



November 1, 2021

Anthony Rodriguez
Zoning Manager
Lee County Community Development
1500 Monroe Street
Fort Myer, FL 33908

**RE: CENTER PLACE MPD – FGCU Parcel addition
Lee County Planned Development Amendment Application**

Dear Mr. Rodriguez:

Taylor Morrison of Florida, Inc. ("Applicant") seeks to rezone 40+/- acres located adjacent to the Center Place MPD in unincorporated Lee County, Florida, from generally $\frac{3}{4}$ mile south of Alico Road and directly to the east of Miromar Lakes MPD.

The Applicant seeks to rezone the property from Agricultural (AG-2) to CenterPlace Mixed Use Planned Development (MPD). This amendment request will include a Master Concept Plan but does not include any changes to the Schedule of Deviations, Site Development Regulations or maximum density or intensity of previously approved uses.

Enclosed please find a completed MPD application. We look forward to working with you.

Sincerely,

WALDROP ENGINEERING, LLC.

A handwritten signature in blue ink, appearing to read 'Jeremy Frantz'.

Jeremy Frantz, AICP
Principal Planner/Senior Project Manager



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: CenterPlace MPD Amendment

Request: Rezone from: AG-2 To: Center Place MPD

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

Bonus Density included? ☒ NO ☐ YES¹ for: _____ Bonus Units

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

Summary of Project:

The Applicant proposes to add 40 acres to the CenterPlace MPD.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Taylor Morrison of Florida, Inc. c/o Charles Cook

Address: 28100 Bonita Grande Dr.

City, State, Zip: Bonita Springs, FL 34135

Phone Number: (239) 822-1508

E-mail Address: chcook@taylormorrison.com

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: Waldrop Engineering LLC

Contact Person: Jeremy Frantz, AICP

Address: 28100 Bonita Grande Dr., Ste 305

City, State, Zip: Bonita Springs, FL, 34135

Phone Number: (239) 319-0026

Email: Jeremy.Frantz@waldropengineering.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

**PART 2
PROPERTY OWNERSHIP**

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: Florida Gulf Coast University Foundation, Inc. c/o Katherine Green

Address: 10501 FGCU Blvd., S

City, State, Zip: Fort Myers, FL, 33965

Phone Number: (239) 590-1064

Email: kcgreen@fgcu.edu

B. Disclosure of Interest [34-202(a)(2)]:

☒ Attach [Disclosure of Interest](#) Form.

C. Multiple parcels:

☒ Property owners list. [34-202(a)(8)]

☐ Property owners map. [34-202(a)(8)]

D. Certification of Title and Encumbrances [34-202(a)(7)]

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): 5/27/2014

**PART 3
PROPERTY INFORMATION**

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] [34-203(a)(5)]

13-46-25-00-00001.0110

B. Street Address of Property: Undetermined

C. Legal Description (must submit) [34-202(a)(5)]:

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(6)]:

☒ A Boundary survey, tied to the state plane coordinate system.

OR

☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. [34-202(a)(9)]

2. ☒ Map of surrounding property owners. [34-202(a)(9)]

3. ☒ One set of mailing labels. [34-202(a)(9)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: AG-2

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: Vacant

2. Intended uses of property are: Residential

G. Future Land Use Classification (Lee Plan):

University Community	<u>40</u>	Acres	<u>100</u>	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>3,100 +/-</u>	Feet		
2. Depth (average if irregular parcel):	<u>550 +/-</u>	Feet		
3. Total area:	<u>40</u>	Acres or square feet		
4. Frontage on road or street:	<u>N/A</u>	Feet on	<u>N/A</u>	Street
2 nd Frontage on road or street:	<u>N/A</u>	Feet on	<u>N/A</u>	Street

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

A. Gross Acres (total area within described parcel)		<u>40</u>	Acres
1. Submerged land subject to tidal influence		<u>0</u>	Acres
2. a. Preserved freshwater wetlands	<u>0</u>	Acres	
b. Impacted wetlands	<u>10.4</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>10.4</u>	Acres
3. R-O-W providing access to non-residential uses		<u>0</u>	Acres
4. Non-residential use areas ^{(1) (2)}		<u>0</u>	Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).		<u>0</u>	Acres
C. Gross residential acres. (A minus B) ⁽³⁾		<u>40</u>	Acres
D. Gross residential acres (by Land Use Category)			
1. a. Intensive Development – upland			Acres
b. Intensive Development – preserved freshwater wetlands			Acres
c. Intensive Development – impacted wetlands			Acres
2. a. Central Urban – upland			Acres
b. Central Urban – preserved freshwater wetlands			Acres
c. Central Urban – impacted wetlands			Acres
3. a. Urban Community or Suburban – upland			Acres
b. Urban Community or Suburban – preserved freshwater wetlands			Acres
c. Urban Community or Suburban – impacted wetlands			Acres

4.	a.	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	a.	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	29.6	Acres
	b.	University Community – wetlands	10.4	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres

TOTAL (should equal "C" above)

40.0 Acres

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: University Community

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
	a. Total upland acres (from Part 4, D.)	29.6	x 6 equals	177.6
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	0	x 6 equals	0
	c. Total impacted wetlands acres (from Part 4, D.)	10.4	x .05 equals	.52
	d. Total Allowed Standard Units ⁽¹⁾			178
2.	Bonus Units [2-143]			
	a. Site-built Affordable Housing			0
	b. Transferrable Dwelling Units			0
	c. Sub-total			0
3.	Total Permitted Units ⁽¹⁾			178

Note:

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

PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS

		Height	Total Floor Area (Square Feet)
A. Commercial	1. Medical		0
	2. General Office		0
	3. Retail		0
	4. Other: _____		0
	5. TOTAL FLOOR AREA		0
		Height	Total Floor Area (Square Feet)
B. Industrial	1. Under Roof		0
	2. Not Under Roof		0
	3. TOTAL FLOOR AREA		00
		Depth	Total Acres
C. Mining	1. Area to be excavated		0
		Height	Total Beds/Units
D. Assisted Living Facilities	1. Dependent Living Units		0
	2. Independent Living Units		0
	3. TOTAL BEDS/UNITS		0
		Height	Total Rental Units
E. Hotels/Motels (Room Size)	1. < 425 sq. ft.		0
	2. 426-725 sq. ft.		0
	3. 725 < sq. ft.		0
	4. TOTAL UNITS		0

PART 7
ACTION REQUESTED

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**
- C. Master Concept Plan:**
- Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
 - Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. **[34-373(a)(9)]**

D. Bonus Density: [34-202(a)(11)]

- ☒ Not Applicable
☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

PART 8 ENVIRONMENTAL REQUIREMENTS

- A. Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]**

Please see the attached Quad Sheet.

- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].

*The Project site is highly disturbed due to historical agricultural uses and prior mining activities as depicted on the attached Quad Sheet and the 1980 and 1999 historical aerials. After the conclusion of mining activities and the removal of associated mining facilities, the Project site was left to revegetate naturally and now contains a variety of weedy and exotic plant species. Most notable of these species are melaleuca (*Melaleuca quinquenervia*), Australian pine (*Casuarina equisetifolia*), and cogongrass (*Imperata cylindrica*).*

The Project contains approximately 9.60 acres of South Florida Water Management District (SFWMD) jurisdictional wetlands and 0.80 acre of SFWMD "other surface waters". These wetlands have been degraded through the historical activities on-site and contain a high degree of disturbed and exotic vegetation. The wetland habitats located on-site as identified by Florida Land Use, Cover and Forms Classification System (FLUCFCS) include Melaleuca, Hydric (FLUCFCS Code 4241) and Disturbed Land, Hydric (FLUCFCS Code 7401). Please see the attached aerial with FLUCFCS and wetlands map.

*A Lee County protected species survey was conducted and documented one protected species on the Project site. The documented protected species include little blue heron (*Egretta caerulea*), which is a state threatened and Lee County protected species. Please refer to Appendix A in the attached protected species survey report for the documented locations of protected species.*

- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:

As described above, the Project site was utilized as a historical agricultural and mining operation, is highly disturbed and contains minimal native vegetation. As discussed with Lee County staff during the July 12, 2021 pre-application meeting, an 8.0± acre indigenous vegetation restoration area will be provided within the limits of the existing Esplanade Lake Club. An indigenous preserve management plan is attached.

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

The project is not located adjacent to navigable natural waters; therefore, shoreline stabilization is not proposed.

- E. Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**

Please see the attached Soils Map.

- F. FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]**

Please see the attached aerial with FLUCFCS and wetlands map.

- G. Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]**

The Project site contains no rare or unique upland habitat as defined in the Lee Plan Section XII. Please see the attached aerial with FLUCFCS and wetlands map.

- H. Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]**

No historic flow-ways are located within the Project limits. Please see the attached aerial with Lee County Historic flow-ways.

PART 9 SANITARY SEWER & POTABLE WATER FACILITIES

- A. Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
N/A
-

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

1. Method and degree of treatment:

N/A

2. Quality of the effluent:

N/A

3. Expected life of the facility:

N/A

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

N/A

5. Receiving bodies or other means of effluent disposal:

N/A

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

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

N/A

2. Current water table conditions:

N/A

3. Proposed rate of application:

N/A

4. Back-up system capacity:

N/A

PART 10

ADDITIONAL REQUIREMENTS**A. Major Planned Developments:**

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]****C. Development of Regional Impact:** Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)]****D. Private Recreational Facility Planned Developments (PRFPDs):**

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**
5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**

E. Potable Water & Central Sewer. Will the project be connected to potable water and central sewer as part of any development of the property?

- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**

F. Existing Agricultural Use: If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)]****G. Flood Hazard:**

- ☒ Not applicable
- ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)

H. Excavations/Blasting:

- ☒ No blasting will be used in the excavation of lakes or other site elements.
☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

I. Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]

- ☒ Not Applicable
☐ Provide a Hazardous materials emergency plan.

J. Mobile Home Park: [34-174(h)]

- ☒ Not Applicable
☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

K. Airport Zones & Lee County Port Authority (LCPA) Requirements:

- ☒ Not Applicable
☐ Property is located within _____ Airport Noise Zone: **[34-1104]**
☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
☐ A Tall Structures Permit is required. **[34-1108]**

PART 5 SUBMITTAL REQUIREMENT CHECKLIST		
<i>Clearly label your attachments as noted in bold below</i>		
Copies Required		SUBMITTAL ITEMS
3	☒	Completed application for Public Hearing [34-202(a)(1)]
1	☒	Filing Fee - [34-201(d)]
1	☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
3	☒	Affidavit of Authorization (notarized) Form [34-202(a)(3)]
3	☒	Additional Agents [34-202(a)(4)]
3	☐	Multiple Owners List (if applicable) [34-202(a)(2)]
3	☒	Disclosure of Interest Form (multiple owners) [34-202(a)(2)]
3	☒	Legal description (must submit) [34-202(a)(5)]
	☒	Legal description (metes and bounds) and sealed sketch of legal description
		OR
	☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
3	☒	Boundary Survey – not required if platted lot (2 originals required) [34-202(a)(6)]
3	☐	Property Owners list (if applicable) [34-202(a)(8)]
3	☐	Property Owners map (if applicable) [34-202(a)(8)]
3	☒	Confirmation of Ownership/Title Certification [34-202(a)(7)]
3	☐	STRAP Numbers (if additional sheet is required) [34-202(a)(5)]
1	☒	List of Surrounding Property Owners [34-202(a)(9)]
1	☒	Map of Surrounding Property Owners [34-202(a)(9)]
1	☒	Mailing labels [34-202(a)(9)]
3	☒	List of Zoning Resolutions and Approvals
3	☐	Summary of Public Informational Session (if applicable)
3	☒	Waivers from Application Submission Requirements (if applicable) [34-201(c)]
3	☐	Preliminary Density Calculations (if applicable)
3	☒	Request Statement [34-373(a)(5)]
3	☐	Traffic Impact Statement (TIS) (not required for existing development) [34-373(a)(7)]
3	☒	Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
3	☐	Schedule of Uses [34-373(a)(8)]
3	☒	Schedule of Deviations and Written Justification [34-373(a)(9)]
3	☒	Topography (if available) [34-373(a)(4)b.iv.]
3	☒	Soils Map [34-373(a)(4)b.9.]
3	☒	FLUCCS Map [34-373(a)(4)c.]
3	☐	Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.]
3	☒	Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.]
3	☒	Surface Water Management Plan (if applicable) [34-373(b)(1)]
3	☐	Phasing Program (if applicable) [34-373(b)(3)]
3	☒	Protected Species Survey (if applicable) [34-373(b)(2)]
3	☐	Proof of Notice (if applicable) [34-373(c)]

3	☐	Binding Letter from DCA (if applicable) [34-373(d)(9)]
3	☐	Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)(1)]
3	☐	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1)]
3	☐	Well Drawdown Information (if applicable) [34-941(d)(3)d.]
3	☐	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.]
3	☐	Environmental Assessment (if applicable) [34-941(g)(2)]
3	☐	Demonstration of Compatibility (if applicable) [34-941(g)(4)]
3	☐	Potable Water & Sanitary Sewer. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
3	☐	Existing Agricultural Use Affidavit (if applicable) [34-202(a)(12)]
3	☐	Information Regarding Proposed Blasting (if applicable).
3	☐	Hazardous Materials Emergency Plan (if applicable)
3	☐	Mobile Home Park Dislocated Owners Information (if applicable) [34-202(b)(4)]
3	☐	Tall Structures Permit (if applicable) [34-1108]

ADDITIONAL AGENTS

Company Name:	GrayRobinson, P.A.		
Contact Person:	Derek Rooney, Esq.		
Address:	1404 Dean Street, Suite 300		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	(239) 254-5334	Email:	derek.rooney@gray-robinson.com

Company Name:	Passarella & Associates, Inc.		
Contact Person:	Bethany Brosious		
Address:	13620 Metropolis Avenue, Suite 200		
City, State, Zip:	Fort Myers, FL 33912		
Phone Number:	(239) 274-0067	Email:	bethanyb@passarella.net

Company Name:	Rhodes and Rhodes Land Surveying, Inc.		
Contact Person:	Robert Cross		
Address:	28100 Bonita Grande Dr., Suite 107		
City, State, Zip:	Bonita Springs, FL 34135		
Phone Number:	(239) 405-8166	Email:	robert@rhodesandrhodes.net

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Barbara Kininmonth, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at STRAP# 13-46-25-00-00001.0110 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

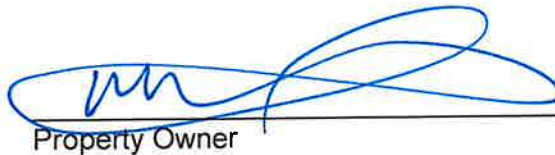
4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for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

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

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

Name and Address	Percentage of Ownership
N/A	

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



Property Owner

Barbara Kininmonth
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on October 19, 2021 (date) by Barbara Kininmonth (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public

REBEKAH NORTON
Commission # GG 329991
Expires May 10, 2023
Bonded Thru Budget Notary Services

AFFIDAVIT OF AUTHORIZATION

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

I, Katherine Green (name), as Executive Director of the FGCU Foundation (owner/title) of Florida Gulf Coast University Foundation, Inc. (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

*Notes:

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

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

Katherine C. Green
Signature
KATHERINE C. GREEN

October 19, 2021

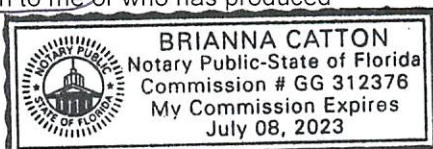
Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this October 19, 2021 19th day of October, 20 21, by Katherine C. Green (name of person providing oath or affirmation), who is personally known to me or who has produced (type of identification) as identification.

STAMP/SEAL



Brianna Catton
Signature of Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

FLORIDA GULF COAST UNIVERSITY FOUNDATION, INC.

Filing Information

Document Number	N93000001782
FEI/EIN Number	65-0403969
Date Filed	04/21/1993
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	05/18/2015
Event Effective Date	NONE

Principal Address

10501 FGCU BLVD., S.
FORT MYERS, FL 33965-6565

Changed: 03/29/1999

Mailing Address

10501 FGCU BLVD., S.
FORT MYERS, FL 33965-6565

Changed: 03/29/1999

Registered Agent Name & Address

LEONARD, VEE, Esq.
FLORIDA GULF COAST UNIVERSITY
10501 FGCU BLVD. SOUTH
FORT MYERS, FL 33965-6565

Name Changed: 03/14/2019

Address Changed: 04/09/2003

Officer/Director Detail

Name & Address

Title P

Cartwright, Timothy

Fifth Avenue Family Office
3003 Tamiami Trail North
Suite 410
Naples, FL 34103

Title VP

Mayela, Rosales
1110 Pine Ridge Road
Suite 301
Naples, FL 34108

Title T.

Ketteman, Charles
2343 Wulfert Road
3003 Tamiami Trail North
Sanibel, FL 33957-2207

Title S.

Reese, Kim
RiteAire TEK
15829 Dorset Lane
St. Charles Yacht Club
Fort Myers, FL 33908-6721

Title CEO

Green, Katherine C.
10501 FGCU BLVD., S.
FORT MYERS, FL 33965-6565

Title CFO

Carrington, Gerard
10501 FGCU BLVD., S.
FORT MYERS, FL 33965-6565

Annual Reports

Report Year	Filed Date
2019	03/14/2019
2020	03/03/2020
2021	02/03/2021

Document Images

02/03/2021 -- ANNUAL REPORT	View image in PDF format
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05/14/1997 -- ANNUAL REPORT	View image in PDF format
01/31/1996 -- ANNUAL REPORT	View image in PDF format
04/25/1995 -- ANNUAL REPORT	View image in PDF format

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

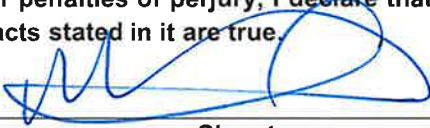
I, Barbara Kininmonth (name), as Vice Pres.
(owner/title) of Taylor Morrison of Florida, Inc. (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

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

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



Signature

10-26-2021

Date

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

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24 day of October, 2021, by Barbara Kininmonth (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public





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Detail by Entity Name

Florida Profit Corporation

TAYLOR MORRISON OF FLORIDA, INC.

Filing Information

Document Number F75785
FEI/EIN Number 59-2179728
Date Filed 03/26/1982
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 06/25/2018
Event Effective Date NONE

Principal Address

4900 NORTH SCOTTSDALE ROAD
SUITE 2000
SCOTTSDALE, AZ 85251

Changed: 04/09/2018

Mailing Address

4900 NORTH SCOTTSDALE ROAD
SUITE 2000
SCOTTSDALE, AZ 85251

Changed: 04/09/2018

Registered Agent Name & Address

NRAI SERVICES, INC
1200 South Pine Island Road
Plantation, FL 33324

Name Changed: 05/20/2008

Address Changed: 02/11/2011

Officer/Director Detail

Name & Address

Title Asst. Secretary, VP

MERRILL, S. TODD

3030 N. ROCKY POINT DR.
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Title President, Director

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- OPERATING BANK ACCOUNTS

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TAMPA,, FL 33607

Title VP

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TAMPA, FL 33619

Title AUTHORIZED AGENT (JACKSONVILLE) - CLOSING, AUTHORIZED AGENT (JACKSONVILLE) - SALES

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Title VP

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Title VP

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SARASOTA, FL 34232

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TAMPA, FL 33619

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PELLEOVA, GABRIELA

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Title VP

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Title VP

MANSFIELD, MICHAEL ("MIKE")
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OPERATING BANK ACCOUNTS (ORL)

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Title AUTHORIZED AGENT (NAPLES) - HOUSE PERMITS

SUMMERS, ROB
WALDROP BUILDING, 28100 BONITA GRANDE DRIVE
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BONITA SPRINGS, FL 34135

Title VP

KELLER, BRIAN D.
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SUITE 102
BONITA SPRINGS, FL 34135

Title VP

LYTLE, JENNY
3922 COCONUT PALM DRIVE
SUITE 108
TAMPA, FL 33619

Title VICE PRESIDENT

MCCHESNEY, VALERIE
WALDROP BUILDING, 28100 BONITA GRANDE DRIVE
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BONITA SPRINGS, FL 34135

Title VP

BARBER, ROBERT ("ROB")
3922 COCONUT PALM DRIVE
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TAMPA, FL 33619

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Title VP

KRAJEWSKI, TANYA
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TAMPA, FL 33619

Title AUTHORIZED AGENT (TAMPA) - LAND PERMITS

LEE, ROBERT
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TAMPA, FL 33619

Title AUTHORIZED AGENT (JACKSONVILLE) - CLOSING; OPERATING BANK ACCOUNT; SALES

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Title Asst. Secretary

MCNEIL, CHRISTY A
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MAITLAND, FL 32751

Title VP

MILLER, FREDERICK ("FRED")
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SUITE 350
MAITLAND, FL 32751

Title AUTHORIZED AGENT (NAPLES) - LAND DEVELOPMENT; LAND PERMITS

NORTON, KEITH
28100 BONITA SPRINGS DRIVE
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BONITA SPRINGS, FL 34135

Title AUTHORIZED AGENT (TAMPA) - LAND PERMITS

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TAMPA, FL 33619

Title VP

UNDERWOOD, JOEL
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MAITLAND, FL 32751

Title AUTHORIZED AGENT (TAMPA) - LAND ACQUISITION

WILSON, DAVID
3922 COCONUT PALM DRIVE
SUITE 108,

TAMPA, FL 33619

Title AUTHORIZED AGENT (ORLANDO) - SALES

CLEVELAND, BRANDON
2600 LAKE LUCIEN DRIVE
SUITE 350
MAITLAND, FL 32751

Title VP

DE CAMPS, RICARDO
28100 BONITA GRANDE DRIVE
SUITE 102
BONITA SPRINGS, FL 34135

Title AUTHORIZED AGENT (NAPLES) - FINANCE

HOLDEN, TANYA
28100 BONITA GRANDE DRIVE
SUITE 102
BONITA SPRINGS, FL 34135

Title AUTHORIZED AGENT (ORLANDO) - LAND DEVELOPMENT; LAND PERMITS

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2600 LAKE LUCIEN DRIVE
SUITE 350
MAITLAND, FL 32751

