RESOLUTION NUMBER Z-22-020

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

WHEREAS, Taylor Morrison of Florida, Inc. c/o Charles Cook filed an application on behalf of the property owner, Florida Gulf Coast University Foundation, Inc. c/o Katherine Green, to rezone a 40± acre parcel from Agricultural (AG-2) to Mixed Use Planned Development (MPD) in reference to CenterPlace MPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Amanda L. Rivera, was advertised and held on June 9, 2022; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case # DCI2021-00042 and recommended APPROVAL of the Request with conditions; and

WHEREAS, a second public hearing was advertised and held on September 7, 2022 before the Lee County Board of Commissioners; and,

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

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

SECTION A. REQUEST

The applicant filed a request to rezone a 40± acre parcel from AG-2 to MPD, to allow single family residences.

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

SECTION B. CONDITIONS:

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

1. Master Concept Plan/Development Parameters

MCP. Development must be consistent with the two-page MCP entitled "CenterPlace Master Concept Plan," stamped received May 6, 2022 (Exhibit C), except as modified by the conditions below.

Lee Plan and LDC. Development must comply with the LDC and Lee Plan at time of local development order approval, except where deviations are approved herein. Subsequent amendments to the MCP, conditions, or deviations may require further development approvals.

Development Parameters. The MPD is approved for 1,654 dwelling units (including a combined maximum of 800 dwelling units allocated for single family and zero-lot line units); 200,000 square feet of retail; 110,000 square feet of office; 20,000 square feet of research & development; 10,000 square feet of medical office; and 250 hotel/motel rooms.

This Resolution rescinds/replaces Resolution Z-17-014, ADD2017-00139, ADD2017-00170, ADD2018-00100, ADD2019-00098, ADD2020-00148, ADD2021-00068, and ADD2021-00198(A).

ADD2018-10042, ADD2019-00078, ADD2021-00019, and ADD2021-00107 as referenced herein, remain in full force and effect.

2. Uses and Site Development Regulations

a. Schedule of Uses

Single Family Residential (R-SF) Tracts

Accessory Uses and Structures
Administrative Offices
Dwelling Units
- Live-work
- Single Family, detached
- Two family, attached
- Zero Lot Line

Entrance gates and gatehouses
Essential Services
Essential Service Facilities, Group I
Excavation, water retention
Excess Spoil Removal
Fences, walls
Home Occupation
Models: Model home
Parking Lot, Accessory
Real Estate Sales Office- limited to sales of lots, homes or units within the development
Recreation Facilities – Personal and Private, on-site
Residential accessory uses, including boat docks
Signs
Temporary Uses, limited to temporary contractor's office and equipment storage shed

Multi-Family Residential (R-MF) Tracts

Accessory uses and Structures
Administrative Offices
Assisted Living Facility, Subject to Condition 15
Boat slips
Boat Ramp
Continuing Care Facilities, Subject to Condition 15
Dwelling Units
- Single Family, detached

Live Work
Multiple family building
Townhouse
Two Family, attached
Zero Lot Line

Entrance gates and gatehouse
Essential Services
Essential Service Facilities, Group I
Excavation, water retention
Excess Spoil Removal
Fences, walls
Independent Living Facilities, Subject to Condition 15
Models:
Display center
Model home
Model unit

Multi-slip docking facilities, limited to 50 wet slips for multi-family residences
Parking Lot, Accessory
Real Estate Sales Office- limited to sales of lots, homes or units within the development
Recreation Facilities-Personal and Private on-site
Residential accessory uses, including boat docks for single family residences
Signs
Temporary Uses, limited to temporary contractor's office and equipment storage shed
Timeshare Units, Subject to Condition 15

Residential Amenities Tracts

Clubs, Private
Essential Services
Essential Service Facilities, Group I
Excavation, water retention
Excess Spoil Removal
Fences, walls
Parking lot:
Accessory
Temporary

Real Estate Sales Office- limited to sales of lots, homes or units within the development and must be located in the clubhouse, amenity or model unit sites
Recreation Facilities, Private on-site
Temporary Uses, limited to temporary contractor's office and equipment storage shed

Beach Club Main Amenity and Beach Club Satellite Amenity Tracts

Clubs, Private
Accessory uses, including but not limited to:
Boat dock, limited to fifty (50) boat slips
Boat ramp
Consumption on premises subject to Condition 8
Dry Boat Storage, limited to fifty (50) slips

Fishing pier
Food and beverage service, limited
Personal services
Rental or leasing establishment, Group I, (limited to beach chairs, umbrellas, boats, and other beach related items etc. excluding jet skis, wave runners, sea doo's and other similar personal water craft)
Excess Spoil Removal
Parking lot, Accessory
Real Estate Sales Office- limited to sales of lots, homes or units within the development and must be located in the clubhouse amenity
Recreation Facilities, Private On-Site
Rental or Leasing Establishments, Group II limited to:
Appliances
Bicycles
Costumes
Furniture
Movies, videotapes and similar home entertainment
Party or banquet supplies
Temporary Uses, limited to temporary contractor's office and equipment storage shed

