



Professional Engineers, Planners & Land Surveyors

March 11, 2021

Mr. Anthony R. Rodriguez, AICP  
Lee County Development Services  
1500 Monroe Street  
Fort Myers, Florida 33901

**REFERENCE: CARISSA MINOR RPD  
DCI2020-00013**

Dear Anthony:

Please accept this letter and its attachments as a post sufficiency submittal for the above referenced project. The application has been revised to reduce the number of units requested from 265 (including 88 bonus density units) to 260 (including 87 bonus density units) and to withdraw deviation 3 for the parking reduction. These changes resulted in a modification to the Master Concept Plan which resulted in slight revisions to the wetland impacts, preservation area and density. With this letter we are submitting the following updated information for the project:

1. Revised Application pages 1, 3 and 4
2. Revised Narrative of Request
3. Revised Master Concept Plan (11"x17" & 24"x36")
4. Revised Schedule of Deviations and Justifications
5. Revised Surface Water Management Plan

We also proposed the following revision to the condition proposed in the response letter dated November 2, 2020: ***The SFWMD permit must be modified to depict the reduction in wetland impacts prior to DO approval.***

If you have any questions or I may be of further assistance, please feel free to contact me at 239-770-2527 or shewitt@bankseng.com.

Sincerely,  
**BANKS ENGINEERING**

A handwritten signature in blue ink, appearing to read "Stacy Hewitt", written over a light blue circular stamp.

Stacy Ellis Hewitt, AICP  
Director of Planning



# APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

**Project Name:** Carissa Minor RPD

**Request:** Rezone from: CPD To: RPD

Type:  Major PD  Minor PD  DRI w/Rezoning  PRFPD  
 Major PD Amendment  Minor PD Amendment

**Bonus Density included?**  NO  YES<sup>1</sup> for: 87 Bonus Units

<sup>1</sup> If YES, submit additional fee required by LDC 2-147(A)(3)

## Summary of Project:

Rezone ±19.96 acres from Commercial Planned Development (CPD) to minor Residential Planned Development (RPD) to replace 100,000 SF of retail, 50,000 SF of office and 100 hotel rooms with 260 multi-family units (including 87 bonus units) with a maximum height of 50 feet.

## PART 1 APPLICANT/AGENT INFORMATION

**A. Name of Applicant:** Carissa, LLC  
Address: 9250 Corkscrew Road, Suite 8  
City, State, Zip: Estero, FL 33928  
Phone Number: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

- B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:**
- Applicant is the sole owner of the property. [34-201(a)(1)a.1.]
- Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]
- Application is County initiated. Attach BOCC authorization.

**C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]**

1. Company Name: Banks Engineering  
Contact Person: Stacy Ellis Hewitt, AICP  
Address: 10511 Six Mile Cypress Parkway, Suite 101  
City, State, Zip: Fort Myers, FL 33966  
Phone Number: (239) 939-5490 Email: SHewitt@bankseng.com

2. **[Additional Agent\(s\)](#):** Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

LEE COUNTY COMMUNITY DEVELOPMENT  
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902  
PHONE (239) 533-8585

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**G. Future Land Use Classification (Lee Plan):**

Central Urban	<u>19.96</u>	Acres	<u>100</u>	% of Total
_____	_____	Acres	_____	% of Total
_____	_____	Acres	_____	% of Total

**H. Property Dimensions:**

1. Width (average if irregular parcel):	<u>651 ±</u>	Feet		
2. Depth (average if irregular parcel):	<u>1322 ±</u>	Feet		
3. Total area:	<u>19.96</u>	Acres or square feet		
4. Frontage on road or street:	<u>1389 ±</u>	Feet on	<u>Six Mile Cypress Pkwy</u>	Street
2 <sup>nd</sup> Frontage on road or street:	<u>749±</u>	Feet on	<u>Crystal Dr.</u>	Street
	<u>665±</u>	Feet on	<u>JV Parker Lane</u>	

**I. Planning Communities/Community Plan Area Requirements:** If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- Not Applicable
- Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- North (Upper) Captiva Community Plan area. [33-1711]
- Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- North Fort Myers Planning Community. [33-1532(a)&(b)]
- North Olga Community Plan area. [33-1663(a)&(b)]

**J. Waivers from Application Submission Requirements:** Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

**PART 4**  
**TYPES OF LAND AREA ON PROPERTY**

<b>A. Gross Acres (total area within described parcel)</b>		<u>19.96</u>	<b>Acres</b>
1. Submerged land subject to tidal influence		_____	Acres
2. a. Preserved freshwater wetlands	<u>3.96</u>	Acres	
b. Impacted wetlands	<u>2.66</u>	Acres	
c. Preserved saltwater wetlands	<u>0</u>	Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		<u>6.62</u>	Acres
3. R-O-W providing access to non-residential uses		<u>0</u>	Acres
4. Non-residential use areas <sup>(1)(2)</sup>		<u>0</u>	Acres
<b>B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).</b>		<u>0</u>	<b>Acres</b>
<b>C. Gross residential acres. (A minus B) <sup>(3)</sup></b>		<u>19.96</u>	<b>Acres</b>
<b>D. Gross residential acres (by Land Use Category)</b>			
1. a. Intensive Development – upland		<u>0</u>	Acres
b. Intensive Development – preserved freshwater wetlands		<u>0</u>	Acres
c. Intensive Development – impacted wetlands		<u>0</u>	Acres
2. a. Central Urban – upland		<u>13.34</u>	Acres
b. Central Urban – preserved freshwater wetlands		<u>3.96</u>	Acres
c. Central Urban – impacted wetlands		<u>2.66</u>	Acres
3. a. Urban Community or Suburban – upland		<u>0</u>	Acres
b. Urban Community or Suburban – preserved freshwater wetlands		<u>0</u>	Acres
c. Urban Community or Suburban – impacted wetlands		<u>0</u>	Acres
b. Suburban – preserved freshwater wetlands		<u>0</u>	Acres

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	c.	Suburban – impacted wetlands	<u>0</u>	Acres
5.	a.	Outlying Suburban – upland	<u>0</u>	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	<u>0</u>	Acres
	c.	Outlying Suburban – impacted wetlands	<u>0</u>	Acres
6.	a.	Sub-Outlying Suburban – upland	<u>0</u>	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	<u>0</u>	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	<u>0</u>	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	<u>0</u>	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	<u>0</u>	Acres
8.	a.	Open Lands – upland	<u>0</u>	Acres
	b.	Open Lands – wetlands	<u>0</u>	Acres
9.	a.	Resource – upland	<u>0</u>	Acres
	b.	Resource – wetlands	<u>0</u>	Acres
10.	a.	Wetlands	<u>0</u>	Acres
11.	a.	New Community – upland	<u>0</u>	Acres
	b.	New Community – wetlands	<u>0</u>	Acres
12.	a.	University Community – upland	<u>0</u>	Acres
	b.	University Community – wetlands	<u>0</u>	Acres
13.	a.	Coastal Rural – upland	<u>0</u>	Acres
	b.	Coastal Rural – wetlands	<u>0</u>	Acres
<b>TOTAL (should equal "C" above)</b>			<b><u>19.96</u></b>	<b>Acres</b>

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

**PART 5**

**RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS**

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

**A. Future Land Use Category: Central Urban**

		<b>Lee Plan Table 1(a)</b>		
		<b>Max. standard density</b>		<b>Units</b>
<b>1. Standard Units</b>				
a.	Total upland acres (from Part 4, D.)	<u>13.34</u>	x <u>10</u> equals	<u>133.4</u>
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	<u>3.96</u>	x <u>10</u> equals	<u>39.6</u>
c.	Total impacted wetlands acres (from Part 4, D.)	<u>2.66</u>	x <u>1/20</u> equals	<u>0.13</u>
d.	<b>Total Allowed Standard Units</b> <sup>(1)</sup>			<b><u>173.13</u></b>
<b>2. Bonus Units [2-143]</b>				
a.	Site-built Affordable Housing			*
b.	Transferrable Dwelling Units			*up to 173.13 if GPITDU
c.	Sub-total			<b><u>173.13</u></b>
<b>3. Total Permitted Units</b> <sup>(1)</sup>				<b><u>Max 346</u></b>

Note:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

## Stacy Hewitt

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**From:** Stacy Hewitt  
**Sent:** Friday, March 12, 2021 8:03 AM  
**To:** Rodriguez, Anthony  
**Cc:** 'Tom Lehnert'  
**Subject:** RE: DCI2020-00013 (Carissa Minor RPD)

Good morning and happy Friday Anthony 😊 I hope all is well.

Please see below responses in blue. I look forward to hearing from you when you are able to call.

Thanks for your help and please take care,  
Stacy

**Stacy Ellis Hewitt, AICP**  
**Director of Planning**



**10511 Six Mile Cypress Parkway**  
**Fort Myers, Florida 33966**  
**Office: (239) 939-5490**  
**Cell: (239) 770-2527**  
**Fax: (239) 939-2523**  
**E-Mail: [shewitt@bankseng.com](mailto:shewitt@bankseng.com)**

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**From:** Rodriguez, Anthony <ARodriguez4@leegov.com>  
**Sent:** Thursday, March 11, 2021 4:33 PM  
**To:** Stacy Hewitt <SHewitt@BanksEng.com>  
**Subject:** FW: DCI2020-00013 (Carissa Minor RPD)

Stacy:

Our staff was able to take a cursory look and have the following comments that should be addressed (these are not meant to be exhaustive):

- The application indicates that there are 6.62 acres of total wetlands of which 2.66 acres will be impacted and 3.96 acres will be preserved and enhanced. However, the last paragraph on page 17 of the narrative states that the environmental consultants report says there are 5.64 acres of wetlands on the site. I am not sure if the 6.62 acres of wetlands is the total wetlands between the subject parcel and the parcel to the south that were permitted together per the SFWMD permit and the 5.64 acres is what the subject parcel contains of the 6.62 acres. Furthermore, the species survey submitted with the original application that is attached to my staff report states that the site has 5.71 acres of wetlands. This may affect density. The applicant will need to clear up this discrepancy and revise for consistency.

**Response: The permitted jurisdictional wetlands within the boundary of the rezoning request were 6.62 acres. The environmental report demonstrates the existing wetlands onsite less previous wetland impacts that occurred for utility installation. It was discovered that the environmental report had a**

slight discrepancy showing existing wetlands within the roadway which were previously impacted which revised the existing wetland area from 5.71 to 5.64 – the updated species survey will be provided today.

- Open space calculation on the MCP. The applicant must provide 40% open space for the subject property  $(19.96)(40\%) = 7.98$  acres. Half of the required open space must be indigenous (3.99 acres) if it exists per the definition in LDC Section 10-1. The applicant will need to check the 0.03 acres of indigenous upland to ensure that this area meets the definition of indigenous. The upland was not included in the previous submittal.

Response: The 0.03 acres of indigenous upland is shown in the species survey on file as 411E3, Pine Flatwoods (exotics 50%-74%) which meets the definition of indigenous.

The discrepancy will need to be addressed for the purposes of calculating density and for adjusting the indigenous open space calculation.

These documents will also need to be uploaded through ePlan (once revised).

Please let me know when ePlan is able to accept an upload.

I will give you a call tomorrow to discuss the deferral/scheduling.

Have a good night,

Anthony

Anthony R. Rodriguez, AICP  
Manager, Community Development Operations  
Zoning Section  
Lee County Department of Community Development  
PO Box 398  
Fort Myers, FL 33902-0398  
(239) 533-8786  
[arodriguez4@leegov.com](mailto:arodriguez4@leegov.com)

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**From:** Stacy Hewitt <[SHewitt@BanksEng.com](mailto:SHewitt@BanksEng.com)>  
**Sent:** Thursday, March 11, 2021 12:25 PM  
**To:** Rodriguez, Anthony <[ARodriguez4@leegov.com](mailto:ARodriguez4@leegov.com)>  
**Cc:** Tom Lehnert <[TLehnert@BanksEng.com](mailto:TLehnert@BanksEng.com)>; Jennifer Sheppard <[JSheppard@BanksEng.com](mailto:JSheppard@BanksEng.com)>  
**Subject:** [EXTERNAL] DCI2020-00013 (Carissa Minor RPD)

Good afternoon Anthony. I hope all is well 😊

Attached please find a combined file of the Post Sufficiency Submittal for your review. We will forward the additional deferral request under separate cover.

Please do not hesitate to contact me via cell or email if you have any questions, would like to discuss or need any additional information.

Thank you and please take care,  
Stacy

*Stacy Ellis Hewitt, AICP*  
*Director of Planning*



**10511 Six Mile Cypress Parkway**  
**Fort Myers, Florida 33966**  
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Professional Engineers, Planners & Land Surveyors

## Carissa Minor RPD Narrative of Request

DCI2020-00013  
Revised March 2021

### Request

The applicant is requesting rezoning approval of  $\pm 19.96$  acres from Commercial Planned Development (CPD) to a minor Residential Planned Development (RPD) to replace 100,000 SF of retail, 50,000 SF of office and 100 hotel rooms with 260 multi-family dwelling units (including 87 bonus density units) with a maximum height of 50 feet. The property is located in the northwest quadrant of Crystal Drive and Ben C Pratt Six Mile Cypress Parkway.



### Background

The subject property is approximately  $\pm 19.96$  acres in the northwest quadrant of Crystal Drive (private local road) and Ben C Pratt Six Mile Cypress Parkway (4-lane county-maintained controlled access facility and arterial roadway). The property lies within the South Fort Myers Planning Community and Central Urban future land use category and consists of five (5) parcels.