Title AUTHORIZED AGENT (JACKSONVILLE) - CLOSING; SALES; OPERATING BANK ACCOUNTS

FELVER, CARROLLINE
227 ANNIES PLACE
JACKSONVILLE, FL 32218

Title VP

HENNING, DAVID
551 NORTH CATTLEMEN RD.
SUITE 200
SARASOTA, FL 34232

Annual Reports

Report Year	Filed Date
2021	01/29/2021
2021	04/26/2021
2021	05/20/2021

Document Images

[08/03/2021 -- AMENDED ANNUAL REPORT](#)

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05/20/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
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11/05/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
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08/30/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
06/25/2018 -- Amendment	View image in PDF format
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05/20/2008 -- Reg. Agent Change	View image in PDF format
01/28/2008 -- ANNUAL REPORT	View image in PDF format
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04/29/2005 -- ANNUAL REPORT	View image in PDF format
04/28/2004 -- ANNUAL REPORT	View image in PDF format
11/19/2003 -- Reg. Agent Change	View image in PDF format
04/21/2003 -- ANNUAL REPORT	View image in PDF format
03/28/2002 -- ANNUAL REPORT	View image in PDF format
06/22/2001 -- ANNUAL REPORT	View image in PDF format
02/27/2001 -- ANNUAL REPORT	View image in PDF format
04/10/2000 -- ANNUAL REPORT	View image in PDF format
04/29/1999 -- ANNUAL REPORT	View image in PDF format
04/29/1998 -- ANNUAL REPORT	View image in PDF format
04/29/1997 -- ANNUAL REPORT	View image in PDF format
04/24/1996 -- ANNUAL REPORT	View image in PDF format



REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS (indicate the appropriate application type)

- ☐ Public Hearing - General Requirements **(34-202)**
- ☐ Public Hearing - Mining Excavation Planned Development **(12-110)**
- ☒ Public Hearing - Additional Requirements for:
- ☐ Development of Regional Impact **(34-202(b)(1))**
 - ☐ Planned Developments **(34-202(b)(2))**
 - ☒ Planned Development Amendment **(34-202(b)(2))**
 - ☐ Rezoning other than Planned Developments **(34-202(b)(3))**
 - ☐ Special Exceptions **(34-202(b)(5))**
 - ☐ Variances **(34-202(b)(6))**
 - ☐ Limited Amendment to Existing Mine Zoning Approval **[12-121(j)]**
 - ☐ Private Recreational Facilities Planned Development **(34-941(g))**
- ☐ Development Order - Submittal Requirements **(10-152)**
- ☐ Application Form and Contents **(10-153)**
 - ☐ Additional Required Submittals **(10-154)**
- ☐ Limited Review Development Order – Submittal Requirements **(10-152)**
- ☐ Required Submittals **(10-175)**
- ☐ Administrative Action Application Requirements **[34-203]**
- State the Type of Administrative Application: _____

PLEASE PRINT OR TYPE:

STRAP Number: 13-46-25-00-00001.0110

Name of Project: CenterPlace MPD (PDA)

Name of Agent: Jeremy Frantz, AICP – Waldrop Engineering

Street Address: 28100 Bonita Grande Dr Suite 305

City, State, Zip: Bonita Springs, FL, 34135

Phone Number: (239) 319-0026 Email Address: Jeremy.frantz@waldropengineering.com

Name of Applicant*: Taylor Morrison of Florida, LLC, c/o Charles Cook

Street Address: 28100 Bonita Grande Dr.

City, State, Zip: Bonita Springs, FL, 34135

Phone Number: (239) 882-1508 Email Address: chcook@taylormorrison.com

***If applicant is not the owner, a letter of authorization from the owner must be submitted.**

**LEE COUNTY COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585**

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

	Section Number	Requirement
#1	34-202(a)(10)	Proof of potable water and sanitary sewer service
#2	34-373(a)(7)	Traffic impact statement
#3		
#4		
#5		
#6		
#7		
#8		
#9		

B. SCOPE OF PROJECT AND REASON(s) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)
See Attached.

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

Signature of Applicant

10-19-2021

Date

.....
FOR STAFF USE ONLY

DIRECTOR'S DECISION:☐

Request Denied

☐

Request Approved

☐

Request Approved Per Attached Comments

Director Signature

Date



CENTERPLACE MPD

Waiver Request Narrative

Taylor Morrison of Florida, Inc. ("Applicant") is requesting to rezone 40+/- acres generally located South of Alico Rd, east of Ben Hill Griffin Pkwy. and the Miromar Lakes MPD and west of the Wild Blue MPD. in unincorporated Lee County, Florida. The property is identified as strap #13-46-25-00-00001.0110 ("Property").

The purpose of the zoning is summarized as adding the Property into the CenterPlace MPD to create a unified development. Existing approved residential density will be utilized to develop the 40-acre site with single-family dwellings. No increase in the existing maximum density of the CenterPlace MPD is needed. The Master Concept Plan will be amended to demonstrate the addition of the Property. Required open space, indigenous vegetation retention and other development standards will also be amended as a part of this request, but do not impact the following elements.

The waiver request is for: Traffic Impact Study and Letter of Availability.

The TIS waiver is requested for waiver because the maximum allowed dwelling units within the CenterPlace MPD is not requested to change therefore there are no additional impacts from the addition of the Property to the MPD. Access to the property will be through the established access points along Alico Rd. No new access points are proposed as a part of this rezone application.

The letter of availability is being requested for waiver because the amendment does not include any change in the approved number of units within the Center Place MPD. Letters of availability were provided when the property was rezoned to CenterPlace MPD (Z-17-0014). The addition of 40 acres to the CenterPlace MPD does not result in any additional impacts to water and sewer availability or other public services availability (schools, fire, EMS, and Sheriff's protection).



CENTERPLACE MPD

List of Zoning Resolutions

Subject Property:

- Original Zoning – None

Center Place MPD:

- Z-14-021
- Z-17-014
- ADD2017-00139
- ADD2017-00170
- ADD2018-00100
- ADD2018-10042
- ADD2019-00078
- ADD2019-00098
- ADD2020-00148
- ADD2021-00019
- ADD2021-00068
- ADD2021-00107 (Pending approval)



CENTERPLACE MPD

Request Statement

I. BACKGROUND/PROJECT HISTORY

The Center Place MPD is currently comprised of 871 acres and allows for the development of up to 1,950 dwelling units; 250 hotel rooms; 200,000 square feet of retail; and 140,000 square feet of office/research/development pursuant to Zoning Resolution Z-17-014, as amended (see section IV. Property History).

As a part of Zoning Resolution 14-021, a 40-acre parcel was dedicated to Florida Gulf Coast University (FGCU) to become a part of the FGCU campus in compliance with Lee Plan Policy 18.1.16 par. 6 (policy was later renumbered). The donated property is the subject property ("Property") of this application and is located south of Alico Road and the Center Place MPD, east of Miromar Lakes MPD, north of FGCU, and west of the Center Place MPD and the future CR 951 extension in unincorporated Lee County, Florida.

In 2017, this policy was amended by Ordinance 17-10, removing the site dedication requirement to FGCU. Since that time, Taylor Morrison of Florida, Inc. ("Applicant") now has the property under contract as FGCU has elected not to incorporate this parcel into the and the property.

The CenterPlace MPD currently allows 1,950 units, of which there are pending or approved DO's to allow for the construction of 1,186 residential units. Permitted non-residential development is currently unbuilt.

The CenterPlace MPD is currently limited to a maximum of 487 single-family or zero lot line dwellings. However, a pending amendment to Lee Plan policy 15.1.16 par. 8 proposes to remove this limitation on single-family residential or zero lot line dwellings to 25%/487-unit limitation on single-family dwelling units and zero lot line units for Area 9, which includes the CenterPlace MPD.

II. REQUEST & JUSTIFICATION

The Applicant is requesting approval to rezone the 40+/- acre property from Agricultural (AG-2) to Mixed Use Planned Development (MPD) in order to allow for the incorporation of the 40-acre FGCU parcel into the existing CenterPlace MPD as a unified development. This will allow for the construction of residential uses and ancillary uses within the 40-acre property as a part of the Esplanade Lake Club community. The request does not require any changes to the previously approved density as these units will be subtracted from the overall 1,950 units previously approved.

This amendment request will include an amended Master Concept Plan, zoning conditions, and schedule of deviations to accommodate the development of the site with single-family dwellings. No changes to the site development regulations or maximum density or intensity of previously approved uses are proposed. The request is further described as follows:

1. Modifications to Master Concept Plan
 - a. Adding the 40-acre Property.
 - b. Adjusting buffers and development tracts to incorporate the development of the 40-acre Property
 - c. Changing the development table to reflected updated acreages.
 - d. Modifying the Notes Table to reflect the removal of Lee Plan Policy 15.1.16 par. 8 (This change is also proposed as a part of ADD2021-00107, but shown here until approval)

2. Modification to Schedule of Deviations.
 - a. Adding a new deviation to allow the indigenous vegetation retention requirements for the project to be provided via restoration plantings instead of the preservation of existing indigenous vegetation.
3. Modifying Conditions 1 and 3
 - a. Updating the Master Plan date.
 - b. Adding additional acreage to the created indigenous upland vegetation.

The current AG-2 zoning will not allow residential development at intensities comparable to surrounding development and is inconsistent with the underlying University Community Future Land Use Category (FLUC). Moreover, the location of the Property makes development as a standalone community difficult. However, the proposed rezoning allows the Property to be incorporated into a unified development within the CenterPlace MPD with the requisite flexibility to fully develop the Property in accordance with market demand for residential uses in the University Community/Alico Rd. corridor and in a coordinated manner with the surrounding community.

III. EXISTING CONDITIONS

The Property is zoned Agricultural (AG-2) and Mixed Use Planned Development (MPD) and is located within the University Community FLUC. The 40+/- acre subject property proposed for addition to the MDP was a part of a former Cemex mining operation but has been vacant since its dedication to FGCU.

The Property is located adjacent to the CenterPlace MPD, Miromar Lakes MPD, and the FGCU campus. The Property will be accessed from Alico Road (a four-lane county-maintained major collector). Access will be provided through the previously approved access points for CenterPlace MPD and will be a part of the Esplanade Lake Club community so no new access points to Alico Rd. are required.

The surrounding land use pattern generally consists of residential uses and Florida Gulf Coast University (FGCU) properties, as further described below:

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	University Community	MPD	Single- and Multi-Family Residential (Center Place MPD)
SOUTH	University Community & Wetlands	MPD	Vacant
EAST	University Community	MPD	Residential (Center Place MPD/Wildblue MPD)
WEST	University Community	MPD	Residential (Miromar Lakes MPD)

IV. PROPERTY HISTORY

The following summarizes past zoning actions and comprehensive plan land use changes relevant to the Property.

The Property has been subject to several Lee Plan Changes to the University Community Land Use Category:

- Ordinance 10-40 “2009/2010 Regular Amendment Cycle, Alico West Ordinance.”
 - Map and text amendments removing the property from the DR/GR and adding to the University Community category.
- Ordinance 14-03 “University Community DRI Requirement Ordinance.”
 - Removed DRI requirements.
- Ordinance 17-10 “Centerplace Ordinance (CPA2016-00011).”
 - Map and text amendments related to University Community category to accommodate Mixed Use development of CenterPlace MPD.
- CPA2021-00002 - Pending Lee Plan Amendment
 - Proposes to amend Policy 15.1.16 par. 8 to remove maximum percentage and unit limitation for single-family residential and zero lot line units.

The following zoning resolutions and amendments are relevant to the subject property and the CenterPlace MPD:

Subject Property:

- Original Zoning – None

Center Place MPD:

- Z-14-021
- Z-17-014
- ADD2017-00139
- ADD2017-00170
- ADD2018-00100
- ADD2018-10042
- ADD2019-00078
- ADD2019-00098
- ADD2020-00148
- ADD2021-00019
- ADD2021-00068
- ADD2021-00107 (Pending approval)

V. PUBLIC INFRASTRUCTURE

As outlined in the enclosed application, the Property will be incorporated into the CenterPlace MPD and serviced by the same public infrastructure without any increases to previously approve density or intensity of uses. Potable water and sanitary sewer services will be provided by Lee County Utilities.

The Property will utilize existing accesses to the Esplanade Lake Club community along Alico Rd. Transportation analysis and mitigation has been addressed through previous approvals for CenterPlace MPD. Most recently, CPA2021-00002 included additional analysis of the impact of 1,950 single-family units in the CenterPlace MPD and found that “the transportation facilities within a three-mile radius will not be impacted if the 25% restriction to Single Family Dwelling units is removed from the Conditions and the site could be developed with up to 1,950 Single Family Dwelling Units under the ‘worst case’ analysis.”

There are adequate public facilities and services in the immediate vicinity of the project to serve the proposed development in terms of schools, fire, EMS and Sheriff’s protection.

Due to the absence of new impacts to public infrastructure, a waiver from these submittal requirements has been requested.

VI. PROPOSED USES/DESIGN STANDARDS

The Applicant does not propose any changes to the Schedule of Uses or design standards approved in Resolution Z-17-014, as amended. The previously approved Schedule of Uses allows for a range of commercial, retail, office, hotel, and research and development uses. The 40-acre addition will be designated as an "R-MF" tract, which allows for to live-work, single-family (detached), live work, multiple family buildings, townhomes, two-family (attached), and related uses. No changes to the currently approved wet slips or their locations are proposed.

Required perimeter buffers and other design elements will be provided on the 40-acre parcel without the need for deviations to required perimeter buffers or any further amendments to previously approved deviations related to design standards. Required open space will be provided as required in the LDC with minimal modifications to Deviation #1 to reflect the addition of the new parcel.

The project is located within the University Community; therefore, no planning community-specific design requirements apply to this amendment request.

As shown on the proposed Master Concept Plan, the 40-acre addition will serve as a logical extension of the residential development pattern in the CenterPlace MPD and more specifically, the Esplanade Lake Club community.

VII. DECISION-MAKING COMPLIANCE

In accordance with LDC Section 34-145(d)(4), the data and analysis provided in the enclosed application demonstrate that the request meets or exceeds the following:

- a) The request will meet or exceed all performance and locational standards set forth for the proposed mixed use planned development, except where a deviation has been approved.**

The request does not include any changes to the development standards for the existing CenterPlace MPD, which was previously been found to meet or exceed all performance and locational standards in the LDC, except where deviations were previously granted or where the Applicant has requested on-site restoration of native vegetation in lieu of preservation of existing plant communities. The same performance and locational standards will apply the 40-acre property once incorporated into the MPD.

Ingress and egress to the property will be from Alico Rd., through the existing access points for the Esplanade Lake Club Community.

- b) Complies with the Lee Plan.**

The request will allow for residential development in accordance with the University Community FLUC and other relevant Goals, Objectives, and Policies. Additional analysis of Lee Plan consistency is provided below.

c) Meets this Code and other applicable County regulations or qualifies for deviations.

The rezone request will incorporate the 40-acre property into the existing CenterPlace MPD, which has previously been found to meet or exceed this criterion. The previously approved development standards, deviations, and conditions approved for the existing CenterPlace MPD will apply to the subject Property and an additional deviation is proposed to address new created indigenous preservation areas. As outlined in the Deviation Justification Narrative, the restoration will fully meet the intent of the LDC by providing for a clustered area of native vegetation in an appropriate location of the site that can support the plant communities but is not suitable for development.

d) Is compatible with existing and planned uses in the surrounding area.

The rezone request will ensure that the property is developed with uses similar neighboring properties. The Property will adhere to and utilize the same development standards used throughout the CenterPlace MPD. Perimeter buffers, lakes, and setbacks will be provided to the adjacent to the Miromar Lakes MPD and FGCU campus, consistent with those provided elsewhere in the CenterPlace MPD.

Impact to surrounding land uses are minimal due to the similarity of intent and intensity of uses. The zoning conditions and LDC requirements have adequately addressed any potential impacts on adjacent uses.

e) Will provide access sufficient to support the proposed development intensity.

The request does not increase previously approved density or intensity of the CenterPlace MPD. Access to the MPD has previously been established at three points along Alico Rd. Three access points exceeds the requirement in LDC section 10-291 that residential development of more than five acres must provide more than one means of ingress or egress for the development.

f) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval.

Public infrastructure and services are available to service the proposed development. The project will require development order approvals prior to site development activities. The project's impacts will be evaluated at that time in accordance with the LDC.

The CenterPlace MPD has previously demonstrated that all analyzed roadways are projected to operate at acceptable Level of Service even if the maximum of 1,950 dwelling units were developed as single-family dwellings.

g) Will not adversely affect environmentally critical or sensitive areas and natural resources.

The request proposes to create 8 acres of indigenous vegetation to meet the intent of the LDC to provide for native preserves within developments. The existing vegetation on the 40-acre addition is relatively low quality and primarily disturbed or non-native vegetation. Per the enclosed Environmental Report, the Property contains approximately 9.60 acres of South Florida Water Management District (SFWMD) jurisdictional wetlands and 0.80 acre of

SFWMD “other surface waters”. These wetlands have been degraded through the historical activities on-site and contain a high degree of disturbed and exotic vegetation.

Due to the previous agricultural and mining activity, the areas of existing wetlands and other vegetation contain a high degree of exotics is also located on highly developable lands, whereas, the proposed location of created indigenous vegetation. Moreover, the addition of 8 acres of indigenous vegetation to the previously proposed created indigenous vegetation area within the Community Park tract, will provide for a larger contiguous area of native vegetation.

Due to previous mining activities significant portions of the MPD are unsuitable for development but can readily accommodate restoration plantings. The proposal makes efficient use of this infill site intended for development per the University Community FLUC, while ensuring Lee County’s vision for expansion vegetation areas are accommodated in residential communities.

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

Public infrastructure and services are available to service the proposed development. This property is located within the University Community FLUC. This area is programmed to include a mix of uses. As such Lee County Utilities has adequate services for the existing CenterPlace MPD’s previously approved residential density.

The property is served by the San Carlos Fire District with a primary station (#53) located on Ben Hill Griffen Pkwy. The Lee County Sheriff provides service in South Zone 4.

The data and analysis provided in the enclosed application also demonstrates that the request meets or exceeds the following Planned Development Rezoning review criteria:

i) The proposed use or mix of uses is appropriate at the proposed location;

The University Community FLUC allows for a range of uses throughout the area. The request will incorporate the property into the existing CenterPlace MPD, which has previously shown to include an appropriate mix of residential, commercial, office and other uses. Moreover, the development of residential dwellings on the 40-acre addition is appropriate for this location within the MPD as it provides for compatibility with neighboring developments.

j) 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.

The conditions related to the existing CenterPlace MPD have previously been found to be sufficient and reasonably related to the impacts on the public interest. The previously approved conditions are proposed to apply to the property.

Condition three is proposed to be modified to add eight acres to the previously identified on-site indigenous vegetation within the Community Park tract.

- k) 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 Applicant has proposed one deviation is preserves intent to provide indigenous preservation on site. The intent of the application is to facilitate the redevelopment of a site that was previously impacted by mining activity. Without the deviation, it would not be possible to meet the LDC requirement for on-site native vegetation preservation.

VIII. LEE PLAN COMPLIANCE

The following is an analysis of the MPD's consistency with goals, objectives and policies of the Lee County Comprehensive Plan (Lee Plan).

POLICY 1.1.9: The University Community future land use category provides for Florida's 10th University, Florida Gulf Coast University (FGCU), and for associated support development. The location and timing of development within this area must be coordinated with the development of the University and the provision of necessary infrastructure. All development within the University Community must be designed to enhance and support the University. In addition to all other applicable regulations, development within the University Community will be subject to cooperative master planning with, and approval by, the FGCU President or their designee.

Prior to development in the University Community future land use category, there will be established a Conceptual Master Plan which includes a generalized land use plan and a multi objective water management plan. These plans will be developed through a cooperative effort between the property owner, Lee County, and South Florida Water Management District.

Within the University Community are two distinct sub-categories: University Campus and the University Village. The University Window Overlay, although not a true sub-category, is a distinct component of the total university environment. Together these functions provide the opportunity for a diversity of viable mixed use centers. Overall residential development within the University Village will not exceed 6,510 dwelling units. None of the 6,510 dwelling units may be used on or transferred to lands located outside of the University Community land use boundaries as they exist on October 20, 2010. Specific policies related to the University Community are provided in Goal 15.

The Property is located in the University Community FLUC, as shown below.



The request is limited to residential dwellings and does not require any modifications to the schedule of uses, density, or intensity of the CenterPlace MPD, which are consistent with the intended uses, density, and intensity in the University Community category.

The existing CenterPlace MPD has previously been found consistent with the University Community FLUC. After the addition of the subject property, the CenterPlace MPD will remain consistent with this category as there will not be any dwelling units added to the MPD.

The addition of 40 acres to the MPD supports the University by facilitating the build out of the MPD which includes a mix of uses and housing products. South of the Property, the CenterPlace MPD has reserved the location for future access to FGCU which is not proposed to be changed. Infrastructure and public services are available to serve the property.

Finally, an Affidavit of Authorization is attached, demonstrating approval by the FGCU President or their designee of the submittal.

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.*

The proposed rezoning will allow for a clustered and logical development pattern in an area readily serviced by public infrastructure, in direct compliance with the above policy. As outlined in detail within the application, the project represents an infill development within an urbanized area of Lee County and surrounded by other residential and mixed-use development.

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, Florida Statutes and the county's Concurrency Management Ordinance.*

The Property is contiguous to developed or developing properties and will be integrating into the existing Centerplace MPD.

