vote of every Director present:

"BE IT RESOLVED that the following Officers of this association and each of them severally, to wit:

Jean R. Hale, Chairman
Mark Gooch, President and Chief Executive Officer
James B. Draughn, Executive Vice President/Operations
James J. Gartner, Executive Vice President/Senior Credit Officer
Charles Wayne Hancock II, Executive Vice President/Senior Staff Attorney
D. Andrew Jones, Executive Vice President/Northeast Kentucky Regional President
Larry W. Jones, Executive Vice President/Central Kentucky Regional President
Richard W. Newsom, Executive Vice President/East Kentucky Regional President
Ricky D. Sparkman, Executive Vice President/South Central Kentucky Regional President
Kevin J. Stumbo, Executive Vice President, Chief Financial Officer, and Treasurer
Andy D. Waters, Executive Vice President/President & CEO Community Trust & Investment Company

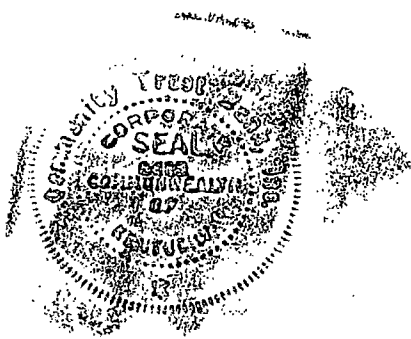
be, and they are, fully authorized and empowered to execute, transfer, convert, exchange, redeem, request payment or re-issue, endorse, sell, assign, set over and deliver any and all shares of stock, bonds, debentures, notes, subscription warrants, stock purchase warrants, evidences of indebtedness, mortgage releases, deeds for real estate or other securities, including United States Savings Bonds and all obligations of the United States Government, now or hereafter standing in the name of or owned by this Corporation in its own right, or in any fiduciary capacity and to make, execute, and deliver any and all written instruments of assignment and transfer necessary or proper to effectuate the authority herein conferred. A copy of this resolution, attached to any instrument of assignment and transfer, executed pursuant to and in accordance with the foregoing resolution, shall be taken as full authority for the Officer making sale, conversion, redemption, and/or assignment, to make same and to transfer the security."

I certify that the above is a true copy of the Resolution duly passed by the Board of Directors Community Trust Bank, Inc., and that same is in full force and effect on February 2, 2016.


Secretary to the Board

I, Jean R. Hale, a Director of said Corporation do hereby certify that the foregoing is a correct copy of a resolution passed as therein set forth this 2nd day of February, 2016.





N.T.S.

[illegible]

EXHIBIT M10

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Andre Schechter (name), as Manager (owner/title) of Fort Pegasus, LLC (company/property), 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.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

[Signature]
Signature

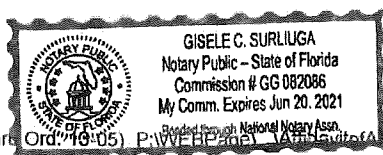
10/30/2019
Date

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 10/30/2019 (date) by Andre Schechter (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



[Signature]
Signature of Notary Public

EXHIBIT M10A



43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
www.tdmcivilengineering.com
Certificate of Authorization # 29086

AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, Andre Schechter (name), as Manager (owner/title) of Fort Pegasus, LLC (company/property)

authorize Veronica Martin, TDM Consulting, Inc. to represent Fort Pegasus, LLC as follows:

Lee County Comprehensive Plan Amendments, all Zoning Actions, Development

Order permitting, and all other permits necessary to develop the subject property.

PROPERTY ADDRESS: access undetermined, Fort Myers, FL

STRAP NUMBER(S): 23-45-24-60-00000.2010

OR LEGAL DESCRIPTION: _____

Andre Schechter, Manager

Property Owner (Print)

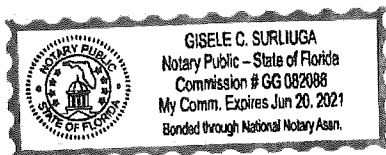
Property Owner (Signature)

Property Owner (Print)

(Signature)

STATE OF Florida, COUNTY OF Lee

Subscribed and sworn to (or affirmed) before me this 30 day of October, 2019,
by Andre Schechter who is personally known or produced
as identification.



Exp. Date: 06/20/21 Commission Number: GG 082088

Signature of Notary Public: Gisele C. Surliuga

Printed Name of Notary Public: Gisele C. Surliuga



**43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
www.tdmcivilengineering.com
Certificate of Authorization # 29086**

**Central Park Mixed Use Overlay
Lee Plan Analysis – Exhibit M11**

Revised 12-19-2019

The 6.4-acre property is located in the South Fort Myers Planning Community and has a Future Land Use classification of Intensive Development. The property is part of the Cypress Lake Center DRI, which includes the Cypress Lake Plaza and adjacent commercial outparcels including various restaurants, the Fairfield Inn, professional offices, retail centers, and car dealerships. The DRI is bordered by Cypress Lake Drive to the north, US 41 to the east, the IDD canal to the west, and ends at the Section lines of S23T45SR24E and S26T45SR24E to the south (see Map H of the Cypress Lake Center DRI). In addition, the subject property is zoned Mixed Use Planned Development per Zoning Resolution Z-05-064. The zoning resolution was subsequently amended via ADD2014-00055 and the subject parcel, identified as Tract B, is permitted a maximum of 166 dwelling units (or the density equivalent) and a maximum of 58,200 sf commercial use between Tracts A and B.

Per the Lee Plan, the South Fort Myers community primarily has the higher intensity land use categories such as Intensive Development, Central Urban, Urban Community, Industrial Development, and Suburban. Per the Lee Plan, this community is anticipated to be built out by the year 2020 and will continue to be a core area of the county providing office areas for professional services such as medical and financial with an increased amount of commercial activity along the US 41 corridor. The Lee Plan further states that the residential areas of this community will also continue to develop through the year 2030; however the popularity of the residential opportunities to the south in the San Carlo/Estero and Bonita communities will continue to dominate this segment of the market. That statement is accurate considering the subject property is one of the last vacant properties near the US 41/Cypress Lake Drive intersection. It's an infill parcel surrounded by existing commercial uses to the north, east, and south with Lakes Park drainage area to the west and the Reflection Lakes subdivision beyond that.

*Per **Policy 1.1.2:** The Intensive Development areas are located along major arterial roads in Fort Myers, North Fort Myers, East Fort Myers west of I-75, and South Fort Myers. By virtue of their location, the county's current development patterns, and the available and potential levels of public services, they are well suited to accommodate high densities and intensities. Planned mixed-use centers of high-density residential, commercial, limited light industrial (see Policy 7.1.6), and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. As Lee County develops as a metropolitan complex, these centrally located urban*

nodes can offer a diversity of lifestyles, cosmopolitan shopping opportunities, and specialized professional services that befit such a region. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum total density is twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units.

The subject property is located in close proximity to two arterial roadways (US 41 and Cypress Lake Drive). Urban services are available and adequate to serve the development, as demonstrated during the previous rezoning approval and the letters of availability provided by Lee County Utilities, Lee Tran, Lee County Schools, South Trail Fire District, Lee County Solid Waste Division, Lee County Emergency Medical Services, and the Lee County Sheriff's Office. The property is already part of a planned mixed-use center consisting of high-density residential and commercial use. The location is ideal for residential living, employment opportunities, shopping, and professional services. This is consistent with Policy 1.1.2.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. *Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ordinance No. 94-30, 00-22)*

POLICY 2.1.1: *Most residential, commercial, industrial, and public development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.*

POLICY 2.1.2: *New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan. (Ordinance No. 00-22)*

The subject property is part of the Cypress Lake Center DRI near the intersection of two arterial roadways (US 41 and Cypress Lake Drive). The surrounding properties are built-out with uses including retail, hotel, professional office, restaurants, car dealerships, parks, and residential to the west. The property already has a zoning designation of Mixed Use Planned Development. Adding the 6.4-acre property to the Mixed Use Overlay is consistent with Objective 2.1: Development Location, Policy 2.1.1 and Policy 2.1.2.

OBJECTIVE 2.2: DEVELOPMENT TIMING. *Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code. (Ordinance No. 94-30, 00-22, 17-19)*

POLICY 2.2.1: *Rezoning and Development of Regional Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Ordinance No. 94-30, 00-22)*

POLICY 2.2.2: *Map 1 of the Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such*

densities or uses are immediately appropriate, as the map provides for the county's growth beyond the Lee Plan's planning horizon of 2030. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

- 1. Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and*
- 2. Whether a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and*
- 3. Whether a given proposal would result in unreasonable development expectations that may not be achievable because of acreage limitations contained in the Acreage Allocation Table (see Policy 1.7.6, Map 16 and Table 1(b)). Additional provisions related to mining are provided in Policy 33.1.4.*

In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 95.1.3) will be available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of additional development permits, based on conditions which exist at that time, as required by Lee County's concurrency management system. (Ordinance No. 94-30, 98-09, 10-20)

POLICY 2.2.3: *When an area within the county is approaching the capacity of the necessary facilities as described above, requested rezonings to increase densities and intensities may be deferred or denied to give preference to existing vacant lots and other valid development approvals, provided that a constitutionally mandated reasonable use of land would still be permitted.*

The subject property is part of the Cypress Lake Center DRI and has a zoning designation of Mixed-Use Planned Development, which permits a mix of residential and commercial uses. The request was deemed to be consistent with Objective 2.2: Development Timing, Policy 2.2.1, Policy 2.2.2., and Policy 2.2.3.

OBJECTIVE 2.4: FUTURE LAND USE MAP AMENDMENTS. *To require formal findings for certain Future Land Use Map amendments.*

Objective 2.4 is not applicable. This request to amend Future Land Use Map 1, Page 6: Mixed-Use Overlay does not include critical areas for future water supply (Policy 2.4.1), the existing DR/GR (Policy 2.4.2), or an expansion to the Lee Plan's employment centers (Policy 2.4.3).

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. *Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.*

STANDARD 4.1.1: WATER.

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 62-550, F.A.C.).*

2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the development must be connected to that utility.

3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.

4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Chapter 62-555, F.A.C. 5. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), and the utility cannot provide the service or cannot provide the service except at a clearly unreasonable cost to the developer, the developer is encouraged to petition the appropriate regulatory agency to contract the service area so that the development may establish its own community water system or invite another adjacent utility to expand its service area in order to provide the required service.

6. If a development lies outside any service area as described above, the developer may:

- request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;
- establish a community water system for the development; or
- develop at an intensity that does not require a community water system.

7. Lee County Utilities may provide potable water service to properties not located within the future water service area when such potable water service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.

STANDARD 4.1.2: SEWER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.

3. If there is not sufficient capacity nor adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.

4. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.

5. If a development lies outside any service area as described above, the developer may:

- request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;
- establish a self-provided sanitary sewer system for the development;

- *develop at an intensity that does not require sanitary sewer service; or*
- *if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Chapter 64E-6, F.A.C. may be utilized, contingent on approval by all relevant authorities.*

6. Lee County Utilities may provide sanitary sewer service to properties not located within the future sewer service area when such sanitary sewer service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.

Potable water and sanitary sewer lines are in proximity to the subject property. Lee County Utilities has provided a Letter of Availability to serve the development and a Letter of Support/Capacity as part of this Future Land Use Map Amendment request. This is consistent with Standard 4.1.1 and Standard 4.1.2.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District, or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.

3. Ensure development minimizes the need for expansion and construction of street and utility improvements.

The Zoning Resolution and subsequent amendments clearly define the amount of open space and indigenous preserve to be provided within the DRI and also on the subject property. The applicant intends to comply with those requirements. In addition, the Development Order application may require a new or updated Environmental Report, Protected Species Survey and/or Indigenous Management Plan. This is consistent with Standard 4.1.4.

GOAL 5: RESIDENTIAL LAND USES. *To provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2030 in attractive and safe neighborhoods with a variety of price ranges and housing types.*

OBJECTIVE 5.1: *All development approvals for residential, commercial, and industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.*

POLICY 5.1.1: *Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned residential developments.*

POLICY 5.1.2: *Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.*

POLICY 5.1.3: *During the rezoning process, direct high-density residential developments to locations that are near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities.*

POLICY 5.1.4: *Prohibit residential development in all Industrial Development areas and Airport Noise Zone B as indicated on the Future Land Use Map, except for residences in the Industrial Development area for a caretaker or security guard.*

POLICY 5.1.5: *Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.*

POLICY 5.1.6: *Maintain development regulations that require high-density, multi-family, cluster, and mixed-use developments to have open space, buffering, landscaping, and recreation areas appropriate to their density and design.*

The subject property is part of the Cypress Lake Center DRI and is zoned Mixed-Use Planned Development, permitting both residential and commercial land uses. This is consistent with Objective 5.1 and Policy 5.1.1. The property is located in the Coastal High Hazard Area so coordination with Lee County Emergency Medical Services will be required as part of the Development Order. This is consistent with Policy 5.1.2. The site is located near existing commercial uses that provide employment opportunities, shopping, and professional services. In addition, Lee Tran is located in close proximity along US 41. The Cypress Lake Middle and High School along with Rutenberg Park and Lakes Park are located nearby. This is consistent with Policy 5.1.3.

The nearest existing residential uses are located at Reflection Lakes and a condo development fronting on Cypress Lake Drive. Both developments are located far enough away than any negative impacts associated with the development are negligible. This is consistent with Policy 5.1.5. As stated previously, the Cypress Lake Center DRI stipulates the minimum amount of open space and indigenous preserve required within the DRI and the zoning resolution breaks it down by Tract. The applicant intends to comply with all landscape buffer, open space, and indigenous requirements set forth in the DRI, the zoning resolution, the Lee Plan, and the Land Development Code. This is consistent with Policy 5.1.6.