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In 1997, the property was rezoned from AG-2 to CPD by zoning resolution Z-97-029A which allowed 100,000 SF of retail, 50,000 SF of office and 100 hotel rooms. Subsequent extensions and amendments to the CPD, Resolution Z-97-029A include:

- 2-Year extension of Master Concept Plan (MCP) was approved under DCI2003-00044 by blue sheet number 20030765 on August 26, 2003
- ADD2005-00126 was approved on June 27, 2005 to adopt a revised Master Concept Plan and added two environmental conditions and revised condition 7
- Z-06-007 was approved on April 3, 2006 which reinstated the vacated MCP from Z-97-029 for a maximum of 2 years
- ADD2007-00120 was approved on August 8, 2007 which modified Condition 6 of Z-06-007

There are existing valid development permits for the property as follows:

- SFWMD ERP-36-05372-P-02: Extended to September 20, 2020 with pending additional extension upon expiration
- ACOE-SAJ-1997-00067: Extended to March 23, 2021
- Development Order-DOS2007-00073 – Extended to July 11, 2021 with pending additional extension upon expiration
- Concurrency-CNC2007-00098 – Extended to July 11, 2021 with pending additional extension upon expiration

A copy of Exhibit 3.0 of the SFWMD permit is attached showing the approved SFWMD jurisdictional wetland line. The permitting was done in combination with the parcel to the south of Crystal Drive. The approved jurisdictional wetlands onsite have been impacted during utility construction. An updated environmental assessment prepared by BearPaws Environmental Consulting is attached that represents the current conditions of the site. The updated FLUCFCS map identifies  $\pm 0.53$  acre of other surface waters consisting of two old cow ponds. Although old cow ponds are not typically considered wetlands, the eastern  $\pm 0.1$ -acre old cow pond was included within the permitted jurisdictional wetlands while the western  $\pm 0.43$ -acre old cow pond was specifically identified as other surface waters on Exhibit 3.0. The eastern pond within the jurisdictional wetlands will be incorporated into the wetland preserve and the western pond will be incorporated into the proposed lake. The proposed MCP shows the permitted jurisdictional wetland lines and existing/proposed impacts and preservation areas.

### **Comprehensive Plan Consistency Analysis**

The subject property is located within the South Fort Myers planning community which is described in the Comprehensive Plan Vision Statement as follows:

*South Fort Myers - This community is located in the center of Lee County. South of the City of Fort Myers, east of the Caloosahatchee River, west of the Six Mile Cypress Slough, and north of Gladiolus Drive. This community primarily has the higher intensity land use categories such as Intensive Development, Central Urban, Urban Community, Industrial Development, and Suburban. This community contains one of the county's major hospitals, a baseball spring training facility, and the local community college. This community will be nearly built out by the year 2020. The South Fort Myers Community will continue to be a core area of the county providing office area for professional services in areas such as financial and medical. There will also be an increased amount of commercial activity along the US 41 corridor and light industrial uses will continue to*

*expand along the Metro Avenue corridor north of Daniels Parkway. The amounts of commercial and industrial uses in this community are expected to double and most of the suitable land for these uses will be developed by 2030. 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 Carlos/Estero and Bonita communities will continue to dominate this segment of the market.*

The proposed minor RPD allows for infill development within the Central Urban area of the South Fort Myers Community. The proposed rezoning will provide additional housing options in this core area of the county, furthering the vision statement.

The subject property is located in the Central Urban future land use category as shown in the following image and has existing Wetlands on site.



The Comprehensive Plan describes the Central Urban and Wetlands future land use designations as follows:

*POLICY 1.1.3: The Central Urban areas can best be characterized as the “urban core” of the county. These consist mainly of portions of the city of Fort Myers, the southerly portion of the city of Cape Coral, and other close-in areas near these cities; and also the central portions of the city of Bonita Springs, Iona/McGregor, Lehigh Acres, and North Fort Myers. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service--water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses (see Policy 7.1.6) will continue to predominate in the Central Urban area with future development in this category encouraged to be developed as a mixed use, as described in Objective 11.1, where appropriate. This category has a standard density range from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre) and a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units.*

*POLICY 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124 of this plan. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII of this plan.*

The proposed minor RPD allows for infill development within the Central Urban future land use category, the second-most intense future land use category. Central Urban properties are the "urban core" of the county, with high levels of service to support intense development. The Six Mile Cypress corridor between Colonial Boulevard and Daniels Parkway has been transitioning to a major development area with several commercial and higher density residential projects emerging. Existing valid permits for the property allow all existing wetlands on the property to be impacted. A copy of Exhibit 3.0 of the SFWMD permit is attached showing the approved SFWMD jurisdictional wetland line. The permitting was done in combination with the parcel to the south of Crystal Drive. The approved jurisdictional wetlands onsite have been impacted during utility construction. An updated environmental assessment prepared by BearPaws Environmental Consulting is attached that represents the current conditions of the site. The updated FLUCFCS map identifies ±0.53 acre of other surface waters consisting of two old cow ponds. Although old cow ponds are not typically considered wetlands, the eastern ±0.1-acre old cow pond was included within the permitted jurisdictional wetlands while the western ±0.43-acre old cow pond was specifically identified as other surface waters on Exhibit 3.0. The eastern pond within the jurisdictional wetlands will be incorporated into the wetland preserve and the western pond will be incorporated into the proposed lake. The proposed MCP shows the permitted jurisdictional wetland lines and existing/proposed impacts and preservation areas. The proposed rezoning reduces the previously permitted wetland impacts and proposes to preserve the maximum amount possible to maintain the existing approved access onto Six Mile Cypress Parkway. Table 1(a) clarification and exception 8(b) provides that dwelling units may be relocated to developable contiguous uplands designated Central Urban from preserved freshwater wetlands at the same underlying density as permitted for those uplands and impacted wetlands will be calculated at the standard Wetlands density of 1 dwelling unit per 20 acres. There is a total of 2.66 acres of impacted wetlands necessary to maintain the permitted access which will be calculated at 1 dwelling unit per 20 acres. The remaining 17.3 acres will be calculated at Central Urban density. The standard density is up to 10 units per acre, with 5 additional units per acre bonus density and 5 more additional units per acre utilizing GPITDUs for a maximum total density that could be requested on the property of 20 units per acre. Maximum density calculation is provided below:

Central Urban uplands and preserved freshwater wetlands standard density:

$$17.3 \text{ ac} \times 10 = 173 \text{ DU}$$

## Impacted Wetlands:

2.66 ac @ 1/20 = 0.13 DU

## Bonus Density (affordable housing or TDU):

17.3 ac X 5 = 86.5 DU

## GPITDUs:

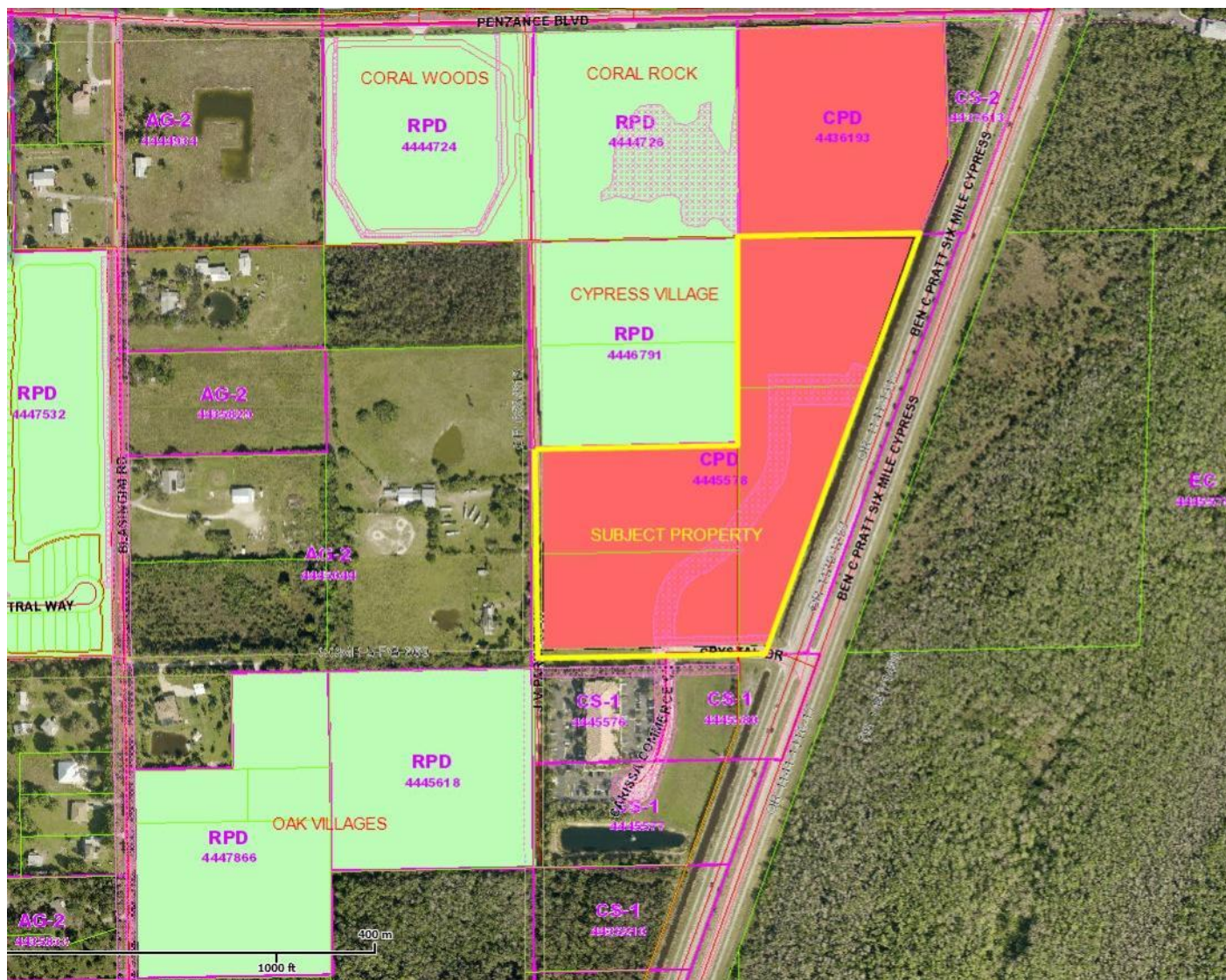
17.3 ac X 5 = 86.5DU

Total Maximum Density that could be requested: 346 DU

The request is for 260 dwelling units on 19.96 acres resulting in a gross density of 13.03 dwelling units per acre, and upland/preserved wetland density of 15 dwelling units per acre utilizing either Transfer of Development Rights (TDR) program or the site-built or cash contribution provisions of the Affordable Housing Program. The property's location with direct access onto an arterial roadway furthers the appropriateness of the requested density.

The following table and image describe the density of nearby zoning approvals, none of which provide direct access onto an arterial roadway.

<b>Name/ Approval Date</b>	<b>Resolution/Case Number</b>	<b>Density</b>	<b>Acreage</b>	<b>Units</b>	<b>Max. Height</b>
Oak Villages RPD 12/4/2019	Z-18-006 DCI2017-00010	12.5 du/ac includes bonus density	20.96 ac	262	45'
Cypress Villages (eastern portion of Oak Villages) - 10/21/2015	Z-15-017/DCI2013-00019	13.6 du/ac includes bonus density	9.42 ac	128	45'
Cypress Village RPD 11/18/2013	Z-13-025 DCI2012-00045	9.65 du/ac	9.53 ac	92	40'
Coral Rock RPD 8/31/1998	Z-98-054 98-04-029.02Z	7.6 du/ac	9.97 ac	76	35'
Coral Woods RPD 7/20/1992	Z-92-027 88-08-11-DCI(a)	8.8 du/ac	9.53 ac	84	35'



The requested rezoning to minor RPD is consistent with Policies 1.1.3 and 1.5.1.

*POLICY 1.7.6: The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2030. Acreage totals are provided for land in each Planning Community in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded...*

Lee Plan Policy 1.7.6 establishes the Planning Communities Map and Acreage Allocation Table 1(b). The Central Urban FLU has 3,140 acres allocated for residential development within the South Fort Myers Planning Community with 2,781 acres existing. There are 359 acres remaining to be developed as residential which accommodates the subject request. The requested rezoning is consistent with Policy 1.7.6.

*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.*

*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.*

The subject property is located on Six Mile Cypress Parkway (a 4-lane arterial roadway) at its intersection with Crystal Drive which is approximately 1.4 miles north of Daniels Parkway and approximately 3.5 miles south of Colonial Boulevard. This area has become a major commercial and residential corridor as expected within the urban core of the county. This site has been deemed appropriate for development since 1997 as evidenced by the prior approvals. The proposed rezoning to RPD continues to promote a contiguous and compact growth pattern and is consistent with Objective 2.1 and Policy 2.1.1.

*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.*

*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.*

The subject property has been deemed appropriate for development since 1997 as evidenced by the prior approvals. This area has become a major commercial and residential corridor as expected within the urban core of the county. The proposed rezoning to RPD continues to promote a compact and contiguous development pattern and is consistent with Objective 2.2 and Policy 2.2.1. The following table demonstrates the close proximity of available community facilities and services. Water and sewer services are available as demonstrated in the provided letter of availability from Lee County Utilities. There are two fire stations, two EMS stations and a sheriff substation in close proximity to the site. There are several schools and parks near the site and an existing bike lane and shared use path along Six Mile Cypress Parkway. The site is not directly served by public transit, bus route 50 is located approximately 1.4 miles from the site at the intersection of Six Mile Cypress Parkway and Daniels Parkway. There are nearby employment and commercial centers to the north along Colonial Boulevard, to the south along Daniels Parkway (including Gulf Coast Medical Center).