The existing Centerplace MPD has previously been found to be consistent with this policy and letters have previously been provided demonstrating the availability of public facilities and services to support the density approved in the existing CenterPlace MPD.

The proposed rezoning fully complies with the above policy's intent to direct new growth to appropriate Future Urban Areas of the county.

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 road network in the region has been specifically constructed to support a mix of residential uses, employment centers, and industrial activity. The request does not include any additional density and the exiting CenterPlace MPD has previously been determined to be in compliance with this policy.

Lee County utilities has both sewer and water infrastructure available to the property with capacities to serve the previously approved density and the surrounding area approved zoning. The area University Community FLUC, is designed to a mix of residential and non-residential uses supporting FGCU. The property is near existing networks, utility services and compatible, similar land uses.

GOAL 4

STANDARD 4.1.1 & 4.1.2: WATER & SEWER

Availability of potable water and sanitary sewer services have been demonstrated for the existing CenterPlace MPD through previous applications. With no changes to allowable unit count in the MPD, the addition of 40 acres into the MPD does not impact the project's previous consistency with this policy.

STANDARD 11.3. TRANSPORTATION

Approval of the request will not have a significant impact upon the surrounding roadway network by creating new deficiencies. The project will require development order approvals prior to site development activities. The project's impacts will be evaluated at that time, depending up on the units requested and trips generated, in accordance with the LDC.

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.

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

The Application is to incorporate the Property into the CenterPlace MPD in accordance with this policy.

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.

The Property does not include any physical constraints or hazards detrimental to residential development. As previously stated, the incorporation of the 40-acre property into the CenterPlace MPD facilitates the development of a site with a history of mining. The mining activity has resulted in portions of the CenterPlace MPD with unstable soils. The incorporation of the 40-acre property into the CenterPlace MPD facilitates a fuller utilization of previously approved density.

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.

This policy is not applicable as the CenterPlace MPD is not considered a high-density residential development.

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

The Property is not located in an Industrial Development area or in Airport Noise Zone B.

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 request is intended to allow for the development of single-family residential dwellings on the 40-acre property. The rezone request will ensure that the property is developed with uses similar neighboring properties, thereby protecting the character and integrity of the existing communities.

The Property will adhere to and utilize the same development standards used throughout the CenterPlace MPD. Perimeter buffers, lakes, and setbacks will be provided to the adjacent to the Miromar Lakes MPD and FGCU campus, consistent with those provided elsewhere in the CenterPlace MPD.

Impact to surrounding land uses are minimal due to the similarity of intent and intensity of uses. The zoning conditions and LDC requirements have adequately addressed any potential impacts on adjacent uses.

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

The existing CenterPlace MPD includes previously approved open space, buffering, landscaping and recreation uses and was determined to be consistent with this policy. The 40-acre property will utilize the existing CenterPlace MPD development standards.

A minimum of 12 acres of open space will be added to the CenterPlace MPD. Eight acres of which will be provided in the form of restored indigenous vegetation.

A 15-foot Type "D" perimeter buffer will be constructed along the western and southern boundaries of the 40-acre property. Other landscaping throughout 40-acre property will be consistent and comparable to the previously approved landscaping for the CenterPlace MPD.

Finally, residents will be able to utilize the recreation facilities associated with the Esplanade Lake Club.

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 existing CenterPlace MPD includes previously approved development regulations which will apply to the 40-acre addition. Since the subject property will be integrated into the Esplanade Lake Club community, the parks, recreational, and open space areas will be accessible to residents within the 40-acre property. The existing CenterPlace MPD has previously been determined to be consistent with this policy.

POLICY 5.1.8: Provide for adequate locations of low- and moderate-income housing through the rezoning process, the provision of public facilities and services, and the elimination of unnecessary administrative and legal barriers.

The CenterPlace MPD includes a variety of housing types at market-rate pricing. The request does not create any unnecessary barriers to the provision of low- or moderate-income housing.

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

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

The existing CenterPlace MPD is in the University Community future land use area and was previously approved for a mix of residential and non-residential uses. The property will be accessible by Alico Rd., through the Esplanade Lake Club Community. The property is also nearby Ben Hill Griffin Pkwy. and I-75 to the west.

GOAL 15: UNIVERSITY COMMUNITY. In order to ensure that development within the University Community land use category protects and enhances the ability of Florida's 10th University to provide secondary education as described in the Mission Statement of that institution and to assure that land uses or development activities do not interfere with, disrupt, or impede the efficient operation of that institution the following Objectives and Policies will apply to all development within the University Community land use category. The Application (Volume 1 of 2) (1992) and the Support Document (Volume 2 of 2) (1992) to the Amendment to the Lee County Comprehensive Plan for the University Community is incorporated by reference herein as a resource and information document.

OBJECTIVE 15.1: FUTURE LAND USE. In order to ensure that the location and timing of development within the University Community is coordinated with the development of the University and the provision of necessary infrastructure; and, that all associated support development within the University Community is designed to enhance the University; all development within the University Community will be subject to cooperative master planning which must conform to the following policies.

POLICY 15.1.1: Lee County will, through public and private economic and business development initiatives, promote the University Community as a catalyst for economic diversification and the promotion of employment throughout Lee County and the Region. Within the University Community land use category the focus of this endeavor (the emphasis) will be on university related scientific research and high technology development activities.

The request does not include any change to the previously approved uses in the existing CenterPlace MPD, which was previously been found consistent with this policy. Incorporating the 40-acre property without modifying the allowed dwelling units, intensity, or uses will not impact the project's consistency with this policy.

POLICY 15.1.2: The University Community will provide a mix of housing types with densities sufficient to meet the needs of and designed to accommodate the varying lifestyles of students, faculty, administration, other university personnel and employees of the associated support development.

The request does not include any change to the previously approved mix of housing types or densities. The existing CenterPlace MPD was previously found to be consistent with this

policy. Incorporating the 40-acre property will not impact the project's consistency with this policy.

POLICY 15.1.4: Lee County will maintain and as necessary adopt regulations further defining how densities for individual parcels within the University Community will be determined. The regulations will address how the total number of units will be tallied to ensure that the overall total number of residential units within the University Village do not exceed 6,510 dwelling units. The regulations will provide a mechanism for clustering densities within the University Community.

The request does not include any increase to the previously dwelling units. Incorporating the 40-acre property will not impact the project's consistency with this policy.

POLICY 15.1.5: In order to create a cohesive community, site design within the University Community must utilize alternative modes of transportation such as pedestrian networks, mass transit opportunities, sidewalks, bike paths and similar facilities. Site design must link related land uses through the use of alternative modes of transportation thus reducing automobile traffic within the University Community. The county will work cooperatively with the University on these matters as the University proceeds through the Campus Master Plan Process.

As part of the local development order approval for primary infrastructure installation on property within Area 9 of the University Community, the developer must demonstrate that the proposed plan of development supports pedestrian, bicycle and transit opportunities. A multi-modal interconnection between the property and the FGCU campus must be provided at no cost to Lee County consistent with Lee Plan Policy 15.1.16.5.

The request will facilitate the creation of a cohesive community by incorporating the Property into the previously approved CenterPlace MPD. The Centerplace MPD was previously found to be consistent with this policy and sidewalks and bicycle facilities are provided throughout the existing CenterPlace MPD and will be continued in the 40-acre addition. South of the Property, the CenterPlace MPD has reserved the location for future access to FGCU, which is not proposed to be changed.

POLICY 15.1.7: A diverse mixture of land uses will be encouraged within the University Community.

The project will be incorporated into the previously approved CenterPlace MPD. Incorporating the 40-acre property will not impact the project's consistency with this policy.

POLICY 15.1.9: Prior to the commencement of development within the University Community land use category, an area-wide Conceptual Water Management Master Plan must be submitted to and approved by Lee County and South Florida Water Management District staff. This water management plan will be integrated with the Conceptual Master Plan and be prepared through a cooperative effort between the property owner, Lee County, and South Florida Water Management District. This master plan will ensure that the water management design of any development within the University Community will maintain or improve the currently existing quality and quantity of groundwater recharge. This plan must be consistent with the drainage basin studies that were prepared by Johnson Engineering, and approved by the SFWMD. Lee County will amend the county land development regulations to require all new development to be consistent with the appropriate basin study. Prior to zoning or

development order approval on any portion of Area 9, the developer must demonstrate through modeling, accepted by Lee County staff, that the proposed development will not create significant impacts on present or future water resources.

The project will be incorporated into the surface water management system for the Esplanade Lake Club community. The project will require development order approvals prior to site development activities. The project's impacts will be evaluated at that time in accordance with the LDC.

POLICY 15.1.11: If not otherwise addressed by the Conceptual Master Plan, the landowner(s) within the University Village will coordinate infrastructure connections and interconnections, including but not limited to roadways, utilities and water management, with the University Campus through the established Board of Regents' master planning, review and approval process.

The project will be incorporated into previously approved infrastructure serving the existing CenterPlace MPD. Incorporating the 40-acre property will not impact the project's consistency with this policy.

POLICY 15.1.12: To encourage a variety of wildlife habitats and university study sites, special consideration will be given in the Conceptual Master Plan to the preservation of portions of the most pristine and diverse wildlife habitat areas (such as, pine flatwoods, palmetto prairies, and major cypress slough systems) as an incentive to reduce, on a one-for-one basis, open space requirements in other developments within the University Community. The implementation of this policy will occur at the time of zoning and development review.

The 40-acre property has been heavily impacted by previous mining activity. As such, the request proposes a deviation from LDC section 10-415 to allow for the restoration of indigenous vegetation on site.

POLICY 15.1.13: The use of septic tanks will be prohibited except for temporary septic tanks for model homes, construction trailers, and temporary sales offices. Permanent septic tanks will be limited to rest room facilities in golf courses, existing agricultural operations, or any agricultural operation of twenty five acres or more.

The request does not include the use of septic tanks. The property will utilize the sanitary sewer facilities serving the CenterPlace MPD.

POLICY 15.1.16: For those lands in Area 9, all development must be designed to enhance and support the University. All rezonings in this area must include a specific finding that the proposed uses qualify as Associated Support Development, as that term is defined in the glossary. The final design and components will be determined as part of the rezoning process and must be consistent with the following development standards:

1. Mixed Use: Development must incorporate a mix of uses (multiple types of residential development along with non-residential development) and be consistent with the intent of Goals 11 and 15 and Policy 1.1.9. Development on Alico West, Area 9, must be rezoned to a planned development as specified by the Land Development Code. The following maximum development parameters per use are approved for Area 9, subject to transportation mitigation requirements:

- **Residential: A maximum of 1,950 units**
- **Retail: A maximum 200,000 square feet**
- **Office/Research/Development: A maximum of 140,000 square feet**
- **Hotel: 250 rooms**

No change to the previously approved uses in the CenterPlace MPD are proposed. Incorporating the 40-acre property will not impact the project's consistency with this policy.

2. Density: To ensure the creation of a development that has sufficient residential mass to support the proposed non-residential intensity, while providing a mixture of housing types to meet the needs and accommodate the varying lifestyles of persons related directly and indirectly to the University as required by Policy 15.1.2, the total project must not exceed a total of 1,950 dwelling units.

No change to the previously approved maximum dwelling units in the CenterPlace MPD are proposed. Incorporating the 40-acre property will not impact the project's consistency with this policy.

4. Office, Research and Development Facilities: Research and development facilities and office buildings are encouraged which will attract the targeted industries as established by the State of Florida and by Lee County to create economic diversity and to create synergy between FGCU and private facilities. As required by Policy 15.1.1, the emphasis will be on University related scientific research and high technology development activities but may also include and allow a diversity of activities that support the University and private development within Area 9 in keeping with the predominant land uses as established by Policy 15.2.2.

No change to the previously approved office and research and development facilities in the CenterPlace MPD are proposed. Incorporating the 40-acre property will not impact the project's consistency with this policy.

5. Connectivity to FGCU: To further implement Policy 15.1.5 relative to alternative modes of transportation, Area 9 will be designed with a connection to FGCU. This connection will be a pedestrian-friendly multi-modal facility, with traffic calming, multi use paths, and other pedestrian oriented safety features. The connection to FGCU must be constructed consistent with the FGCU Campus Master Plan and Development Agreement.

No change to the previously approved connection to FGCU is proposed. The connection remains to the south of the proposed addition in the CenterPlace MPD. Incorporating the 40-acre property will not impact the project's consistency with this policy.

6. Pedestrian Friendly Design: The development will be designed as a pedestrian-friendly community. Areas targeted and marketed as student housing, as well as retail, office, and research and development areas, will include pedestrian oriented design features, including traffic calming, sidewalks on both sides of the road system, safety call boxes, and facilities to accommodate the FGCU Eagle Express, Lee Tran, and other alternative modes of transportation.

No changes to the previously approved development standards are proposed as a part of this request. The existing CenterPlace MPD is proposed to include sidewalks in accordance with the LDC.

7. Parking: Parking in Area 9 should be screened and minimized to the furthest extent possible in order to create a walkable community that considers the needs of pedestrians and recognizes the possibility for internal trip capture. Parking may be minimized by using on-street parking, shared parking, or structured parking.

No changes to existing parking areas in the CenterPlace MPD are included in this request. A perimeter buffer will screen parking for residential dwellings from surrounding communities.

8. Residential Uses: Single-family residential units and zero lot line units, as defined in the Land Development Code, will be limited to a maximum of 25% of the total approved dwelling units in the planned development.

This policy is proposed to be deleted by CPA2021-00002.

9. Town Square: Area 9 may contain public and private entertainment venues, including but not limited to facilities such as theaters, bars and cocktail lounges, restaurants, bowling alleys, batting cages, arcades, as well as passive recreation facilities.

The additional lands proposed for inclusion will be developed with residential dwelling types already permitted by the MPD zoning approval. No changes to the previously approved list of uses are proposed. Incorporating the 40-acre property will not impact the project's consistency with this policy.

10. Landscaping: All plantings used in buffers and landscaping must be at least 75% native. Irrigation must be provided through a central irrigation system that complies with the Lee County Water Conservation Ordinance. Irrigation control boxes and wells are prohibited on individual residential lots.

No changes to the previously approved development standards are proposed. Buffer plantings and landscaping will be at least 75% native species and be irrigated through a central irrigation system in compliance with this policy. Incorporating the 40-acre property will not impact the project's consistency with this policy.

11. Florida Gulf Coast University Participation: The owner or agent for Development of Regional Impact or planned development rezoning requests must conduct two meetings with the President of FGCU or designees and will provide detailed information to such representatives at those meetings relating to the Site Plan and Master Concept Plan for any proposed development within Area 9. The developer must invite Lee County zoning and planning staff to participate in such meetings. These meetings must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed. Subsequent to this meeting, the applicant must provide county staff with a meeting summary document that contains the following information: the date, time, and location of the meetings, list of attendees; a summary of the concerns or issues that were raised at the meetings; and a proposal of how the applicant will respond to any issues that were raised.

Two meetings have been held with FGCU representatives.

A meeting between Charles Cook, Barbara Kininmonth, and Katherine Green was held for an on-site inspection on June 24, 2021. History of ownership of the property, and Taylor Morrison's intended uses on the property were also discussed.

A second meeting was held between Charles Cook, Barbara Kininmonth and Katherine Green on August 6, 2021, to discuss Taylor Morrison's due diligence findings and financial impacts of the wetlands on site for the purposes of updating the FGCU Foundation's Executive Committee.

Additionally, an affidavit of authorization is attached. If required, Lee County staff will be invited to additional meetings to demonstrate FGCU participation.

12. Stormwater Retention for adjacent transportation facilities: Area 9 will accommodate stormwater detention/retention requirements for the Alico Road widening and County Road 951 extension adjacent to the property, if constructed.

No changes to the previously approved stormwater detention/retention related to the Alico Road widening are proposed.

POLICY 61.1.1: Lee County recognizes that all fresh waters are a resource to be managed and allocated wisely, and will support allocations of the resource on the basis 1) of ensuring that sufficient water is available to maintain or restore valued natural systems, and 2) of assigning to any specified use or user the lowest quality freshwater compatible with that use, consistent with financial and technical constraints.

The Applicant has obtained Environmental Resource Permit (ERP #36-03568-P-05) from the South Florida Water Management District. The previously approved master drainage system and established conservation areas through the ERP and as required in the existing CenterPlace MPD zoning and subsequent development orders are in compliance with this policy.

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.

The 40-acre addition will include stormwater lakes adjacent to the residential tract to address water quality. The surface water system will be incorporated into the Esplanade Lake Club's existing stormwater system (ERP permit #36-03568-P-05). A major modification to the ERP will be obtained from the South Florida Water Management District at the time of DO. The project will continue to comply with the enhanced stormwater management conditions contained in the original zoning approval.

IX. CONCLUSION

The application has demonstrated the proposed incorporation of the 40-acre property into the existing CenterPlace MPD will be compatible with the surrounding development pattern, and directly supports the County's intent for the University Community land use category.

The addition to the MPD promotes the redevelopment of a previously impacted site and will result in the recreation of 8 acres of indigenous vegetation while meeting or exceeding the standards set forth in the LDC, except where deviations are requested or were previously approved. The requested deviation and modifications to conditions are the minimum necessary to facilitate the development of the property in a manner consistent with surrounding development.

The rezoning does not require any increase in previously approved densities or intensities and facilitates a flexible response to changing market demands in the area. Additionally, the incorporation of the 40-acre property will not impact service availability or existing infrastructure.

For these reasons, the Applicant respectfully requests approval of this rezone as proposed.



CENTERPLACE MPD

Proposed Conditions

* *Strike-through/underline denotes proposed changes to conditions approved per Zoning Resolution Z-17-014.*

SECTION B. CONDITIONS:

1. Master Concept Plan/Development Parameters

Development of this project must be consistent with the two-page Master Concept Plan (MCP) entitled "CenterPlace Master Concept Plan," stamped received ~~February 23, 2018~~ November 3, 2021, except as modified by the conditions below and attached hereto as Exhibit C. Development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary. This MPD zoning approval authorizes the development of up to 1,950 dwelling units (including combined maximum of 487 dwelling units allocated for single-family and two-family attached); 200,000 sq. ft. retail; 110,000 sq. ft. office; 20,000 sq. ft. research & development; 10,000 sq. ft. medical office; and 250 hotel/motel rooms.

2. Permitted Uses and Site Development Regulations

No changes

3. Environmental

- a. No changes
- b. No changes
- c. Indigenous Management Plan

The developer must submit an Indigenous Management Plan and Landscape Plan with the development order application illustrating ~~a 10.95-acre~~ an 18.95-acre indigenous restoration planting plan within the Community Park. The restoration planting plan must include 75 trees and 200 shrubs per acre. Plant material must consist of native species in one to three-gallon container sizes. No single species may comprise more than 25% of the planted vegetation.

- d. No changes

Conditions 4 – 21

No changes





CENTERPLACE MPD

Schedule of Deviations & Justification Narrative

The following deviation is requested in addition to the deviations approved per Z-17-014, as amended:

A deviation from Section 10-415(b)(1)a, which requires large developments to meet 50% of the open space requirement through on-site preservation of existing native vegetation, to allow for 8 acres of created indigenous vegetation within the MPD to satisfy the required on-site preservation requirement related to the 40-acre addition.

JUSTIFICATION: The incorporation of the 40-acre subject property increases the open space requirement for the CenterPlace MPD by 16 acres, of which 8 acres must be met through the preservation of existing indigenous vegetation. However, the 40-acre subject property has been previously impacted by mining activity and the existing native vegetation on this site is relatively low quality and isolated from contiguous preserve areas that would create a meaningful network of vegetated open space. Additionally, due to historical mining, much of the land area in CenterPlace is not suitable for development due to soils. The 40-acre parcel's soils are suitable for development, thus maximizing the developable area on this site, while providing native preserve elsewhere is supportive of efficiently using this infill property.

When the CenterPlace MPD was approved (Z-17-014), the history of mining on the property did not allow the project to preserve the entire 27.75 acres of indigenous vegetation that was required by the LDC. At that time, Deviation #1 was approved in order to allow for 10.95 acres of the indigenous vegetation preservation requirement to be met through created preserves, clustered within the centrally located "Community Park" tract.

This additional deviation is in keeping with the intent of the previously approved deviation which aimed to provide indigenous vegetation preservation through restoration of a site that was previously impacted by mining activity and allow for the intent of the LDC to be met through clustered restoration in areas not suitable for development and intended for passive open space.

This deviation is further supported by the amendment of Condition 3.c which establishes planting requirements for the created preserve. This condition requires the developer to submit an Indigenous Management Plan and Landscape Plan with the development order application illustrating the 8-acre restoration area and the number of plantings required. The proposed created indigenous vegetation area and acreage is also designated on the revised Master Concept Plan.

In sum, the proposed deviation will add 8-acres of restored native plantings to the Community Park area, creating additional critical mass of indigenous plant communities within this designated open space area of the project. The deviation will allow for compact and efficient use of the last remaining undeveloped infill parcel in the University Community, which will make good use of the public and private investment of infrastructure in this area. The intent of the LDC is met via the proposed plantings and the deviation will not negatively impact public health, safety or welfare.