GOAL 6: COMMERCIAL LAND USES. *To permit orderly and well-planned commercial development at appropriate locations within the county.*

OBJECTIVE 6.1: *Development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 4 and other provisions of this plan.*

POLICY 6.1.1: *All applications for commercial development will be reviewed and evaluated as to:*

- a. Traffic and access impacts (rezoning and development orders);*
- b. Landscaping and detailed site planning (development orders);*
- c. Screening and buffering (planned development rezoning and development orders);*

- d. Availability and adequacy of services and facilities (rezoning and development orders);*
- e. Impact on adjacent land uses and surrounding neighborhoods (rezoning);*
- f. Proximity to other similar centers (rezoning); and*
- g. Environmental considerations (rezoning and development orders).*

POLICY 6.1.3: *Commercial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as commercial planned developments designed to arrange uses in an integrated and cohesive unit in order to:*

- provide visual harmony and screening;*
- reduce dependence on the automobile;*
- promote pedestrian movement within the development;*
- utilize joint parking, access and loading facilities;*
- avoid negative impacts on surrounding land uses and traffic circulation;*
- protect natural resources; and*
- provide necessary services and facilities where they are inadequate to serve the proposed use.*

POLICY 6.1.4: *Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.*

POLICY 6.1.5: *The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to:*

- frontage roads;*
- clustering of activities;*
- limiting access;*
- sharing access;*
- setbacks from existing rights-of-way;*
- acceleration, deceleration and right-turn-only lanes; and*
- signalization and intersection improvements*

POLICY 6.1.6: *The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.*

POLICY 6.1.7: *Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.*

POLICY 6.1.8: *Prohibit commercial development from locating near existing or planned school areas in such a way as to jeopardize the safety of students.*

POLICY 6.1.9: *The approval or existence of commercial development on one corner of an intersection will not dictate the development of all corners for commercial development, nor does the existence of commercial development on an arterial or collector road dictate that all frontage must be similarly used.*

The subject property is part of the Cypress Lake Center DRI and is zoned Mixed-Use Planned Development, permitting both commercial and residential uses. The approved zoning indicates

that the Board of County Commissioners found the application consistent with the Land Development Code, the Lee Plan, and other applicable codes and regulations. A Development Order will be required prior to development of the property which must be consistent with the approved zoning resolution, the Land Development Code, and the Lee Plan. As stated previously, the Cypress Lake Center DRI stipulates the minimum amount of open space and indigenous preserve required within the DRI and the zoning resolution breaks it down by Tract. The applicant intends to comply with all landscape buffer, open space, and indigenous requirements set forth in the DRI, the zoning resolution, the Lee Plan, and the Land Development Code. This is consistent with Objective 6.1, Policy 6.1.1, Policy 6.1.3, Policy 6.1.4, Policy 6.1.5, Policy 6.1.6, Policy 6.1.7, Policy 6.1.8, and Policy 6.1.9.

GOAL 11: MIXED USE: *Encourage mixed use developments that integrate multiple land uses, public amenities and utilities at various scales and intensities in order to provide: diversified land development; a variety of housing types; greater connectivity between housing, workplaces, retail businesses, and other destinations; reduced trip lengths; more transportation options; and pedestrian and bicycle-friendly environments.*

OBJECTIVE 11.1: MIXED USE DEVELOPMENT. *Allow and encourage mixed use development within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development.*

POLICY 11.1.1: *Developments located within the Intensive Development, Central Urban, or Urban Community future land use categories that have existing connectivity or can demonstrate that connectivity may be created to adjacent neighborhoods are strongly encouraged to be developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use).*

POLICY 11.1.2: *Residential densities may be calculated from the entire project area when the development is consistent with the following:*

- *At least three uses are proposed and must include residential, commercial (including office) and light industrial (including research and development use).*
- *The development is located in the Intensive Development, Central Urban, or Urban Community future land use categories.*

The property is currently zoned Mixed-Use Planned Development and permits a maximum of 166 dwelling units (or density equivalent) and 58,200 square feet of commercial use between Tracts A and B. The location is near the intersection of two arterial roadways (US 41 and Cypress Lake Drive) and is in close proximity to existing shopping, retail centers, professional offices and services, and employment opportunities. In addition Lee Tran is located along US 41 and there's pedestrian connectivity to the surround commercial developments on all four corners of the intersection. Pedestrian connectivity will also be provided on-site and from the subject property to the existing pedestrian facilities. The subject property has a future land use classification of Intensive Development and urban services are available and adequate to serve the development. This is consistent with Goal 11, Objective 11.1, Policy 11.1.1, and Policy 11.1.2.

OBJECTIVE 11.2: MIXED USE OVERLAY. *The county will maintain an overlay in the future land use map series identifying locations appropriate for mixed use located in proximity to: public transit routes; education facilities; recreation opportunities; and, existing residential,*

shopping and employment centers. Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns are encouraged and preferred within the Mixed Use Overlay.

POLICY 11.2.1: *The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities through increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:*

- 1. Located within the extended pedestrian shed of established transit routes; and,*
- 2. Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways; and,*
- 3. Located within the Intensive Development, Central Urban, or Urban Community future land use categories; and,*
- 4. Availability of adequate public facilities and infrastructure.*
- 5. Will not intrude into predominately single-family residential neighborhoods.*

The subject property is already zoned Mixed-Use Planned Development and permits a maximum of 166 dwelling units (or density equivalent) and 58,200 square feet of commercial use between Tracts A and B. The applicant intends to develop the site for multi-family residential use. The location is near existing urban services, including Lee Tran along US 41 and existing pedestrian facilities. Both pedestrian and vehicular connectivity is provided to the existing commercial developments located at all four corners of the intersection. Most everything is located nearby, within walking distance, including numerous restaurants, retail, shopping, grocery stores, medical facilities, professional services and employment opportunities. The property is located in the Intensive Development Future Land Use category and urban services are available and adequate to serve the proposed development. Letters of Availability have been provided from LeeTran, Lee County Solid Waste Division, South Trail Fire District, Lee County Sheriff's Office, Lee County Utilities, Lee County Emergency Medical Services, and Lee County Schools. This is consistent with Policy 11.2.1.

POLICY 11.2.2: *Development in the Mixed Use Overlay should accommodate connections to adjacent uses.*

There's an existing roadway network that provides access, both vehicular and pedestrian, to the Cypress Lake Center Plaza, which is adjacent to the site. The same roadway network provides access to the nearby shopping centers located on all four corners of the intersection. This is consistent with Policy 11.2.2.

POLICY 11.2.3: *At the discretion of the Board of County Commissioners, the Mixed Use Overlay boundary may be extended up to one-quarter mile to accommodate developments located partially within a Mixed Use Overlay or immediately adjacent to a Mixed Use Overlay.*

The subject property is immediately adjacent to the Cypress Lake Plaza, which is already in the Mixed Use Overlay. They Board of County Commissioners are able, at their discretion, extend the Mixed Use Overlay to include the subject property. This is consistent with Policy 11.2.3.

POLICY 11.2.6: *Properties in a Mixed Use Overlay are encouraged to utilize bonus density. Projects utilizing Greater Pine Island TDUs are eligible for increased maximum densities and*

additional development incentives as set forth in this plan to encourage a compact and functional development pattern.

The current zoning resolution, which permits 166 dwelling units, has already taken advantage of the bonus density option. This will be confirmed at time of Development Order permitting, or zoning amendment, if necessary. This is consistent with Policy 11.2.6.

POLICY 11.2.7: *Development, redevelopment, and infill development located within the Mixed Use Overlay may use the area of non-residential uses in their density calculations.*

The applicant intends to utilize this section of the Lee Plan during Development Order permitting.

Goal 59: Protection of Life and Property. *To reduce the hazards of life, health, and property created by flooding due to rainfall in a manner consistent with the community's criteria for the preservation of environmental values and the conservation of natural resources.*

Policy 59.1.1: *The county will update and implement the comprehensive county-wide surface management master plan, with full attention to issues of regional water quality and environmental integrity.*

Policy 59.1.2: *From technical data underlying the surface water management plan, criteria will be established and utilized to identify floodways and other areas of special flood risk not already identified by the Federal Flood Hazard map and Flood Insurance Study.*

Policy 59.1.5: *The county will, through appropriate land use and engineering regulations, continue to control the introduction of obstructions or impediments within floodways.*

The South Florida Water Management District issued an Environmental Resource Permit for the Cypress Lake Center DRI in 1987. An ERP Mod was subsequently issued in 2001 for the 9.2-acre development, consisting of a 20-unit commercial development. If and when the subject property is developed for residential use, a new ERP must be submitted and approved by SFWMD. The ERP is required to meet all state and federal water quality standards. The development will be required to adhere to the water quality, water quantity, and attenuation per the ERP. In addition, Best Management Practices will be proposed during local Development Order permitting to inhibit turbid run-off from leaving the site.

The western most edge of the subject property lies within the 100-year flood prone area. At the time of development, the applicant will be required to demonstrate compliance with all rules, regulations and codes of the Lee Plan, Lee County Development Services, the South Florida Water Management District, FEMA, and all other applicable regulatory agencies. It's premature to design and permit a future development at this stage; however, no development will be permitted to be constructed that is not consistent with the Lee Plan. This is consistent with Goal 59, Policy 59.1.1, Policy 59.1.2, and Policy 59.1.5 of the Lee Plan.

Goal 60: Coordinated Surface Water Management and Land Use Planning on a Watershed Basis. *To protect or improve the quality of receiving waters and surrounding natural areas and the functions of natural groundwater aquifer recharge areas while also providing flood protection for existing and future development.*

Policy 60.1.1: *Require design of surface water management systems to protect or enhance the groundwater.*

Policy 60.1.2: *Incorporate, utilize, and where practicable restore natural surface water flow-ways and associated habitats.*

Policy 60.4.1: *Encourage new developments to design surface water management systems with Best Management Practices (BMPs) including, but not limited to, filtrations marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways.*

Policy 60.4.2: *The county encourages new developments to design their surface water management system to incorporate existing wetland systems.*

The South Florida Water Management District issued an Environmental Resource Permit for the Cypress Lake Center DRI in 1987. An ERP Mod was subsequently issued in 2001 for the 9.2-acre development, consisting of a 20-unit commercial development. If and when the subject property is developed for residential use, a new ERP must be submitted and approved by SFWMD. The ERP is required to meet all state and federal water quality standards. The development will be required to adhere to the water quality, water quantity, and attenuation per the ERP. In addition, Best Management Practices will be proposed during local Development Order permitting to inhibit turbid run-off from leaving the site. BMP's include using native vegetation and preserving existing indigenous areas. Please note there are no wetlands on the subject property.

Please note that per the current ERP, surface water sheet flows to the west and south to the existing IDD canal and ultimately to Hendry Creek. At the time of development, the applicant will be required to demonstrate compliance with all rules, regulations and codes of the Lee Plan, Lee County Development Services, the South Florida Water Management District, FEMA, and all other applicable regulatory agencies. It's premature to design and permit a future development at this stage; however, no development will be permitted to be constructed that is not consistent with the Lee Plan. This is consistent with Goal 60, Policy 60.1.1, Policy 60.1.2, Policy 60.4.1, and Policy 60.1.2 of the Lee Plan.

Goal 61: Protection of Water Resources. *To protect the county's water resources through the application of innovative and sound methods of surface water management and by ensuring that the public and private construction, operation, and maintenance of surface water management systems are consistent with the need to protect receiving waters.*

Objective 61.1: Water Supply Planning. *All county water supply planning will include the recognition of surface water runoff as a possible resource and will consider integrating the use of surface water runoff in any supply program or strategy that results.*

Objective 61.2: Mimicking the Functions of Natural System. *Support a surface water management strategy that relies on natural features (flow-ways, sloughs, strands, etc.) and natural systems to receive and otherwise manage storm and surface water.*

Objective 61.3: General Surface Water Management Standards. *Lee County will continue to provide sufficient performance and/or design standards for development protective of the function of natural drainage systems.*

The South Florida Water Management District issued an Environmental Resource Permit for the Cypress Lake Center DRI in 1987. An ERP Mod was subsequently issued in 2001 for the 9.2-acre development, consisting of a 20-unit commercial development. If and when the subject property is developed for residential use, a new ERP must be submitted and approved by SFWMD. The ERP is required to meet all state and federal water quality standards. The development will be required to adhere to the water quality, water quantity, and attenuation per the ERP. In addition, Best Management Practices will be proposed during local Development Order permitting to inhibit turbid run-off from leaving the site. BMP's include using native vegetation and preserving existing indigenous areas, in addition to utilizing the existing IDD canal.

Please note that per the current ERP, surface water sheet flows to the west and south to the existing IDD canal and ultimately to Hendry Creek. At the time of development, the applicant will be required to demonstrate compliance with all rules, regulations and codes of the Lee Plan, Lee County Development Services, the South Florida Water Management District, FEMA, and all other applicable regulatory agencies. It's premature to design and permit a future development at this stage; however, no development will be permitted to be constructed that is not consistent with the Lee Plan. This is consistent with Goal 61, Objective 61.1, Objective 61.2, and Objective 61.3 of the Lee Plan.