Facility Type	Name	Distance from site
Fire	South Trail Fire Station #62	±2.9 miles

Fire	South Trail Fire Station #61	±3.5 miles
EMS	Medic 35	±2.9 miles
EMS	Medic 1	±3.5 miles
Sheriff	Lee County Sheriff's Office	±3.8 miles
School	South Fort Myers High	±2.8 miles
School	Paul Laurence Dunbar Middle	±3 miles
School	Six Mile Charter Academy	±2.2 miles
School	Ray V. Pottorf Elementary	±3.3 miles
Park	CenturyLink Sports Complex	±2.4 miles
Park	John Yarbrough Linear Park	±2.6 miles
Park	Six Mile Cypress Slough Preserve	±0.5 mile
Park	Brooks Community Park	±4.4 miles
Park	Province Park	±4.2 miles
Transit	Lee Tran Route 50	±1.4 miles
Walkways/Bikeways	Existing bike lane along Six Mile Cypress Parkway	0'
Walkways/Bikeways	Existing shared use path along Six Mile Cypress Parkway	0'
Shopping/Dining/Employment	Daniels Parkway: Publix, Whole Foods, Rib City, Subway, Mellow Mushroom, etc.	±1.4 miles
Shopping/Dining/Employment	Challenger towards Colonial: Walmart, BJ's, Chili's, Kohl's, Publix	±3 miles

The prior approvals and existing development patterns demonstrate that the site is an appropriate location for higher intensity development. Recent case files describe the existing development patterns in the area with the most intense projects emerging adjacent to Six Mile Cypress Parkway, transitioning to lower densities and intensities further west of Six Mile Cypress Parkway. The existing approved commercial uses were deemed compatible with the surrounding properties since 1997. Properties to the north, west and south are also within the Central Urban future land use category. Property to the east across Six Mile Cypress Parkway is within the Conservation Lands Uplands and Wetlands, zoned EC and is owned by Lee County that joins to the Six Mile Slough Preserve to the north across from Penzance Boulevard. Adjacent to the north is Penzance Square CPD approved by Z-06-062/case number DCI2005-00103 which allows 90,000 square feet of commercial uses. Adjacent to the northwest quadrant is the Cypress Village RPD which was approved for 92 multi-family units (9.65 du/ac) at a maximum height of 40 feet and provides access onto JV Parker Lane, a private local road that then connects to Crystal Drive, another private local road before accessing Six Mile Cypress Parkway, an arterial roadway. The

subject property has direct access to Six Mile Cypress Parkway as well as access to Crystal Drive which provides an alternative access to Six Mile Cypress Parkway, furthering the appropriateness of the 50 feet in height and gross density of 13.03 dwelling units per acre or upland/preserved wetland density of 15 dwelling units per acre which is compatible with this adjacent property. Pursuant to Lee County Land Development Code (LDC) Section 34-2175(b)(1), the Central Urban future land use category allows a height up to 135 feet. The southwest portion of the site abuts JV Parker Lane (60' easement/private local road) then an  $\pm 18.5$  acres zoned AG-2 with 2 single-family mobile homes and grazing lands that has an existing vegetative along its frontage where the homes are located. The proposed MCP design continues to protect this adjacent property by providing a 15-foot type "D" buffer with no proposed access points while increasing wetland preservation and significantly reducing traffic impacts from the current approval. It should be noted that the Cypress Village RPD that abuts JV Parker Lane to the north was found compatible with this adjacent property by providing the same 15-foot type "D" buffer. Adjacent to the south is Crystal Drive then CS-1 zoned property developed with an existing 2-story office building. The LDC does not require proposed multi-family uses to buffer adjacent multi-family or commercial uses. The proposed multi-family is less intense than the existing approved commercial uses and will remain compatible with the surrounding uses.

*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.).*

*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.*

The development will be served by Lee County Utilities providing potable water and sanitary sewer. A letter of availability has been provided with the application demonstrating that Lee County Utilities has sufficient capacity to service the development. The requested rezoning is consistent with Objective 4.1, 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.*

There are ±5.64 acres of existing wetlands on the site as demonstrated by the Environmental Assessment and Protected Species Survey Report prepared by BearPaws Environmental Consulting submitted with the application. The existing vegetation on site is highly invaded by exotic vegetation and no protected species or signs thereof observed on-site. The existing SFWMD permit (ERP #36-05372-P-02) allowed impacts to the ±6.62 acres of jurisdictional wetlands on site; however wetland impacts will be reduced to only ±2.66 acres and the remaining ±3.96 acres will be preserved and enhanced by exotic removal. ±0.03 acre of indigenous uplands are provided for a total of ±3.99 acres of preservation area. A copy of Exhibit 3.0 of the SFWMD permit is attached showing the approved SFWMD jurisdictional wetland line. The permitting was done in combination with the parcel to the south of Crystal Drive. The approved jurisdictional wetlands onsite have been impacted during utility construction. An updated environmental assessment prepared by BearPaws Environmental Consulting is attached that represents the current conditions of the site which reflects the ±5.64 acres of remaining wetlands. The updated FLUCFCS map identifies ±0.53 acre of other surface waters consisting of two old cow ponds. Although old cow ponds are not typically considered wetlands, the eastern ±0.1-acre old cow pond was included within the permitted jurisdictional wetlands while the western ±0.43-acre old cow pond was specifically identified as other surface waters on Exhibit 3.0. The eastern pond within the jurisdictional wetlands will be incorporated into the wetland preserve and the western pond will be incorporated into the proposed lake. The proposed MCP shows the permitted jurisdictional wetland lines and existing/proposed impacts and preservation areas. The proposed rezoning reduces the previously permitted wetland impacts and proposes to preserve the maximum amount possible to maintain the existing approved access onto Six Mile Cypress Parkway. The requested rezoning 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.*

There is sufficient acreage allocated in the South Fort Myers Planning Community's Central Urban future land use category to accommodate the request. The proposed rezoning is consistent with Goal 4 as demonstrated above and is proposed as a minor residential planned development. The rezoning request is consistent with Goal 5, Objective 5.1, Policy 5.1.1.

*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.*

There are no hazards associated with the subject property furthering the appropriateness for residential development. There are existing approved and valid permits to impact all of the existing

wetlands on site and the subject application proposes to adjust the design to reduce impacts to the minimum required to maintain the existing approved access onto Six Mile Cypress Parkway. The request is consistent with Policy 5.1.2.

*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.*

The site has multiple employment and shopping centers within the vicinity of the project all along the Six Mile Cypress corridor with major nearby employment and commercial centers to the south along Daniels Parkway (including Gulf Coast Medical Center) and to the north along Colonial Boulevard. There are several parks and schools located in the vicinity and an existing bike lane and shared use path along Six Mile Cypress Parkway as demonstrated in the public facilities table on page 7 of this report. Although the site is not directly served by public transit, bus route 50 is located approximately 1.4 miles from the site at the intersection of Six Mile Cypress Parkway and Daniels Parkway. The requested rezoning is consistent with Policy 5.1.3.

*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.*

The prior approvals and existing development patterns demonstrate that the site is an appropriate location for higher intensity development. Recent case files describe the existing development patterns in the area with the most intense projects emerging adjacent to Six Mile Cypress Parkway, transitioning to lower densities and intensities further west of Six Mile Cypress Parkway. The existing approved commercial uses were deemed compatible with the surrounding properties since 1997. The requested rezoning to minor RPD is compatible with the adjacent RPD zoning approvals. The southwest portion of the site abuts JV Parker Lane (60' easement/private local road) then an  $\pm 18.5$  acres zoned AG-2 with 2 single-family mobile homes and grazing lands that has an existing vegetative along its frontage where the homes are located. The proposed MCP design protects this adjacent property by providing a 15-foot type "D" buffer. It should be noted that the Cypress Village RPD that abuts JV Parker Lane to the north was found compatible with this adjacent property by providing the same 15-foot type "D" buffer. The request is consistent with Policy 5.1.5 as it is consistent with existing development approval patterns and continues to protect the agricultural and residential parcel and neighborhood to the west by providing the 15-foot type "D" buffer along JV Parker Lane with no proposed access points while increasing wetland preservation and significantly reducing traffic impacts from the current approval.

*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.*

*POLICY 5.1.7: Maintain development regulations that require that community facilities (such as park, recreational, and open space areas) in residential developments are functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. These pathways must be interconnected with adjoining developments and public pathways whenever possible. Townhouses, condominiums, apartments, and other types of multi-family residential development must have directly accessible common open space.*

The proposed development will meet or exceed the required open space, buffering and landscaping requirements and provides a recreation area appropriate for the design and density. The site will provide internal sidewalks at the time of development order that will connect to the existing sidewalk on Crystal Drive and the existing shared use path and bike lanes along Six Mile Cypress Parkway. The proposed minor RPD is consistent with Policies 5.1.6 and 5.1.7.

*OBJECTIVE 60.3: CRITICAL AREAS. The Six Mile Cypress Basin (as defined in Chapter 10 of the Land Development Code) and the Density Reduction/Groundwater Resource land use category are both identified as “critical areas for surface water management.” The county will maintain existing regulations to protect the unique environmental and water resource values of these areas.*

*POLICY 60.3.1: The county will maintain provisions in Chapter 10 of the Land Development Code that reduce or eliminate the exemptions allowable in the Six Mile Cypress Basin.*

The proposed development is not seeking an exemption from the requirements for stormwater management or permitting and will meet applicable stormwater regulations. The proposed minor RPD is consistent with Objective 60.3 and Policy 60.3.1.

*OBJECTIVE 60.4: INCORPORATION OF NATURAL SYSTEMS INTO THE SURFACE WATER MANAGEMENT SYSTEM. Incorporate natural systems into surface water management systems to improve water quality, air quality, water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief.*

*POLICY 60.4.1: Encourage new developments to design surface water management systems with Best Management Practices (BMPs) including, but not limited to, filtration 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 existing SFWMD permit (ERP #36-05372-P-02) allowed impacts to the ±6.62 acres of jurisdictional wetlands on site; however wetland impacts will be reduced to only ±2.66 acres and the remaining ±3.96 acres will be preserved and enhanced by exotic removal. ±0.03 acre of

indigenous uplands are provided for a total of ±3.99 acres of preservation area. There are not any natural flow-ways located on the project site. The proposed minor RPD is consistent with Objective 60.4 and Policies 60.4.1 and 60.4.2.

*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 125.1.5: 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.*

*POLICY 125.1.8: The county will continue its program of plugging improperly constructed wells which are detrimental to groundwater resources.*

Best Management Practices (BMP's) will be implemented both during construction and operation of the proposed development that will help reduce the discharge of pollutants to the on-site wetlands. The proposed stormwater management system will incorporate both wet and dry detention to treat the surface water runoff from the site prior to discharge into the on-site wetlands and is designed not to degrade surface or ground water quality. The on-site wetlands will then provide an additional layer of treatment prior to the surface waters discharging into the Six Mile Slough. Solid waste from the site will be collected by Waste Pro for disposal off-site. Sewage generated on-site will be sent to an off-site regional sewage treatment plant. Any wells that may be proposed to be installed as part of the proposed development will be properly permitted prior to construction. There currently are no known improperly constructed wells located within the project boundaries. The proposed minor RPD is consistent with Goal 125, Objective 125.1 and Policies 125.1.1, 125.1.2, 125.1.3, 125.1.5, 125.1.7 and 125.1.8.

### **Land Development Code Analysis**

The proposed rezoning complies with LDC Section 2-146 minimum requirements for the Bonus Density Program as follows:

(a) *Applicants must comply with the minimum requirements set forth herein to be eligible to participate in the bonus density program through use of one of the following incentive programs:*

- (1) *Affordable Housing Program in accordance with the site-built provisions or the cash contribution provisions set forth in Administrative Code 13-5.*
- (2) *Transfer of Development Rights (TDR) Program in accordance with the provisions set forth in Administrative Code 13-5. The additional traffic will not be required to travel through areas with significantly lower densities before reaching the nearest collector or arterial road; and*

The rezoning request includes a request for 87 bonus density units through use of either the Affordable Housing Program in accordance with the site-built provisions or the cash contribution provisions or the Transfer of Development Rights (TDR) program. Development option will be determined at the time of development order.

b) *Minimum requirements:*

- (1) *The additional traffic will not be required to travel through areas with significantly lower densities before reaching the nearest collector or arterial road; and*

The traffic generated by this request will have direct access to Six Mile Cypress Parkway, an arterial roadway and secondary access via Crystal Drive which provides an alternate access to Six Mile Cypress Parkway. The traffic will be significantly reduced by that which is approved today and will not be required to travel through any areas before reaching the adjacent arterial road.

- (2) *Existing and committed public facilities are not so overwhelmed that a density increase would be contrary to the overall public interest; and*

The existing zoning approval allows for 100,000 square feet of commercial retail, 50,000 square feet of office and 100 hotel rooms. Although the application has since been reduced to 260 multi-family dwelling units, the submitted Traffic Impact Statement demonstrates that 265 multi-family units will result in reductions of  $\pm 75\%$  in the AM peak hour,  $\pm 85\%$  in the PM peak hour and  $\pm 83\%$  over the entire weekday. Additionally, all roadway links are shown to operate at or above the Level of Service Standards when the development traffic is added to the surrounding road network. The submitted letter of availability from Lee County Utilities confirms that there is sufficient capacity to provide potable water and sanitary sewer service for up to 300 units which covers the subject request.

- (3) *Storm shelters or other appropriate mitigation is provided if the development is located within the coastal high hazard area as defined in section 2-483.*

The subject property is not located within the coastal high hazard area.

- (4) *The resulting development will be compatible with existing and planned surrounding land uses.*

The prior approvals and existing development patterns demonstrate that the site is an appropriate location for higher intensity development. Recent case files describe the existing development patterns in the area with the most intense projects emerging adjacent to Six Mile Cypress Parkway, transitioning to lower densities and intensities further west of Six Mile Cypress Parkway. The existing approved commercial uses were deemed compatible with the surrounding properties since 1997. Properties to the north, west and south are also within the Central Urban future land use category. Property to the east across Six Mile Cypress Parkway is within the Conservation Lands Uplands and Wetlands, zoned EC and is owned by Lee County that joins to the Six Mile Slough Preserve to the north across from Penzance Boulevard. Adjacent to the north is Penzance Square CPD approved by Z-06-062/case number DCI2005-00103 which allows 90,000 square feet of commercial uses. Adjacent to the northwest quadrant is the Cypress Village RPD which was approved for 92 multi-family units (9.65 du/ac) at a maximum height of 40 feet and provides access onto JV Parker Lane, a private local road that then connects to Crystal Drive, another private local road before accessing Six Mile Cypress Parkway, an arterial roadway. The subject property has direct access to Six Mile Cypress Parkway as well as access to Crystal Drive which provides an alternative access to Six Mile Cypress Parkway, furthering the appropriateness of the 50 feet in height and gross density of 13.03 dwelling units per acre/upland density of 15 dwelling units per acre which is compatible with this adjacent property. Pursuant to LDC Section 34-2175(b)(1), the Central Urban future land use category allows a height up to 135 feet. The southwest portion of the site abuts JV Parker Lane (60' easement/private local road) then an  $\pm 18.5$  acres zoned AG-2 with 2 single-family mobile homes and grazing lands that has an existing vegetative along its frontage where the homes are located. The proposed MCP design continues to protect this adjacent property by providing a 15-foot type "D" buffer with no proposed access points while increasing wetland preservation and significantly reducing traffic impacts from the current approval. It should be noted that the Cypress Village RPD that abuts JV Parker Lane to the north was found compatible with this adjacent property by providing the same 15-foot type "D" buffer. Adjacent to the south is Crystal Drive then CS-1 zoned property developed with an existing 2-story office building. The LDC does not require proposed multi-family uses to buffer adjacent multi-family or commercial uses. The proposed multi-family is less intense than the existing approved commercial uses and will remain compatible with the surrounding uses.

- (c) *Assisted living facilities are eligible for bonus density through the TDR Program or through the Affordable Housing Program when annual rental rates, including all services, do not exceed the levels established for eligible households. Where the cash-contribution bonus density option is used, the cash contribution must be applied for each dwelling unit or its equivalent unit, as provided in section 34-1494, built above the standard density.*

The rezoning request does not include assisted living facilities.