RHODES & RHODES LAND SURVEYING, INC

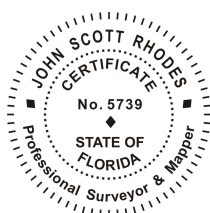
***88100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FLORIDA 34135
PHONE (399) 405-8108 FAX (399) 405-8108***

LEGAL DESCRIPTION

BEING A PORTION OF SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

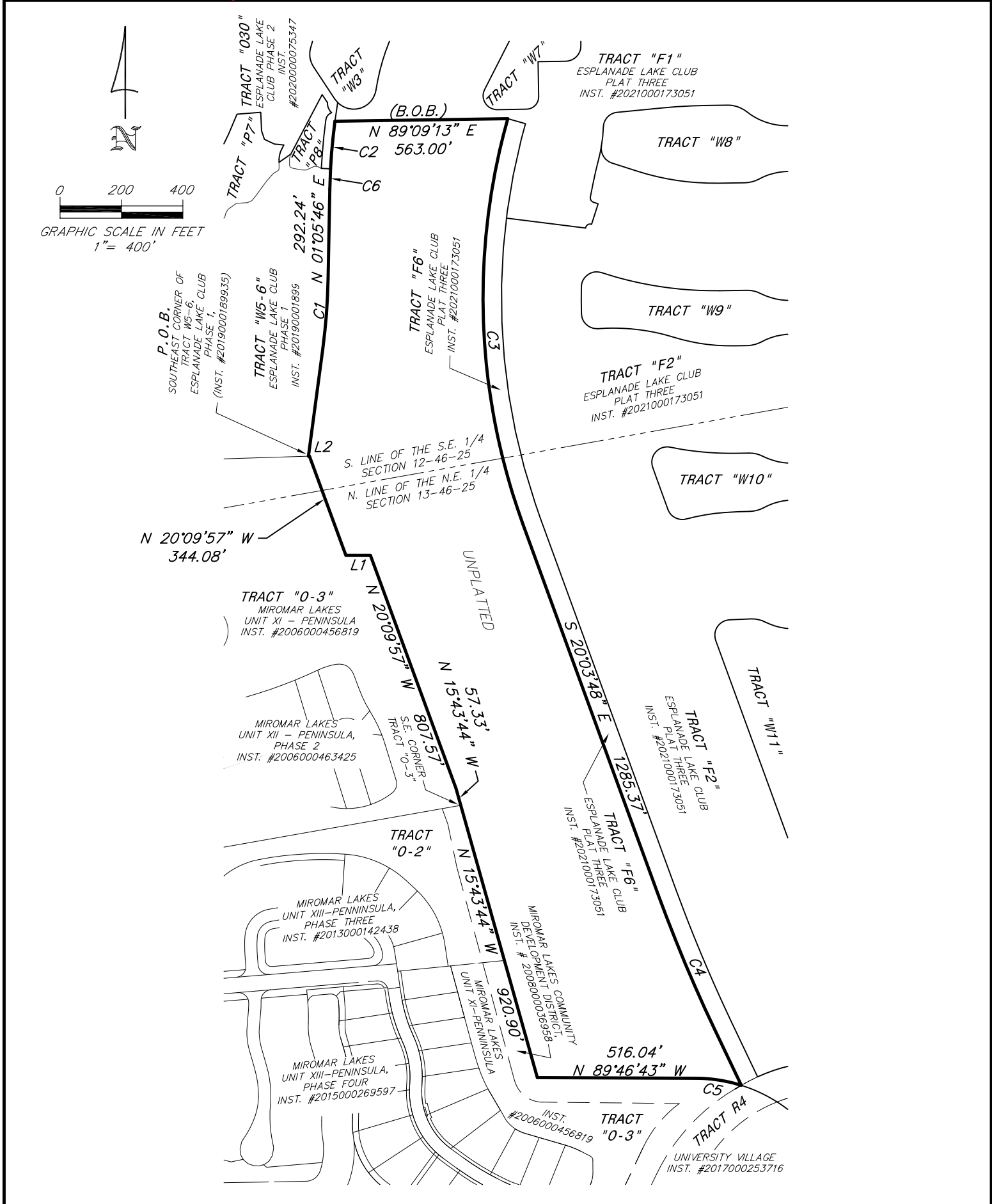
BEGINNING AT THE SOUTHEAST CORNER OF TRACT "W5-6", ESPLANADE LAKE CLUB PHASE 1 AS RECORDED IN INSTRUMENT NUMBER 2019000189935 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT "W5-6", THE FOLLOWING 4 COURSES; (COURSE 1) NORTH 07°38'50" EAST, A DISTANCE OF 351.57 FEET TO A POINT OF CURVATURE; (COURSE 2) NORTHERLY, 228.68 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 06°33'04" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 04°22'18" EAST, 228.56 FEET; (COURSE 3) NORTH 01°05'46" EAST, A DISTANCE OF 292.24 FEET TO A POINT OF CURVATURE; (COURSE 4) NORTHERLY, 66.88 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 01°54'57" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 02°03'14" EAST, 66.88 FEET TO THE SOUTHEAST CORNER OF TRACT "O30", ESPLANADE LAKE CLUB PHASE 2 AS RECORDED IN INSTRUMENT NUMBER 2020000075347 SAID POINT BEING A POINT OF COMPOUND CURVATURE; THENCE ALONG THE EAST BOUNDARY LINE OF SAID TRACT "O30", NORTHERLY, 155.63 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 04°27'30" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 05°14'28" EAST, 155.59 FEET TO THE SOUTHWEST CORNER OF TRACT "F1, ESPLANADE LAKE CLUB PLAT THREE AS RECORDED IN INSTRUMENT NUMBER 2021000173051 OF SAID LEE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID PLAT THREE, THE FOLLOWING 5 COURSES; (COURSE 1) NORTH 89°09'13" EAST, A DISTANCE OF 563.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; (COURSE 2) SOUTHERLY, 1,343.46 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,150.00 FEET, THROUGH A CENTRAL ANGLE OF 35°48'07" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 02°09'45" EAST, 1,321.71 FEET; (COURSE 3) SOUTH 20°03'48" EAST, A DISTANCE OF 1,285.37 FEET TO A POINT OF CURVATURE; (COURSE 4) SOUTHEASTERLY, 476.13 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5,050.00 FEET, THROUGH A CENTRAL ANGLE OF 05°24'07" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 22°45'52" EAST, 475.96 FEET; (COURSE 5) SOUTH 25°27'56" EAST, A DISTANCE OF 198.92 FEET TO A POINT ON THE BOUNDARY LINE OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT AS RECORDED IN INSTRUMENT NUMBER 2008000036958 OF SAID LEE COUNTY, FLORIDA SAID POINT BEING A POINT ON A NON-TANGENTIAL CURVE; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 3 COURSES; (COURSE 1) WESTERLY, 150.32 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 17°13'33" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 81°09'56" WEST, 149.76 FEET; (COURSE 2) NORTH 89°46'43" WEST, A DISTANCE OF 516.04 FEET; (COURSE 3) NORTH 15°43'44" WEST, A DISTANCE OF 920.90 FEET TO THE SOUTHEAST CORNER OF TRACT "O-3", MIROMAR LAKES UNIT XI-PENINSULA AS RECORDED IN INSTRUMENT NUMBER 2006000456819 OF SAID LEE COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 5 COURSES; (COURSE 1) NORTH 15°43'44" WEST, A DISTANCE OF 57.53 FEET; (COURSE 2) NORTH 20°09'57" WEST, A DISTANCE OF 807.57 FEET; (COURSE 3) NORTH 89°48'06" WEST, A DISTANCE OF 80.00 FEET; (COURSE 4) NORTH 20°09'57" WEST, A DISTANCE OF 344.08 FEET; (COURSE 5) SOUTH 88°10'32" WEST, A DISTANCE OF 3.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,742,562 SQUARE FEET OR 40.004 ACRES, MORE OR LESS.



John Scott Rhodes PSM #
5739 State of Florida
JOHN SCOTT RHODES, PSM #5739
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA

Digitally signed by John Scott Rhodes PSM
5739 State of Florida
Date: 2021.10.29 17:06:24 -04'00'



ABBREVIATIONS

- P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
B.O.B. = BASIS OF BEARING
P.S.M. = PROFESSIONAL SURVEYOR
& MAPPER
L.B.# = LICENSED BUSINESS NUMBER
L1 = LINE NUMBER
C1 = CURVE NUMBER
INST. = INSTRUMENT NUMBER
PGS. = PAGES
OR = OFFICIAL RECORD

LINE TABLE		
LINE	LENGTH	BEARING
L1	80.00'	N 89°48'06" W
L2	3.61'	S 88°10'32" W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	2000.00	6°33'04"	228.68'	228.56'	N 04°22'18" E
C2	2000.00	4°27'30"	155.63'	155.59'	N 05°14'28" E
C3	2150.00	35°48'07"	1343.46'	1321.71'	S 02°09'45" E
C4	5050.00	5°24'07"	476.13'	475.96'	S 22°45'52" E
C5	500.00	17°13'33"	150.32'	149.76'	N 81°09'56" W
C6	2000.00	01°54'57"	66.88'	66.88'	N 02°03'14" E



BY: John Scott Rhodes PSM # 5739 Digitally signed by John Scott Rhodes PSM
State of Florida e 5739 State of Florida Date: 2021.10.29 17:05:30 -0400
JOHN SCOTT RHODES PSM #5739

NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ALICO ROAD (RIGHT OF WAY WIDTH VARIES), BEING SOUTH 89°27'22" WEST, AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.
2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

NOT A SURVEY

SKETCH FOR DESCRIPTION

BOUNDARY SKETCH

RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

date:
OCTOBER 23, 2021

scale:
1" = 400'

cadd file:
2021-506 SKETCH.dwg

28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34135
(239) 405-8166 (239) 405-8163 FAX

PSM:
JSR

drawn:
RWC

checked:
JSR

view:
SKETCH

project#:
2021-506

sheet #:
1 of 1



CHICAGO TITLE
INSURANCE COMPANY

File No.: 7197.30

AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE

**Issued by
CHICAGO TITLE INSURANCE COMPANY**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, CHICAGO TITLE INSURANCE COMPANY, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

CHICAGO TITLE INSURANCE COMPANY

Issued through the Office Of:

By: Edward P. Canterbury
857269A094CB459
Authorized Officer or Agent
Authorized Signatory
Edward P. Canterbury
Henderson, Franklin, Starnes & Holt, P.A.
1715 Monroe St
Fort Myers, FL 33901
Tel: 239-344-1100
Fax:

By:

Randy R. Quirk
President

Attest:

Marjorie Nemzura
Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by CHICAGO TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
 - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
- 2.** If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3.** The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements;
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I— Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

Chicago Title Insurance Company

Transaction Identification Date for reference only:

Issuing Agent: HENDERSON, FRANKLIN, STARNES & HOLT, P.A.
Issuing Office: 1715 Monroe Street
Fort Myers, FL 33901
ALTA Universal ID: None
Loan ID Number: None
Commitment Number: 9490975
Issuing Office File Number: 7197.30 EPC
Property Address: FL
Revision Number: None

Schedule A

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Commitment Date: May 27, 2021 @ 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy 2006 (with Florida Modifications):

Proposed Insured: Taylor Morrison of Florida, Inc., a Florida corporation
Proposed Policy Amount: \$5,250,000.00
 - b. ALTA Loan Policy 2006 (with Florida Modifications):

Proposed Insured:
Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is (Identify estate covered, i.e., fee, leasehold, etc.) Fee Simple.
4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Florida Gulf Coast University Foundation, Inc., a Florida not for profit corporation

HENDERSON, FRANKLIN, STARNES & HOLT, P.A.

DocuSigned by:


857269A094CB459...

Edward P. Canterbury, Esq.

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Chicago Title Insurance Company
AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
Schedule A (Continued)

Issuing Office File Number: 7197.30 EPC

5. The Land is described as follows:

A PARCEL OF LAND LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LYING SOUTH OF ALICO ROAD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF A FLORIDA POWER & LIGHT EASEMENT (110 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 221, PAGE 191 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND THE MAINTAINED SOUTH RIGHT-OF-WAY LINE OF ALICO ROAD (100 FEET WIDE); THENCE, ALONG THE WEST LINE OF SAID FLORIDA POWER & LIGHT EASEMENT (110 FEET WIDE) FOR THE FOLLOWING TWO (2) COURSES:

1. S.00°50'47"E., 4,882.66 FEET;
2. S.00°50'47"E., 4,721.99 FEET

TO AN INTERSECTION WITH NORTH LINE OF THE SOUTH 890.43 FEET OF THE WEST 565 FEET OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE, ALONG SAID NORTH LINE S.89°23'43"W., 330.00 FEET; THENCE, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE AFOREMENTIONED SECTION 18, N.00°50'47"W., 66.66 FEET; THENCE N.09°57'20"E., 533.57 FEET; THENCE N.00°50'47"W., 1,447.68 FEET TO A POINT OF CURVATURE; THENCE, ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO SOUTHWEST, HAVING FOR ITS ELEMENTS A RADIUS 500.00 FEET, A CENTRAL ANGLE OF 71°42'20", A CHORD DISTANCE OF 585.70 FEET, A CHORD BEARING OF N.36°41'57"W., AN ARC DISTANCE OF 625.75 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING FOR ITS ELEMENTS A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 17°13'36", A CHORD DISTANCE OF 149.77 FEET, A CHORD BEARING OF N.81°09'55"W., AN ARC DISTANCE OF 150.33 FEET; THENCE N.89°46'43"W., 516.03 FEET; THENCE, ALONG THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3345, PAGE 818 OF THE AFOREMENTIONED PUBLIC RECORDS FOR THE FOLLOWING FIVE (5) COURSES:

1. N.15°43'44"W., 978.43 FEET;
2. N.20°09'57"W., 807.57 FEET;
3. N.89°48'06"W., 80.00 FEET;
4. N.20°09'57"W., 344.08 FEET;
5. S.88°10'32"W., 3.61 FEET;

THENCE N.07°38'50"E., 351.57 FEET; THENCE ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE WEST HAVING FOR ITS ELEMENTS A RADIUS OF 2,000.00 FEET, A CENTRAL ANGLE OF 06°33'04", A CHORD DISTANCE OF 228.56 FEET, A CHORD BEARING OF N.04°22'18"E., AN ARC DISTANCE OF 228.68 FEET; THENCE N.01°05'46"E., 292.24 FEET; THENCE ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE EAST HAVING FOR ITS ELEMENTS A RADIUS OF 2,000.00 FEET, A CENTRAL ANGLE OF 04°03'35", A CHORD DISTANCE OF 141.68 FEET, A CHORD BEARING OF N.03°07'34"E., AN ARC DISTANCE OF 141.71 FEET; THENCE CONTINUE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°18'52", A DISTANCE OF 80.79 FEET; THENCE N.89°09'13"E., 563.00 FEET; THENCE, ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST HAVING FOR ITS ELEMENTS A RADIUS OF 2,150.00 FEET, A CENTRAL ANGLE OF 35°48'07", A CHORD DISTANCE OF 1,321.71 FEET, A CHORD BEARING OF S.02°09'45"E., AN ARC DISTANCE OF 1,343.46 FEET; THENCE S.20°03'48"E., 1,285.37 FEET; THENCE ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING FOR ITS ELEMENTS

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Chicago Title Insurance Company
AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
Schedule A (Continued)

Issuing Office File Number: 7197.30 EPC

A RADIUS OF 5,050.00 FEET, A CENTRAL ANGLE OF 05°24'07", A CHORD DISTANCE OF 475.96 FEET, A CHORD BEARING OF S.22°45'52"E., AN ARC DISTANCE OF 476.13 FEET; THENCE S.25°27'56"E., 198.92 FEET TO THE POINT OF BEGINNING.

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Chicago Title Insurance Company

Schedule B-I

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Requirements

All of the following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Duly executed Special Warranty Deed from Florida Gulf Coast University Foundation, Inc., a Florida not for profit corporation, Grantor, to Taylor Morrison of Florida, Inc., a Florida corporation, Grantee, conveying the land described on Schedule A hereof.

The Company will require the following as to Florida Gulf Coast University Foundation, Inc., a Florida not for profit corporation, a Florida non-profit corporation:

- i. Proof that the corporation was in existence in its state of organization at the time it acquired title and that the corporation is currently in good standing.
 - ii. Certified copies of the Articles of Incorporation and Bylaws must be furnished and show that the same do not prohibit the proposed transaction to be insured.
 - iii. Resolution of the Board of directors: (a) authorizing the conveyance of real property (or the borrowing of money and mortgaging of real property as security therefore); (b) designating appropriate officers to execute same; (c) reciting that all provisions in the articles of incorporation and bylaws pertaining to the conveyance/mortgaging of real property have been met; and (d) either reciting that the proposed conveyance is not a conveyance of all or substantially all of the assets of the corporation or reciting that approval of the members has been obtained in compliance with Florida Statutes.
 - iv. Said Deed must be duly executed in accordance with the Board of Directors' resolution, articles of incorporation and bylaws, with the resolution attached thereto.
5. Proof of payment of any outstanding assessments in favor of Lee County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

Any outstanding assessments in favor of Lee County, Florida, any special taxing district and any municipality.
 6. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:

Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

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Chicago Title Insurance Company
AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
Schedule B-I (Continued)

Issuing Office File Number: 7197.30 EPC

7. The search did not disclose any open mortgages of record, therefore the Company reserves the right to require further evidence to confirm that the Land is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence. To delete this requirement, the title agent must confirm with the owner that the Land is free and clear of mortgages and include such a recitation in the title affidavit.

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Chicago Title Insurance Company

Schedule B-II

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
2. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
 - A. Easements, claims of easements, boundary line disputes, overlaps, encroachments or other matters not shown by the public records which would be disclosed by an accurate survey of the Land.
 - B. Rights or claims of parties in possession not shown by the public records.
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
6. Easement Agreement including non-exclusive navigational and recreational rights recorded May 4, 1994 recorded in Official Records Book 2497, Page 1569, Agreement dated September 24th 2001 recorded October 22, 2001 in Official Records Book 3506 page 4776, Public Records of Lee County, Florida.
7. Easements as more particularly set forth in Official Records Book 3165, Page 1800, public records of Lee County, Florida, including but not limited to access, drainage, boating and connecting lakes.
8. Grant of License for Construction and Maintenance of Berm, Swale and Levy, and Removal of Spoil Fines recorded in Official Records Instrument Number 2005000142684, Public Records of Lee County, Florida.
9. Ingress, Egress and Utility Easement Agreement recorded in Official Records Instrument Number 2010000230562, Public Records of Lee County, Florida.

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Chicago Title Insurance Company
AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
Schedule B-II (Continued)

Issuing Office File Number: 7197.30 EPC

10. Agreement Concerning Development recorded in Official Records Instrument Number 2011000059193, Public Records of Lee County, Florida.
11. Declaration of Restrictions by Alico West Fund, LLC, Alico East Fund, LLC and Crockett Fund, LLC dated September, 2013 and recorded in Official Records Instrument Number 2013000219323, Public Records of Lee County, Florida.
12. Notwithstanding the insuring provisions, this policy does not insure any right of access to and from the land.
13. Restrictions, covenants, conditions, easements and other matters as set forth in Declaration of Covenants, Conditions, and Restrictions recorded in Official Records Book 2497, Page 1574 as affected by Waiver of Reversionary Interest recorded in Official Records Book 4204, Page 3541, Public Records of Lee County, Florida.
14. Ingress and Egress Easement Agreement recorded December 19, 2020, in Official Records Instrument No. 2020000307942, of the Public Records of Lee County, Florida.

NOTE: All recording references in this form shall refer to the public records of Lee County, Florida, unless otherwise noted.

NOTE: The Company reserves the right to make further requirements and/or exceptions upon its review of the proposed documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

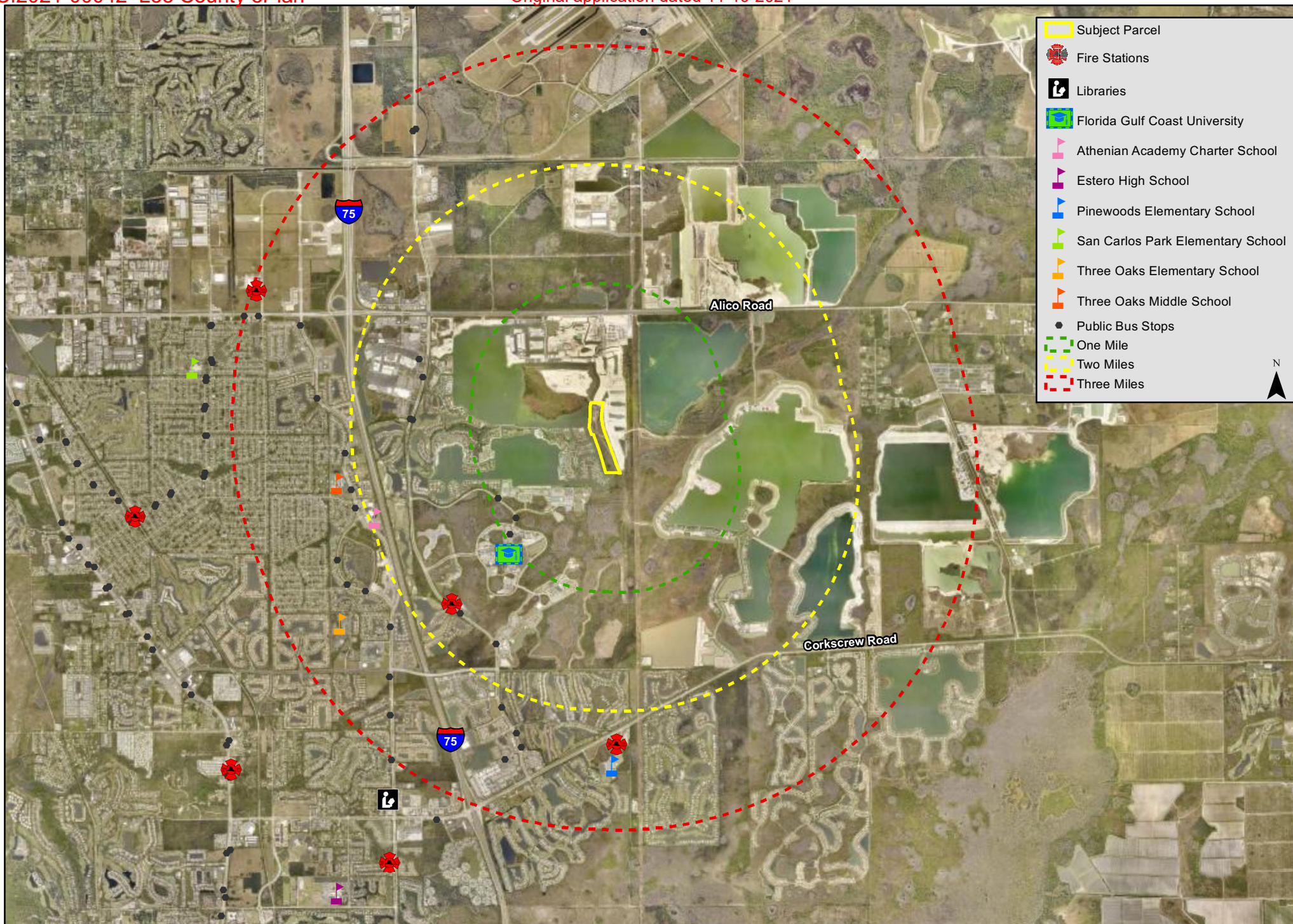
NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

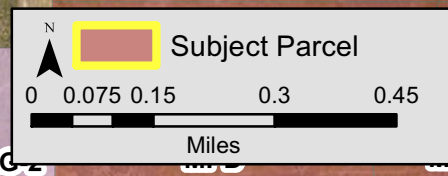
NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Chicago Title Insurance Company, 12800 University Dr. Suite 260, Ft. Myers, FL 33907; Telephone 239-275-8212.