Goal 125: Water Quality: *To ensure that water quality is maintained or improved for the protection of the environment and people of Lee County.*

Objective 125.1: *Maintain high water quality, meeting or exceeding state and federal water quality standards.*

Policy 125.1.1: *Sources of water pollution will be identified, controlled, and eliminated wherever feasible.*

Policy 125.1.2: *New development and additions to existing development must not degrade surface and ground water quality.*

Policy 125.1.3: *The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems.*

Policy 125.1.4: *Developments which have the potential of lowering existing water quality below state and federal water quality standards will provide standardized appropriate monitoring data.*

Policy 125.1.5: *No garbage or untreated sewage will be discharged into coastal and interior surface waters.*

Policy 125.1.7: *Valid permits and inspections will be required prior and subsequent to drilling operations for wells, elevator shafts, foundation holes, and test borings.*

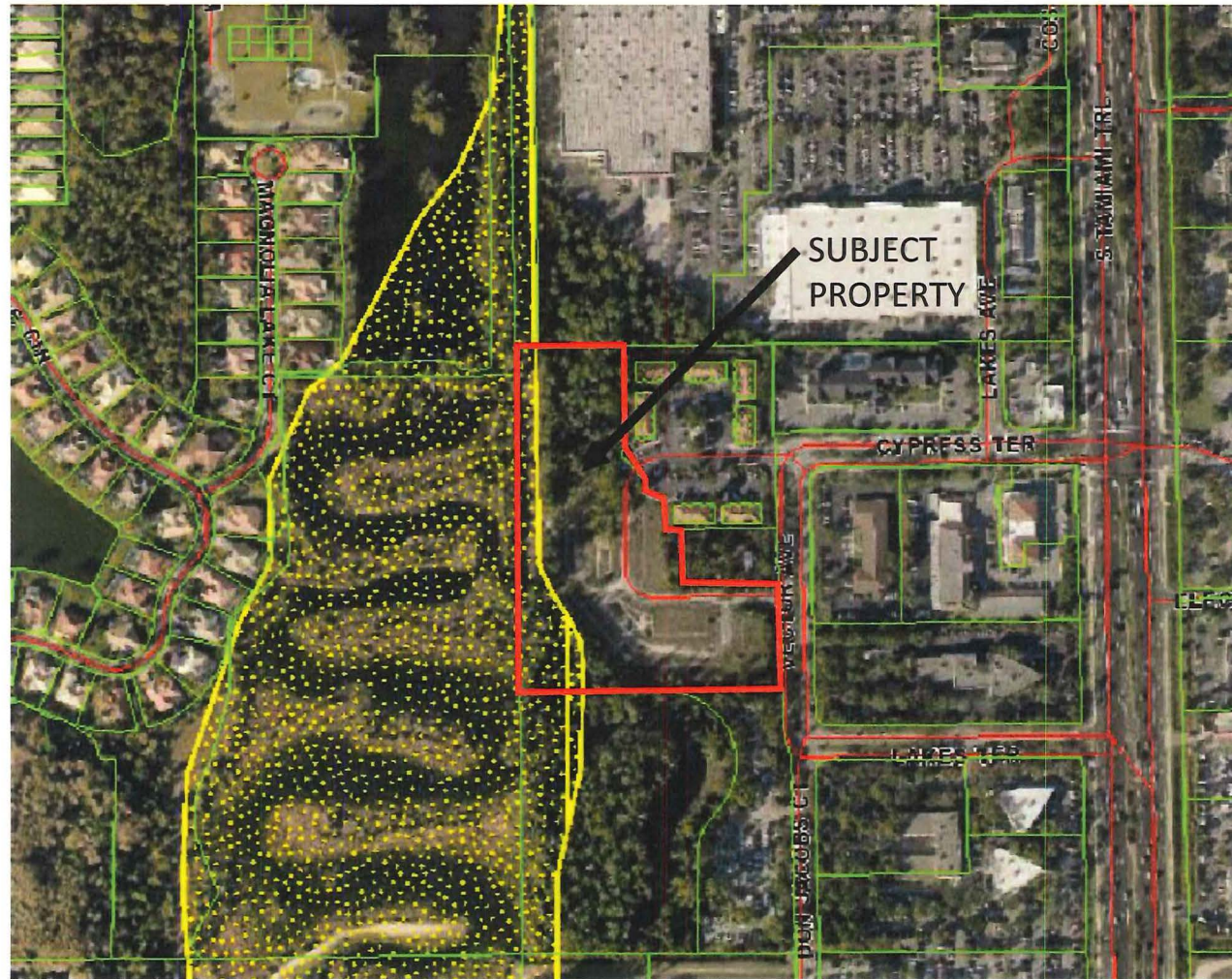
The South Florida Water Management District issued and Environmental Resource Permit for the Cypress Lake Center DRI in 1987. An ERP Mod was subsequently issued for the 9.2-acre development in 2001 for a commercial development consisting of 20 buildings. If and when the subject property is developed for residential use, a new ERP must be submitted and approved by SFWMD. The ERP is required to meet all state and federal water quality standards. This is

consistent with Goal 125, Objective 125.1, Policy 125.1.1, Policy 125.1.2, Policy 125.1.3, Policy 125.1.4, Policy 125.1.5, and Policy 125.1.7 of the Lee Plan.

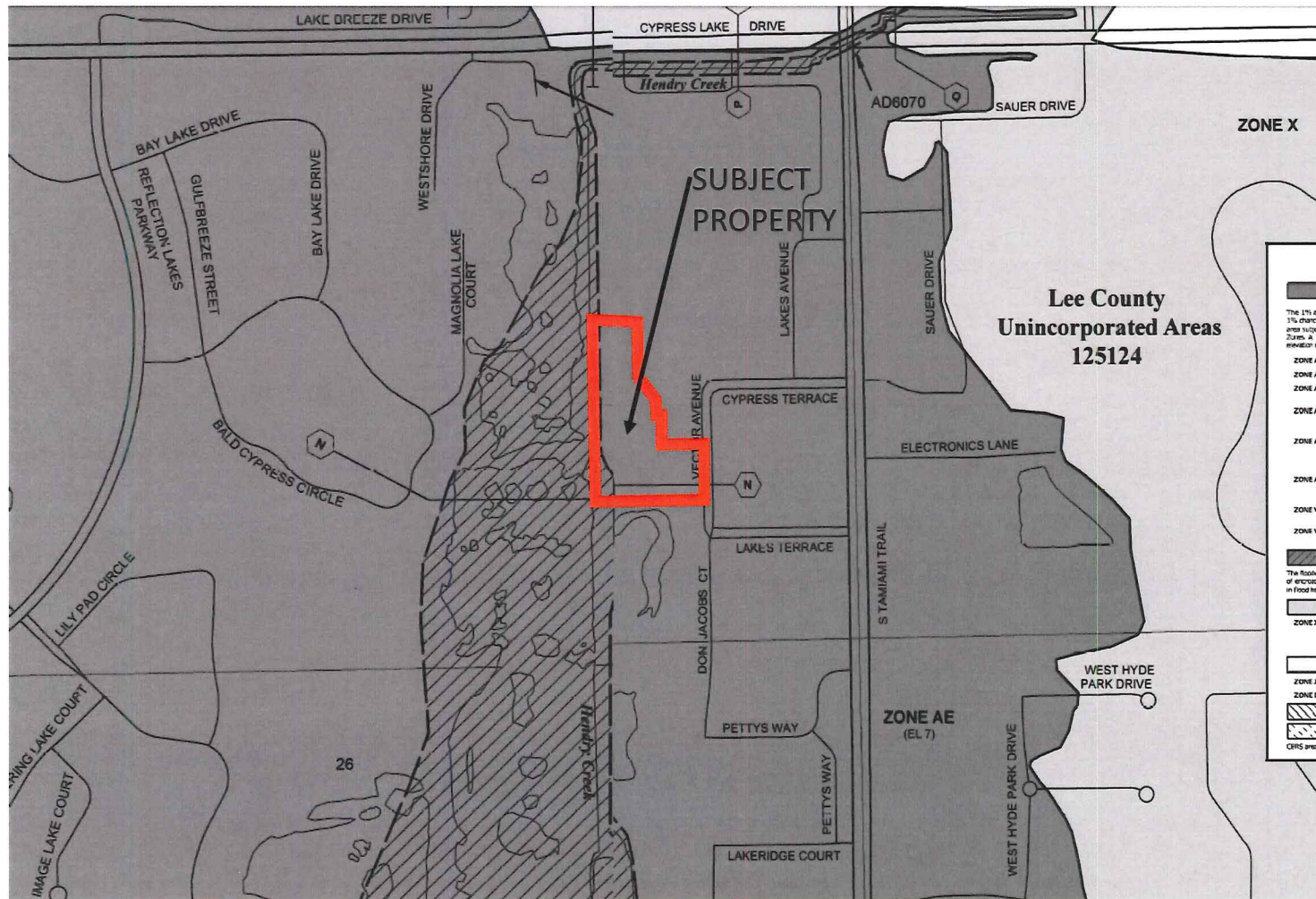
The current zoning resolution permits 166 dwelling units. However, the site is encumbered in such a way that it's not possible to build 166 dwelling units on-site. Those encumbrances include an oddly shaped lot, a minimum of 3.38 acres of open space of which 1.69 acres must be indigenous preserve per the requirements of the DRI, a maximum height of 100 or 120 feet and one level of understory parking and 10 and 20-foot wide buffers per the zoning resolution. In addition, the site must comply with all current Land Development Codes, including parking. Lee Plan Policy 11.2.5 states that Lee County will maintain land development regulations for properties within the Mixed use overlay that allow for urban forms of development and a variety of uses. As such, the Land Development Code has less stringent requirements for parking, buffers, landscaping, open space, etc for those properties within the Mixed Use Overlay. The subject property should have been included in the mixed use overlay map from the beginning along with the entire Cypress Lake Center DRI, especially when the DRI is only a true mixed use development when it includes the residential component of the subject property. Otherwise, the mixed use overlay only includes commercial uses.

The applicant has demonstrated that the request to add the subject property to Lee Plan Map 1, Page 6: Mixed Use Overlay is consistent with the Lee Plan.

TOPOGRAPHIC MAP OF SUBJECT PROPERTY AND 100-YEAR FLOOD PRONE AREAS – EXHIBIT M12



SUBJECT PROPERTY ON FLOOD INSURANCE RATE MAP - EXHIBIT M12



FIRM Panels 417
And 436 of 685

LEGEND	
	SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AD, AO, AR, and V. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.	
ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AD	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of riverine run flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently determined. Zone AR indicates that the former flood control system is being removed to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
	FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.	
	OTHER FLOOD AREAS
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.	
	OTHER AREAS
Areas determined to be outside the 0.2% annual chance floodplain.	
Areas in which flood hazards are undetermined, but possible.	
	COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
	OTHERWISE PROTECTED AREAS (OPAs)
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.	



Central Park
Section 23; Township 45 South; Range 24 East
Lee County, Florida

Protected Species Survey

August, 2016

Project No. 2016-36

11000 Metro Parkway Suite 4
Fort Myers, Florida 33966
(239) 418-0671 phone / (239) 418-0672 fax

**Central Park
Protected Species Survey**

INTRODUCTION

An environmental scientist from Boylan Environmental Consultants, Inc conducted a field investigation on the 6.38± acre property on July 24, 2016. The site is located in portions of Section 23, Township 45 South, Range 24 East, in Lee County, Florida. Specifically, it is situated south of Cypress Lake Drive and west of U.S. 41 located on the corner of Cypress Terrace Circle and Vector Avenue. The strap number for this parcel is, 23-45-24-60-00000.2010. Please see the attached Project Location Map **Exhibit A**.

The purpose of the field investigation was to identify and document the presence of any listed species and any potential listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the U.S. Fish & Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

The survey was conducted early afternoon with temperatures in the high 80's with a slight breeze and mostly clear skies.

METHODOLOGY

The survey method consisted of overlapping belt transects performed for all FLUCFCS communities onsite in compliance with the Lee County Endangered Species Ordinance No. 89-34. The specific methodology included pedestrian surveys of parallel transects which is a methodology previously approved by Lee County.

This survey is comprised of a several step process. First, vegetation communities or land-uses on the study area are delineated using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Please see the attached FLUCFCS Map **Exhibit B** and FLUCFCS Map with Aerial **Exhibit C**. Next, the FLUCFCS codes are cross-referenced with the Lee County Protected Species List. This protected species list names the species which have a probability of occurring in any particular FLUCFCS community.

An intensive pedestrian survey is conducted using parallel belt transects that are approximately 10-40 feet apart as a means of searching for listed species. The distance between transects depends upon both the thickness of vegetation and line of sight visibility. In addition, periodic "stop-look-listen" and quiet stalking methods are conducted for animals. Signs or sightings of these species are then geo-located via a hand held GPS unit and marked in the field with flagging tape. The table at end of the report lists the FLUCFCS communities found on the parcel and the corresponding species which have a probability of occurring in them.

Transects were walked approximately as shown on the attached Protected Species Survey Map **Exhibit D** and Protected Species Survey Map with Aerial **Exhibit E**. Specific attention was placed on locating any gopher tortoise (*Gopherus polyphemus*) burrows, potential fox squirrel (*Sciurus niger shermani*) nests, locating red-cockaded

**Central Park
Protected Species Survey**

woodpecker (*Picoides borealis*) cavity trees, Florida bonneted bat (*Eumops floridanus*) roosting cavities, and eagle's (*Haliaeetus leucocephalus*) nests within the forested portions of the property.

TABLE 1: SURVEY DATE AND WEATHER CONDITIONS

Survey Date	Survey Time	Weather Conditions
July 24, 2016	2-4 P.M.	Mostly clear skies with light winds and temperatures in the high 80's

EXISTING SITE CONDITIONS

Site Details – The boundary is approximate and based upon Lee County GIS and assumed to be 6.38± acres. The site was undeveloped, but appears to have a long history of disturbance. In general, the property is composed of inactive land with street patterns but without structures, pine flatwoods, Australian pine and a stream. The site is bordered by Lakes Park to the west, undeveloped land to the south. To the north the land is mostly undeveloped and to the east is roadways, developed land and U.S. 41.