- (d) *The barrier and coastal islands, including but not limited to Gasparilla Island, Cayo Costa, North Captiva, Captiva Island, Buck Key, and Black Island are not eligible to receive bonus density, with the following exceptions:*
- (1) *Only the portion of Greater Pine Island defined in the Lee Plan as Pine Island Center is eligible to receive Greater Pine Island TDUs subject to this article and the Lee Plan. Suburban designated lands within the Greater Pine Island Planning Community are not eligible receiving lands for any TDUs.*

- (2) *Work force housing may be developed on barrier islands within the Mixed Use Overlay if transit is available and bonus density is approved through the Affordable Housing Program.*

Not applicable.

- (e) *TDUs may not be utilized on property located within the coastal high hazard area as defined in section 2-483 or located within the Bayshore, Buckingham, Caloosahatchee Shores, or Northeast Lee County Planning Communities. Within the Southeast Lee County Planning Community, TDUs may only be used as described in section 2-154.*

The property is not located within the coastal high hazard area and is not located in any of the listed planning communities.

The proposed rezoning complies with the general standards provided in the Land Development Code Section 34-411 as follows:

- (a) *All planned developments must be consistent with the provisions of the Lee Plan.*

The proposed rezoning to minor RPD is consistent with the Comprehensive Plan as demonstrated above.

- (b) *All planned developments must be designed and constructed in accordance with the provisions of all applicable County development regulations in force at that time. Deviations from the general provisions of this chapter may be permitted if requested as part of the application for a planned development in accordance with section 34-373(a)(9) and approved by the Board of County Commissioners based on the findings established in section 34-377(b)(4). Pursuant to section 34-373(a)(10) the establishment of property development regulations for planned developments does not require deviations from articles VI and VII of this chapter. Amendments to approved master concept plans may be reviewed pursuant to section 34-380.*

The proposed development will comply with applicable Lee County regulations, together with approval of the requested deviations. All requested deviations enhance the achievement of the objectives of the planned development and preserve and promote the general intent of the LDC to protect the public health, safety and welfare as demonstrated in the submitted Schedule of Deviations and Justifications.

- (c) *The tract or parcel proposed for development under this article must be located so as to minimize the negative effects of the resulting land uses on surrounding properties and the public interest generally, and must be of such size, configuration and dimension as to adequately accommodate the proposed structures, all required open space, including private recreational facilities and parkland, bikeways, pedestrian ways, buffers, parking, access, on-site utilities, including wet or dry runoff retention, and reservations of environmentally sensitive land or water.*

The proposed rezoning to minor RPD is compatible with surrounding properties and the 19.96± acre site is adequate size, configuration and dimension to accommodate the proposed use, open space, recreational facilities, buffers, pedestrian ways, access, utilities and storm water management.

*(d) All planned developments must have access to existing or proposed roads. Access must comply with the requirements of chapter 10 and be located so that site-related industrial traffic does not travel through predominantly residential areas.*

Please see Traffic Impact Statement provided with the application. The proposed minor RPD maintains the same previously approved access points to Six Mile Cypress Parkway (arterial roadway and controlled access facility) and Crystal Drive (a private local road). There will be no site-related industrial traffic.

*(e) If within the Lee Tran public transit service area, the development shall be designed to facilitate the use of the transit system.*

The site is not within the Lee Tran public transit service area. Bus route 50 is located approximately 1.4 miles from the site at the intersection of Six Mile Cypress Parkway and Daniels Parkway.

*(f) Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or other danger, nor shall it impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants.*

The proposed minor RPD will not create any hazards to persons or property and will comply with applicable regulations.

*(g) Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural, historic or archaeological features of the site, particularly mature native trees and other threatened or endangered native vegetation. Alteration of the vegetation or topography that unnecessarily disrupts the surface water or groundwater hydrology, increases erosion of the land, or destroys significant wildlife habitat is prohibited. That habitat is significant that is critical for the survival of rare, threatened or endangered species of flora or fauna.*

There are ±5.64 acres of existing wetlands on the site as demonstrated by the Environmental Assessment and Protected Species Survey Report prepared by BearPaws Environmental Consulting submitted with the application. The existing vegetation on site is highly invaded by exotic vegetation and no protected species or signs thereof observed on-site. The existing SFWMD permit (ERP #36-05372-P-02) allowed impacts to the ±6.62 acres of jurisdictional wetlands on site; however wetland impacts will be reduced to only ±2.66 acres and the remaining ±3.96 acres will be preserved and enhanced by exotic removal. ±0.03 acre of indigenous uplands are provided for a total of ±3.99 acres of preservation area. A copy of Exhibit 3.0 of the SFWMD

permit is attached showing the approved SFWMD jurisdictional wetland line. The permitting was done in combination with the parcel to the south of Crystal Drive. The approved jurisdictional wetlands onsite have been impacted during utility construction. An updated environmental assessment prepared by BearPaws Environmental Consulting is attached that represents the current conditions of the site which reflects the ±5.64 acres of remaining wetlands. The updated FLUCFCS map identifies ±0.53 acre of other surface waters consisting of two old cow ponds. Although old cow ponds are not typically considered wetlands, the eastern ±0.1-acre old cow pond was included within the permitted jurisdictional wetlands while the western ±0.43-acre old cow pond was specifically identified as other surface waters on Exhibit 3.0. The eastern pond within the jurisdictional wetlands will be incorporated into the wetland preserve and the western pond will be incorporated into the proposed lake. The proposed MCP shows the permitted jurisdictional wetland lines and existing/proposed impacts and preservation areas. The proposed rezoning reduces the previously permitted wetland impacts and proposes to preserve the maximum amount possible to maintain the existing approved access onto Six Mile Cypress Parkway. See submitted Description of Surface Water Management Plan. The proposed drainage system will preserve existing drainage patterns and not block any runoff overflow from adjacent properties.

*(h) A fundamental principle of planned development design is the creative use of the open space requirement to produce an architecturally integrated human environment. This shall be coordinated with the achievement of other goals, e.g., the preservation or conservation of environmentally sensitive land and waters or archaeological sites.*

The proposed RPD provides open space and preservation areas along the Six Mile Cypress Parkway frontage except where impacts are necessary to maintain the previously approved access point. Buildings views are oriented along the preservation areas to the maximum extent possible to create an architecturally integrated human environment. The clubhouse area is located adjacent to the existing commercial development to the south across Crystal Drive.

*(i) Site planning and design shall minimize any negative impacts of the planned development on surrounding land and land uses.*

The proposed development has been designed to minimize any potential negative effects on the surrounding properties and the public interest generally. The proposed development is compatible infill development and has been approved for commercial uses since 1997. The proposed multi-family uses are less intense and remain compatible. The LDC does not provide buffering requirements for multi-family developments where abutting multi-family or commercial uses further demonstrating the compatibility of the proposed use. The proposed Master Concept Plan continues to protect the agricultural and residential parcel to the west by continuing to provide a 15-foot type "D" buffer along JV Parker Lane while increasing wetland preservation and significantly reducing traffic impacts from the current approval as evidenced by the submitted traffic impact statement.

*(j) Where a proposed planned development is surrounded by existing development or land use with which it is compatible and of an equivalent intensity of use, the design emphasis shall be on the integration of this development with the existing development, in a manner consistent with current regulation.*

The requested minor RPD provides compatible infill development as it is consistent with existing development approval patterns with the most intense projects emerging adjacent to Six Mile Cypress Parkway, transitioning to lower densities and intensities further west of Six Mile Cypress Parkway. The existing approvals for commercial development on the site were deemed compatible since 1997 and the proposed minor RPD remains compatible with surrounding existing development and approvals. Required sidewalks along roadways provide integration with the adjacent developments since existing site designs on adjacent planned developments do not provide for interconnects. The site design buffers and separates the residential and agricultural grazing lands across JV Parker Lane to the west.

*(k) Where the proposed planned development is surrounded by existing development or land use with which it is not compatible or which is of a significant higher or lower intensity of use (plus or minus ten percent of the gross floor area per acre if a commercial or industrial land use, or plus or minus 20 percent of the residential density), or is surrounded by undeveloped land or water, the design emphasis will be to separate and mutually protect the planned development and its environs.*

The requested minor RPD provides compatible infill development as it is consistent with existing development approval patterns with the most intense projects emerging adjacent to Six Mile Cypress Parkway, transitioning to lower densities and intensities further west of Six Mile Cypress Parkway. The existing approvals for commercial development on the site were deemed compatible since 1997 and the proposed minor RPD remains compatible with surrounding existing development and approvals. The proposed Master Concept Plan continues to separate and protect the agricultural and residential property to the west across JV Parker Lane by providing the 15-foot type "D" buffer with no access points along this property line while increasing wetland preservation and significantly reducing traffic impacts from the current approval as evidenced by the submitted traffic impact statement.

*(l) In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian activity and community interaction.*

The proposed MCP demonstrates an integrated and interconnected community with development pods to the north and south separated by the proposed preservation areas which are internally connected and share amenities. The onsite sidewalks will interconnect with the shared use path on Six Mile Cypress Parkway and the existing sidewalk on Crystal Drive promoting pedestrian activity and community interaction.

*(m) In order to enhance the viability and value of the resulting development, the designer shall ensure the internal buffering and separation of potentially conflicting uses within the planned development.*

There will be no conflicting uses within the planned development.

*(n) Density or type of use, height and bulk of buildings and other parameters of intensity should vary systematically throughout the planned development. This is intended to permit the location of intense or obnoxious uses away from incompatible land uses at the planned development's perimeter, or, conversely, to permit the concentration of intensity where it is desirable, e.g., on a major road frontage or at an intersection.*

The requested rezoning to minor RPD does not include any intense or obnoxious uses and is compatible with the land uses at the development's perimeter. Since the proposed development is compatible, it is not necessary to vary development parameters.

*(o) Minimum parking and loading requirements are set forth in article VII, divisions 25 and 26, of this chapter. Where land uses are generators of occasional peak demand for parking space, a portion of the required parking may be pervious or semi-pervious surfaces, subject to the condition that the parking area is constructed and maintained so as to prevent erosion of soil. In all cases, sufficient parking must be provided to prevent the spilling over of parking demand onto adjacent properties or rights-of-way at times of peak demand.*

The proposed minor RPD will meet the parking requirements within the LDC and includes a request for deviation to allow stacking in private accessory garages

*(p) Internal consistency through sign control, architectural controls, uniform planting schedules and other similar controls is encouraged.*

The proposed minor RPD will be developed with internally consistent signage, architecture and planting schedules.

The proposed amendment complies with the findings provided in the Land Development Code Section 34-145(d)(4)a.1 as follows:

*a. Complies with the Lee Plan;*

The request is consistent with the densities, intensities and general uses set forth for the Central Urban future land use designation and is consistent with the Comprehensive Plan as demonstrated above.

*b. Meets this Code and other applicable County regulations or qualifies for deviations;*

The site will be developed in compliance with the Comprehensive Plan and the Land Development Code, together with approval of the requested deviations. All requested deviations enhance the achievement of the objectives of the planned development and preserve and promote the general intent of the LDC to protect the public health, safety and welfare as demonstrated in the submitted Schedule of Deviations and Justifications.

*c. Is compatible with existing and planned uses in the surrounding area;*

The existing approved commercial uses were deemed compatible with the surrounding properties since 1997. Properties to the north, west and south are also within the Central Urban future land use category. Property to the east across Six Mile Cypress Parkway is within the Conservation Lands Uplands and Wetlands, zoned EC and is owned by Lee County that joins to the Six Mile Slough Preserve to the north across from Penzance Boulevard. Adjacent to the north is Penzance Square CPD approved by Z-06-062/case number DCI2005-00103 which allows 90,000 square feet of commercial uses. Adjacent to the northwest quadrant is the Cypress Village RPD which was approved for 92 multi-family units (9.65 du/ac) at a maximum height of 40 feet and provides access onto JV Parker Lane, a private local road that then connects to Crystal Drive, another private local road before accessing Six Mile Cypress Parkway, an arterial roadway. The subject property has direct access to Six Mile Cypress Parkway as well as access to Crystal Drive which provides an alternative access to Six Mile Cypress Parkway, furthering the appropriateness of the 50 feet in height and gross density of 13.03 dwelling units per acre/upland density of 15 dwelling units per acre which is compatible with this adjacent property. Pursuant to LDC Section 34-2175(b)(1), the Central Urban future land use category allows a height up to 135 feet. The southwest portion of the site abuts JV Parker Lane (60' easement/private local road) then an  $\pm 18.5$  acres zoned AG-2 with 2 single-family mobile homes and grazing lands that has an existing vegetative along its frontage where the homes are located. The proposed MCP design continues to protect this adjacent property by providing a 15-foot type "D" buffer with no proposed access points while increasing wetland preservation and significantly reducing traffic impacts from the current approval. It should be noted that the Cypress Village RPD that abuts JV Parker Lane to the north was found compatible with this adjacent property by providing the same 15-foot type "D" buffer. Adjacent to the south is Crystal Drive then CS-1 zoned property developed with an existing 2-story office building. The LDC does not require proposed multi-family uses to buffer adjacent multi-family or commercial uses. The proposed multi-family is less intense than the existing approved commercial uses and will remain compatible with the surrounding uses.

*d. Will provide access sufficient to support the proposed development intensity;*

Please see Traffic Impact Statement provided with the application. The existing zoning approval allows for 100,000 square feet of commercial retail, 50,000 square feet of office and 100 hotel rooms. The proposed minor RPD maintains the same previously approved access points to Six Mile Cypress Parkway (arterial roadway and controlled access facility) and Crystal Drive (a private local road). Although the application has since been reduced to 260 multi-family dwelling units, the submitted Traffic Impact Statement demonstrates that 265 multi-family units will result in reductions of  $\pm 75\%$  in the AM peak hour,  $\pm 85\%$  in the PM peak hour and  $\pm 83\%$  over the entire weekday. The access provided is sufficient to support the proposed development intensity.

*e. The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;*

Although the application has since been reduced to 260 multi-family dwelling units, the submitted Traffic Impact Statement demonstrates that 265 multi-family units will result in reductions from existing approved intensity of  $\pm 75\%$  in the AM peak hour,  $\pm 85\%$  in the PM peak hour and  $\pm 83\%$  over the entire weekday. Additionally, all roadway links are shown to operate at or above the Level of Service Standards when the development traffic is added to the surrounding road network. The expected impacts will be addressed by existing County regulations.