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Document Path: B:\Projects\684-024 (Esp Lake Club) MPD-FGCU Property(PDA)\Drawings-Exhibits\GIS Maps 0684-024\CenterPlace_ZoningMap.mxd







SCALE: 1" = 300'



NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE UNIVERSITY OF FLORIDA MAP AND IMAGERY LIBRARY WITH A FLIGHT DATE OF DECEMBER 1980.

PHASE 6 BOUNDARY PER WALDROP ENGINEERING DRAWING No. 2021-506 BNDY RECO ADDED TC.DWG DATED OCTOBER 26, 2021.

J:\2011\10\2021\ESPLANADE LAKE CLUB PHASE 6\2021\TERRACE APPLICATION\080 Aerial with Boundary 10292.DWG TAB 1X0-C TB NOV 01, 2021 - 3:35PM PLOTTED BY: PAULF

DRAWN BY	DATE
P.F.	10/18/21
REVIEWED BY	DATE
B.B.	10/18/21
REVISED	DATE
P.F.	10/29/21

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069



ESPLANADE LAKE CLUB - PHASE 6
1980 AERIAL WITH BOUNDARY

DRAWING No.
11ALD2037
SHEET No.



NOTES:

1999 AERIAL PHOTOGRAPH PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

PHASE 6 BOUNDARY PER WALDROP ENGINEERING DRAWING No. 2021-506 BNDY RECO ADDED TC.DWG DATED OCTOBER 28, 2021.

DRAWN BY	DATE
P.F.	10/18/21
REVIEWED BY	DATE
B.B.	10/18/21
REVISED	DATE
P.F.	10/29/21

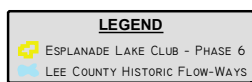
13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069



ESPLANADE LAKE CLUB - PHASE 6
1999 AERIAL WITH BOUNDARY

DRAWING No.
11ALD2037
SHEET No.

J:\2011\10\2021\ESPLANADE LAKE CLUB PHASE 6\2021\ZDRNG APPLICATION\099 AERIAL WITH BOUNDARY\099 AERIAL WITH BOUNDARY.DWG TAB 1X07-C TB NOV 01, 2021 - 3.35PM PLOTTED BY: PAUL F



LEE COUNTY FLOW-WAYS WERE ACQUIRED FROM THE LEE COUNTY GIS WEBSITE NOVEMBER 2020.

DRAWING No.	11ALD2037
SHEET No.	

**ESPLANADE LAKE CLUB – PHASE 6
LEE COUNTY INDIGENOUS PRESERVE MANAGEMENT PLAN**

November 2021

Prepared For:

Taylor Morrison of Florida, Inc.
551 North Cattleman Road, Suite 200
Sarasota, Florida 34232
(941) 371-3008

Prepared By:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(239) 274-0067

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1.0 INTRODUCTION

The following document outlines the Lee County Indigenous Preserve Management Plan for Esplanade Lake Club – Phase 6 (Project) located in Sections 12 and 13, Township 46 South, Range 25 East in Lee County.

The Project is bordered to the north and east by the Esplanade Lake Club, to the south by Florida Gulf Coast University Lake Parkway, and to the west by the Miromar Lakes residential community. The Project site is comprised of disturbed upland and wetland areas that have historically been utilized for agricultural and mining operations.

2.0 INDIGENOUS VEGETATION RESTORATION AREA

The Project site has been historically degraded by prior agricultural and mining activities conducted on-site and contains very little native vegetation cover. As such, an 8.04± acre Indigenous Vegetation Restoration Area located within the Community Park area of the existing Esplanade Lake Club will be restored with native plantings. The location of the 8.04± acre Indigenous Vegetation Restoration Area, along with the existing preserve areas within the Esplanade Lake Club, are depicted in Appendix A.

3.0 METHOD AND FREQUENCY OF PRUNING AND TRIMMING

The exotic removal activities will be done concurrently with the construction of the surface water management system for the Project. Vegetation within the Lee County Indigenous Vegetation Restoration Area will be monitored prior to and following enhancement activities. Semi-annual inspections will occur for the first two years. During these inspections, the Indigenous Vegetation Restoration Area will be traversed by a qualified ecologist. Locations of nuisance and/or exotic species will be identified for immediate treatment with an appropriate herbicide. Any additional potential problems will also be noted and corrective actions taken. Once exotic/nuisance species levels have been reduced to acceptable limits (i.e., less than five percent cover), inspections will be conducted annually.

4.0 METHODS TO REMOVE AND CONTROL EXOTIC AND NUISANCE PLANTS

Exotic and nuisance vegetation within the Indigenous Vegetation Restoration Area will be treated by hand. Exotics to be treated include, but are not limited to, melaleuca (*Melaleuca quinquenervia*) and Brazilian pepper (*Schinus terebinthifolia*). The Lee County Indigenous Vegetation Restoration Area will be maintained free of invasive exotics listed in Table 1 in perpetuity.

Table 1. Prohibited Invasive Exotics

Common Name	Scientific Name
Air potato	<i>Dioscorea bulbifera</i>
Australian pine	<i>Casuarina</i> spp.
Bishopwood	<i>Bischofia javanica</i>
Brazilian pepper	<i>Schinus terebinthifolia</i>
Carrotwood	<i>Cupaniopsis anacardioides</i>
Chinese tallow	<i>Triadica sebifera</i>
Cork tree	<i>Thespesia populnea</i>
Indian laurel fig	<i>Ficus microcarpa</i>
Downy rose-myrtle	<i>Rhodomyrtus tomentosa</i>
Earleaf acacia	<i>Acacia auriculiformis</i>
Japanese climbing fern	<i>Lygodium japonicum</i>
Java plum	<i>Syzygium cumini</i>
Melaleuca	<i>Melaleuca quinquenervia</i>
Murray red gum	<i>Eucalyptus camaldulensis</i>
Old World climbing fern	<i>Lygodium microrphyllum</i>
Rose apple	<i>Syzygium jambos</i>
Indian rosewood	<i>Dalbergia sissoo</i>
Tropical soda apple	<i>Solanum viarum</i>
Wedelia	<i>Wedelia trilobata</i>
Weeping fig	<i>Ficus benjamina</i>
Woman's tongue	<i>Albizia lebeck</i>

Hand treatment of exotic and nuisance species will include one or more of the following methods: (1) cut exotics within 12 inches of ground elevation, hand remove cut vegetation, and treat remaining stump with approved herbicide; (2) foliar application of approved herbicide or hand pulling of exotic seedlings; and (3) foliar application of approved herbicide to nuisance and exotic grasses. Cut exotic debris will be removed from the Indigenous Vegetation Restoration Area.

5.0 DEBRIS REMOVAL

No stacking of vegetative debris will occur in the Indigenous Vegetation Restoration Area. Vegetative debris will be hand removed.

6.0 SUPPLEMENTAL PLANTING

Supplemental planting of native species will occur within the Lee County Indigenous Vegetation Restoration Area. The density will be no less than 75 trees and 200 shrubs per acre. Trees and shrubs will be a minimum three-gallon and one-gallon size containers, respectively, and no single species may comprise more than 25 percent of the vegetation planted. The supplemental plantings will consist of tree, shrub, and ground cover species in accordance with Table 2. Due to the proximity of the Project to Southwest Florida International Airport, all species included on Table 2 are identified as Group 1 Compatible on the Lee County Port Authority Compatible and Non-Compatible Plant List.

Table 2. Supplemental Plantings for the Indigenous Vegetation Restoration Area

Common Name	Scientific Name	Minimum Height	Minimum Container Size	Planting Density (On Center)	Quantity Per Stratum
Trees					
Buttonwood	<i>Conocarpus erectus</i>	4-5 ft.	3 gal.	24 ft.	608
Jamaican dogwood	<i>Piscidia piscipula</i>	4-5 ft.	3 gal.	24 ft.	
Loblolly bay	<i>Gordonia lasianthus</i>	4-5 ft.	3 gal.	24 ft.	
Royal palm	<i>Roystonea regia</i>	4-5 ft.	3 gal.	24 ft.	
Sweetgum	<i>Liquidambar styraciflua</i>	4-5 ft.	3 gal.	24 ft.	
Mahogany	<i>Swietenia mahagoni</i>	4-5 ft.	3 gal.	24 ft.	
Gumbo limbo	<i>Bursera simaruba</i>	4-5 ft.	3 gal.	24 ft.	
Shrubs					
Blue potterweed	<i>Stachytarpheta jamaicensis</i>	3 ft.	1 gal.	14 ft.	1,787
Buttonbush	<i>Cephalanthus occidentalis</i>	3 ft.	1 gal.	14 ft.	
Fakahatchee grass*	<i>Tripsacum dactyloides</i>	3 ft.	1 gal.	14 ft.	
Firebush*	<i>Hamelia patens</i>	3 ft.	1 gal.	14 ft.	
Golden dewdrop	<i>Duranta erecta</i>	3 ft.	1 gal.	14 ft.	
Saw palmetto*	<i>Serenoa repens</i>	3 ft.	1 gal.	14 ft.	
Inkberry	<i>Ilex glabra</i>	3 ft.	1 gal.	14 ft.	
Pitch apple	<i>Clusia rosea</i>	3 ft.	1 gal.	14 ft.	
Saltbush	<i>Baccharis halimifolia</i>	3 ft.	1 gal.	14 ft.	
Small leaf clusia	<i>Clusia guttifera</i>	3 ft.	1 gal.	14 ft.	
Wild sage	<i>Lantana involucrata</i>	3 ft.	1 gal.	14 ft.	
Ground Cover					
Beach sunflower*	<i>Helianthus debilis</i>	12 in.	2 in.	5 ft.	14,009
Blanket flower	<i>Gaillardia pulchella</i>	12 in.	2 in.	5 ft.	
Bushy bluestem	<i>Andropogon glomeratus</i>	12 in.	2 in.	5 ft.	
Cinnamon fern	<i>Osmunda cinnamomea</i>	12 in.	2 in.	5 ft.	
Gulfdune paspalum	<i>Paspalum monostachyum</i>	12 in.	2 in.	5 ft.	
Giant leather fern	<i>Acrostichum danaeifolium</i>	12 in.	2 in.	5 ft.	
Leavenworth's tickseed	<i>Coreopsis leavenworthii</i>	12 in.	BR/2 in.	5 ft.	

Table 2. (Continued)

Common Name	Scientific Name	Minimum Height	Minimum Container Size	Planting Density (On Center)	Quantity Per Stratum
Ground Cover (Continued)					
Mimosa	<i>Mimosa strigillosa</i>	12 in.	2 in.	5 ft.	
Muhly grass	<i>Muhlenbergia capillaris</i>	12 in.	2 in.	5 ft.	
Narrowleaf blue-eyed grass	<i>Sisyrinchium angustifolium</i>	12 in.	2 in.	5 ft.	
Sand cordgrass*	<i>Spartina bakeri</i>	12 in.	2 in.	5 ft.	
Sword fern	<i>Nephrolepis exaltata</i>	12 in.	2 in.	5 ft.	
Wiregrass	<i>Aristida stricta</i>	12 in.	2 in.	5 ft.	

*No large groupings of this species will be utilized.

BR – Bare root

7.0 MONITORING REPORTS

The proposed monitoring of the Lee County Indigenous Vegetation Restoration Area will consist of baseline and time-zero monitoring events. The baseline monitoring event will document conditions within the Lee County Indigenous Vegetation Restoration Area as they exist prior to exotic removal and supplemental planting. The time-zero monitoring event will document the conditions immediately following completion of exotic removal and supplemental plantings. Sampling transects and methodology will utilize identical methods of data collection from identical sampling stations.

Quantitative vegetation monitoring will be conducted for the Lee County Indigenous Vegetation Restoration Area. The results of the quantitative vegetation monitoring and a list of observed wildlife species will be included in the monitoring reports. Monitoring reports will be provided following each monitoring event.

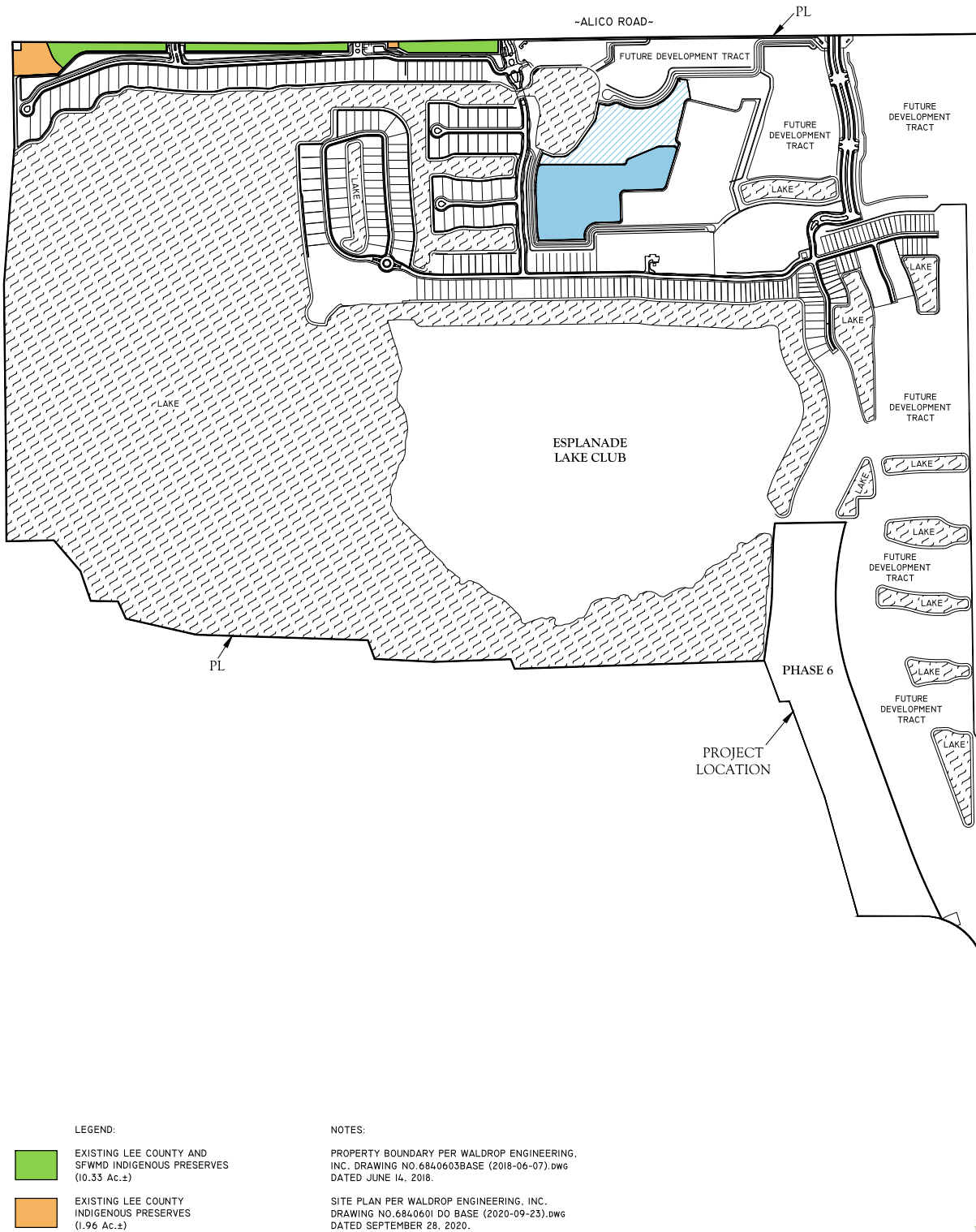
A baseline monitoring report will be submitted to Lee County Division of Environmental Sciences staff prior to Development Order approval. A time-zero monitoring report will be submitted within 60 days of completion of exotic removal and planting within the Lee County Indigenous Vegetation Restoration Area, and prior to Certificate of Compliance approval. The reports will also include a brief description of anticipated maintenance work to be conducted on-site.

APPENDIX A

INDIGENOUS VEGETATION RESTORATION AREA MAP



SCALE: 1" = 800'



LEGEND:

-  EXISTING LEE COUNTY AND SFWMD INDIGENOUS PRESERVES (10.33 Ac.±)
-  EXISTING LEE COUNTY INDIGENOUS PRESERVES (1.96 Ac.±)
-  EXISTING COMMUNITY PARK / LEE COUNTY INDIGENOUS RESTORATION AREA (10.98 Ac.±)
-  PHASE 6 - LEE COUNTY INDIGENOUS VEGETATION RESTORATION AREA (8.04 Ac.±)

NOTES:

PROPERTY BOUNDARY PER WALDROP ENGINEERING, INC. DRAWING NO. 6840603BASE (2018-06-07).DWG DATED JUNE 14, 2018.

SITE PLAN PER WALDROP ENGINEERING, INC. DRAWING NO. 6840601 DO BASE (2020-09-23).DWG DATED SEPTEMBER 28, 2020.

PHASE 6 BOUNDARY PER WALDROP ENGINEERING DRAWING No. 2021-506 BNDY RECO ADDED TC.DWG DATED OCTOBER 28, 2021.

INDIGENOUS VEGETATION RESTORATION LINE PER WALDROP ENGINEERING, INC. DRAWING NO. INDIGENOUS 8AC LINE(2021-10-19).DWG DATED OCTOBER 19, 2021.

J:\2021\11ALD2037\ESPLANADE LAKE CLUB PHASE 6\2021\INDIGENOUS VEG RESTORATION AREA MAP (0292).DWG TAB: 11X7-M Nov 01, 2021 - 3:34PM PLOTTED BY: PAUL F

DRAWN BY	DATE
H.H., W.C.	10/21/21
REVIEWED BY	DATE
B.B.	10/21/21
REVISED	DATE
P.F.	10/29/21

13620 Metropolis Avenue
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ESPLANADE LAKE CLUB - PHASE 6
INDIGENOUS VEGETATION
RESTORATION AREA MAP

DRAWING No.
11ALD2037
SHEET No.
APPENDIX A

**ESPLANADE LAKE CLUB – PHASE 6
LEE COUNTY PROTECTED SPECIES SURVEY**

November 2021

Prepared For:

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INTRODUCTION

This report documents the Lee County protected species survey conducted by Passarella & Associates, Inc. (PAI) for Esplanade Lake Club – Phase 6 (Project).

The Project is located in Sections 12 and 13, Township 46 South, Range 25 East in Lee County (Figure 1) and is an expansion of the existing Esplanade Lake Club residential community (f.k.a. CenterPlace).

The Project is bordered to the north and east by the Esplanade Lake Club, to the south by Florida Gulf Coast University Lake Parkway, and to the west by the Miromar Lakes residential community. The Project site is comprised of disturbed upland and wetland areas that have historically been utilized for agricultural and mining operations.

The purpose of the survey was to review the Project for protected species in accordance with Lee County Land Development Code (LDC) Chapter 10, Article III, Division 8 (Protection of Habitat) Standards.

LAND USES AND VEGETATION ASSOCIATIONS

The vegetation mapping for the Project was conducted using January through March 2021 Lee County rectified aerials. Groundtruthing to map the vegetative communities was conducted on May 14, 2021 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III and IV (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote hydrological conditions and disturbance. “E” codes were used to identify levels of exotic infestation (i.e., melaleuca (*Melaleuca quinquenervia*) and Brazilian pepper (*Schinus terebinthifolia*)). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map. The FLUCFCS map for the Project with acreages is provided as Figure 2.