Soil Type - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). Please see the attached NRCS Soils Map **Exhibit F**. These mappings are general in nature, but can provide a certain level of information about the site as to the possible extent of wetland area. According to these mappings, the parcel is underlain by 13; Boca Fine Sand a non-hydric soil and 99; water. Boca Fine Sand is hydric at the national level only.

Vegetation Communities – Each community was mapped in the field according to the system in use by the agencies, the Florida Land Use Cover and Forms Classification System (FLUCFCS). Listed below are the vegetation communities or land-uses identified on the site. Vegetation is one parameter used in determining the presence of a wetland; the other parameters include the presence of wetland hydrology and hydric soils. These community mappings will generally reflect whether an area could be considered as wetlands. We identified approximately 042± acres of potential outstanding Florida waters on the site. The following descriptions correspond to the mappings on the attached FLUCFCS map. See Florida Land Use, Cover and Forms Classification System (Department of Transportation 1999) for definitions.

FLUCFCS CODES/DESCRIPTION

192 Inactive Land with Street Patterns 3.34± ac.

This is an area is composed of street patterns but no structures. It occupies approximately 3.34± acres of the property. Sub-canopy consists mainly of slash pine (*Pinus elliottii*), Australian pine (*Casuarina equisetifolia*), and earleaf acacia (*Acacia auriculiformis*). The groundcover consists of saw palmetto (*Serenoa*

**Central Park
Protected Species Survey**

repens), love vine (*Cuscuta* sp.), tickseed (*Coreopsis lanceolata*), ragweed (*Ambrosia artemisiifolia*), and creeping oxeye (*Sphagneticula trilobata*).

411 Pine Flatwoods (1-24% Exotics) 2.07± ac.

This upland habitat type occupies 2.07± acres of the property. Canopy vegetation is slash pine (*Pinus elliottii*) and Australian pine (*Casuarina equisetifolia*). Sub-canopy includes slash pine (*Pinus elliottii*), earleaf acacia (*Acacia auriculiformis*), wax myrtle (*Myrica cerifera*), and melaleuca (*Melaleuca quinquenervia*). Ground cover includes saw palmetto (*Serenoa repens*), grape vine (*Vitis vinifera*), smilax (*Smilax* sp.), bushy broom sedge (*Andropogon virginicus*), love vine (*Cuscuta* sp.), and Caesar weed (*Urena lobata*).

437 Australian Pine 0.55± ac.

This upland habitat type occupies approximately 0.55± acres of the property. The canopy contains earleaf acacia (*Acacia auriculiformis*) and Australian pine (*Casuarina equisetifolia*). The sub-canopy consists of mimosa (*Mimosa pudica*), earleaf acacia (*Acacia auriculiformis*), and Brazilian pepper (*Schinus terebinthifolius*). The ground cover consist of Spanish needles (*Bidens alba*), sandspur (*Cenchrus echinatus*), ragweed (*Ambrosia artemisiifolia*), grape vine (*Vitis vinifera*), frog fruit (*Lippia nodiflora*), and creeping oxeye (*Sphagneticula trilobata*).

510 Streams and Waterways 0.42± ac.

This habitat type occupies approximately 0.42± acres of the property. The canopy is open. The sub-canopy contains earleaf acacia (*Acacia auriculiformis*) and Brazilian pepper (*Schinus terebinthifolius*). The groundcover consists of saw palmetto (*Serenoa repens*), love vine (*Cuscuta* sp.), ragweed (*Ambrosia artemisiifolia*), and creeping oxeye (*Sphagneticula trilobata*).

TABLE 2: FLUCFCS COMMUNITY TABLE

FLUCFCS Code	Community Description	Acreage
192	Inactive Land with Street Pattern	3.34± ac.
411E1	Pine Flatwoods (1-24% Exotics)	2.07± ac.
437	Australian Pine	0.55± ac.
510	Streams and Waterways	0.42± ac.
Total		6.38± ac.

SPECIES PRESENCE

**Central Park
Protected Species Survey**

During the field survey, no protected species or signs thereof were observed on-site. No nest-like structures or tree cavities were noted, and no gopher tortoise burrows were identified.

DISCUSSION

The lack of tortoise burrows is likely attributed to the lack of habitat as well as the surrounding development and golf course. It is unlikely that this site supports or would provide suitable habitat for protected species due to the disturbed nature of the site and the historic land-use of the adjacent areas. With the fragmented and isolated nature of the forested portions of the property, it also appears unlikely fox squirrels would utilize the property. In addition, due the lack of corridors or contiguous habitat of the property with off-site areas, it is not anticipated that other listed species would occupy the property. The nearby roads also create a barrier and a hazard to other animals. Other non-listed species observed were a black racer.

Fallow development with initial grade infrastructure and sidewalks and utility lights are present.

Community locations were estimated and drawn by using a non-rectified aerial with approximate property boundaries hence, their location, aerial extent, and acreage is approximate.

**Central Park
Protected Species Survey**

TABLE 3: LISTED SPECIES BY HABITAT WITH CURRENT STATUS

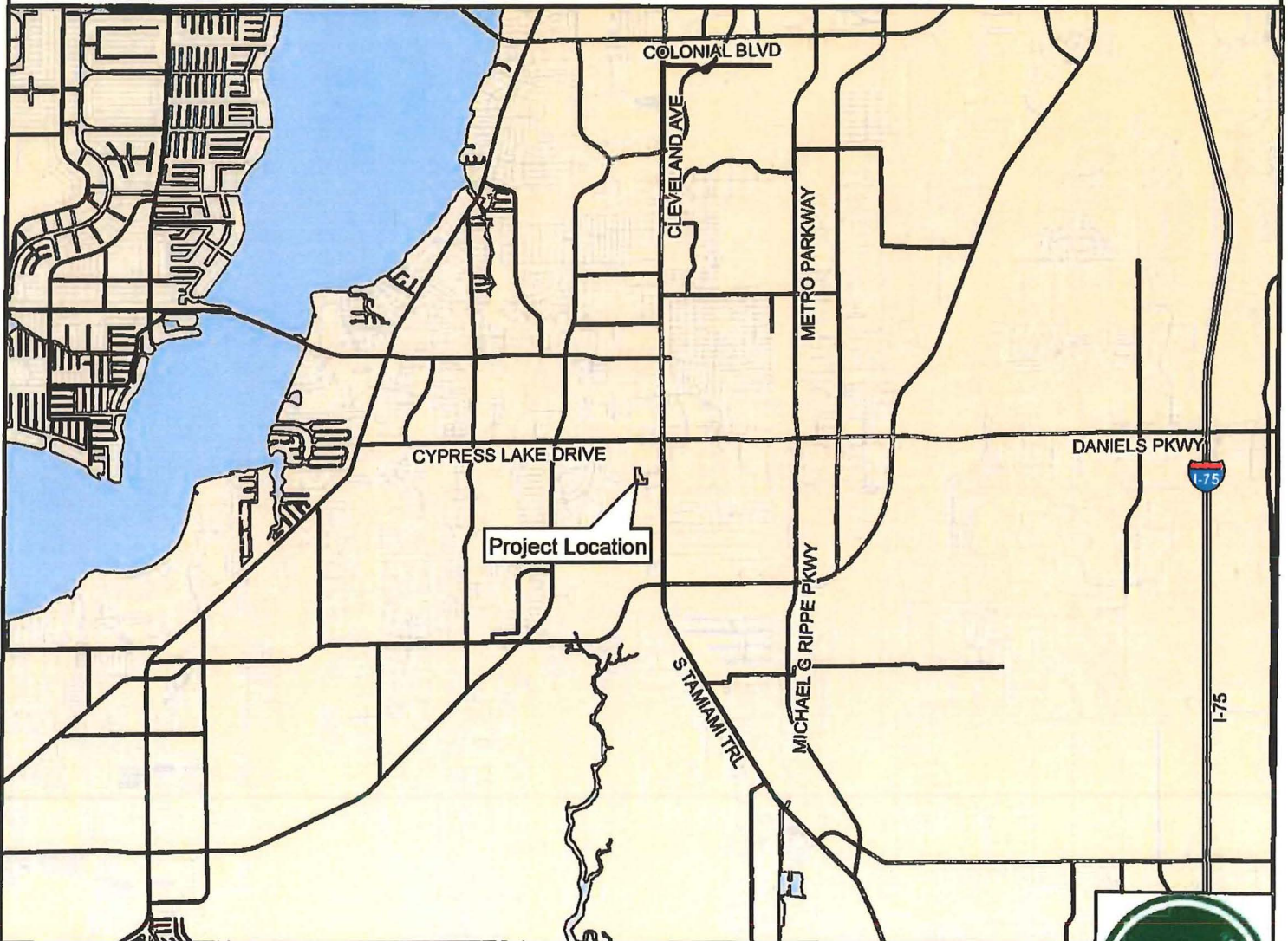
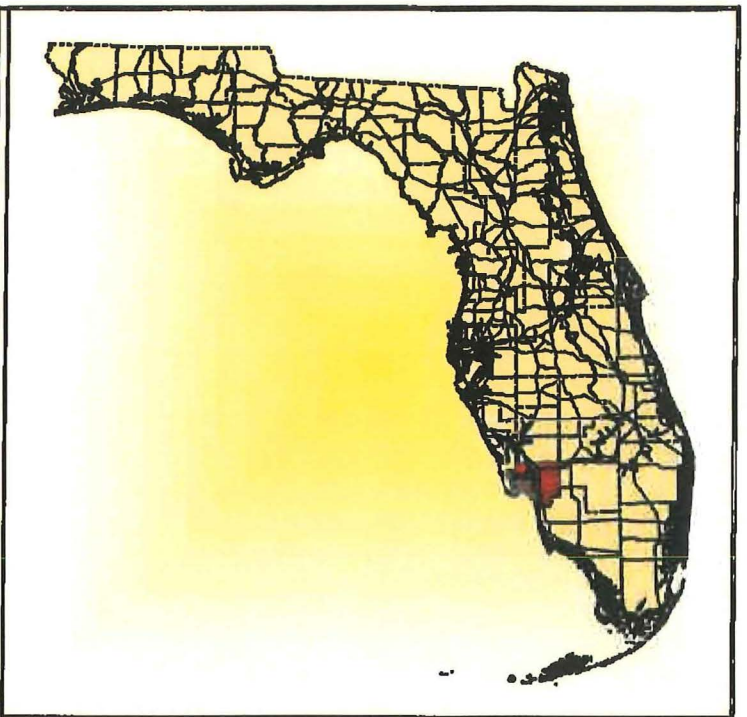
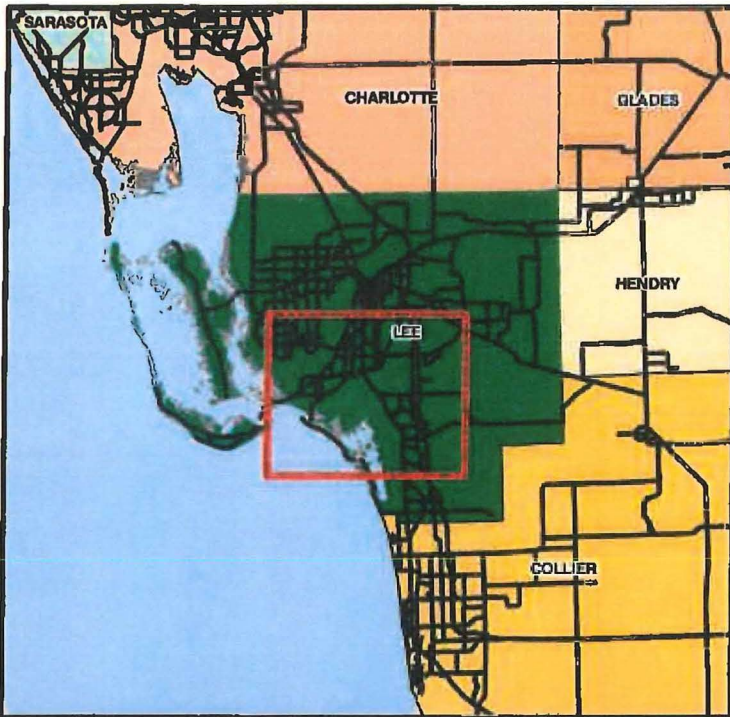
FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Percent Coverage	Observed	USDA	FDA&CS	FWS	FWC
192	Inactive Land with Street Patterns but Without Structures	N/A	--	100	--	--	--	--	--
411E1	Pine Flatwoods	Beautiful paw-paw	<i>Deeringothamnus pulchellus</i>	100	--	E	E	E	--
		Big cypress fox squirrel	<i>Sciurus niger avicennia</i>	100	--	--	--	--	SSC
		Eastern indigo snake	<i>Drymarchon corais couperi</i>	100	--	--	--	T	T
		Fakahatchee burmannia	<i>Burmanna flava</i>	100	--	--	E	--	--
		Florida black bear	<i>Ursus americanus floridanus</i>	100	--	--	--	SAT	T
		Florida coontie	<i>Zamia floridana</i>	100	--	--	C	--	--
		Gopher frog	<i>Rana areolata</i>	100	--	--	--	--	SSC
		Gopher tortoise	<i>Gopherus polyphemus</i>	100	--	--	--	T	T
		Red-cockaded woodpecker	<i>Picoides borealis</i>	100	--	--	--	E	SSC
		Satinleaf	<i>Chrysophyllum olivaeforme</i>	100	--	--	T	--	--
		Southeastern American Kestrel	<i>Falco sparverius paulus</i>	100	--	--	--	--	T
		Florida bonneted bat	<i>Eumops floridanus</i>	100	--	--	--	E	--
437	Australian Pine	N/A	--	100	--	--	--	--	--
510	Streams and Waterways	American alligator	<i>Alligator mississippiensis</i>	100	--	--	--	SAT	SSC
		Everglades mink	<i>Mustela vison evergladensis</i>	100	--	--	--	--	T
		Limpkin	<i>Aramus guarauna</i>	100	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	100	--	--	--	--	SSC
		Reddish egret	<i>Egretta rufescens</i>	100	--	--	--	--	SSC
		Roseate spoonbill	<i>Ajaja ajaja</i>	100	--	--	--	--	SSC
		Snowy egret	<i>Egretta thula</i>	100	--	--	--	--	SSC
		Tricolored heron	<i>Egretta tricolor</i>	100	--	--	--	--	SSC

C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community as listed in Appendix H of the Lee County Land Development Code.