*f. Will not adversely affect environmentally critical or sensitive areas and natural resources; and*

There are  $\pm 5.64$  acres of existing wetlands on the site as demonstrated by the Environmental Assessment and Protected Species Survey Report prepared by BearPaws Environmental Consulting submitted with the application. The existing vegetation on site is highly invaded by exotic vegetation and no protected species or signs thereof observed on-site. The existing SFWMD permit (ERP #36-05372-P-02) allowed impacts to the  $\pm 6.62$  acres of wetlands; however wetland impacts will be reduced to only  $\pm 2.66$  acres and the remaining  $\pm 3.96$  acres will be preserved and enhanced by exotic removal.  $\pm 0.03$  acre of indigenous uplands are provided for a total of  $\pm 3.99$  acres of preservation area. A copy of Exhibit 3.0 of the SFWMD permit is attached showing the approved SFWMD jurisdictional wetland line. The permitting was done in combination with the parcel to the south of Crystal Drive. The approved jurisdictional wetlands onsite have been impacted during utility construction. An updated environmental assessment prepared by BearPaws Environmental Consulting is attached that represents the current conditions of the site. The updated FLUCFCS map identifies  $\pm 0.53$  acre of other surface waters consisting of two old cow ponds. Although old cow ponds are not typically considered wetlands, the eastern  $\pm 0.1$ -acre old cow pond was included within the permitted jurisdictional wetlands while the western  $\pm 0.43$ -acre old cow pond was specifically identified as other surface waters on Exhibit 3.0. The eastern pond within the jurisdictional wetlands will be incorporated into the wetland preserve and the western pond will be incorporated into the proposed lake. The proposed MCP shows the permitted jurisdictional wetland lines and existing/proposed impacts and preservation areas. The proposed rezoning reduces the previously permitted wetland impacts and proposes to preserve the maximum amount possible to maintain the existing approved access onto Six Mile Cypress Parkway.

*g. Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.*

A table demonstrating the close proximity of available community facilities and services is provided on page 7. Water and sewer services are available as demonstrated in the provided letter of availability from Lee County Utilities. There are two fire stations, two EMS stations and a sheriff substation in close proximity to the site. There are several schools and parks near the site and an existing bike lane and shared use path along Six Mile Cypress Parkway. The site is not directly served by public transit, bus route 50 is located approximately 1.4 miles from the site at the intersection of Six Mile Cypress Parkway and Daniels Parkway. There are nearby employment and commercial centers to the north along Colonial Boulevard, to the south along Daniels Parkway (including Gulf Coast Medical Center).

The proposed amendment complies with the findings provided in the Land Development Code Section 34-145(d)(4)a.2 as follows:

- a) The proposed use or mix of uses is appropriate at the proposed location;*
- b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.*

*c) If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:*

- 1) Enhances the achievement of the objectives of the planned development; and*
- 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.*

The proposed rezoning to minor RPD is appropriate at this location. The prior approvals and existing development patterns demonstrate that the site is an appropriate location for higher intensity development. Recent case files in the area describe the existing development patterns in the area with the most intense projects emerging adjacent to Six Mile Cypress Parkway, transitioning to lower densities and intensities further west of Six Mile Cypress Parkway. The existing RPD zonings in the area do not have direct access onto an arterial roadway such as the subject property furthering the appropriateness of the requested density. Conditions of approval will require the RPD to be consistent with the proposed MCP which provides sufficient safeguards to the public interest. All requested deviations enhance the achievement of the objectives of the planned development and preserve and promote the general intent of the LDC to protect the public health, safety and welfare as demonstrated in the submitted Schedule of Deviations and Justifications.

In conclusion, the proposed rezoning to minor RPD allows for infill development on a site that has been permitted for urban development since 1997. The request is in compliance with the Lee County Comprehensive Plan, the Land Development Code, together with approval of the requested deviations, and other applicable codes and regulations; is compatible with existing and planned uses in the surrounding area; will provide access sufficient to support the proposed development intensity; the expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval; will not adversely affect environmentally critical or sensitive areas and natural resources; and will be served by urban services, defined in the Lee Plan. The proposed use is appropriate at the proposed location; conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development. All requested deviations enhance the achievement of the objectives of the planned development and preserve and promote the general intent of the LDC to protect the public health, safety and welfare. For these reasons, the applicant respectfully submits that the rezoning request from CPD to minor RPD should be approved.



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## Carissa Minor RPD

# Schedule of Deviations and Justifications

DCI2020-00013

Revised March 2021

The previous zoning approvals included eight deviation requests and approved four (deviations 3-reduced indigenous vegetation, 5-increased signage, 6-lake right-of-way setbacks and 7-commercial buffer reduction) with the remaining being either withdrawn or denied. These deviations are no longer applicable to the subject request.

The subject request includes the following requested deviations:

**Deviation (1):** A request for relief from LDC Section 10-261(a) solid waste facilities provision of container spaces which requires 216 SF (120 + 96) for first 25 multi-family units plus 8 SF for each additional unit; to allow 100 SF space for recyclable materials and space for the trash compactor.

Justification: The requested deviation is included in LDC Section 10-104(a)(1) list of provisions where the Development Services Director is authorized to grant administrative deviations. This deviation is necessary to allow one central location for the trash compactor and recyclable area instead of requiring multiple stops for solid waste collection. The requested deviation is internal to the site and enhances the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health, safety and welfare. The provided collection area has been situated off the internal roadway for aesthetic purposes as shown on the Master Concept Plan. The collection area location is buffered internally and externally by preservation areas. The solid waste collection area enclosure meets setbacks, consistent with LDC Section 10-261(e) requirement that enclosures may not be located within or encroach into the required perimeter landscape buffer width. Written approval from Lee County Solid Waste will be provided prior to development order approval. The request is also consistent with the applicable criteria for administrative deviations contained in LDC Section 10-104(b): (1) The alternative proposed to the standards contained herein is based on sound engineering practices (2) The alternative is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is being requested; (3) not applicable; (4) The granting of the deviation is not inconsistent with any specific policy directive of the Board of County Commissioners, any other ordinance or any Lee Plan provision; and (5) not applicable; and (6) not applicable.

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**Deviation (2):** A request to deviate from the Land Development Code (LDC) Section 34-2015(2)c which states that stacking of vehicles will be permitted only for single-family, duplex, two-family, and townhouses where each dwelling unit has a garage or driveway appurtenant to it; to allow stacking of vehicles for the multi-family site with associated garages.

Justification: This deviation is being requested based upon the specific design of the multi-family site. Stacking proposed for the proposed buildings which have private garages offered as an amenity option that function similar to a single-family or townhouse where each garage and driveway appurtenant to it are associated with one dwelling unit. There are 80 total private garages with stacking. The length of the driveway, as measured from the garage structure is 27 feet to the edge of pavement of the accessway, consistent with note (3) 4 of Table 34-2020(a). The garages are assigned to specific units and the stacking will be limited to the units with the respective garage spaces. The requested deviation is internal to the site and enhances the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health, safety and welfare. The alternative proposed is based on sound engineering practices and is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is being requested. The intent of this regulation to protect the health, safety and welfare of the public will be served and the planned development will be enhanced by approval of this deviation. The proposed stacked parking will be utilized for multi-family units that have two vehicles. Please note that the only part of the LDC Section 34-2015(2)c to be deviated from is the type of dwelling. The remainder of the code " Individual parking spaces must be accessible from a parking aisle intended to provide access to the space. " will be adhered to. The stacked parking in the garages would allow each unit to keep their two vehicles together in the same place consistently.

**Deviation (3):** WITHDRAWN



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## **Carissa Minor RPD Description of Surface Water Management Plan**

**DCI2020-00013  
Revised March 2021**

LDC Sec. 34-373(b)(1) A written description of the surface water management plan that includes:

- a. The runoff characteristics of the property in its existing state;  
**The ±19.96-acre vacant site is bordered on the east by Six Mile Cypress Parkway, on the south by Crystal Drive, on the north by undeveloped property and on the west by JV Parker Lane. The site remains largely undeveloped and is predominately wooded. Stormwater runoff from the site generally drains to the east into the Six Mile Cypress Parkway roadway stormwater collection systems.**
- b. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained;  
**The proposed drainage system will preserve existing drainage patterns and not block any runoff overflow from adjacent properties. The proposed drainage within the development will be collected into a catch basin and pipe system and detained in an on-site proposed dry detention area and wet detention pond. The dry detention area will discharge to the Six Mile Cypress Parkway roadway stormwater system. The wet detention pond will discharge to the Crystal Drive roadway stormwater system.**
- c. The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance;  
**The water management system will consist of a proposed on-site dry detention area and wet detention pond. If the property remains under single ownership, that owner will maintain the drainage system consistent with the South Florida Water Management District permit that will be required. If the property ownership does not remain under a single owner, then an association would be formed to maintain the drainage system.**
- d. How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate;  
**The existing SFWMD permit (ERP #36-05372-P-02) allows impacts to the existing ±6.62 acres of existing wetlands on the subject property; however existing/proposed wetland impacts will be reduced to only ±2.66 acres and the remaining ±3.96 acres will be preserved and exotics removed. ±0.03 acre of indigenous uplands are provided for a total of ±3.99 acres of preservation area. The**

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**water table elevations will be maintained by appropriately setting the dry detention outfall structure at the established water control elevation.**

e. If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding.

**The property is within a FEMA flood zone. This will be mitigated by placing fill such that the finished floor elevation is one foot above the FEMA base flood elevation.**

**CARISSA MINOR RPD**

**ENVIRONMENTAL ASSESSMENT &  
PROTECTED SPECIES SURVEY REPORT**

*August 2020  
Updated March 2021*

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## Introduction

An environmental assessment was conducted on the Carissa Minor RPD property on August 4, 2020. The 19.96± acre site is located in Section 17, Township 45S, and Range 25E, of Lee County, Florida. More specifically, the site is located immediately west of Six Mile Cypress Parkway and north of Crystal Drive, in Fort Myers, Florida. Please see the attached Project Location Map (Exhibit A).

The purpose of the field investigation was to identify the potential for either U.S. Army Corps of Engineers (ACOE) and / or South Florida Water Management District (SFWMD) jurisdictional wetlands. This field investigation was also conducted to determine the potential of listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the U.S. Fish & Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Specific attention was paid toward that of locating any gopher tortoise (*Gopherus polyphemus*) and/or burrowing owl burrows (*Athene cunicularia floridana*), as well as locating any potential fox squirrel (*Sciurus niger*) nests, Florida bonneted bat (*Eumops floridanus*) cavity trees, and any bald eagle (*Haliaeetus leucocephalus*) nests.

The project's surrounding land uses are a mixture of residential developments, commercial developments, undeveloped vacant land, and forested land. The survey was conducted in the mid-morning; the temperature were in the mid-upper 80's, with a light breeze, and partly cloudy skies.

## Project Background & Previous Permits

This was a phased project to construct and develop an office space and retail development. Previous permits have been obtained from both the South Florida Water Management District (SFWMD), Permit #: 36-05372-P and US Army Corps of Engineers (ACOE), Permit #: SAJ-1997-67-IP. These permits were issued for both the overall project site, including the subject property in addition to the parcel to the south of Crystal Drive. Per both the SFWMD and the ACOE permits, the applicant proposed direct impacts to 10.96± acres of wetlands (6.62± acres on the subject property) and 0.53± acres of other surface water communities. As compensatory mitigation for the 10.96± acres of impacts to the on-site wetlands, the applicant has purchased 7.23 freshwater herbaceous credits from Panther Island Mitigation Bank. The permit also included that the applicant also provided 0.80± acres of wetland preserve and 1.58± acres of wetland creation provided on-site.

## Species Survey Methodology

The species survey was conducted utilizing combined methodologies from Lee County's Land Development Code (LDC, Chapter 10, Article III, Division 8 - Protection of Habitat) and also encompassed the Lee County Endangered Species Ordinance No. 89-34. Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types noted on-site, as outlined in the LDC. The frequency of transects performed in these habitats, unless otherwise discussed, were designed to meet the minimum updated coverage requirement. Following the Lee County Endangered Species Ordinance No. 89-34, the specific methodology included pedestrian surveys of parallel transects. The survey was conducted according to the previously approved Lee County methodology, submitted by Kevin L. Erwin Consulting Ecologist, Inc.

These methods are comprised of a several step process. The vegetation communities or land-uses on the study area are delineated on an aerial photograph using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, these FLUCFCS codes are cross-referenced with the Lee County Protected Species List. With a list of the potential listed plants and animals, each FLUCFCS community is searched in the field for these species. An intensive pedestrian survey is conducted using parallel belt transects as a means of searching for protected plants and animals. Signs or sightings of these species are then recorded.

### **Existing Site Conditions**

*Boundary* – The project boundary was obtained from the Lee County parcel data and is assumed to be approximately 19.96± acres.

*Soils* - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). 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. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the parcel is underlain by Hallandale fine sand, (NRCS #6; non-hydric), Oldsmar sand, (NRCS #33; non-hydric), and Malabar fine sand, (NRCS #34; hydric). Malabar fine sand soil is considered hydric at both the local and national levels. Please see the attached NRCS Soils Map (Exhibit D).

*Vegetation Descriptions* – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. We identified approximately 5.64± acres of wetlands and approximately 0.53± acres of “other surface water” communities on-site during the site assessment. Formal wetlands delineations have previously been conducted on-site, per the South Florida Water Management (SFWMD) and US Army Corps of Engineers (ACOE) environmental resource permits. The vegetation descriptions and community locations were obtained from this SFWMD permit and the engineer. The proposed project will impact previously impacted and mitigated wetlands. According to the SFWMD permit, these wetlands were in fair condition with varying levels of exotic infestation.

Community delineations were defined utilizing different vegetation communities on-site and were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). The FLUCFCS mapping and vegetation descriptions were previously provided by Boylan Environmental Consultants and obtained from the South Florida Water Management (SFWMD). Updated community/vegetation descriptions have been provided and included below for each community identified on-site. Please see the attached FLUCFCS Map with Aerial (Exhibit B) and FLUCFCS Map without Aerial (Exhibit C). Listed below are the vegetation communities and land-uses identified on the site.

## FLUCFCS Codes & Community Descriptions

### *Uplands*

The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.