A total of nine vegetative associations and land uses (i.e., FLUCFCS codes) were identified on the property. Table 1 provides the breakdown of the FLUCFCS codes by acreage, and a description of each of the classifications follows.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage	Percent of Total
424	Melaleuca	0.74	1.9
4241	Melaleuca, Hydric	1.34	3.4
437	Australian Pine	0.32	0.8
514	Ditch	0.37	0.9
740	Disturbed Land	26.76	66.9

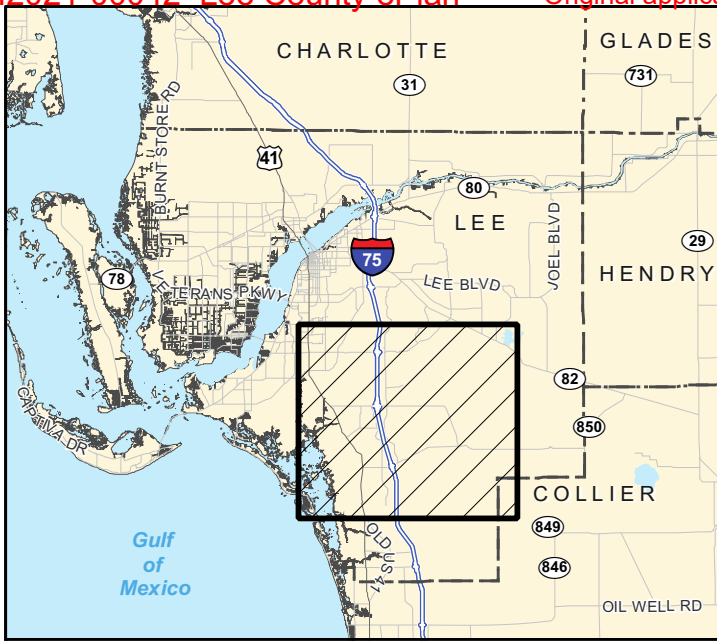
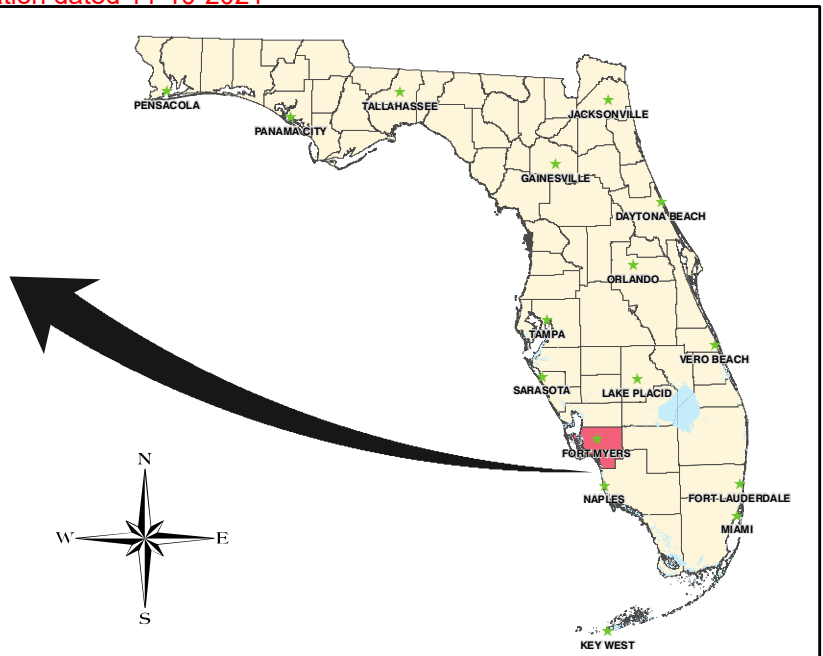
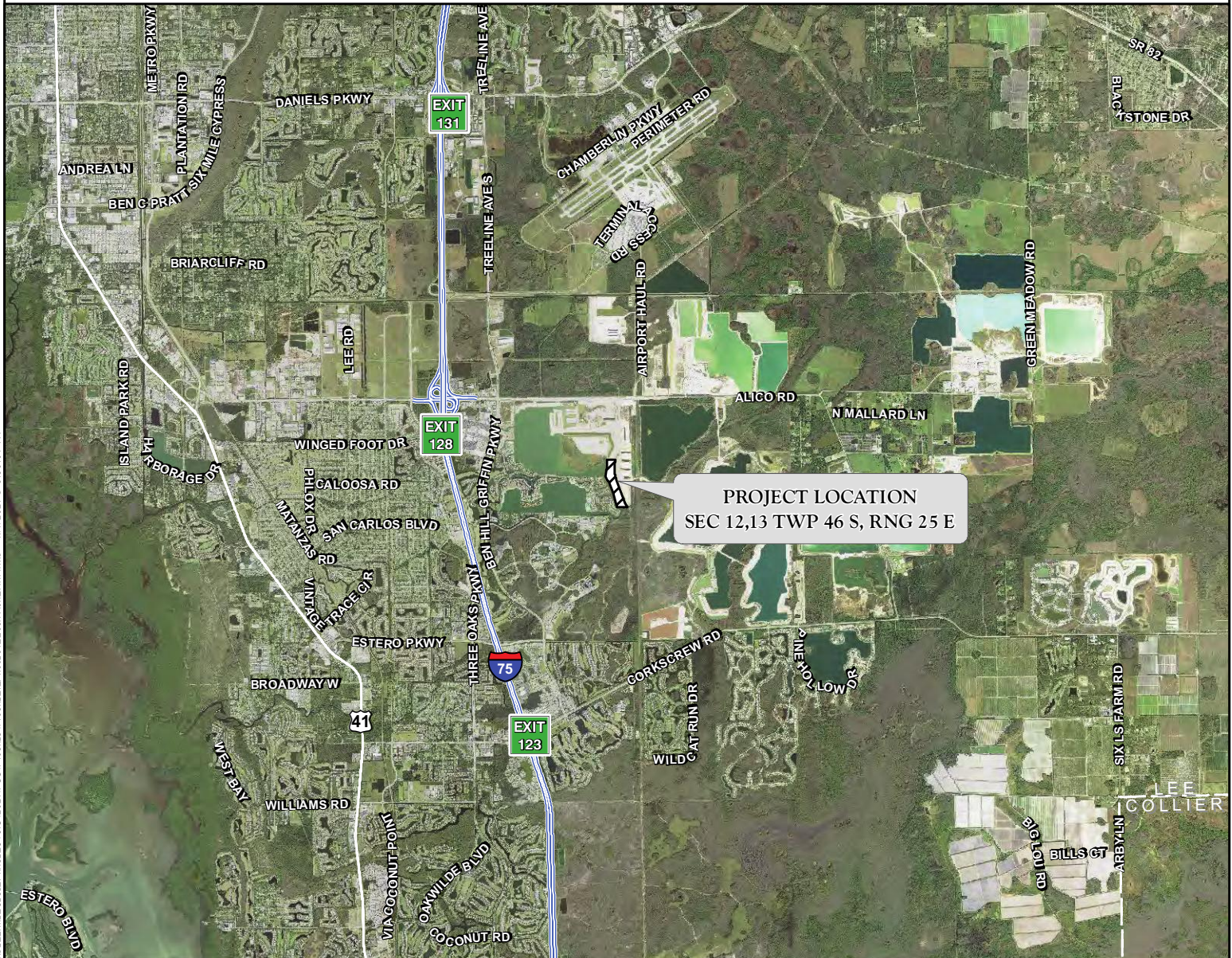


FIGURE 1. PROJECT LOCATION MAP
ESPLANADE LAKE CLUB - PHASE 6

DRAWN BY	DATE
P.F.	10/12/21
REVIEWED BY	DATE
B.B.	10/12/21
REVISED	DATE
P.F.	10/29/21



Table 1. (Continued)

FLUCFCS Code	Description	Acreage	Percent of Total
7401	Disturbed Land, Hydric	8.17	20.4
742	Borrow Area	0.17	0.4
743	Spoil Area	1.82	4.6
747	Berm	0.31	0.8
Total		40.00	100.0

Melaleuca (FLUCFCS Code 424)

The canopy and sub-canopy of this disturbed upland community are dominated by melaleuca. The ground cover includes scattered saw palmetto (*Serenoa repens*), cogongrass (*Imperata cylindrica*), and widely scattered gulfdune paspalum (*Paspalum monostachyum*).

Melaleuca, Hydric (FLUCFCS Code 4241)

The canopy and sub-canopy of this disturbed wetland community are dominated by melaleuca. The ground cover includes gulfdune paspalum and hairawn muhly grass (*Muhlenbergia capillaris* var. *capillaris*).

Australian Pine (FLUCFCS Code 437)

The canopy and sub-canopy of this disturbed upland community consist entirely of Australian pine (*Casuarina equisetifolia*). Ground cover vegetation is characteristically absent.

Ditch (FLUCFCS Code 514)

The canopy of this land use type is open. The sub-canopy contains scattered earleaf acacia (*Acacia auriculiformis*) and Brazilian pepper. The ground cover includes torpedograss (*Panicum repens*) and cattail (*Typha* sp.).

Disturbed Land (FLUCFCS Code 740)

The canopy and sub-canopy of this land use type are mostly open with areas of scattered earleaf acacia and Australian pine. The ground cover is mostly bare with patches of beggar-ticks (*Bidens alba*), cogongrass, and spermacoce (*Spermacoce verticillata*).

Disturbed Land, Hydric (FLUCFCS Code 7401)

The canopy and sub-canopy of this land use type are mostly open with scattered earleaf acacia, cabbage palm (*Sabal palmetto*), and melaleuca. The ground cover includes saw palmetto, gulfdune paspalum, and black bogrush (*Schoenus nigricans*).

Borrow Area (FLUCFCS Code 742)

This land use type consists of an excavated borrow area. The canopy and sub-canopy are open while the ground cover includes sand cordgrass (*Spartina bakeri*), Southern beaksedge (*Rhynchospora microcarpa*), and torpedograss.

Spoil Area (FLUCFCS Code 743)

This land use type consists of scattered piles of spoil material. The canopy of this land use type consists of Australian pine, earleaf acacia, and melaleuca. The sub-canopy consists of Brazilian pepper and cabbage palm. The ground cover includes saw palmetto and Brazilian pepper.

Berm (FLUCFCS Code 747)

This land use type consists of a berm that was constructed during the historical mining and agricultural activities conducted on-site. The canopy of this land use type consists of melaleuca and earleaf acacia. The sub-canopy consists of Brazilian pepper. The ground cover is mostly open with scattered saw palmetto and spermacoce.

METHODOLOGY AND DISCUSSION

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

Table 2. Potential Lee County Protected Species by Habitat Type

FLUCFCS Code and Description		Potential Protected Species
424*	Melaleuca	Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)
4241*	Melaleuca, Hydric	Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)
437*	Australian Pine	Gopher Tortoise (<i>Gopherus polyphemus</i>)
514	Ditch	American Alligator (<i>Alligator mississippiensis</i>)
		Limpkin (<i>Aramus guarauna</i>)
		Little Blue Heron (<i>Egretta caerulea</i>)
		Reddish Egret (<i>Egretta rufescens</i>)
		Roseate Spoonbill (<i>Ajaia ajaja</i>)
		Everglade snail Kite (<i>Rostrhamus sociabilis plumbeus</i>)
		Snowy Egret (<i>Egretta thula</i>)
		Tri-Colored Heron (<i>Egretta tricolor</i>)
		Everglades Mink (<i>Mustela vison evergladensis</i>)
740*	Disturbed Land	Gopher Tortoise (<i>Gopherus polyphemus</i>)
7401*	Disturbed Land, Hydric	Florida Sandhill Crane (<i>Grus canadensis pratensis</i>) ¹
		Limpkin (<i>Aramus guarauna</i>)
		Little Blue Heron (<i>Egretta caerulea</i>)
		Reddish Egret (<i>Egretta rufescens</i>)
		Roseate Spoonbill (<i>Ajaia ajaja</i>)

Table 2. (Continued)

FLUCFCS Code and Description		Potential Protected Species
7401 (Continued)	Disturbed Land, Hydric (Continued)	Snowy Egret (<i>Egretta thula</i>)
		Tri-Colored Heron (<i>Egretta tricolor</i>)
742*	Borrow Area	American Alligator (<i>Alligator mississippiensis</i>)
		Limpkin (<i>Aramus guarauna</i>)
		Little Blue Heron (<i>Egretta caerulea</i>)
		Reddish Egret (<i>Egretta rufescens</i>)
		Roseate Spoonbill (<i>Ajaia ajaja</i>)
		Snowy Egret (<i>Egretta thula</i>)
		Tri-Colored Heron (<i>Egretta tricolor</i>)
743	Spoil Area	Gopher Tortoise (<i>Gopherus polyphemus</i>)
747*	Berm	Gopher Tortoise (<i>Gopherus polyphemus</i>)

*Habitat surveyed for the species noted, although not required per the LDC.

The protected species survey for the Project was conducted by PAI on September 29, 2021. The survey was conducted during daylight hours. Weather conditions on-site at the start of the day during the survey period consisted of temperatures in the upper 70s to low 80s, mostly sunny skies, and winds out of the north at zero to five miles per hour. The type of survey methodology utilized for the protected species survey included meandering pedestrian transects, per WilsonMiller, Inc. methodology previously approved by Lee County.

Visibility in the surveyed habitats varied due to the density of vegetation. A summary of the limits of visibility, number and length of transects walked, and percent of coverage by habitat type is provided in Table 3. Although some habitats were not technically required to be surveyed per the LDC, all habitat types were surveyed within the Project site. As a precautionary measure, habitats that exceeded 75 percent coverage by exotic species were surveyed and transect length, average visibility, and percent coverage were calculated for those habitats (Table 3).

Table 3. Summary of Habitat Coverage

FLUCFCS Code	Description	Total Area (Acres)	Transect Length (Feet)	Average Visibility (Feet)¹	Percent Coverage
424*	Melaleuca	0.74	322	40	80
4241*	Melaleuca, Hydric	1.34	584	40	80
437*	Australian Pine	0.32	139	40	80
514	Ditch	0.37	161	40	80
740*	Disturbed Land	26.76	11,657	40	80
7401*	Disturbed Land, Hydric	8.17	3,559	40	80
742*	Borrow Area	0.17	74	40	80
743	Spoil Area	1.82	793	40	80

Table 3. (Continued)

FLUCFCS Code	Description	Total Area (Acres)	Transect Length (Feet)	Average Visibility (Feet)¹	Percent Coverage
747*	Berm	0.31	135	40	80
Total		40.00	-	-	-

¹Average visibility to one side of transect.

*Habitat surveyed as a precautionary measure, although not required per the LDC.

SURVEY RESULTS

During the survey, one Lee County protected species, the little blue heron (*Egretta caerulea*), was documented on the Project site (Figure 3). The little blue heron was observed foraging in a water-filled borrow area on-site. The little blue heron is listed as a state-designated threatened species by the Florida Fish and Wildlife Conservation Commission and is a Lee County protected species.

No protected plant species were documented on-site.

An aerial with survey transects and protected species observations is provided as Figure 3.

ABUNDANCE OF PROTECTED SPECIES OBSERVED

Density calculations are provided for each Lee County protected species documented within each habitat type. Separate calculations will be provided if more than one of the same protected species is observed within different habitat types. Please note that density estimates for wildlife species are only provided for direct sightings. Density calculations will not be provided for protected plant species unless there is a carrying capacity for that species.

The Lee County protected species abundance calculations are provided in Table 4, and Table 5 summarizes the protected species survey findings.

Table 4. Lee County Protected Species Abundance Calculations

Protected Species Density:

$$= \{n/[L_1(W_1+W_2)]\}(43,560 \text{ ft}^2/\text{ac.})$$

where n = Number of individuals observed
 L_1 = Length of transect (feet)
 W_1 = Distance of visibility to the right of transect (feet)
 W_2 = Distance of visibility to the left of transect (feet)

Little Blue Heron*FLUCFCS Code 742*

$$= \{1 / [(74 \text{ ft.}) (40 \text{ ft.} + 40 \text{ ft.})]\} (43,560)$$

$$= \{1 / 5,920\} (43,560)$$

$$= \{1.7 \times 10^{-4}\} (43,560)$$

$$= 7.4 \text{ Little blue heron/acre}$$

Table 5. Lee County Protected Species Survey Summary

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Reptiles					
American Alligator (<i>Alligator mississippiensis</i>)	514	80		X	
	742*	80		X	
Gopher Tortoise (<i>Gopherus polyphemus</i>)	437*	80		X	
	740*	80		X	
	743	80		X	
	747*	80		X	
Birds					
Florida Sandhill Crane (<i>Grus canadensis pratensis</i>)	7401*	80		X	
Limpkin (<i>Aramus guarauna</i>)	4241*	80		X	
	514	80		X	
	7401*	80		X	
	742*	80		X	
Little Blue Heron (<i>Egretta caerulea</i>)	4241*	80		X	
	514	80		X	
	7401*	80		X	
	742*	80	X		7.4
Reddish Egret (<i>Egretta rufescens</i>)	4241*	80		X	
	514	80		X	
	7401*	80		X	
	742*	80		X	
Roseate Spoonbill (<i>Ajaia ajaja</i>)	4241*	80		X	
	514	80		X	
	7401*	80		X	
	742*	80		X	
Everglade snail Kite (<i>Rostrhamus sociabilis plumbeus</i>)	514	80		X	



Table 5. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Birds (Continued)					
Everglade snail Kite (<i>Rostrhamus sociabilis plumbeus</i>)	514	80		X	
Snowy Egret (<i>Egretta thula</i>)	4241*	80		X	
	514	80		X	
	7401*	80		X	
	742*	80		X	
Tri-Colored Heron (<i>Egretta tricolor</i>)	4241*	80		X	
	514	80		X	
	7401*	80		X	
	742*	80		X	
Mammals					
Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)	424*	80		X	
	4241*	80		X	
Everglades Mink (<i>Mustela vison evergladensis</i>)	514	80		X	

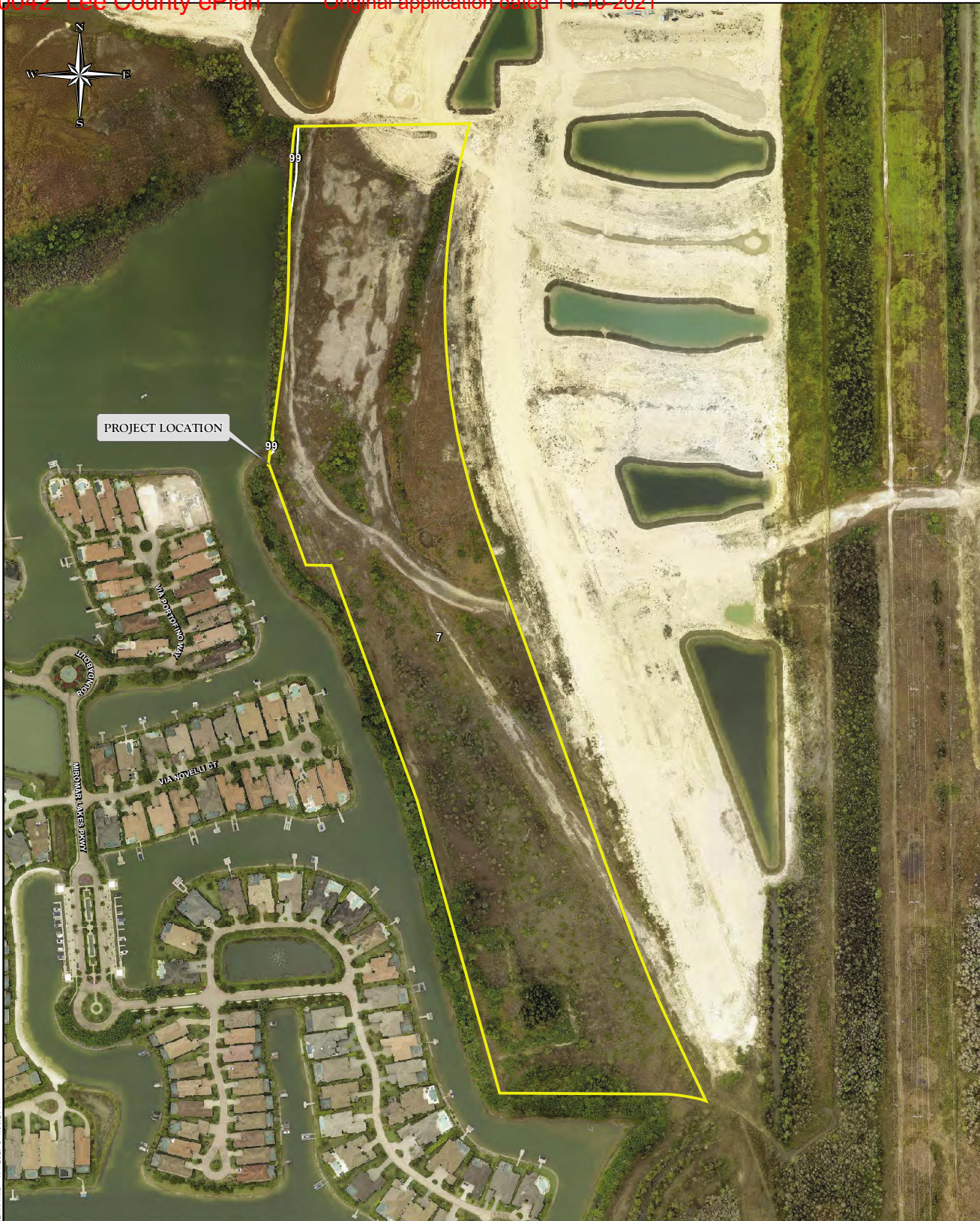
*Habitat surveyed as a precautionary measure, although not required per the LDC.

MANAGEMENT PLAN

A Lee County Indigenous Preserve Management Plan for the Project will be provided under separate cover.

REFERENCES

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



LEGEND
 ESPLANADE LAKE CLUB - PHASE 6

0 100 200 300
 Feet

Soil Unit	Description
7	MATLACHA GRAVELLY FINE SAND-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES
99	WATER

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - MARCH 2021.

PHASE 6 BOUNDARY PER WALDROP ENGINEERING DRAWING No.2021-506 BNDY RECO ADDED TC.DWG DATED OCTOBER 28, 2021.

SOILS MAPPING WAS ACQUIRED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE WEBSITE APRIL 2021.

J:\2021\11-10-2021\Esplanade Lake Club Phase 6\GIS\2021\Zoning_Application\Figure1\Soils_Map.mxd - 11/12/2021 @ 4:05:26 PM

DRAWN BY	DATE
P.F.	10/18/21
REVIEWED BY	DATE
B.B.	10/18/21
REVISED	DATE
P.F.	10/29/21

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ESPLANADE LAKE CLUB - PHASE 6
 SOILS MAP

DRAWING No.	11ALD2037
SHEET No.	