**Central Park
Protected Species Survey**

**Exhibit A
Project Location Map**



Category	Created by:	Date:
Location Map	BKM	7/11/16
Agency	Project Number	County
--	2016-36	Lee
Application/Permit Number	SEC/TWP/RNG	
--	23/45S/24E	

Central Park

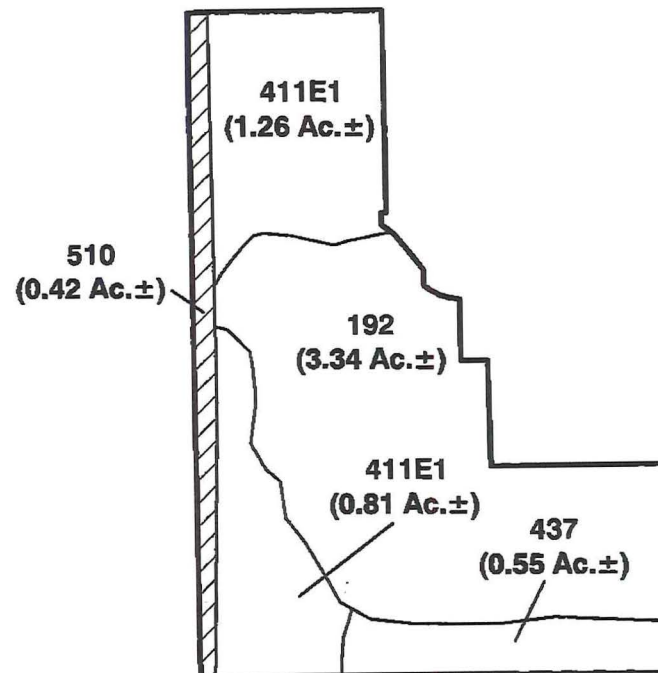
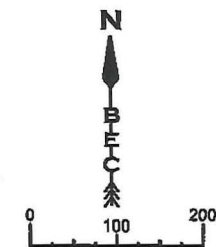
Location Map

11000 Metro Pkwy
Suite 4
Fort Myers, FL 33966
Phone: (239)418-0671
Fax: (239)418-0672
www.boylanenv.com



**Central Park
Protected Species Survey**

**Exhibit B
FLUCFCS Map**



FLUCFCS Legend			
FLUCFCS Code	Community	Total	%
192	Inactive Land with Street Pattern, but Without Structures	3.34± Ac	52.35%
411 E1	Pine Flatwoods (1-24% Exotics)	2.07± Ac	32.45%
437	Australian Pine	0.55± Ac	8.62%
510	Streams and Waterways	0.42± Ac	6.58%
Total		6.38± Ac	100%

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

LEGEND

 Other Surface Waters(0.42± Ac.)

Category	Drawn By:	Date:
FLUCFCS	BKM	7/24/16
Agency	BEC Number	
---	2016-36	
Application/Permit Number	Revision	

Central Park FLUCFCS Map

Scale:
1" = 200'
County
Lee
S/T/R
23/45S/24E

11000 Metro Parkway
Suite 4,
Ft. Myers, FL 33966
Phone: (239) 418-0671
Fax: (239) 418-0672
www.boylanenv.com




**Central Park
Protected Species Survey**

**Exhibit C
FLUCFCS Map with Aerial**

C:\Users\Bland\Documents\Central Park Aerial FLUCFCS Map 1-25-2016.dwg 2/27/2016 1:25:20 PM



LEGEND

 Other Surface Waters (0.42± Ac.)

FLUCFCS Legend			
FLUCFCS Code	Community	Total	%
192	Inactive Land with Street Pattern, but Without Structures	3.34± Ac	52.35%
411 E1	Pine Flatwoods (1-24% Exotics)	2.07± Ac	32.45%
437	Australian Pine	0.55± Ac	8.62%
510	Stream and Waterways	0.42± Ac	6.56%
Total		6.38± Ac	100%

Category	Drawn By:	Date:
FLUCFCS	BKM	7/24/16
Agency	BEC Number	
---	2016-36	
Application/Permit Number	Revision	

Central Park

Aerial FLUCFCS Map

Scale:

1" = 200'

County

Lee

S/T/R

23/45S/24E

11000 Metro Parkway
Suite 4,
Ft. Myers, FL 33906
Phone: (239) 418-0671
Fax: (239) 418-0672
www.boylanenv.com

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

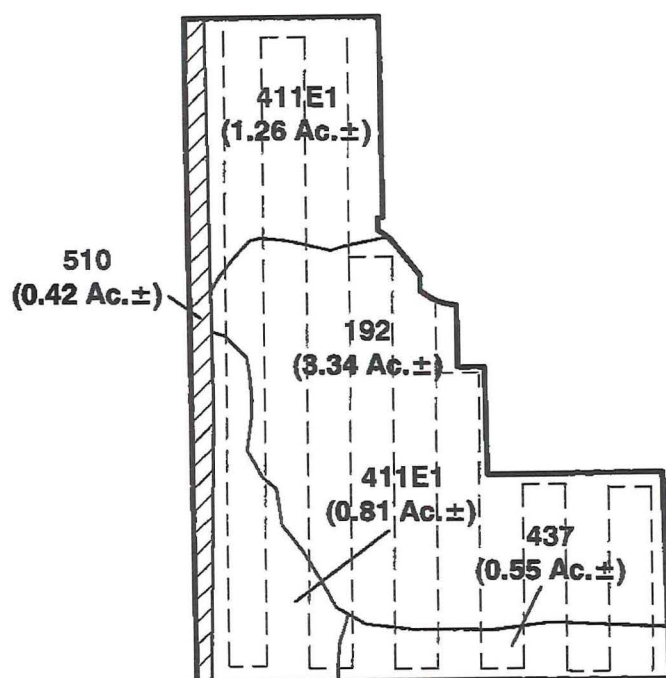
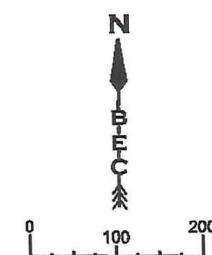
FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999)

Aerial photographs were acquired through Lee County Property Appraiser's office with a flight date of January, 2016.



Central Park
Protected Species Survey



Exhibit D
Protected Species Survey Map



FLUCFCS Legend

FLUCFCS Code	Community	Total	%
192	Inactive Land with Street Pattern, but Without Structures	3.34± Ac	52.35%
411 E1	Pine Flatwoods (1-24% Exotics)	2.07± Ac	32.45%
437	Australian Pine	0.55± Ac	8.62%
510	Streams and Waterways	0.42± Ac	6.56%
Total		6.38± Ac	100%

LEGEND

-  Other Surface Waters (0.42± Ac.)
-  PSS Survey Transects

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999)



Central Park

Protected Species Survey Map

Category	Drawn By:	Date:	Scale:	11000 Metro Parkway Suite 4, Ft. Myers, FL 33966 Phone: (239) 418-0671 Fax: (239) 418-0672 www.boylanenv.com
PSS	BKM	7/24/16	1" = 200'	
Agency		BEC Number	County	
---		2016-36	Lee	
Application/Permit Number		Revision	S/T/R	
***			23/45S/24E	

C:\Users\Burmah\Documents\Central Park Base Map.aprx 10/26/2016 10:27:16 AM Central Park Base Map.aprx Titled: PSS Jul 25, 2016 9:27:16 AM Plotted by: Blam

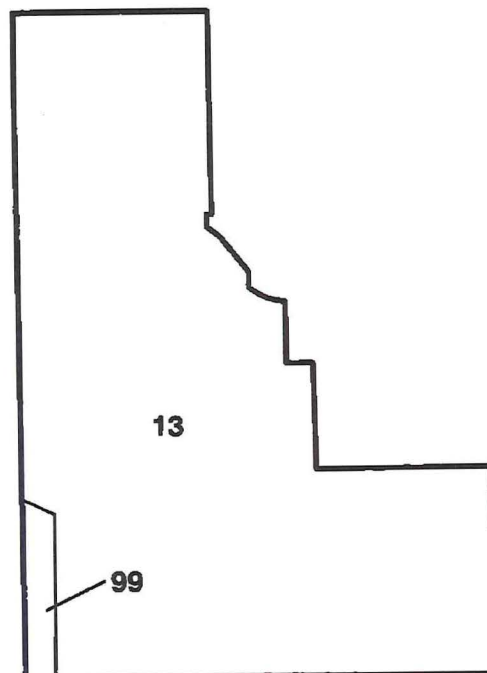
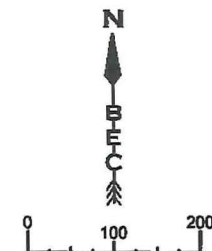
**Central Park
Protected Species Survey**

**Exhibit E
Protected Species Survey Map with Aerial**

**Central Park
Protected Species Survey**

**Exhibit F
NRCS Soils Map**

G:\Users\jann\AppData\Local\Temp\Aschubian_1196\Unsaved Drawing.dwg Tab: Soils Map Jul 11, 2016 - 10:11am Plotted by: Bryant



NRCS Soils Legend		
Soil No	Description	Status
13	Boca Fine Sand	Non-Hydric
99	Water	-

NOTES:

Soils were acquired from the FGDL and are from the NRCS Soils Maps.

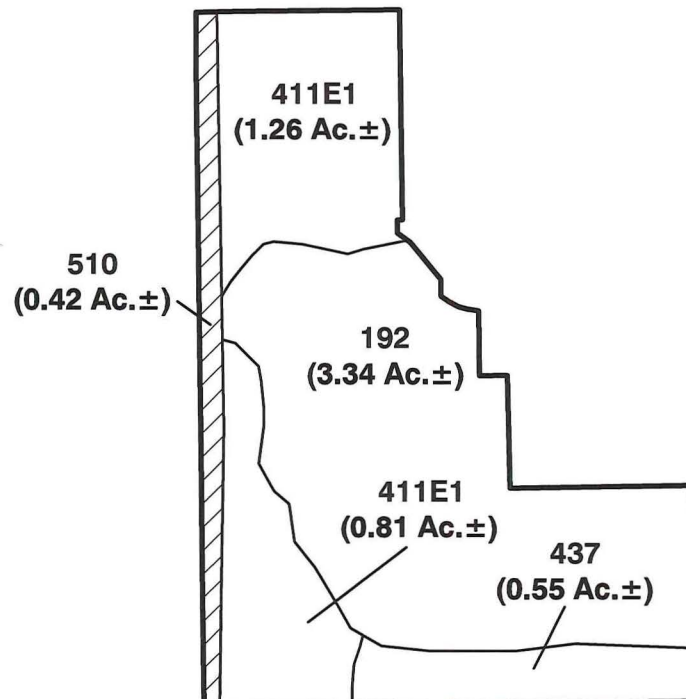
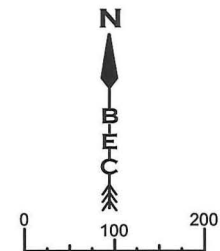
Category	Drawn By:	Date:
Soils	BKM	7/11/16
Agency	BEC Number	
—	2016-36	
Application/Permit Number	Revision	

Central Park
NRCS Soils Map

Scale:
1" = 200'
County
Lee
S/T/R
23/45S/24E

11000 Metro Parkway
Suite 4,
Ft. Myers, FL 33966
Phone: (239) 418-0671
Fax: (239) 418-0672
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LEGEND

 **Other Surface Waters (0.42± Ac.)**

FLUCFCS Legend			
FLUCFCS Code	Community	Total	%
192	Inactive Land with Street Pattern, but Without Structures	3.34± Ac	52.35%
411 E1	Pine Flatwoods (1-24% Exotics)	2.07± Ac	32.45%
437	Australian Pine	0.55± Ac	8.62%
510	Streams and Waterways	0.42± Ac	6.58%
Total		6.38± Ac	100%

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Category	Drawn By: BKM	Date: 7/24/16	<div>Central Park</div> <div>FLUCFCS Map</div>		Scale:	11000 Metro Parkway Suite 4, Ft. Myers, FL 33966 Phone: (239) 418-0671 Fax: (239) 418-0672 www.boylanenv.com
FLUCFCS	Agency	BEC Number			1" = 200'	
---	Application/Permit Number	2016-36			County	
***		Revision			Lee	
					S/T/R	
					23/45S/24E	





**43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
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Certificate of Authorization # 29086**

Historic Resources Impact Analysis – Exhibit M13

Florida Master Site File

Per the Florida Master Site File, no previously recorded cultural or historic resources are located within 150 feet of the subject property. See attachments.

Archaeological Sensitivity Map

The subject property is not identified as being archaeologically sensitive (Sensitivity Level 1 or 2) on the Lee County Archaeological Sensitivity Map, dated December 2014. See attached Map.



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

August 20, 2019



Veronica Martin
TDM Consulting
43 Barkley Circle, Suite 200
Ft. Myers, FL 33907
Phone: 239.433.4231
Email: vmartin@tdmconsulting.com

In response to your inquiry of August 20, 2019 the Florida Master Site File lists no previously recorded cultural or historic resources in the following parcel of Lee County, Florida:

Parcel ID: 23-45-24-60-00000.2010 with a 150 foot buffer as shown on the corresponding map.