### **FLUCFCS 411 E3 Pine Flatwoods (50-74% Exotics) – 2.82± Acres**

This upland community type occupies 2.82± acres of the property. The canopy contains slash pine (*Pinus elliottii*), with scattered live oak (*Quercus virginiana*). The sub-canopy also contains slash pine (*Pinus elliottii*), and live oak (*Quercus virginiana*) with cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), and myrsine (*Rapanea punctata*). The ground cover is dominated by saw palmetto (*Serenoa repens*), penny royal (*Stachydeoma graveolens*), and false buttonweed (*Spermacoce verticillata*) with other opportunistic weedy species. Commonly observed vines include grapevine (*Vitis munsoniana*), greenbriar (*Smilax* spp.), and poison ivy (*Toxicodendron radicans*). This community should be considered uplands by the regulatory agencies.

### **FLUCFCS 420 E4 Mixed Upland Hardwoods (Exotics > 75%) – 7.10± Acres**

This upland community type occupies approximately 7.10± acres of the property. Exotic species such as earleaf acacia (*Acacia auriculiformis*), melaleuca (*Melaleuca quinquenervia*), mimosa (*Albizia julibrissin*), and Brazilian pepper (*Schinus terebinthifolius*) occupy approximately 75-99% of this community. The canopy is dominated by melaleuca (*Melaleuca quinquenervia*) with scattered earleaf acacia (*Acacia auriculiformis*), mimosa (*Albizia julibrissin*), slash pine (*Pinus elliottii*), and live oak (*Quercus virginiana*). The sub-canopy contains scattered cabbage palm (*Sabal palmetto*) and Brazilian pepper (*Schinus terebinthifolius*). The ground cover is mostly open, due to the dense exotic coverage, but contains scattered various opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax* sp.), and grapevine (*Vitis rotundifolia*). This community would be considered uplands by the regulatory agencies.

### **FLUCFCS 740 Disturbed Lands – Cleared Trails – 2.86± Acres**

This disturbed upland community type occupies 2.86± acres of the property and includes cleared trails throughout the property. The canopy is mostly open with scattered slash pine (*Pinus elliottii*) along the edges. The sub-canopy is also mostly open with scattered Brazilian pepper (*Schinus terebinthifolius*) and wax myrtle (*Myrica cerifera*) along the edges. The ground cover includes Spanish needle (*Bidens pilosa*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), sandspur (*Cenchrus echinatus*), false buttonweed (*Spermacoce verticillata*), bahia grass (*Paspalum notatum*), and other various opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax* sp.), and grapevine (*Vitis rotundifolia*).

### **FLUCFCS 800 County Road ROW (Future Crystal Drive Ext.) – 0.63± Acres**

A portion of this community is a paved road, Crystal Drive, which leads to the commercial portion of the site, which was developed at part of the previously permitted site design; the remaining vegetated portion of this right-of-way, is the future Crystal Drive Extension. This community occupies 0.63± acres of the property. This community would be considered uplands by the regulatory agencies.

### **FLUCFCS 814 Road ROW – 0.38± Acres**

This unpaved paved road right of way occupies 0.38± acres of the property, which is immediately west of the project site along J V Parker Lane. This community would be considered uplands by the regulatory agencies.

### Wetlands

The following community areas have been designated as wetland habitats. Wetlands are any areas that under normal circumstances have hydrophytic vegetation, hydric soils, and wetland hydrology.

#### **FLUCFCS 617 E3 Wetland Hardwood Forest (50-74% Exotics) – 5.64± Acres**

This wetland community type occupies approximately 5.64± acres of the property. The canopy contains laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliottii*), bald cypress (*Taxodium distichum*), and melaleuca (*Melaleuca quinquenervia*). The sub-canopy vegetation includes Brazilian pepper (*Schinus terebinthifolius*), cabbage palm (*Sabal palmetto*), myrsine (*Rapanea punctata*), buckthorn (*Rhamnus cathartica*), and wax myrtle (*Myrica cerifera*). The ground cover includes scattered saw palmetto (*Serenoa repens*), with swamp fern (*Blechnum serrulatum*), black needlerush (*Juncus roemerianus*), red-root (*Lachnanthes caroliniana*), chocolate weed (*Melochia corchorifolia*), and rosy camphorweed (*Pluchea rosea*), with various other grasses and sedges. Commonly observed vines include Japanese climbing fern (*Lygodium japonicum*), and greenbriar (*Smilax* spp.). This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

### Other Surface Waters (OSW)

The following community area has been designated as other surface waters. Surface waters are waters on the surface of the earth, contained in bounds created naturally or artificially.

#### **FLUCFCS 500 Old Cow Pond – 0.53± Acres**

This “other surface water” (OSW) community occupies approximately 0.53± acres of the property and consists of a cow pond. The canopy is mostly open; the sub-canopy contains Carolina willow (*Salix caroliniana*), wax myrtle (*Myrica cerifera*), and buttonbush (*Cephalanthus occidentalis*), with Brazilian pepper (*Schinus terebinthifolius*) along the perimeter of the wetland.. The groundcover contains cat-tail (*Typha latifolia*), duckweed (*Lemna minor*), dotted smartweed (*Polygonum punctatum*), mermaid weed (*Proserpinaca palustris*), cyperus (*Cyperus* sp.), water hyssop (*Bacopa monnieri*), dollarweed (*Hydrocotyle umbellata*), and torpedo grass (*Panicum repens*). This community would be considered “other surface waters” by the regulatory agencies.

**Table 1. FLUCFCS Community Table**

FLUCFCS Code	Community Description	Habitat Type	Acres
411 E3	Pine Flatwoods (Exotics 50-74%)	Upland	2.82± Ac.
420 E4	Mixed Upland Hardwoods (Exotics > 75%)	Upland	7.10± Ac.
500	Old Cow Pond	OSW	0.53± Ac.
617 E3	Wetland Hardwood Forest (Exotics 50-74%)	Wetland	5.64± Ac.
740	Disturbed Lands – Cleared Trails	Upland	2.86± Ac.
800	County Road ROW (Future Crystal Drive Ext.)	Upland	0.63± Ac.
814	Road ROW	Upland	0.38± Ac.
<b>Total</b>			<b>19.96± Ac.</b>

## Protected Species Results

During the field survey for protected species on the property, no protected species or signs thereof observed on-site. There were a few small stick-nests observed in some of the melaleuca trees; however, they were believed to be that of a bird or perhaps a nest of one of the numerous grey squirrels (*Sciurus carolinensis*) that were observed on-site. There were no other nest-like structures or tree cavities noted, and there was no gopher tortoise (*Gopherus polyphemus*) burrows identified. We observed burrows belonging to armadillos (*Dasypus novemcinctus*), which were not marked in the field; there was no evidence that these burrows were being used by gopher tortoises.

There were several non-listed species identified while conducting the protected species survey, among those were several eastern grey squirrels (*Sciurus carolinensis*), an eastern cottontail rabbit (*Sylvilagus floridanus*), Northern mocking birds (*Mimus polyglottos*), and mourning doves (*Zenaida macroura*). The various listed species that may occur in the FLUCFCS communities on-site have been tabulated on the attached table. Please see the Protected Species Survey Map, attached as Exhibit E.

## Project Summary & Discussion

Currently, there are 5.64± acres of existing wetlands on the site, which was included on the previously submitted environmental assessment and species survey report with the initial application. The existing vegetation on site contains varying levels of exotic and no protected species or signs thereof have been observed on-site over the numerous site visits conducted on-site.

The existing SFWMD (36-05372-P-02) and ACOE permits (SAJ-1997-67-IP) allowed impacts to the 6.62± acres of jurisdictional wetlands on site; however, these wetland impacts will be reduced to only 2.66± acres under the proposed site plan, and the remaining 3.96± acres will be preserved and enhanced by exotic removal. The permitting was done in combination with the parcel to the south of Crystal Drive. The approved jurisdictional wetlands on-site have been impacted during utility construction.

This updated assessment represents the current conditions of the site which reflects the 5.64± acres of remaining wetlands. The attached FLUCFCS map identifies ±0.53 acre of other surface waters consisting of two old cow ponds. Although old cow ponds are not typically considered wetlands, the eastern 0.10± acre old cow pond was included within the permitted jurisdictional wetlands while the western 0.43± acre old cow pond was specifically identified as other surface waters per the previous permits. The eastern pond within the jurisdictional wetlands is proposed to be incorporated into the wetland preserve and the western pond will be incorporated into the proposed lake. The proposed site plan shows the permitted jurisdictional wetland lines and existing/proposed impacts and preservation areas. The proposed rezoning reduces the previously permitted wetland impacts and proposes to preserve the maximum amount possible to maintain the existing approved access onto Six Mile Cypress Parkway.

Due to the disturbed nature of the site, the abundance of exotic plant species, the surrounding land uses, and roadways, it is unlikely that this site supports or would provide habitat for any protected species. Formal wetlands delineations have previously been conducted on-site, per the South Florida Water Management (SFWMD) and US Army Corps of Engineers (ACOE) environmental resource permits. The remaining community locations were drawn using non-rectified aerial images with approximate property boundaries; hence their location, aerial extent, and acreage is approximate.

Table 2: Listed Species by Habitat with Current Status

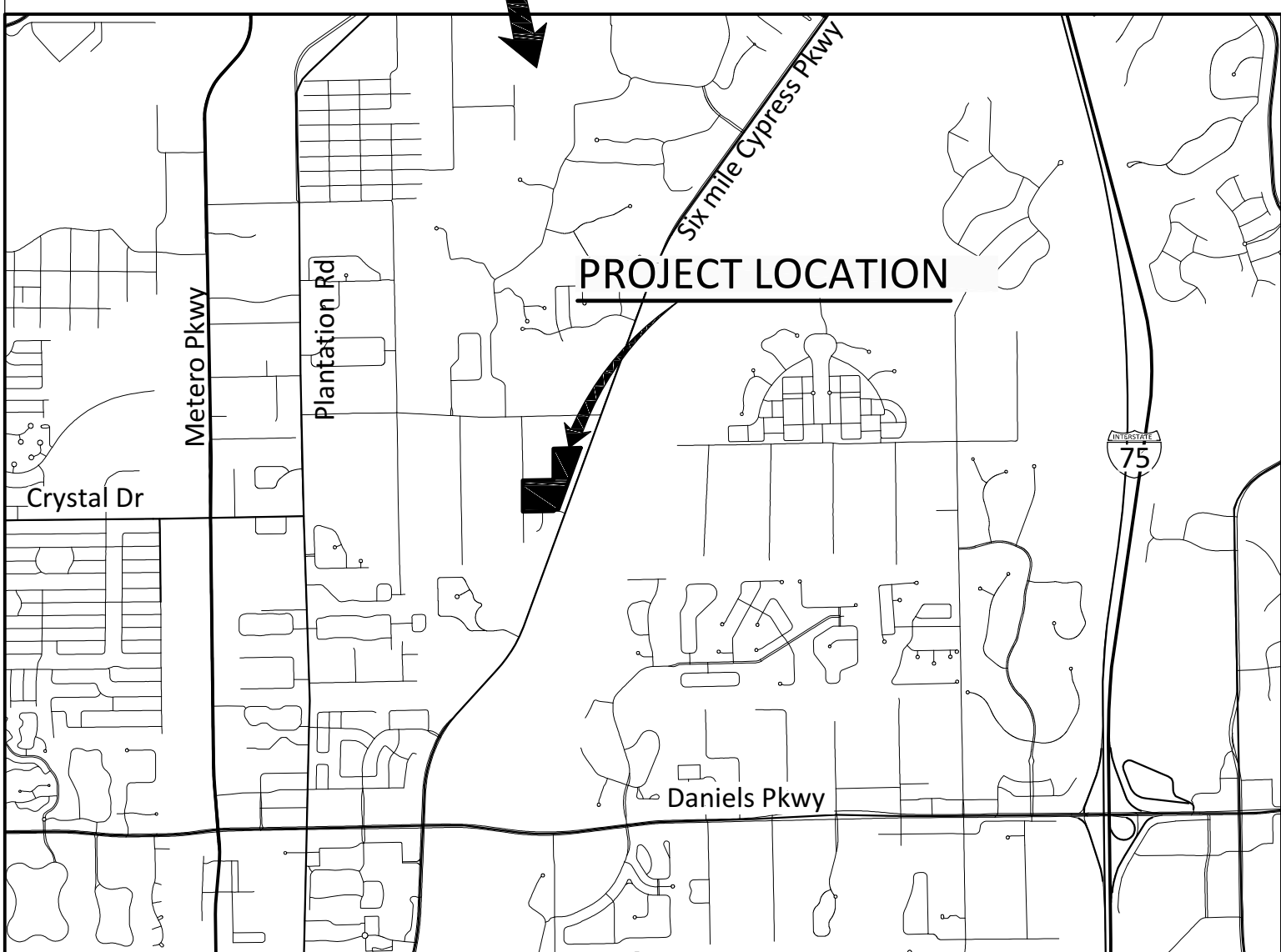
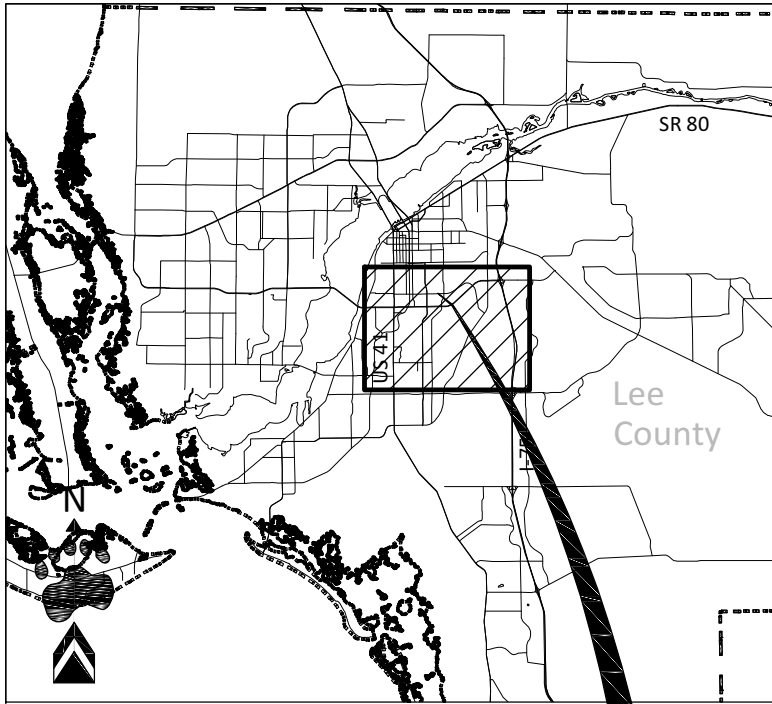
FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Percent Coverage	Observed	USDA	FDA&CS	FWS	FWC
411	Pine Flatwoods	Beautiful paw-paw	<i>Deeringothammus pulchellus</i>	90	--	E	E	E	--
		Big cypress fox squirrel	<i>Sciurus niger avicennia</i>	90	--	--	--	--	SSC
		Eastern indigo snake	<i>Drymarchon corais couperi</i>	90	--	--	--	T	T
		Fakahatchee burmannia	<i>Burmannia flava</i>	90	--	--	E	--	--
		Florida black bear	<i>Ursus americanus floridanus</i>	90	--	--	--	SAT	T
		Florida coontie	<i>Zamia floridana</i>	90	--	--	C	--	--
		Gopher frog	<i>Rana areolata</i>	90	--	--	--	--	SSC
		Gopher tortoise	<i>Gopherus polyphemus</i>	90	--	--	--	T	T
		Red-cockaded woodpecker	<i>Picoides borealis</i>	90	--	--	--	E	SSC
		Satinleaf	<i>Chrysophyllum olivaeforme</i>	90	--	--	T	--	--
		Southeastern American Kestrel	<i>Falco sparverius paulus</i>	90	--	--	--	--	T
420	Upland Hardwood Forest	Eastern indigo snake	<i>Drymarchon corais couperi</i>	90	--	--	--	--	T
		Florida scrub jay	<i>Aphelocoma coerulescens coerulescens</i>	90	--	--	--	T	T
		Florida coontie	<i>Zamia floridana</i>	90	--	--	C	--	--
		Gopher frog	<i>Rana areolata</i>	90	--	--	--	--	SSC
		Gopher tortoise	<i>Gopherus polyphemus</i>	90	--	--	--	T	T
500	Other Surface Water	American alligator	<i>Alligator mississippiensis</i>	90	--	--	--	SAT	SSC
		Everglades mink	<i>Mustela vison evergladensis</i>	90	--	--	--	--	T
		Limpkin	<i>Aramus guarana</i>	90	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	90	--	--	--	--	SSC
		Reddish egret	<i>Egretta rufescens</i>	90	--	--	--	--	SSC
		Roseate spoonbill	<i>Ajaia ajaja</i>	90	--	--	--	--	SSC
		Snowy egret	<i>Egretta thula</i>	90	--	--	--	--	SSC
		Tricolored heron	<i>Egretta tricolor</i>	90	--	--	--	--	SSC
617	Wetland Hardwood Forest	Florida black bear	<i>Ursus americanus floridanus</i>	90	--	--	--	SAT	T
		Limpkin	<i>Aramus guarana</i>	90	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	90	--	--	--	--	SSC
		Snowy egret	<i>Egretta thula</i>	90	--	--	--	--	SSC
		Tricolored heron	<i>Egretta tricolor</i>	90	--	--	--	--	SSC
740	Disturbed Lands	Gopher tortoise	<i>Gopherus polyphemus</i>	90	--	--	--	T	T
800	Roadways	N/A	--	90	--	--	--	--	--