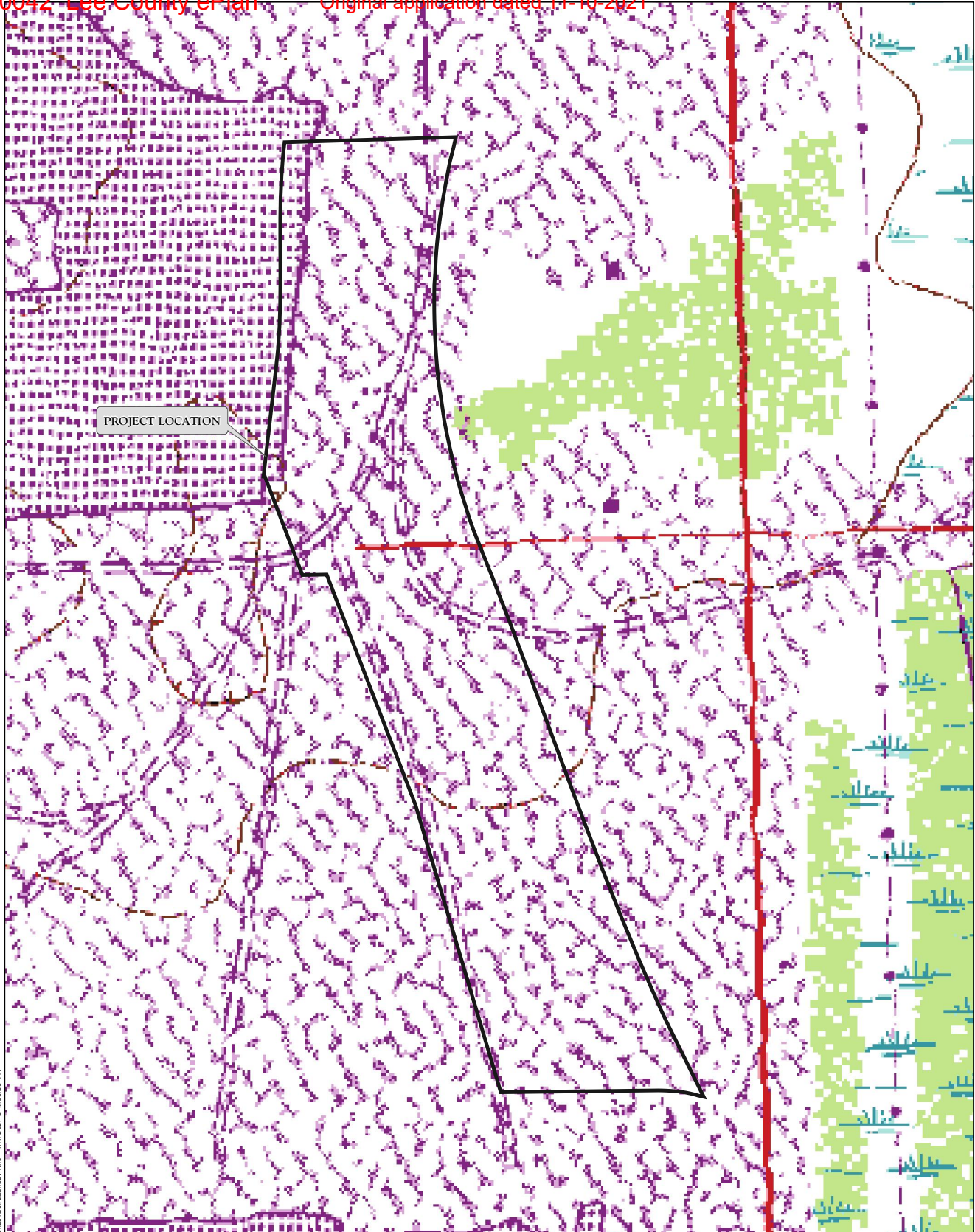
CenterPlace MPD

Surface Water Management Plan

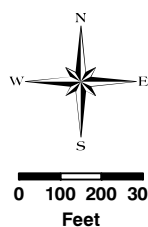
Storm water runoff will be treated and attenuated on-site prior to discharging into Lake 5/6. The project has an approved water management system under SFWMD ERP Permit No. 36-03568-P-05. The proposed water management system will be designed in accordance with the SFWMD Applicants Handbook and Lee County Land Development Code.

The applicant will prepare and obtain an ERP major modification approval prior to or concurrently with local Development Order.

The MPD zoning ordinance (Z-17-014) contains numerous conditions pertaining to water management and water quality. No changes to these conditions are proposed and the site will continue to comply with all enhanced standards associated with the MPD.



LEGEND
 ESPLANADE LAKE CLUB - PHASE 6



NOTES:

COUNTY INFORMATION AND ROADWAY NETWORKS WERE ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE.

DIGITAL RASTER GRAPHIC USES TOPOGRAPHIC QUADRANGLES WERE ACQUIRED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) WEBSITE JULY 2007.

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P.F.	10/18/21
REVIEWED BY	DATE
B.B.	10/18/21
REVISED	DATE
P.F.	10/29/21

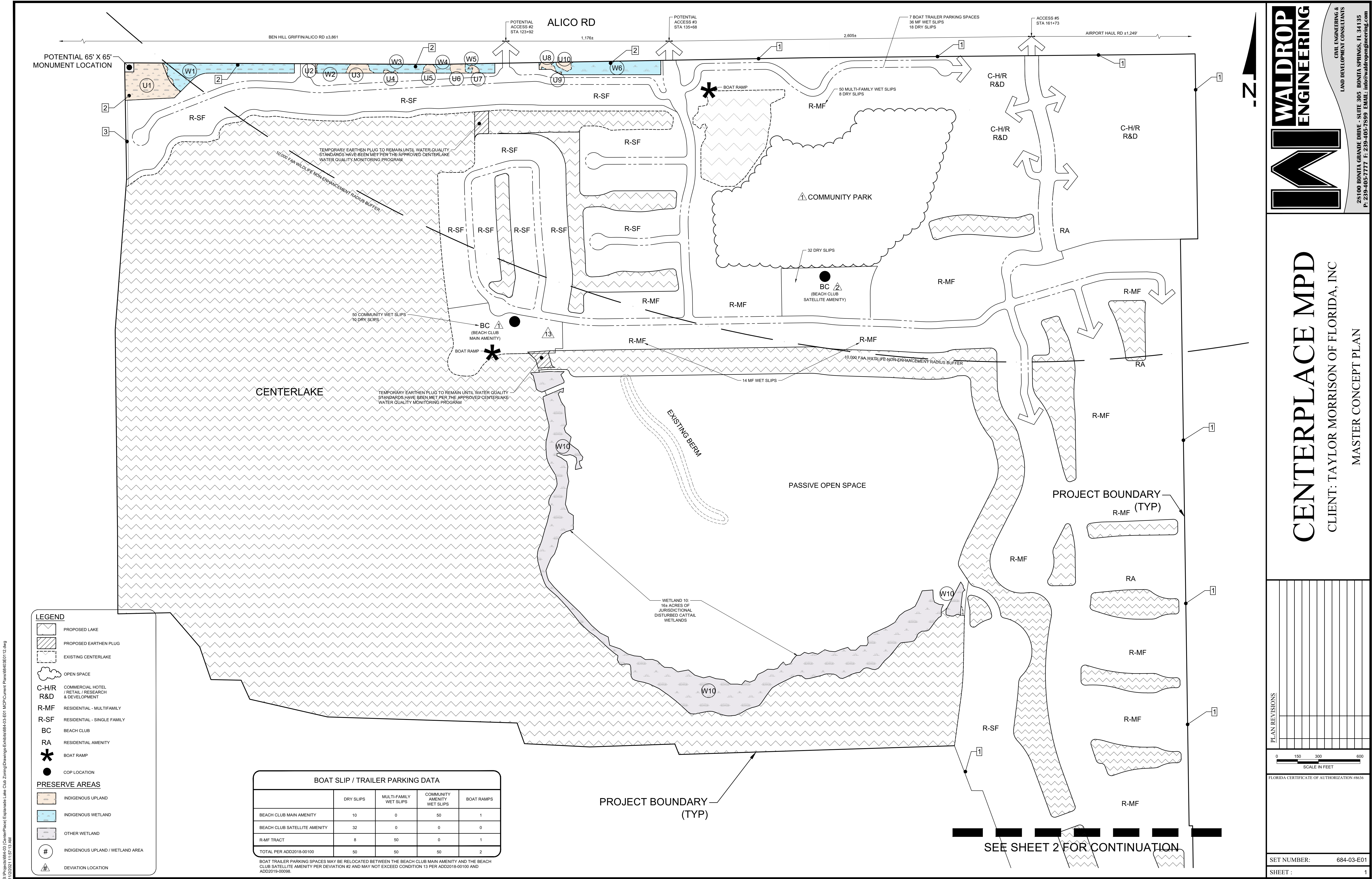
13620 Metropolis Avenue
 Suite 200
 Fort Myers, Florida 33912
 Phone (239) 274-0067
 Fax (239) 274-0069



**PASSARELLA
 & ASSOCIATES**

**ESPLANADE LAKE CLUB - PHASE 6
 QUAD SHEET**

DRAWING No.	11ALD2037
SHEET No.	

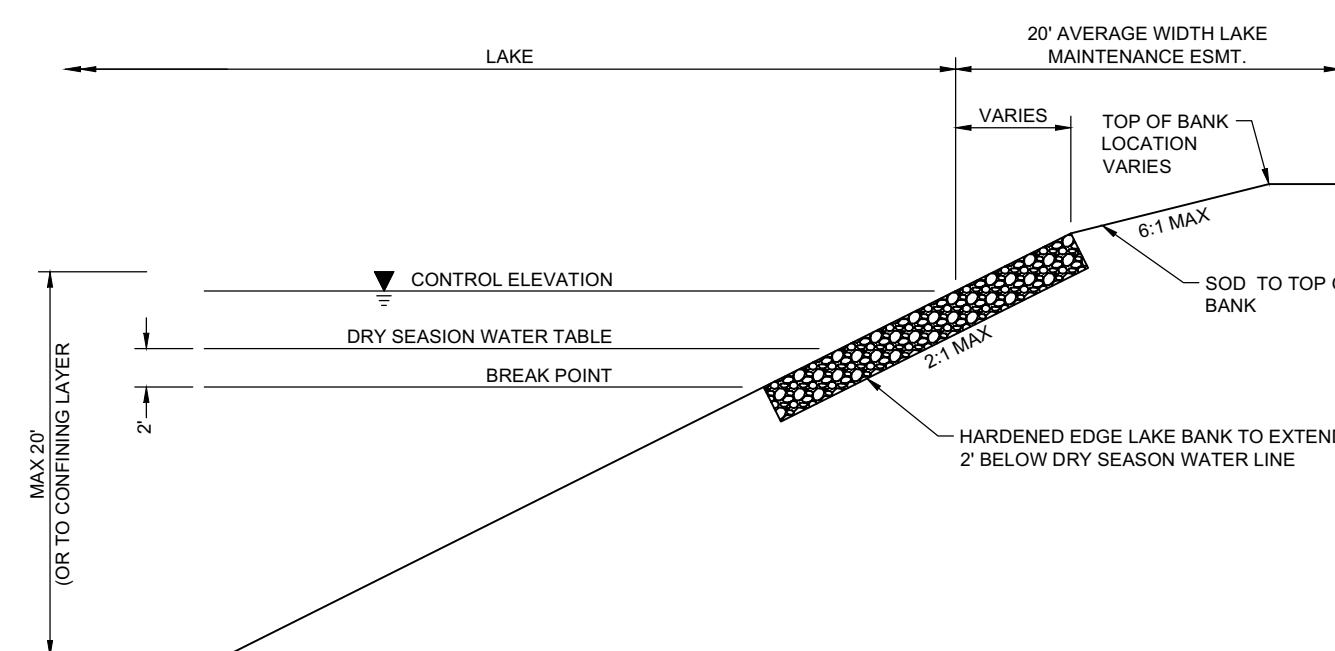
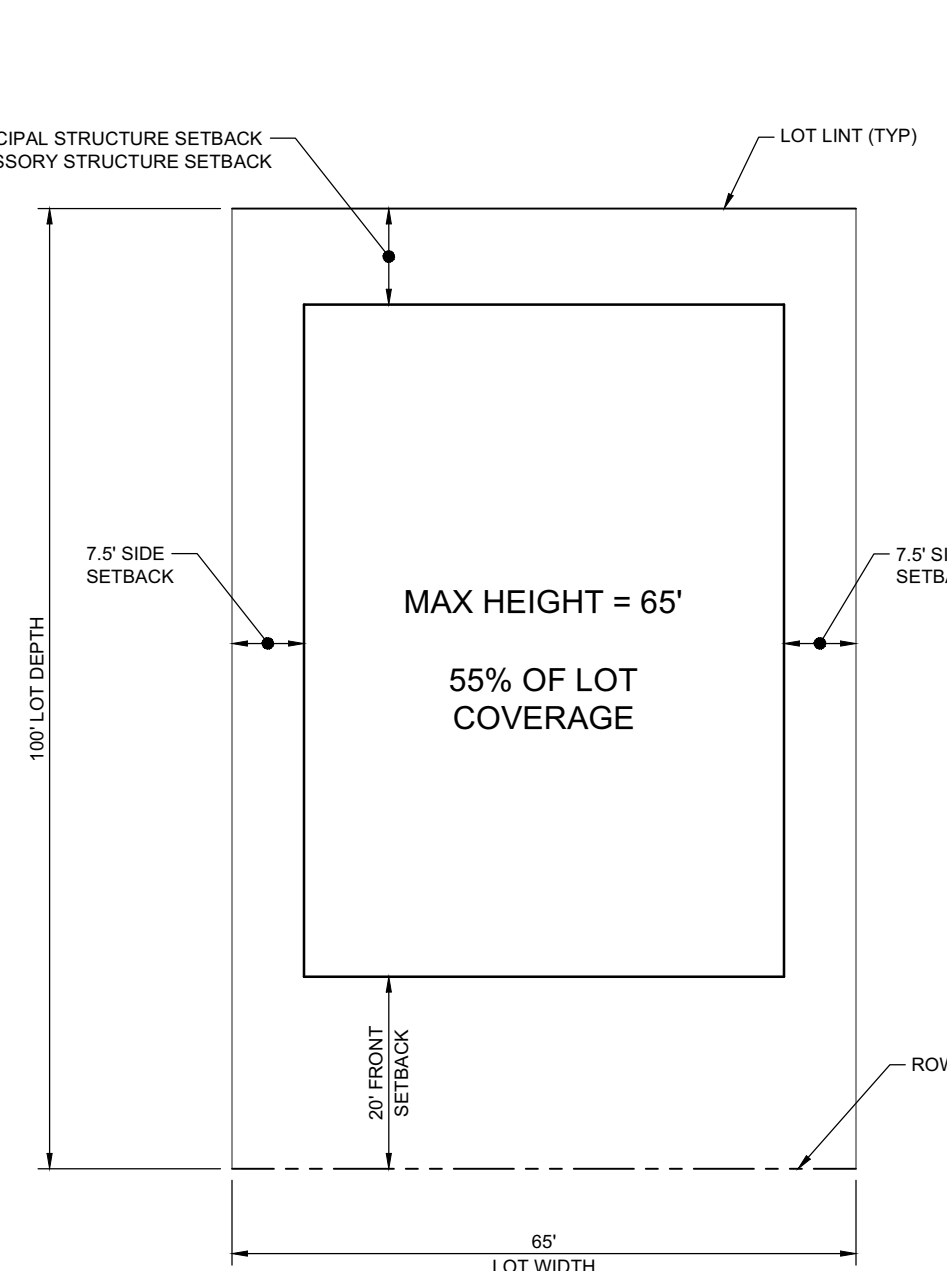
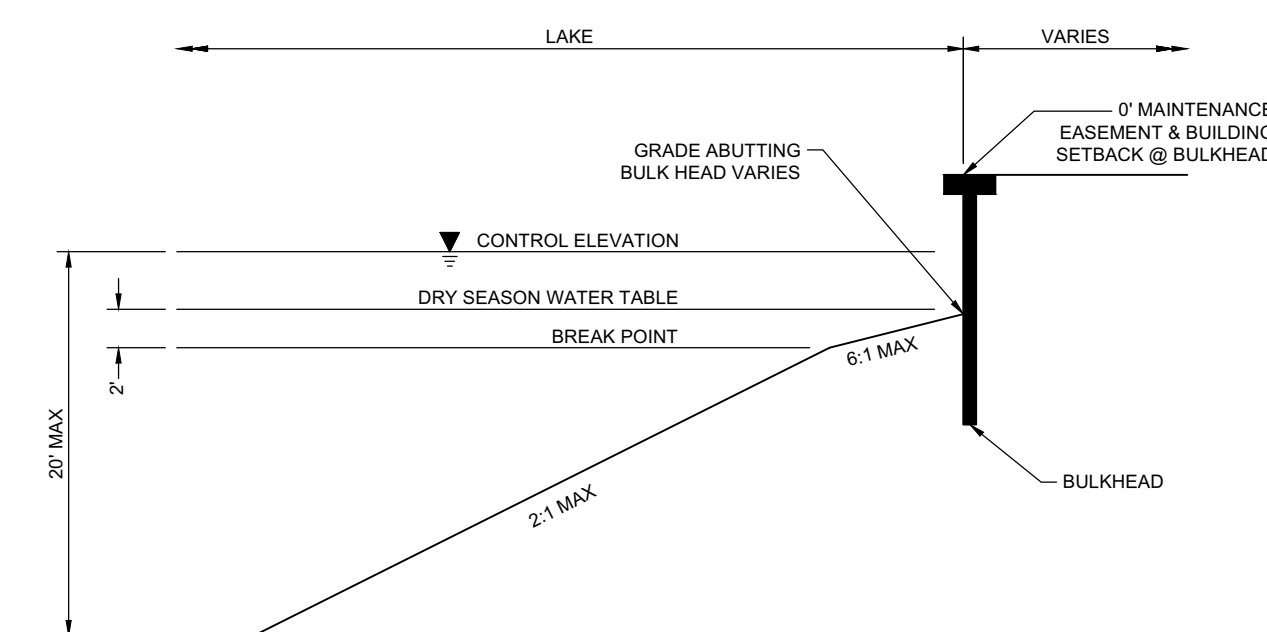


LEGEND

-  PROPOSED LAKE
-  PROPOSED EARTHEN PLUG
-  EXISTING CENTERLAKE
-  OPEN SPACE
- C-H/R** COMMERCIAL HOTEL
- R&D** RETAIL / RESEARCH & DEVELOPMENT
- R-MF** RESIDENTIAL - MULTIFAMILY
- R-SF** RESIDENTIAL - SINGLE FAMILY
- BC** BEACH CLUB
- RA** RESIDENTIAL AMENITY
-  BOAT RAMP
-  COP LOCATION

PRESERVE AREAS

-  INDIGENOUS UPLAND
-  INDIGENOUS WETLAND
-  OTHER WETLAND
-  DEVIATION LOCATION



**WALDROP
ENGINEERING**

CIVIL ENGINEERING &
LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DRIVE - SUITE 305 BONITA SPRINGS, FL 34135
P. 239-405-7777 F. 239-405-7893 EMAIL: info@waldropengineers.net

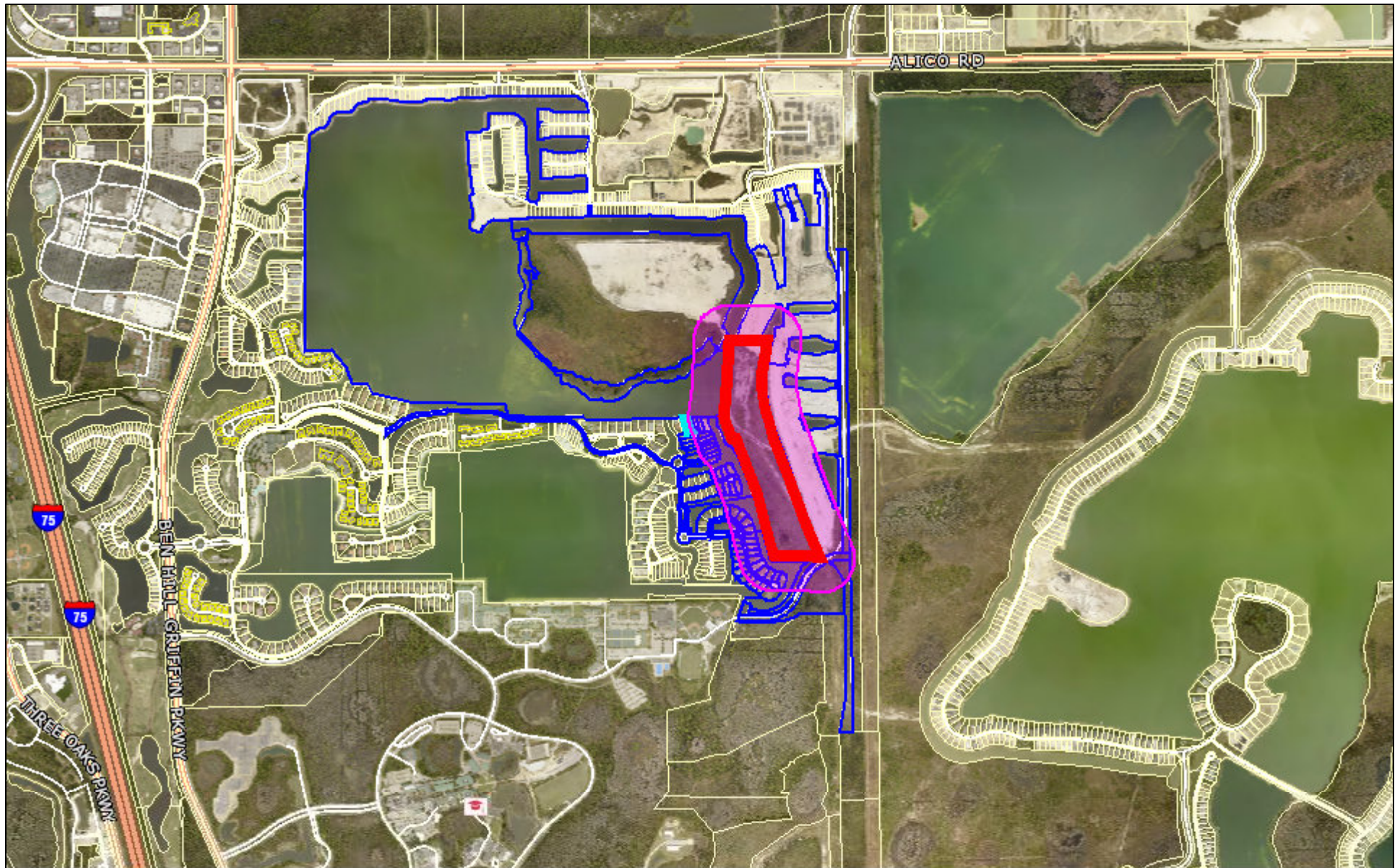
CENTERPLACE MPD
CLIENT: TAYLOR MORRISON OF FLORIDA, INC
MASTER CONCEPT PLAN

[illegible]

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER:	684-03-E01
SHEET :	2

GeoView Map



October 15, 2021

Air Photos: 2021 Hi-Res (4 inch)



Hospital Locations



Library Locations



School Locations



CCC_Parks



County Boundary

Major Roads Medium

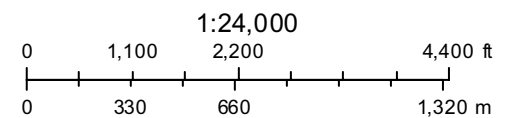


I - 75

US 41

Other Highways

Other Roads



This map is NOT a legal land survey and should not be used or relied upon as such. No warranties, express or implied, are provided with the data, use, accuracy or interpretation.