When interpreting the results of this search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

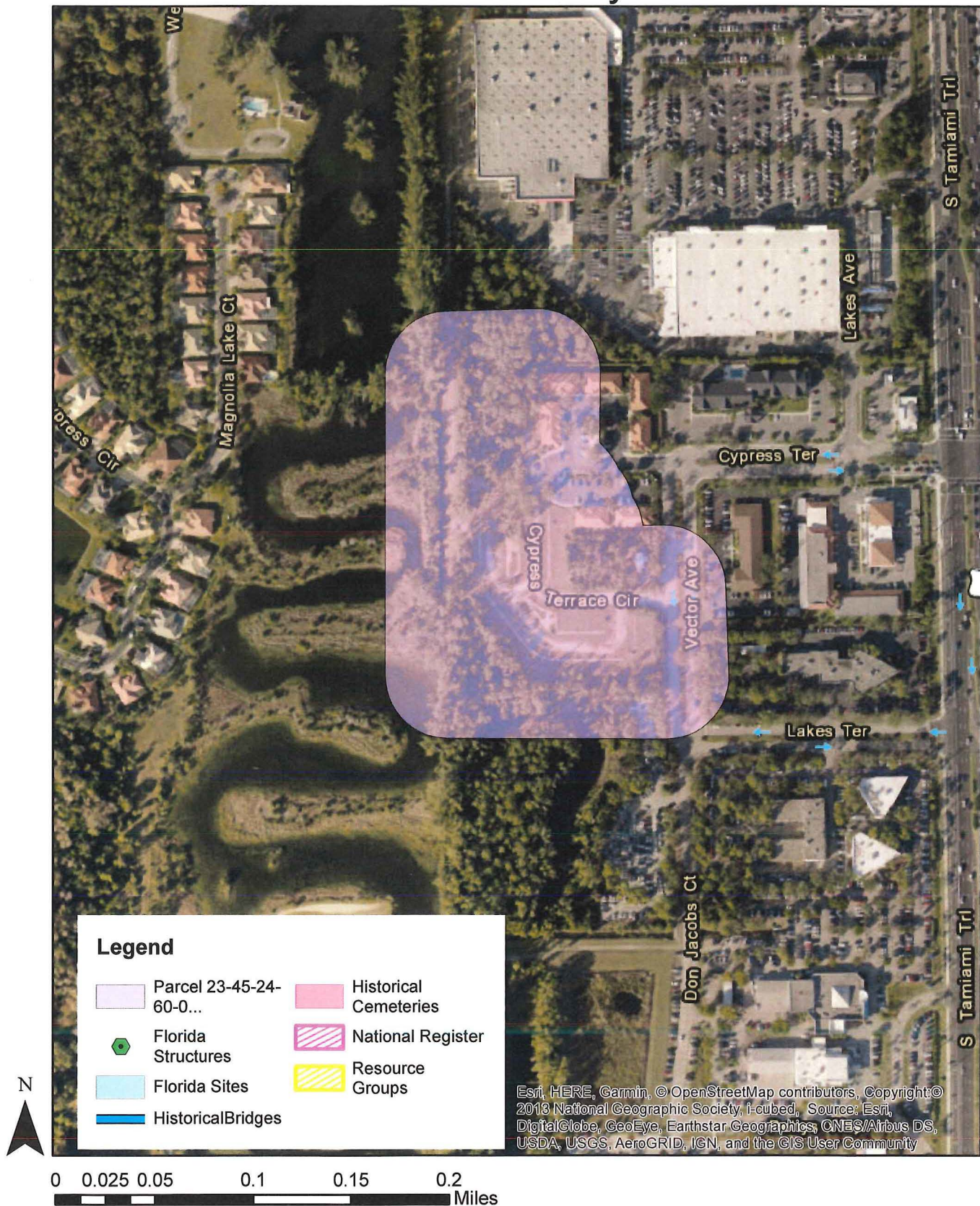
Sincerely,

Cody VanderPloeg
Archaeological Data Analyst
Florida Master Site File
Cody.VanderPloeg@dos.myflorida.com

Cultural Resource Search




150 Foot Buffer

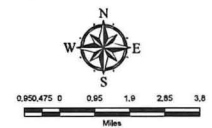
Lee County



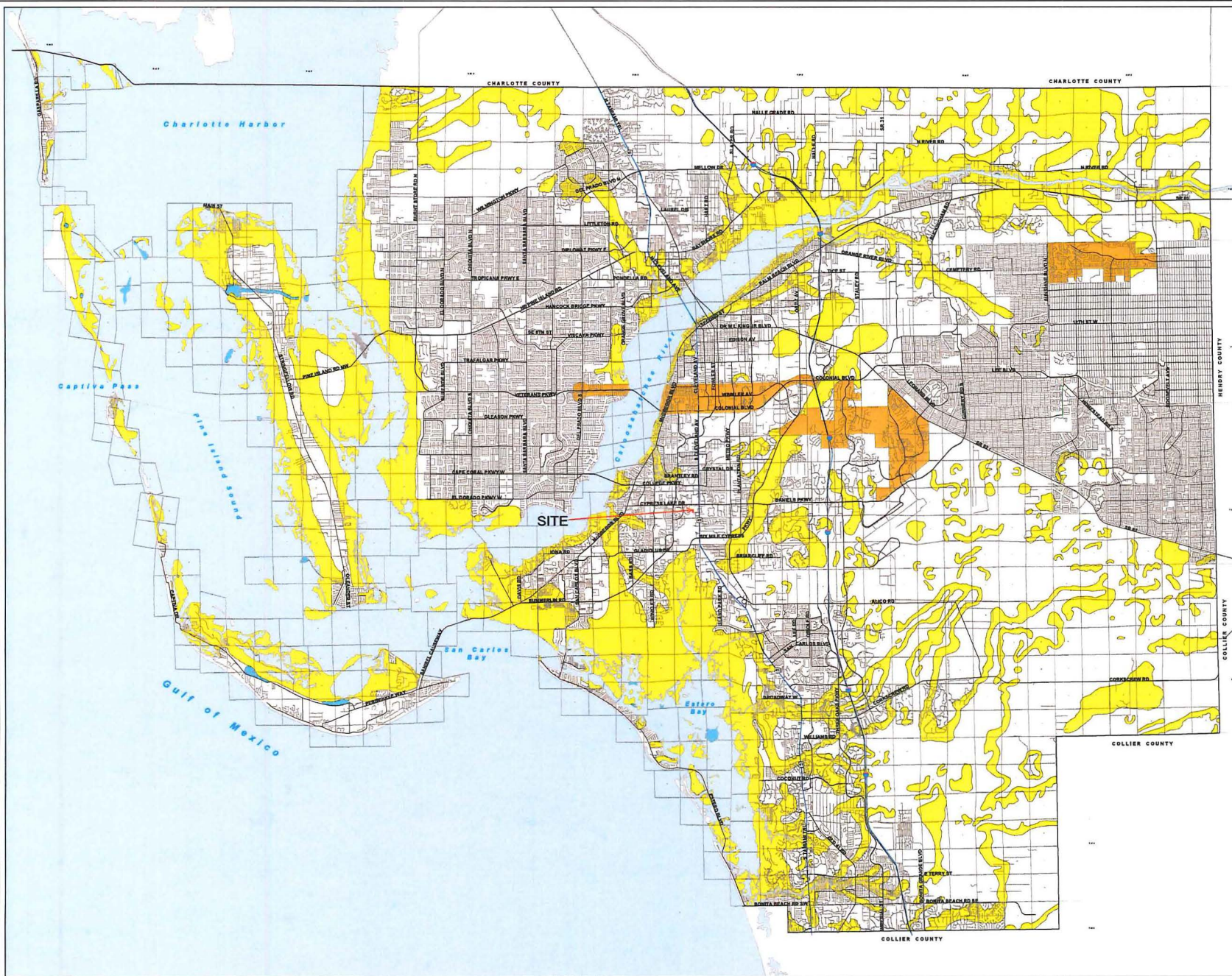
Lee County Archaeological Sensitivity Map

Legend

-  Sensitivity Level 1
-  Sensitivity Level 2
-  Previously Surveyed



Map Generated: December 2014
 Adopted December 21, 1988
 Land Development Code Chapter 22-106





43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
www.tdmcivilengineering.com

Central Park Mixed-Use Overlay

Public Facilities Impacts Analysis

Exhibit M14

Potable Water and Sanitary Sewer

As a proposed development in an established mixed-use district, both potable water and sanitary sewer service the development. Per F.A.C. 64E-6.008 Table 1, the expected demand for half of the proposed multi-family residential dwelling units (two bedrooms each) is 200 GPD per dwelling unit while the expected demand for the other half of the proposed multi-family residential dwelling units (three bedrooms each) is 300 GPD per dwelling unit. Therefore, the proposed development can expect an average potable water and sanitary sewer demand of $(83 \times 200) + (83 \times 300) = 41,500$ GPD.

Daily Peak Demand = Average Demand $\times 1.3 = 41,500$ GPD $\times 1.3 = 53,950$ GPD

Hourly Peak Demand = Average Demand $\times 4 = 41,500$ GPD $\times 4 = 166,000$ GPD = 6,917 GPH = 115.3 GPM

The proposed development is within the Lee County Utilities (LCU) franchise area. LCU owns and maintains existing potable water and wastewater lines along the parcel's frontage with Vector Avenue. LCU's Green Meadows Water Treatment Plant will provide potable water service to the proposed development while LCU's Fiesta Village Wastewater Treatment Plant will provide wastewater service.

According to the 2018 Lee County Concurrency Report, LCU's interconnected water distribution system is permitted with a capacity of 51.9 million gallon per day (MGPD) and is projected to operate at 44.4 MGPD in 2023. Therefore, there is sufficient capacity within the existing water distribution system to serve the 41,500 GPD increase in demand to LCU's system from the project at build-out.

According to the 2018 Lee County Concurrency Report, the Fiesta Village facility is permitted with a capacity of 5.0 million gallon per day (MGPD) and is projected to operate at 3.2 MGPD in 2023. Therefore, there is sufficient capacity within the existing plant to serve the 41,500 GPD increase in demand to LCU's system from the project at build-out.

Surface Water Drainage

The parcel is part of a master surface water management permit through South Florida Water Management District (ERP #36-00759-S). The existing master surface water management system

provides the necessary water quality, water quantity, and attenuation for the entire subdivision. The proposed development will be required to provide ½" of on-site dry pre-treatment prior to discharge into the master surface water management system. Interconnected dry detention areas will provide the requisite water quality dry pre-treatment. Connection to the master surface water management system will be via a control structure and culvert pipe, limiting discharge to a specified rate. Discharge from the master surface water management system will occur through a control structure to the west to the bordering former IDD canal and ultimately to Hendry Creek.



BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Raymond Sandelli
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Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
*County Chief
Hearing Examiner*

October 14, 2019

Via E-Mail

Veronica Martin
TDM Consulting, Inc.
43 Barkley Cir, Suite 200
Fort Myers, FL 33907

**RE: Potable Water and Wastewater Availability
Central Park Condo
STRAP # 23-45-24-60-00000.2010**

Dear Ms. Martin:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 166 single family residential units with an estimated flow demand of approximately 35,465 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Green Meadows Water Treatment Plant.

Sanitary sewer service will be provided by our our Fiesta Village Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

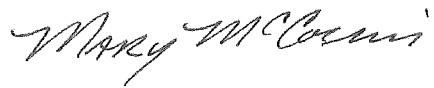
October 14, 2019

Page 2

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Comprehensive Plan Amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

A handwritten signature in cursive script that reads "Mary McCormic".

Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING

**TRAFFIC GENERATION COMPARISON
BETWEEN
CURRENTLY APPROVED VERSUS PROPOSED
Central Park**

PREPARED FOR:

**Mr. Andre Schechter, Managing Member
Fort Pegasus, LLC.
6358 Old Mahogany Court
Naples, FL 34109**

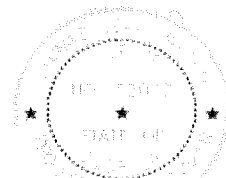
PREPARED BY:



**43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
www.tdmcivilengineering.com
Certificate of Authorization # 29086**

September 2019

Dean Martin,
P.E. Florida
52022



DEAN MARTIN
FLORIDA P.E. #52022
10/10/19 10:00:00 AM

Digitally signed by Dean Martin, P.E.
Florida 52022
DN: cn=Dean Martin, P.E. Florida
52022, o=TDM Consulting Inc.,
ou=TDM Consulting,
email=dmartin@tdmconsulting.com,
c=US
Date: 2019.09.17 09:03:21 -0400

1. PURPOSE

OBJECTIVE

This report has been prepared in accordance with Lee County Department of Community Development and Lee County TIS Guidelines criteria for projects seeking a Comprehensive Plan Amendment. This report compares the anticipated traffic generation of the currently approved development versus the proposed development in order to determine any adverse roadway impacts associated with the addition of **Central Park** to the Mixed-Use Overlay.

The subject parcel per the most recent boundary survey is 6.439 acres.

2. SITE DESCRIPTION

SITE LOCATION

Central Park is a 6.439-acre project located on the west side of U.S. 41 in Section 23, Township 45 South, Range 24 East, Lee County, Florida (see Exhibit 1). The existing zoning for the property allows construction of one hundred sixty-six (166) multi-family residential units on the site or 64,390 square feet of commercial offices.

3. OBSERVATIONS

3.1 TRIP GENERATION CALCULATIONS

Vehicular trips generated by the currently approved development were calculated by using the equations provided by the Institute of Transportation Engineers, 10th Edition of the Trip Generation Manual, Land Use Code 221 (Multifamily Housing Mid-Rise) and Land Use Code 710 (General Office Building) using the average rates or the fitted curve equations shown in the tables.