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.

**EXHIBIT A**

**Project Location Map**



Drawn By:	Date:	Category
BWS	3/11/21	Location
Job Number		Scale:
		NTS
S/T/R		County
17/45S/25E		Lee

# Carissa Commercial Park

## Location Map

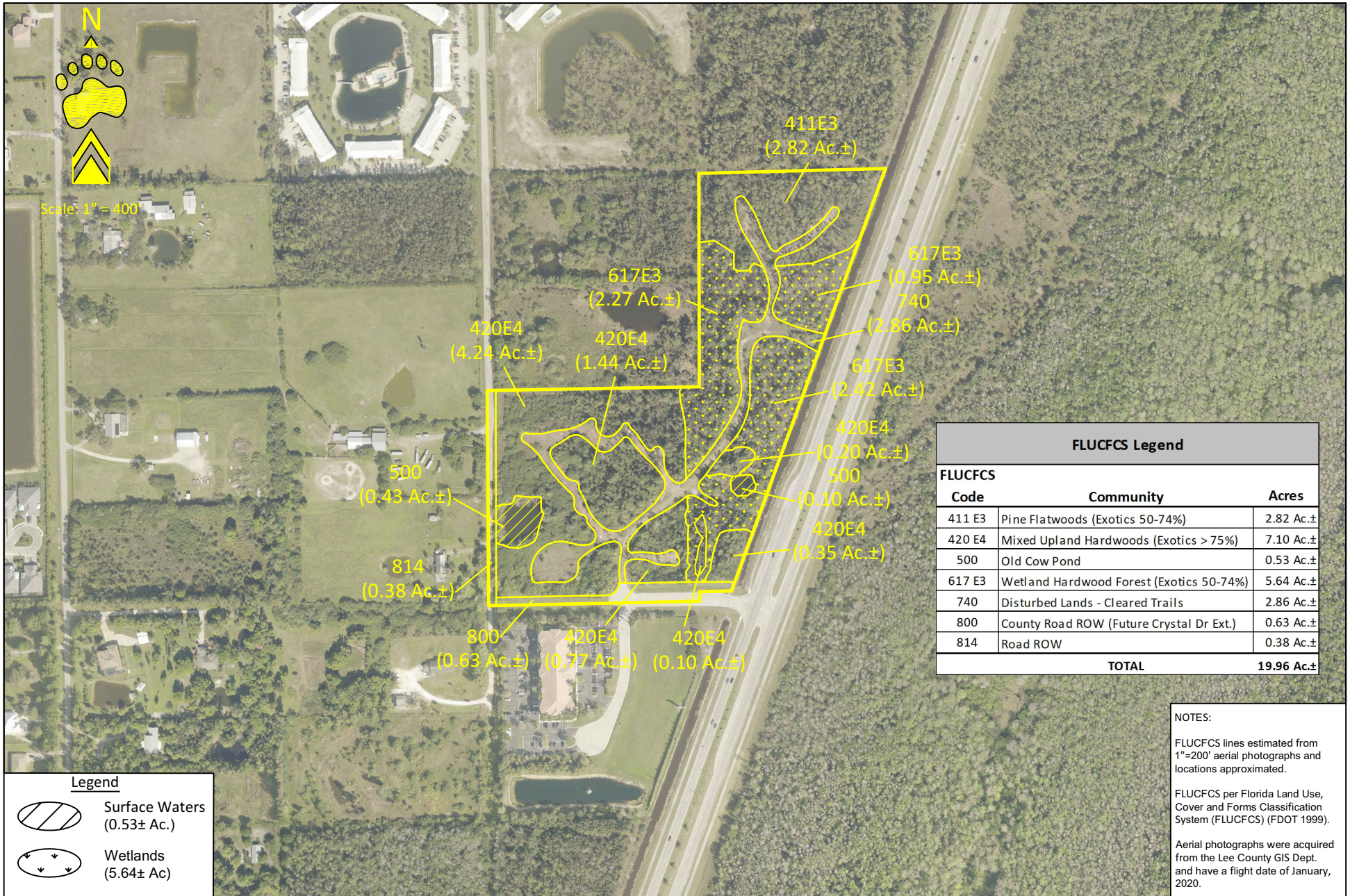
1599 Covington Circle East, Fort Myers, FL 33919  
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page

Exhibit

**EXHIBIT B**

**FLUCFCS Map with Aerial**



FLUCFCS Legend		
FLUCFCS		
Code	Community	Acres
411 E3	Pine Flatwoods (Exotics 50-74%)	2.82 Ac.±
420 E4	Mixed Upland Hardwoods (Exotics > 75%)	7.10 Ac.±
500	Old Cow Pond	0.53 Ac.±
617 E3	Wetland Hardwood Forest (Exotics 50-74%)	5.64 Ac.±
740	Disturbed Lands - Cleared Trails	2.86 Ac.±
800	County Road ROW (Future Crystal Dr Ext.)	0.63 Ac.±
814	Road ROW	0.38 Ac.±
<b>TOTAL</b>		<b>19.96 Ac.±</b>

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 from the Lee County GIS Dept. and have a flight date of January, 2020.

Legend	
	Surface Waters (0.53± Ac.)
	Wetlands (5.64± Ac)

Revisions	Date:	Drawn By:	Date:
		BWS	3/11/21
		Job Number	
		S/T/R	
		17/45S/25E	

# Carissa Commercial Park

## Aerial FLUCFCS Map

Category	FLUCFCS
Scale:	1" = 400'
County	Lee

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 (239) 340-0678 bearpaws.env.consulting@gmail.com

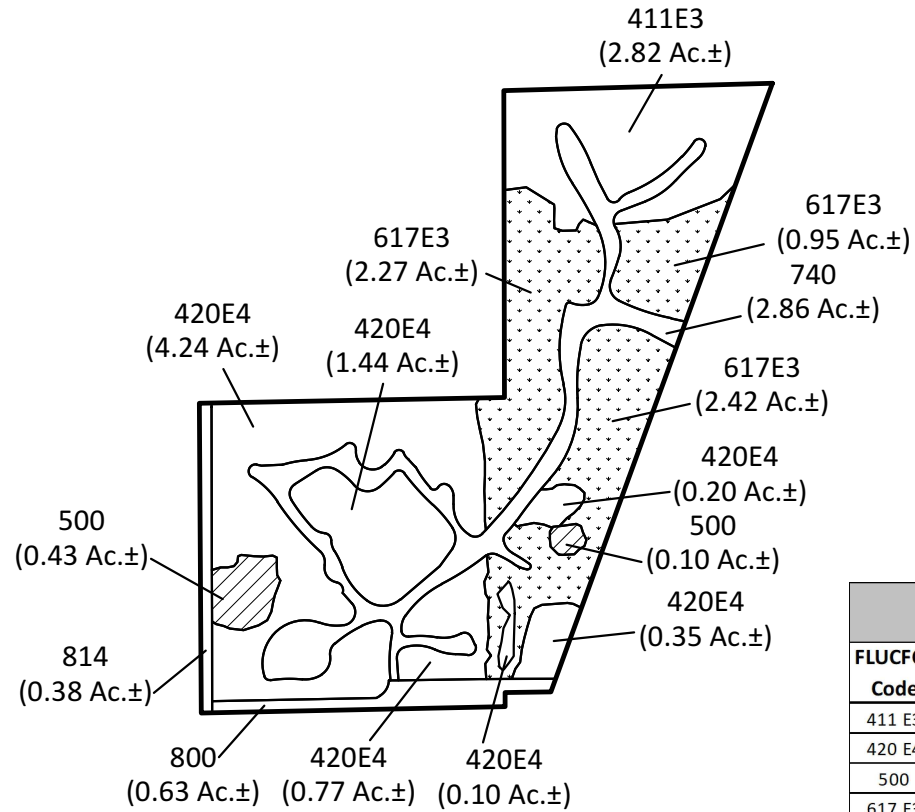
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Exhibit	-

**EXHIBIT C**

**FLUCFCS Map**



Scale: 1" = 400'



FLUCFCS Legend		
Code	Community	Acres
411 E3	Pine Flatwoods (Exotics 50-74%)	2.82 Ac.±
420 E4	Mixed Upland Hardwoods (Exotics > 75%)	7.10 Ac.±
500	Old Cow Pond	0.53 Ac.±
617 E3	Wetland Hardwood Forest (Exotics 50-74%)	5.64 Ac.±
740	Disturbed Lands - Cleared Trails	2.86 Ac.±
800	County Road ROW (Future Crystal Dr Ext.)	0.63 Ac.±
814	Road ROW	0.38 Ac.±
<b>TOTAL</b>		<b>19.96 Ac.±</b>

**Legend**

- Surface Waters (0.53± Ac.)
- Wetlands (5.64± Ac.)

**NOTES:**

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

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

Revisions	Date:	Drawn By:	Date:
		BWS	3/11/21
		Job Number	
		S/T/R	
		17/45S/25E	

# Carissa Commercial Park

## FLUCFCS Map

Category	FLUCFCS
Scale:	1" = 400'
County	Lee

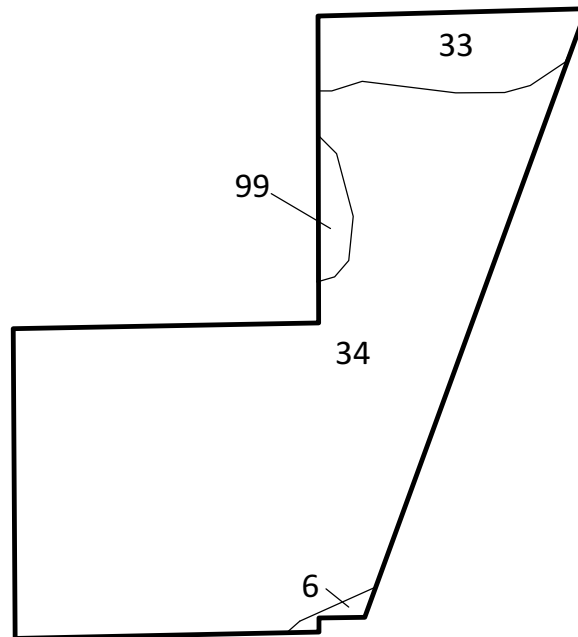
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(239) 340-0678 bearpaws.env.consulting@gmail.com

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Exhibit	-

**EXHIBIT D**  
**NRCS Soils Map**



Scale: 1" = 400'



NRCS Soils Legend		
Soil No	Description	Status
6	Halandale Fine Sand	Non-Hydric
33	Oldsmar Sand	Non-Hydric
34	Malabar Fine Sand	Hydric
99	Water	Unranked

NOTES

Soils were acquired from LABINS and are from the NRCS.