FOLIO	OWNER NAME	CARE OF	ADDRESS1	CITY	STATE	COUNTRY	ZIP
10540141	BARDHI ARDJAN & MARSELA		18104 VIA PORTOFINO WAY	MIROMAR LAKES	FL		33913
10540142	SAKICH PATRICIA L TR		18100 VIA PORTOFINO WAY	MIROMAR LAKES	FL		33913
10540143	BRUNS ROBERT A & ROSEMARIE TR		18101 VIA PORTOFINO WAY	MIROMAR LAKES	FL		33913
10540144	CHONG MARK & LIA		830 16TH ST	WILMETTE	IL		60091
10540145	KOOP ALVIN W &		242 N LAKESHORE DR	HOLLAND	MI		49424
10540146	BRAUN KIMBERLY L TR		1082 SHAWNEE DR	VAN WERT	OH		45891
10540147	BERG DAVID W & LINDA M +		18136 VIA PORTOFINO WAY	MIROMAR LAKES	FL		33913
10540148	SCOTT A NELSON REVOCABLE TRUST		18132 VIA PORTOFINO WAY	MIROMAR LAKES	FL		33913
10540149	MEISTER TIM J & BETH A		18128 VIA PORTOFINO WAY	MIROMAR LAKES	FL		33913
10540150	MACGREGOR ROBERT TR		7 HEATHERFIELD LANE	AURORA	ON	CANADA	L4G 6K1
10540151	DIMORA JOHN J + KAREN M		10121 BELLAVISTA CIR # 704	MIROMAR LAKES	FL		33913
10540152	JENNINGS STUART J TR		12515 MARGARET DR	FENTON	MI		48430
10540153	LEON LUIS E & CONSTANCE A		18129 VIA PORTOFINO WAY	MIROMAR LAKES	FL		33913
10540154	RAMEY CHACKLEY JAY & DIAN B		18133 VIA PORTOFINO WAY	MIROMAR LAKES	FL		33913
10540155	KERRY IAN +		44-655 PARK RD N	BRANTFORD	ON	CANADA	N3R 0A2
10540156	ROSE DAVID M TR		18141 VIA PORTOFINO WAY	MIROMAR LAKES	FL		33913
10540157	CHARAPP LINDA S TR		18145 VIA PORTOFINO WAY	MIROMAR LAKES	FL		33913
10540158	BAUMANN LOUIS R		18149 VIA PORTOFINO WAY	MIROMAR LAKES	FL		33913
10540161	MIROMAR LAKES MASTER ASSN INC		10801 CORKSCREW RD STE 305	ESTERO	FL		33928
10540162	MIROMAR LAKES CDD	JP WARD & ASSOCIATES LLC	2900 NE 12TH TERR # 1	OAKLAND PARK	FL		33334
10540171	MCCAIN WILLIAM M		11850 VIA NOVELLI CT	MIROMAR LAKES	FL		33913
10540172	BORTNER LORETTA +		11860 VIA NOVELLI CT	MIROMAR LAKES	FL		33913
10540173	THEOBALD SANDRA HELEN &		11870 VIA NOVELLI CT	MIROMAR LAKES	FL		33913
10540174	JOHNSON KEVIN J TR		539 ROUTE 9-P	SARATOGA SPRINGS	NY		12866
10540175	ICE JEFFREY A & GAYLE A		11881 VIA NOVELLI CT	MIROMAR LAKES	FL		33913
10540176	BARNHART DALE G + JANET		1110 BALMORAL DR	LOUISVILLE	KY		40205
10540177	CONSALO VINCENT A +		11861 VIA NOVELLI CT	MIROMAR LAKES	FL		33913
10540178	SUTTON NATHANIEL K TR		11859 VIA NOVELLI CT	MIROMAR LAKES	FL		33913
10540199	MIROMAR LAKES MASTER ASSOCIATI		10801 CORKSCREW RD STE 305	ESTERO	FL		33928
10540201	MIROMAR LAKES MASTER ASSN INC		10801 CORKSCREW RD STE 305	ESTERO	FL		33928
10550344	MIROMAR LAKES CDD	JP WARD & ASSOCIATES LLC	2900 NE 12TH TERR # 1	OAKLAND PARK	FL		33334
10562230	MIROMAR LAKES CDD	JP WARD & ASSOCIATES LLC	2900 NE 12TH TERR # 1	OAKLAND PARK	FL		33334
10562231	MIROMAR LAKES CDD	JP WARD & ASSOCIATES LLC	2900 NE 12TH TERR # 1	OAKLAND PARK	FL		33334
10562238	LEVY GERALD + LINDA		11836 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10562239	KEANE LISA M TR		11842 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10562240	CANTERNA DON L SR TR		11848 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10562241	JENSEN STEVE A + SANDRA L		20016 OAK FAIRWAY CIR	ESTERO	FL		33928
10562242	JACKSON THOMAS A & CHERYL		11860 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10562264	SALERNO HOMEOWNERS ASSN INC		10801 CORKSCREW RD STE 305	ESTERO	FL		33928
10562266	MIROMAR LAKES LLC		10801 CORKSCREW RD STE 305	ESTERO	FL		33928

10562274	MIROMAR LAKES CDD	JP WARD & ASSOCIATES LLC	2900 NE 12TH TERR # 1	OAKLAND PARK	FL		33334
10562275	MIROMAR LAKES CDD	JP WARD & ASSOCIATES LLC	2900 NE 12TH TERR # 1	OAKLAND PARK	FL		33334
10562279	SALERNO HOMEOWNERS ASSN INC		10801 CORKSCREW RD STE 305	ESTERO	FL		33928
10565821	FGCU FOUNDATION INC	GERARD CARRINGTON VP	10501 FGCU BLVD S	FORT MYERS	FL		33965
10572762	BARDHI MONDI & VILMA		47154 WILLINGHAM WAY	SHELBY TOWNSHIP	MI		48315
10572763	LATTU KIMBERLY A TR		11868 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10572764	MCBRIDE KATHY A TR		11872 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10572765	TIETGEN KENNETH C &		11876 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10572766	DENSON PATRICK KELLY &		11880 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10572767	KAMYSZEK COREY		11886 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10572768	WRIGHT THOMAS E TR		11894 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10572769	239HOME LLC		11886 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10572770	REICHART BRIAN L & SELITA S		3622 W 1000 N	FRANKTON	IN		46044
10572771	LAUBE KYLE W & NOEL		11910 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10572774	DESARLA JOSEPH TR		12023 SAIL PLACE DR	INDIANAPOLIS	IN		46256
10572775	RUDICH TED L & YVETTE K		11897 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10572776	CAREY DAVID R		11893 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10572777	BUTCHER JAMES		11889 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10572778	BARSAMIAN THOMAS A &		11885 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10572779	BLASE RICHARD L TR		7268 HANBURY CLOSE	CANFIELD	OH		44406
10572780	NARDI JOSEPH BRUNO &		11877 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10572781	GARSON STUART & CHERYL		11873 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10572782	ANTONACCI PHYLLIS TR		11869 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10572783	GLANERT KAREN J		11865 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10572784	SALERNO HOMEOWNERS ASSN INC		10801 CORKSCREW RD STE 305	ESTERO	FL		33928
10572812	SALERNO HOMEOWNERS ASSN INC		10801 CORKSCREW RD STE 305	ESTERO	FL		33928
10577345	SEELEY RAYNOR M JR &		11909 VIA SALERNO WAY	MIROMAR LAKES	FL		33913
10583336	STEWART SLOUGH CATTLE COMPANY		10801 CORKSCREW RD STE 305	ESTERO	FL		33928
10583337	STEWART SLOUGH CATTLE COMPANY		10801 CORKSCREW RD STE 305	ESTERO	FL		33928
10583340	MIROMAR LAKES SOUTH CDD	WRATHELL HUNT & ASSOCIATES LLC	2300 GLADES RD STE 410W	BOCA RATON	FL		33431
10590947	MIROMAR LAKES MASTER ASSN INC		10801 CORKSCREW RD STE 305	ESTERO	FL		33928
10590948	SALERNO HOMEOWNERS ASSN INC		10801 CORKSCREW RD STE 305	ESTERO	FL		33928
10593219	ESPLANADE LAKE CLUB CDD	JP WARD & ASSOCIATES LLC	2900 NE 12TH TER STE 1	OAKLAND PARK	FL		33334
10593510	ESPLANADE LAKE CLUB COMMUNITY		2301 NE 37TH ST	FORT LAUDERDALE	FL		33308
10593511	ESPLANADE LAKE CLUB COMMUNITY		2301 NE 37TH ST	FORT LAUDERDALE	FL		33308
10593514	ESPLANADE LAKE CLUB CDD		2301 NE 37TH ST	FORT LAUDERDALE	FL		33308
10598762	ESPLANADE LAKE CLUB CDD	JP WARD & ASSOCIATES LLC	2900 NE 12TH TER STE 1	OAKLAND PARK	FL		33334
10598770	ESPLANADE LAKE CLUB COMMUNITY		2301 NE 37TH ST	FORT LAUDERDALE	FL		33308
10604040	TAYLOR MORRISON OF FLORIDA INC		28100 BONITA GRANDE DR STE 102	BONITA SPRINGS	FL		34135
10604044	TAYLOR MORRISON OF FLORIDA INC		28100 BONITA GRANDE DR STE 102	BONITA SPRINGS	FL		34135
10604045	TAYLOR MORRISON OF FLORIDA INC		28100 BONITA GRANDE DR STE 102	BONITA SPRINGS	FL		34135

10604046	TAYLOR MORRISON OF FLORIDA INC		28100 BONITA GRANDE DR STE 102	BONITA SPRINGS	FL		34135
10604048	TAYLOR MORRISON OF FLORIDA INC		28100 BONITA GRANDE DR STE 102	BONITA SPRINGS	FL		34135
10604049	TAYLOR MORRISON OF FLORIDA INC		28100 BONITA GRANDE DR STE 102	BONITA SPRINGS	FL		34135
10604050	TAYLOR MORRISON OF FLORIDA INC		28100 BONITA GRANDE DR STE 102	BONITA SPRINGS	FL		34135
10604051	TAYLOR MORRISON OF FLORIDA INC		28100 BONITA GRANDE DR STE 102	BONITA SPRINGS	FL		34135
10604052	TAYLOR MORRISON OF FLORIDA INC		28100 BONITA GRANDE DR STE 102	BONITA SPRINGS	FL		34135
10604053	ALICO WEST FUND LLC	MAC TRUST NAPLES LLC	500 5TH AVE S STE 502	NAPLES	FL		34102
10605106	LEE COUNTY		PO BOX 398	FORT MYERS	FL		33902

BARDHI ARDJAN & MARSELA
18104 VIA PORTOFINO WAY
MIROMAR LAKES, FL 33913

SAKICH PATRICIA L TR
18100 VIA PORTOFINO WAY
MIROMAR LAKES, FL 33913

BRUNS ROBERT A & ROSEMARIE TR
18101 VIA PORTOFINO WAY
MIROMAR LAKES, FL 33913

CHONG MARK & LIA
830 16TH ST
WILMETTE, IL 60091

KOOP ALVIN W &
242 N LAKESHORE DR
HOLLAND, MI 49424

BRAUN KIMBERLY L TR
1082 SHAWNEE DR
VAN WERT, OH 45891

BERG DAVID W & LINDA M +
18136 VIA PORTOFINO WAY
MIROMAR LAKES, FL 33913

SCOTT A NELSON REVOCABLE TRUST
18132 VIA PORTOFINO WAY
MIROMAR LAKES, FL 33913

MEISTER TIM J & BETH A
18128 VIA PORTOFINO WAY
MIROMAR LAKES, FL 33913

MACGREGOR ROBERT TR
7 HEATHERFIELD LANE
AURORA ON L4G 6K1
CANADA

DIMORA JOHN J + KAREN M
10121 BELLAVISTA CIR # 704
MIROMAR LAKES, FL 33913

JENNINGS STUART J TR
12515 MARGARET DR
FENTON, MI 48430

LEON LUIS E & CONSTANCE A
18129 VIA PORTOFINO WAY
MIROMAR LAKES, FL 33913

RAMEY CHACKLEY JAY & DIAN B
18133 VIA PORTOFINO WAY
MIROMAR LAKES, FL 33913

KERRY IAN +
44-655 PARK RD N
BRANTFORD ON N3R 0A2
CANADA

ROSE DAVID M TR
18141 VIA PORTOFINO WAY
MIROMAR LAKES, FL 33913

CHARAPP LINDA S TR
18145 VIA PORTOFINO WAY
MIROMAR LAKES, FL 33913

BAUMANN LOUIS R
18149 VIA PORTOFINO WAY
MIROMAR LAKES, FL 33913

MIROMAR LAKES MASTER ASSN INC
10801 CORKSCREW RD STE 305
ESTERO, FL 33928

MIROMAR LAKES CDD
JP WARD & ASSOCIATES LLC
2900 NE 12TH TERR # 1
OAKLAND PARK, FL 33334

MCCAIN WILLIAM M
11850 VIA NOVELLI CT
MIROMAR LAKES, FL 33913

BORTNER LORETTA +
11860 VIA NOVELLI CT
MIROMAR LAKES, FL 33913

THEOBALD SANDRA HELEN &
11870 VIA NOVELLI CT
MIROMAR LAKES, FL 33913

JOHNSON KEVIN J TR
539 ROUTE 9-P
SARATOGA SPRINGS, NY 12866

ICE JEFFREY A & GAYLE A
11881 VIA NOVELLI CT
MIROMAR LAKES, FL 33913

BARNHART DALE G + JANET
1110 BALMORAL DR
LOUISVILLE, KY 40205

CONSALO VINCENT A +
11861 VIA NOVELLI CT
MIROMAR LAKES, FL 33913

SUTTON NATHANIEL K TR
11859 VIA NOVELLI CT
MIROMAR LAKES, FL 33913

MIROMAR LAKES MASTER ASSOCIATI
10801 CORKSCREW RD STE 305
ESTERO, FL 33928

MIROMAR LAKES MASTER ASSN INC
10801 CORKSCREW RD STE 305
ESTERO, FL 33928

MIROMAR LAKES CDD
JP WARD & ASSOCIATES LLC
2900 NE 12TH TERR # 1
OAKLAND PARK, FL 33334

LEVY GERALD + LINDA
11836 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

JENSEN STEVE A + SANDRA L
20016 OAK FAIRWAY CIR
ESTERO, FL 33928

MIROMAR LAKES LLC
10801 CORKSCREW RD STE 305
ESTERO, FL 33928

SALERNO HOMEOWNERS ASSN INC
10801 CORKSCREW RD STE 305
ESTERO, FL 33928

LATTU KIMBERLY A TR
11868 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

DENSON PATRICK KELLY &
11880 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

239HOME LLC
11886 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

DESARLA JOSEPH TR
12023 SAIL PLACE DR
INDIANAPOLIS, IN 46256

BUTCHER JAMES
11889 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

MIROMAR LAKES CDD
JP WARD & ASSOCIATES LLC
2900 NE 12TH TERR # 1
OAKLAND PARK, FL 33334

KEANE LISA M TR
11842 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

JACKSON THOMAS A & CHERYL
11860 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

MIROMAR LAKES CDD
JP WARD & ASSOCIATES LLC
2900 NE 12TH TERR # 1
OAKLAND PARK, FL 33334

FGCU FOUNDATION INC
GERARD CARRINGTON VP
10501 FGCU BLVD S
FORT MYERS, FL 33965

MCBRIDE KATHY A TR
11872 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

KAMYSZEK COREY
11886 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

REICHART BRIAN L & SELITA S
3622 W 1000 N
FRANKTON, IN 46044

RUDICH TED L & YVETTE K
11897 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

BARSAMIAN THOMAS A &
11885 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

MIROMAR LAKES CDD
JP WARD & ASSOCIATES LLC
2900 NE 12TH TERR # 1
OAKLAND PARK, FL 33334

CANTERNA DON L SR TR
11848 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

SALERNO HOMEOWNERS ASSN INC
10801 CORKSCREW RD STE 305
ESTERO, FL 33928

MIROMAR LAKES CDD
JP WARD & ASSOCIATES LLC
2900 NE 12TH TERR # 1
OAKLAND PARK, FL 33334

BARDHI MONDI & VILMA
47154 WILLINGHAM WAY
SHELBY TOWNSHIP, MI 48315

TIETGEN KENNETH C &
11876 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

WRIGHT THOMAS E TR
11894 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

LAUBE KYLE W & NOEL
11910 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

CAREY DAVID R
11893 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

BLASE RICHARD L TR
7268 HANBURY CLOSE
CANFIELD, OH 44406

NARDI JOSEPH BRUNO &
11877 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

GARSON STUART & CHERYL
11873 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

ANTONACCI PHYLLIS TR
11869 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

GLANERT KAREN J
11865 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

SALERNO HOMEOWNERS ASSN INC
10801 CORKSCREW RD STE 305
ESTERO, FL 33928

SALERNO HOMEOWNERS ASSN INC
10801 CORKSCREW RD STE 305
ESTERO, FL 33928

SEELEY RAYNOR M JR &
11909 VIA SALERNO WAY
MIROMAR LAKES, FL 33913

STEWART SLOUGH CATTLE COMPANY
10801 CORKSCREW RD STE 305
ESTERO, FL 33928

STEWART SLOUGH CATTLE COMPANY
10801 CORKSCREW RD STE 305
ESTERO, FL 33928

MIROMAR LAKES SOUTH CDD
WRATHELL HUNT & ASSOCIATES LLC
2300 GLADES RD STE 410W
BOCA RATON, FL 33431

MIROMAR LAKES MASTER ASSN INC
10801 CORKSCREW RD STE 305
ESTERO, FL 33928

SALERNO HOMEOWNERS ASSN INC
10801 CORKSCREW RD STE 305
ESTERO, FL 33928

ESPLANADE LAKE CLUB CDD
JP WARD & ASSOCIATES LLC
2900 NE 12TH TER STE 1
OAKLAND PARK, FL 33334

ESPLANADE LAKE CLUB COMMUNITY
2301 NE 37TH ST
FORT LAUDERDALE, FL 33308

ESPLANADE LAKE CLUB COMMUNITY
2301 NE 37TH ST
FORT LAUDERDALE, FL 33308

ESPLANADE LAKE CLUB CDD
2301 NE 37TH ST
FORT LAUDERDALE, FL 33308

ESPLANADE LAKE CLUB CDD
JP WARD & ASSOCIATES LLC
2900 NE 12TH TER STE 1
OAKLAND PARK, FL 33334

ESPLANADE LAKE CLUB COMMUNITY
2301 NE 37TH ST
FORT LAUDERDALE, FL 33308

TAYLOR MORRISON OF FLORIDA INC
28100 BONITA GRANDE DR STE 102
BONITA SPRINGS, FL 34135

TAYLOR MORRISON OF FLORIDA INC
28100 BONITA GRANDE DR STE 102
BONITA SPRINGS, FL 34135

TAYLOR MORRISON OF FLORIDA INC
28100 BONITA GRANDE DR STE 102
BONITA SPRINGS, FL 34135

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28100 BONITA GRANDE DR STE 102
BONITA SPRINGS, FL 34135

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28100 BONITA GRANDE DR STE 102
BONITA SPRINGS, FL 34135

TAYLOR MORRISON OF FLORIDA INC
28100 BONITA GRANDE DR STE 102
BONITA SPRINGS, FL 34135

TAYLOR MORRISON OF FLORIDA INC
28100 BONITA GRANDE DR STE 102
BONITA SPRINGS, FL 34135

TAYLOR MORRISON OF FLORIDA INC
28100 BONITA GRANDE DR STE 102
BONITA SPRINGS, FL 34135

TAYLOR MORRISON OF FLORIDA INC
28100 BONITA GRANDE DR STE 102
BONITA SPRINGS, FL 34135

ALICO WEST FUND LLC
MAC TRUST NAPLES LLC
500 5TH AVE S
STE 502
NAPLES, FL 34102

LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902