Table 1. Raw Trip Generation – Approved Mid-Rise (LUC 221)

166 Dwelling Units:

- A. Daily Average Vehicle Trip Ends, Weekday
 $T = 5.45 (166) - 1.75 = 902$ (451 entering, 451 exiting)
- B. A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
 $\text{Ln}(T) = 0.98 \text{Ln}(166) - 0.98 = 56$ (15 entering, 41 exiting)
- C. P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
 $\text{Ln}(T) = 0.96 \text{Ln}(166) - 0.63 = 72$ (44 entering, 28 exiting)

Source: TDM, 2019

Table 2. Raw Trip Generation – Approved Offices (LUC 710)

64,390 Square Feet of Gross Floor Area:

- A. Daily Average Vehicle Trip Ends, Weekday
 $\text{Ln}(T) = 0.97 \text{Ln}(64.390) + 2.50 = 692$ (346 entering, 346 exiting)
- B. A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
 $T = 0.94 (64.390) + 26.49 = 87$ (75 entering, 12 exiting)
- C. P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
 $\text{Ln}(T) = 0.95 \text{Ln}(64.390) + 0.36 = 75$ (12 entering, 63 exiting)

Source: TDM, 2019

It is assumed that the proposed parcel is not large enough to accommodate both uses; therefore, the approved trip generation will be either Table 1 or Table 2, not the sum of both.

As shown below, vehicular trips generated by the proposed development are identical to the currently approved development since the proposed amendment will not alter the allowable residential density or commercial intensity.

Table 3. Raw Trip Generation – Proposed Mid-Rise (LUC 221)

<u>166 Dwelling Units:</u>	
A.	Daily Average Vehicle Trip Ends, Weekday $T = 5.45 (166) - 1.75 = 902$ (451 entering, 451 exiting)
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $Ln(T) = 0.98 Ln(166) - 0.98 = 56$ (15 entering, 41 exiting)
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $Ln(T) = 0.96 Ln(166) - 0.63 = 72$ (44 entering, 28 exiting)

Source: TDM, 2019

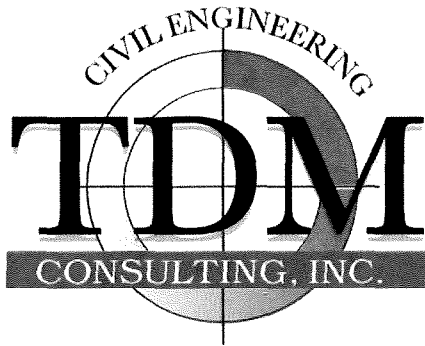
Table 4. Raw Trip Generation – Proposed Offices (LUC 710)

<u>64,390 Square Feet of Gross Floor Area:</u>	
A.	Daily Average Vehicle Trip Ends, Weekday $Ln(T) = 0.97 Ln(64.390) + 2.50 = 692$ (346 entering, 346 exiting)
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 0.94 (64.390) + 26.49 = 87$ (75 entering, 12 exiting)
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $Ln(T) = 0.95 Ln(64.390) + 0.36 = 75$ (12 entering, 63 exiting)

Source: TDM, 2019

3.2 CONCLUSION

The proposed amendment will not result in an increase in vehicle trips; therefore, the surrounding roadway network will continue to operate at acceptable Levels of Service both with and without the trips generated by the development. No roadway capacity improvements will be warranted as a result of the traffic expected to be generated by the development.



43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
www.tdmcivilengineering.com

Central Park Mixed-Use Overlay

Level of Service Analyses for Potable Water, Sanitary Sewer, Surface Water Drainage, Parks, Recreation and Open Space, and Public Schools Exhibit M16

Revised 12/19/2019

Potable Water and Sanitary Sewer

As a proposed development in an established mixed-use district, both potable water and sanitary sewer service the development. Per F.A.C. 64E-6.008 Table 1, the expected demand for half of the proposed multi-family residential dwelling units (two bedrooms each) is 200 GPD per dwelling unit while the expected demand for the other half of the proposed multi-family residential dwelling units (three bedrooms each) is 300 GPD per dwelling unit. Therefore, the proposed development can expect an average potable water and sanitary sewer demand of $(83 \times 200) + (83 \times 300) = 41,500$ GPD.

Daily Peak Demand = Average Demand $\times 1.3 = 41,500$ GPD $\times 1.3 = 53,950$ GPD

Hourly Peak Demand = Average Demand $\times 4 = 41,500$ GPD $\times 4 = 166,000$ GPD = 6,917 GPH = 115.3 GPM

The proposed development is within the Lee County Utilities (LCU) franchise area. LCU owns and maintains existing potable water and wastewater lines along the parcel's frontage with Vector Avenue. LCU's Green Meadows Water Treatment Plant will provide potable water service to the proposed development while LCU's Fiesta Village Wastewater Treatment Plant will provide wastewater service.

According to the 2018 Lee County Concurrency Report, LCU's interconnected water distribution system is permitted with a capacity of 51.9 million gallon per day (MGPD) and is projected to operate at 44.4 MGPD in 2023. Therefore, there is sufficient capacity within the existing water distribution system to serve the 41,500 GPD increase in demand to LCU's system from the project at build-out.

According to the 2018 Lee County Concurrency Report, the Fiesta Village facility is permitted with a capacity of 5.0 million gallon per day (MGPD) and is projected to operate at 3.2 MGPD in 2023. Therefore, there is sufficient capacity within the existing plant to serve the 41,500 GPD increase in demand to LCU's system from the project at build-out.

Surface Water Drainage

The parcel is part of a master surface water management permit through South Florida Water Management District (ERP #36-00759-S). The existing master surface water management system provides the necessary water quality, water quantity, and attenuation for the entire subdivision. The proposed development will be required to provide ½" of on-site dry pre-treatment prior to discharge into the master surface water management system. Interconnected dry detention areas will provide the requisite water quality dry pre-treatment. Connection to the master surface water management system will be via a control structure and culvert pipe, limiting discharge to a specified rate. Discharge from the master surface water management system will occur through a control structure to the west to the bordering former IDD canal and ultimately to Hendry Creek.

Parks, Recreation, and Open Space

Per the 2019 Public Facilities Level of Service and Concurrency Report, the Required Capacity for Parks and Recreation is 5,052 acres of regional parks and 285 acres of community parks. The Available Capacity is currently at 7,051 acres of regional parks and 743 acres of community parks. The subject property is located near Lakes Park, located on Gladiolus Drive south of the property, near the John Yarbrough Linear Park, located on Daniels Parkway east of the property, and near Rutenberg Park, located on Cypress Lake Drive west of the property. The small development doesn't diminish the available capacity of Parks and Recreation.

Public Schools

Per the Review Letter provided by the School District of Lee County, the development does not significantly impact the capacity of the public schools. Per the Letter, a total of 20 school-aged children would be generated to utilize the public school system.



**43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
www.tdmcivilengineering.com
Certificate of Authorization # 29086**

**Central Park Mixed-Use Overlay
Comprehensive Plan Amendment**

**Letters of Determination for the Adequacy/Provision of Existing/Proposed Support Facilities
Exhibit M17**

1. Lee County Emergency Medical Services
Lee Mayfield/Benjamin Abes
Via Email: LMayfield@leegov.com
2. Lee County Solid Waste Division
Brigitte Kantor
Via Email: BKantor@leegov.com
3. LeeTran
Levi McCollum
Via Email: JMcCollum@leegov.com
4. Lee County Schools
Dominic Gemelli
Via Email: DominicTG@LeeSchools.net
5. South Trail Fire District
Martica Pitt/Division Chief Nate Burley
Via Email: mpitt@southtrailfire.org
6. Lee County Sheriff's Office
Captain Matthew Herterick
15650 Pine Ridge Road
Fort Myers, FL 33908

*One copy of the Application for a Comprehensive Plan Amendment – Map and an Aerial map of the Subject Property was included in each Letter of Request.



LEE COUNTY

SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

August 27, 2019

Veronica Martin
TDM Consulting
43 Barkley Circle, Ste. 200
Fort Myers, FL 33907

Re: Letter of Service Availability

Ms. Martin,

I am in receipt of your letter requesting a Letter of Service Availability for a Comprehensive Plan Amendment for a 6.4-acre parcel in South Fort Myers. The STRAP for the parcel is #23-45-24-60-00000.2010.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The primary ambulance for this location is Medic 1, located 1.9 miles north. In addition, Medic 8 is located 3.7 miles to the south. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16.

It is our opinion that the service availability for the proposed development of this property is adequate at this time. Should the plans change or more information becomes available, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes
Chief
Division of Emergency Medical Services



John E. Manning
District One

August 26, 2019

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

TDM Consulting
Attn.: Ms. Veronica Martin
43 Barkley Circle, Suite 200
Fort Myers, FL 33907

RE: Letter of Availability
STRAP 23-45-24-60-00000.2010 - 6.4 acres behind Costco in SFM

Dear Ms. Martin,

The Lee County Solid Waste Division is capable of providing solid waste collection and disposal service for the above planned Mixed Use Planned Development in South Fort Myers. Disposal of the solid waste will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

To ensure service, it is the responsibility of the property owner to follow Lee County Ordinance 11-27 for commercial dumpster space and recycling container requirements. For access of the collection vehicle to the dumpster enclosure we recommend an area unobstructed by trees and away from abutting parking spaces. The area should be accessible by the collection vehicle without crossing lanes or obstructing traffic. A minimum of 60' from the collection vehicle straight to the dumpster enclosures gate is needed. This requirement changes to a minimum of 70' unrestricted operating room if your design incorporates a compactor. A service agreement with the County's contracted Franchise Collection Company is required for the collection of solid waste. For multi-family dwelling units please consider additional space for the placement and collection of bulky items such as mattresses and sofas.

If you have any questions, please call me at (239) 533-8000.

Sincerely,

A handwritten signature in blue ink that reads "Brigitte Kantor".

Brigitte Kantor
Public Utilities Manager
Lee County Solid Waste Division

John E. Manning
District One

August 21, 2019

Cecil L. Pendergrass
District Two

Veronica Martin

Ray Sandelli
District Three

Senior Planner

Brian Hamman
District Four

TDM Consulting, Inc.

43 Barkley Cir, Suite 200

Frank Mann
District Five

Fort Myers, FL, 33907

RE: Central Park Mixed-Use Overlay

Roger Desjarlais
County Manager

Dear Ms. Martin,

Richard Wesch
County Attorney

LeeTran has reviewed your request for service availability in regard to a Comprehensive Plan Amendment application to add 6.4 acres within the Cypress Lake Center DRI into the existing Mixed-Use Overlay. After reviewing the site and comparing the location with our existing and planned route locations according to the 2016 Transit Development Plan (TDP), the following has been determined:

Donna Marie Collins
County Hearing
Examiner

- Proposed development is within one-quarter mile of a fixed-route corridor.
- 1485 is the closest bus stop to proposed development.
- Routes 140 & 240 operate in north and southbound directions on S. Tamiami Trl.
- Bus stop landing pad does not meet Lee County LDC requirements.
- There is no bicycle storage rack.

Conclusion:

Development order meets applicability outlined in Sec 10-441. The development order also meets Sec 10-442 (a) (1) for required facilities because it is less than 30,000 square feet in total floor area and the vehicular entrance is within one-quarter mile of an existing bus stop.

The closest bus stop does not currently meet the Sec 10-296 for landing pad size or Sec 10-442 (a) (1) for required transit amenities. At time of DO submittal, Developer will need to meet the requirements based on the current Transit LDC.

Attached is a map of our route serves in relation to the site. If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0233 or dhuff3@leegov.com.

Sincerely,

Dawn Huff

Dawn Huff

Senior Planner, LeeTran Mobility Enhancement Team



Development Review

Central Park Mixed-Use Overlay

-  Bus Stops
-  Bus Route
-  Subject Property



0 0.05 0.1 Miles



Prepared by LeeTran Planning Department



SOUTH TRAIL FIRE PROTECTION & RESCUE SERVICE DISTRICT

Established 1965

"Compassion, Commitment, Courage"

Board of Commissioners

Larry Hirshman
Chairman

Jeff Haugh
Vice-Chairman

John F. Anderson II
Secretary-Treasurer

Ron Tarantino
Commissioner

Ken Brown
Commissioner

August 28, 2019

Letter of Adequacy and Support

Veronica Martin
TDM Consulting Inc.
43 Barkley Circle Suite 200
Fort Myers, FL 33907

Administration

Benjamin A. Bengston
Fire Chief

Gene Rogers
Assistant Fire Chief

To Whom It May Concern,

As the Division Chief of Fire and Life Safety for South Trail Fire District, I have reviewed the information provided by TDM Consultants pertaining to the submission of a Comprehensive Plan Amendment requesting to add the 6.4 acres parcel to the Mixed-Use Overlay Map. The subject property is located behind the Costco Shopping Plaza at Cypress Lake Dr. and US 41 within my fire district.

South Trail Fire District has no objection to this amendment and can adequately protect this property if and when it is developed.

If there are any questions regarding this letter please contact me.

Respectfully,

Nate Burley
Division Chief – Fire and Life Safety
South Trail Fire District
239-482-8030
nburley@southtrailfire.org

EXHIBIT M17



THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966 ♦ WWW.LEESCHOOLS.NET

DOMINIC GEMELLI
PROJECT MANAGER
239-335-1478

GWYNETTA S. GITTENS
CHAIR, DISTRICT 5

CHRIS N. PATRICCA
VICE CHAIR, DISTRICT 3

MARY FISCHER
DISTRICT 1

MELISA W. GIOVANNELLI
DISTRICT 2

DEBBIE JORDAN
DISTRICT 4

BETSY VAUGHN
DISTRICT 6

CATHLEEN O'DANIEL MORGAN
DISTRICT 7

GREGORY K. ADKINS, ED. D.
SUPERINTENDENT

ALAN L. GABRIEL, ESQ.
BOARD ATTORNEY

October 30, 2019

Veronica Martin
Senior Planner
TDM Consulting
43 Barkley Circle Suite 200
Fort Myers, Florida 33907

RE: Cypress Lake Center DRI Strap #23-45-24-60-0000.2010

Dear Ms. Martin:

This letter is in response to your request for comments dated August 17, 2019 for the Cypress Lake Center DRI in regard to educational impact. The project is located in the South Choice Zone, S2.