Revisions	Date:	Drawn By:	Date:
		BWS	3/11/21
		Job Number	
		S/T/R	
		17/45S/25E	

## Carissa Commercial Park

### Soils Map

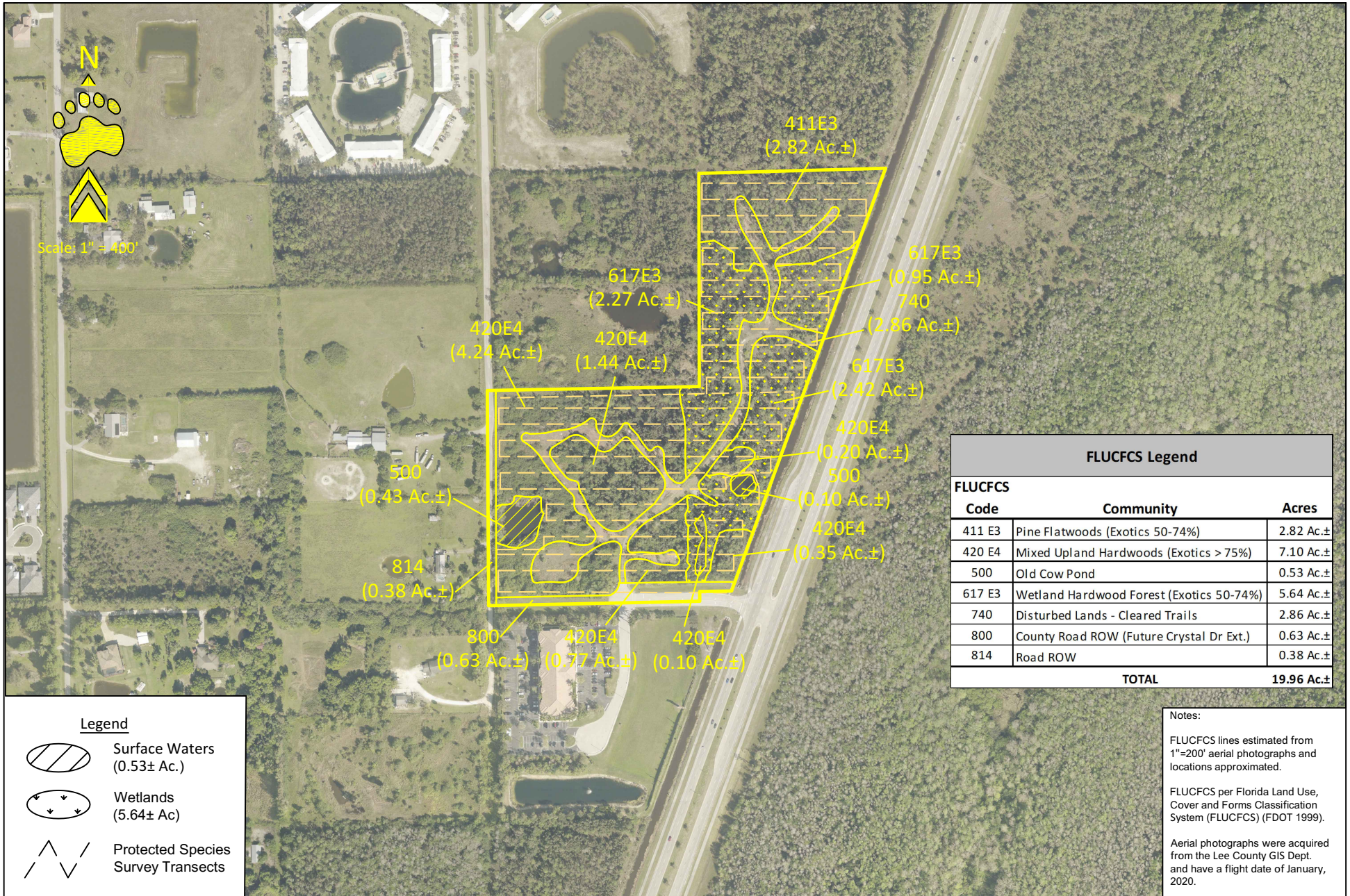
Category  
Soils  
Scale:  
1" = 400'  
County  
Lee



Page  
-  
Exhibit  
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**EXHIBIT E**

**Protected Species Survey Map**



FLUCFCS Legend		
Code	Community	Acres
411 E3	Pine Flatwoods (Exotics 50-74%)	2.82 Ac.±
420 E4	Mixed Upland Hardwoods (Exotics > 75%)	7.10 Ac.±
500	Old Cow Pond	0.53 Ac.±
617 E3	Wetland Hardwood Forest (Exotics 50-74%)	5.64 Ac.±
740	Disturbed Lands - Cleared Trails	2.86 Ac.±
800	County Road ROW (Future Crystal Dr Ext.)	0.63 Ac.±
814	Road ROW	0.38 Ac.±
<b>TOTAL</b>		<b>19.96 Ac.±</b>

**Legend**

- Surface Waters (0.53± Ac.)
- Wetlands (5.64± Ac.)
- Protected Species 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).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of January, 2020.

Revisions	Date:	Drawn By:	Date:
		BWS	3/11/21
		Job Number	
		S/T/R	
		17/45S/25E	

# Carissa Commercial Park

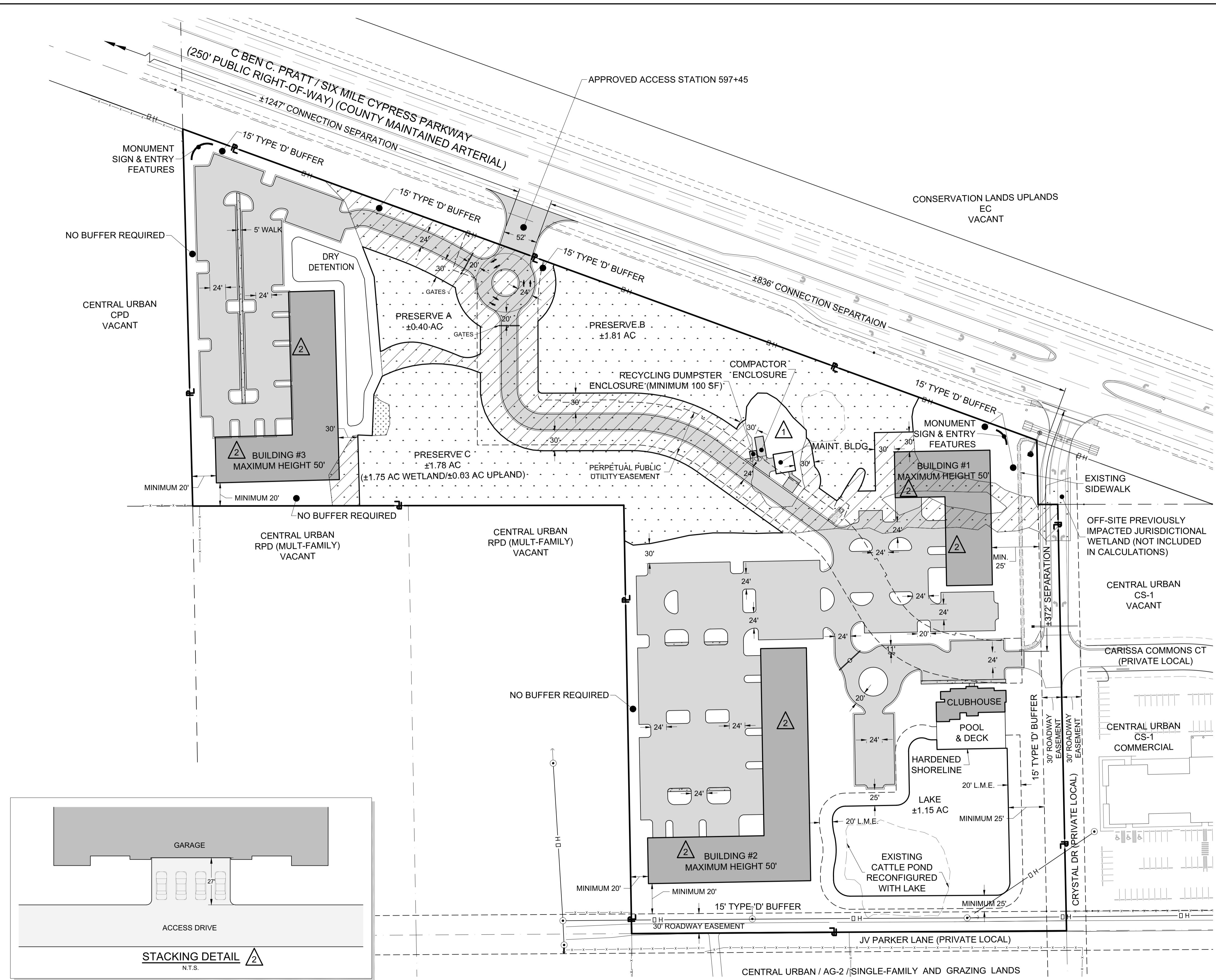
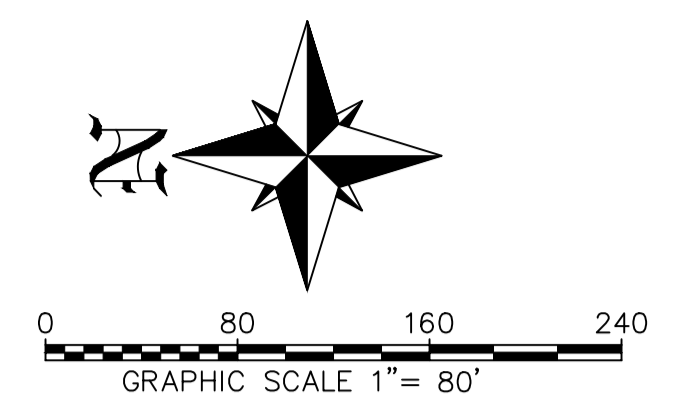
## Aerial PSS Map

Category	PSS
Scale:	1" = 400'
County	Lee

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Page	-
Exhibit	-





**LEGEND:**

- EXISTING/PROPOSED WETLAND IMPACTS
- PERMITTED JURISDICTIONAL WETLAND LINE (6.62 AC WITHIN PROPERTY BOUNDARY)
- PRESERVED UPLANDS
- DEVIATION

**PARKING CALCULATION:**  
DEVELOPMENT WILL COMPLY WITH LDC PARKING REQUIREMENTS.

**DENSITY CALCULATION:**

SITE AREA =	18.57 AC
EASEMENT/POTENTIAL RW =	1.39 AC
TOTAL SITE AREA =	19.96 AC
TOTAL WETLAND IMPACTS =	2.66 AC
TOTAL SITE AREA (LESS IMPACTS) =	17.30 AC

**NOTES:**

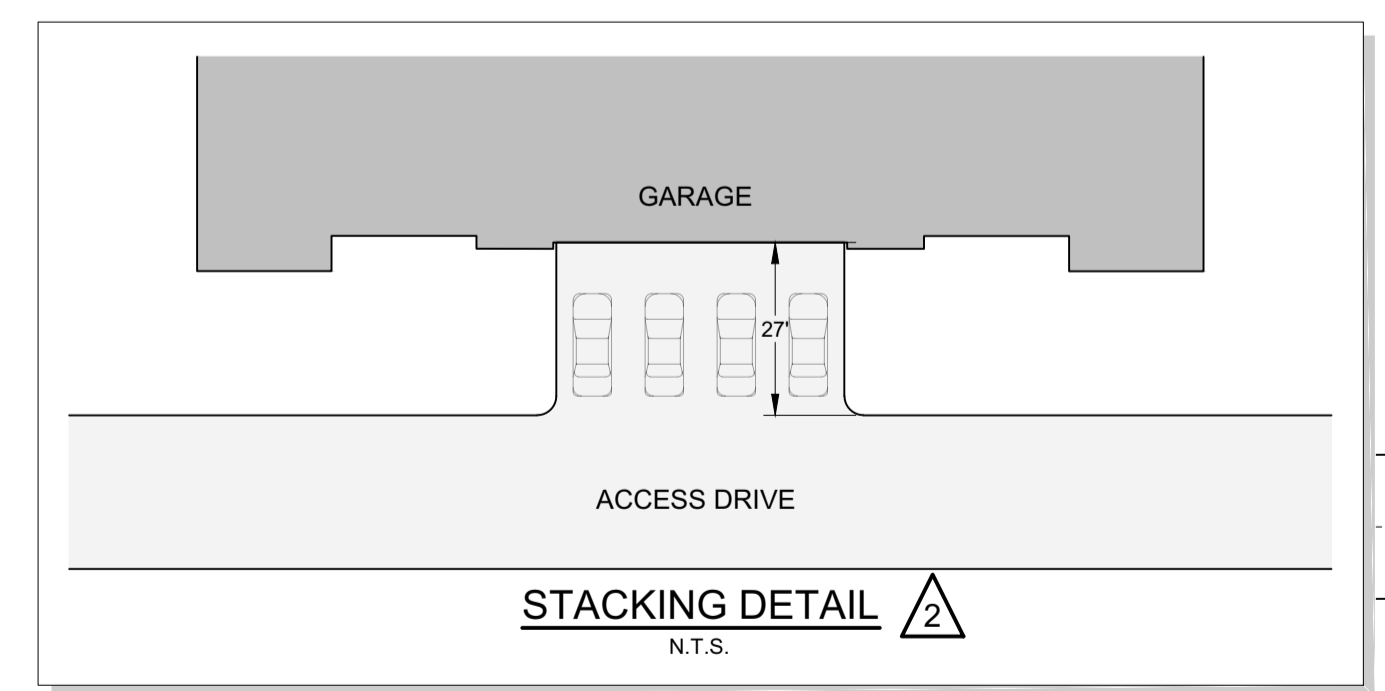
SITE AREA: 19.96 AC  
 OPEN SPACE REQUIRED: 40%  
 19.96 X 0.4 = 7.98 ACRES REQUIRED  
 INDIGENOUS OPEN SPACE REQUIRED: 3.99 AC

PROVIDED:  
 LAKE: 1.15 AC (MAX 25% OF OPEN SPACE REQUIRED)  
 PRESERVES: 3.96 AC WETLAND + 0.03 AC UPLAND = 3.99 AC  
 OTHER OPEN SPACE: MINIMUM 2.84 AC  
 MINIMUM OPEN SPACE PROVIDED: 7.98 AC

**DENSITY:**

STANDARD DENSITY: 10 DU/AC  
 17.30 @ 10: 173  
 2.66 @ 1/20: 0.13

BONUS UP TO 15 DU/AC  
 17.30 @ 5: = 86.5  
 TOTAL: 260 DU



NO.	DATE	REVISION DESCRIPTION	BY
2	13/08/2021	REVISED FOR PARKING DEVIATION WITHDRAWAL	TRL
1	10/23/2020	1ST SUBMITTAL	SDJ

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MASTER CONCEPT PLAN CARISSA MINOR RPD LEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET		
9/08/2020	2961F	_MCP	SEH	SDJ	SEH	1"=80'	1		

S:\JOBS\2961F\ZONING\2961F\_MCP.DWG 3/11/2021 11:31 AM STEVE JOHNSON