This is a requested CPA amendment would represent increase of Multi-Family units in this CSA of 166.

For Multi-Family homes, the generation rate is .116 and further broken down by grade level into the following, .058 for elementary, .028 for middle and .03 for high. A total of 20 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is not an issue within the Concurrency Service Area (CSA)

Thank you and if I may be of further assistance, please contact me at 239-335-1478

Sincerely,

Dominic Gemelli

Dominic Gemelli, Planner

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District
NAME/CASE NUMBER MPD Ammendment
OWNER/AGENT Cypress Lake Center DRI
ITEM DESCRIPTION MPD impacts in South CSA, sub area S2

LOCATION Unknown
ACRES 6.40 Strap # 23-45-24-60-0000.2010
CURRENT FLU Intensive Development
CURRENT ZONING MPD

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
	166	0

STUDENT GENERATION

Student Generation Rates			
SF	MF	MH	Projected Students
Elementary School	0.058		9.63
Middle School	0.028		4.65
High School	0.03		4.98
Source: Lee County School District, September 8, 2018 letter			

CSA SCHOOL NAME 2023/24

	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	13,291	11,993	1,298	10	1288	90%	
South CSA, Middle	6,904	5,561	1,343	5	1338	81%	
South CSA, High	8,703	8,347	356	5	351	96%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan
 (2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)
 (3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by: Dominic Gemelli, Planner

Carmine Marceno
Sheriff



"Proud to Serve"

State of Florida
County of Lee

September 27, 2019

Veronica Martin
TDM Consulting
43 Barkley Circle, Suite 200
Fort Myers, FL 33907

Ms. Martin,

A Comprehensive Plan Amendment request to add a 6.4-acre parcel in south Fort Myers with STRAP #23-45-24-60-00000.2010 to the Mixed-Use Overlay Map does not affect the ability of the Lee County Sheriff's Office to provide core services at this time. As such, this agency does not object to a maximum of 166 dwelling units or 10,000 square feet per acre of commercial intensity.

We will provide law enforcement services primarily from our West District office in south Fort Myers. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at 258-3287 with any questions regarding the CPTED study.

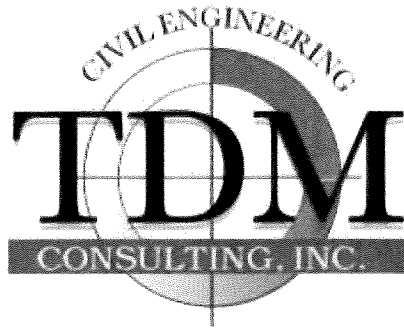
Respectfully,

A handwritten signature in cursive script that reads "Stanley B. Nelson".

Stan Nelson
Director, Planning and Research



"The Lee County Sheriff's Office is an Equal Opportunity Employer"
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



**43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
www.tdmcivilengineering.com
Certificate of Authorization # 29086**

State Policy Plan and Regional Policy Plan – Exhibit M18

Florida Department of Economic Opportunity – Comprehensive Plan

There are no State Policy Plan goals, strategies, actions, or policies that are relevant to the proposed amendment.

Southwest Florida Regional Planning Council (SWFRPC)

There are no Regional Policy Plan goals, strategies, actions, or policies that are relevant to the proposed amendment.



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**Central Park Lee Plan Map Amendment
Justification of Proposed Amendment – Exhibit M19**

Revised 12/19/2019

The applicant is requesting to amend Lee Plan Map 1, Page 6: Mixed Use Overlay by adding a 6.4-acre parcel into the Mixed-Use Overlay. The subject parcel is located near the intersection of US 41 and Cypress Lake Drive, just south of the Cypress Lake Plaza (anchored by Costco) in South Fort Myers. The property doesn't have a street address as of yet, but is identified by STRAP #23-45-24-60-00000.2010.

Currently, the Mixed Use Overlay encompasses the entire Cypress Lake Plaza property, but ends along the north property line of the subject parcel (see the attached Current Mixed-Use Overlay Aerial Exhibit). The Cypress Lake Plaza property and the subject property are part of the Cypress Lake Center DRI #7-8384-47, which was recently reinstated. The DRI encompasses a block of land that is bordered by Cypress Lake Drive to the north, US 41 to the east, the Iona Drainage District canal to the west, ending at the Section Line to the south. (A copy of the Master Development Plan from the Cypress Lake Center DRI is included with this Exhibit.) Every lot/tract is developed or used for indigenous preservation with the exception of the subject parcel.

The subject property has a Future Land Use designation of Intensive Development and is currently zoned Mixed-Use Planned Development. Per Administrative Amendment ADD2014-00055, commercial uses are permitted on the subject property (58,200 square feet between Tracts A and B) and a maximum of 166 dwelling units (or the density equivalent) is also permitted. The applicant/developer intends to develop the property for multi-family use. The development meets the criteria set forth in LDC Sec. 34-940 for Mixed-Use Planned Developments: the residential development meets or exceeds 50 or more dwelling units and the commercial development includes 30,000 square feet or more of floor area.

The subject property:

- Has a Future Land Designation of Intensive Development;
- Is located near the intersection of 2 arterial roadways (US 41 and Cypress Lake Drive);
- Is located in close proximity to existing LeeTran routes;
- Is located near existing/proposed pedestrian facilities;
- Existing signalized driveways/access points are in place, providing connections to the adjacent uses on all four corners of the intersection
- Is located in close proximity to existing shopping/retail, professional services, medical offices, and employment centers (surrounded by numerous offices, retail shops, restaurants, and car dealerships at Market Square, Bell Tower Shops, Cypress Trace Plaza, and Cypress Lake Plaza);

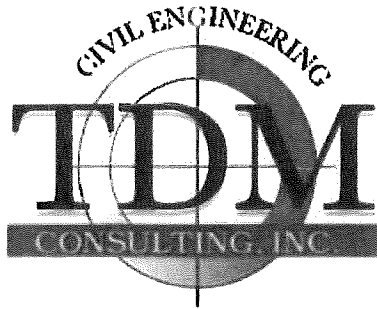
- Urban services (fire, EMS, Sheriff's Office, LeeTran, LC Schools, LC Solid Waste, and LC Utilities) are available and adequate to serve the proposed development;
- Is near existing educational facilities (Florida Southwestern State College and Cypress Lake Middle and High Schools);
- Is located near existing residential developments, but will not intrude into those residential neighborhoods (Reflection Lakes and condos along Cypress Lake Drive);
- Is located in proximity to existing Parks (Rutenberg and Lakes Park);
- Will not have an adverse impact on the existing Level of Service of the existing roadway network, potable water, sanitary sewer, or drainage basins;
- No impacts are anticipated on the existing environmental conditions, including open space and indigenous preservation;
- There are no Historic Resources located nearby to be impacted.

This is consistent with Objective 11.2 of the Lee Plan. Please see the Lee Plan Analysis for further explanation on the Lee Plan compliance. In addition, Policy 11.2.3 of the Lee Plan states that "At the discretion of the Board of County Commissioners, the Mixed Use Overlay boundary may be extended up to one-quarter mile to accommodate developments located partially within a Mixed Use Overlay or immediately adjacent to a Mixed Use Overlay". The subject property is located adjacent to a Mixed-Use Overlay.

The current zoning resolution permits 166 dwelling units. However, the site is encumbered in such a way that it's not possible to build 166 dwelling units on-site. Those encumbrances include an oddly shaped lot, a minimum of 3.38 acres of open space of which 1.69 acres must be indigenous preserve per the requirements of the DRI, a maximum height of 100 or 120 feet and one level of understory parking and 10 and 20-foot wide buffers per the zoning resolution. In addition, the site must comply with all current Land Development Codes, including parking. Lee Plan Policy 11.2.5 states that Lee County will maintain land development regulations for properties within the Mixed use overlay that allow for urban forms of development and a variety of uses. As such, the Land Development Code has less stringent requirements for parking, buffers, landscaping, open space, etc for those properties within the Mixed Use Overlay. The subject property should have been included in the mixed use overlay map from the beginning along with the entire Cypress Lake Center DRI, especially when the DRI is only a true mixed use development when it includes the residential component of the subject property. Otherwise, the mixed use overlay only includes commercial uses.

The applicant believes the proposed amendment is based on sound planning principles. The subject property:

1. Is already zoned MPD to permit a mix of commercial and residential uses;
2. Is contiguous to property already within the Mixed-Use Overlay; and
3. Is consistent with the Lee Plan.



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**Cypress Lake Center DRI
Exhibit M20**

Development Orders since 1989

92-11-027-00D
96-10-121-00D
97-01-269-00D
99-02-278-00D
LDO2000-00321
DOS2001-00119
LDO2002-00087
LDO2002-00156
DOS2003-00226
LDO2003-00369
LDO2006-00120
DOS2007-00134
DOS2007-00282
LDO2008-00149
LDO2009-00040
DOS2013-00016
DOS2015-00022
DOS2016-00018
LDO2016-00450
LDO2017-00055
LDO2018-10289
LDO2019-00380

Planned Development

Cypress Lake Center DRI

Development Type: DRI

Status: Approved/W Amendments

South Fort Myers Planning Community

Project Approvals

Category Sub Category	Acres Totals/Sub Category	Units Totals/Sub Category	Square Feet Totals/Sub Category
Commercial	0.00	249	394,540
ACLF/Nursing Home <i>Assisted living Units.</i>	0.00	145	0
Commercial Office <i>Reduced 40k ft from Business corporate and 62.8 k ft from Executive Business. Reduced by ADD2007-00167</i>	0.00		58,200
Commercial Retail	0.00		336,340
Hotel/Motel <i>Includes 100 seat conf. Center and 200 seat restaurant. Reduced from 275 units</i>	0.00	104	0
Mixed Use	68.67		
Mixed	68.67		
Residential	0.00	168	0
Multi Family Residential <i>Reduced from 210 units</i>	0.00	168	0
Project Total	68.67	417	394,540

Project Hearings

Resolution #	Case Number	Hearing Date	Approved
	ADD2007-00167	10/26/2007	Yes

ADD2007-00167 Go To E-Connect Click For Resolution					Reduce office space to 58,200sq feet and relocate type A buffer.
Z-05-064 Go To E-Connect Click For Resolution	DRI2005-00003	11/07/2005	Yes		Request to extend the termination and the buildout date to June 18, 2009 and to reduce certain thresholds of development authorized by the Cypress Lakes Center DRI.
Z-05-064 Go To E-Connect Click For Resolution	DCI2004-00085	11/07/2005	Yes		Rezone 9.2 acres of Central Park from CPD to MPD. No blasting is requested
ADD2003-00173 Go To E-Connect Click For Resolution	ADD2003-00173	12/11/2003	Yes		Zoning relief to facilitate a commercial lot split
Z-00-020 Go To E-Connect Click For Resolution	DRI1999-00019	05/15/2000	Yes		Extend termination and build-out date; change Tract B Lot 6 from "proposed multi-family uses" to "mixed use development"
Z-00-003 Go To E-Connect Click For Resolution	96-09-098.03Z 05.01	02/07/2000	Yes		Rezone 9.2ac of DRI from RPD to CPD - no changes to overall DRI development regulations to CPD
Z-99-091 Go To E-Connect Click For Resolution	96-09-098.03Z 04.01	01/03/2000	Yes		Add 15,500 sf of retail use
Z-98-034 Go To E-Connect Click For Resolution	96-09-098.03Z 04.01	03/29/1999	Yes		Amends DRI
Z-96-069A Go To E-Connect Click For Resolution	96-09-098.03Z	11/17/1997	Yes		Corrects legal description
Z-96-070 Go To E-Connect Click For Resolution	96-09-098.03Z 02.01	12/16/1996	Yes		Same as Z-96-069
Z-92-011/1 Go To E-Connect Click For Resolution	85-03-01-DRI(d)	07/20/1992	Yes		Deviation/expansion

Z-92-011-2 Go To E-Connect Click For Resolution	85-03-01-DRI(d)	07/20/1992	Yes	PH II; deviations
Z-90-070 Go To E-Connect Click For Resolution	90-07-17-DCI-04	10/08/1990	Yes	PH II; Rezone CG&CT to CPD
Z-87-196-2 Go To E-Connect Click For Resolution	85-03-01-DRI(b)	01/11/1988	Yes	withdraws C.O.P.
Z-87-220 Go To E-Connect Click For Resolution	85-03-01-DRI(c)	11/09/1987	Yes	Amends D.O.
Z-87-196-1 Go To E-Connect Click For Resolution	85-03-01-DRI(b)	11/09/1987	Yes	CG to CPD
Z-87-089 Go To E-Connect Click For Resolution	85-03-01-DRI(a)	06/08/1987	Yes	PH II; rezone CT to CG
ZAB-85-045-1 Go To E-Connect Click For Resolution	85-03-01-DRI	05/20/1985	Yes	DRI Approval; AG to CG, CS, & CT
ZAB-85-045 Go To E-Connect Click For Resolution	85-03-01-DRI	04/15/1985	Yes	Rezone to CPD/DRI
Go To E-Connect Click For Resolution	DRI2018-10002		No	Request for the rescission of the expired DRI

DRI8531

Last Updated - 03/15/2005