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

Accessory Uses and Structures
Administrative Offices
Auto parts store
Bait and Tackle Shop
Banks and Financial Establishments, Group I
Bar or cocktail lounge, subject to Condition 8
Boat parts store
Business Services, Group I
Cleaning and maintenance services
Clothing Stores, general
Clubs, Commercial, Fraternal, Membership Organization, Private
Cold Storage, pre-cooling, warehouse and processing plant
Communication Facility, wireless, antenna only
Computer and data processing services
Consumption on Premises- accessory to a Restaurant including Outdoor Seating and Bar and Cocktail Lounge, subject to Condition 8
Contractors & Builders Group I, limited to:
Carpentering and flooring
Electrical contractors
General contractors
Glass and glazing
Operative builders
Painting, paperhanging and decorations
Plumbing, heating and air conditioning
Special trades
Convenience food and beverage store, may include Self Service Fuel Pumps limited to a maximum of 16
Cultural Facilities
Day Care Center, child or adult

Department Store
Drive-through facility for any permitted use
Drugstore, pharmacy
Dwelling units:
    Live Work
    Multiple family
    Townhouses
    Two-family attached
EMS, Fire or Sheriff's Station
Essential Services
Essential service facilities, Group I
Excavation, water retention
Excess Spoil Removal
Fences, walls
Food Stores, Group I
Gift & Souvenir shop
Hardware store
Health care facilities, Group I
Hobby, toy, and game shops
Home Care Facility
Hotel/Motel, Limited to 250 rooms
Household and office furnishings, Group I, II
Insurance companies
Laundromat
Laundry or Dry Cleaning, Group I
Library
Manufacturing of
    Apparel products, excluding marine canvas tops, tents, etc.
    Electrical machinery and equipment
    Fabricated Metal products, Group II
    Food and Kindred products, Group III limited to malt beverages, wines, brandy and Brandy spirits and distilled, rectified and blended liquors.
    Furniture and fixtures
    Leather products, Group II
    Measuring, analyzing and controlling instruments
    Novelties, jewelry, toys and signs, All groups
    Paper and allied products, Group II
    Stone, clay, glass and concrete products, Group I
Medical Office
Motion Picture Production Studio
Non-Store Retailers, Group I
Paint Glass and wallpaper
Parcel and express services
Parking Lot:
    Accessory
    Garage, Public
    Park and Ride
    Temporary
Personal services, All Groups, except: Dating Services, Escort Services, and Palm Readers, Fortunetellers or Card Readers

Pet Services
Pet Shop
Photofinishing Laboratory
Place of Worship
Post Office
Printing and publishing
Religious facilities
Rental or Leasing Establishments, Groups I, II
    Group I limited to:
        Beach chairs, umbrellas and similar facilities
        Bicycles
        Mopeds and scooters
        Passenger car pickup and drop-off (no maintenance, limited storage only)
    Group II limited to:
        Appliances
        Bicycles
        Costumes
        Furniture
        Movies, videotapes and similar home entertainment
        Party or banquet supplies
Repair shops, Group I and II, excluding gunsmiths and taxidermists
Research and development laboratories, All Groups
Restaurant, fast food
Restaurants, All Groups
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises
Schools, commercial
Signs
Social Services, Group I
Specialty Retail Shops, All Groups
Storage, Indoor & Open
Studios
Temporary Uses
Theatre, indoor
Used Merchandise Stores, Group I, II
Variety Store
Warehouse, High Cube, Cold Storage only
Wholesale establishments, Group III

<u>Community Park Tract</u>

Community Garden
Excess Spoil Removal
Farmers Market
Parking lot:
    Accessory
    Temporary
Recreation Facilities, Commercial, Group III limited to passive and active recreation & swimming pools, tennis courts and other similar activities not grouped elsewhere.

Rental or Leasing Establishments, Group III, limited to bicycles

Passive Open Space Area Tract

Interpretive centers, rain shelters, gazebos
Nature and foot trails, including boardwalks and jogging paths
Paths, boardwalks, and bridges to provide access for fishing piers, observation towers and golf cart crossings
Recreational shelters, restroom facilities, passive parks, and picnic areas
Signs
Accessory uses and structures customarily associated with the uses permitted in this district
Any other activity or use comparable in nature with the foregoing uses and which the Director of the Lee County Department of Community Development determines to be compatible in the Passive Open Space Area.

b. Development Regulations

Residential Property Development Regulations

Land Use	Min. Lot Area (sf)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Setback (ft)	Min. Side Setback (ft)	Min. Rear Setback (ft)	Min. Accessory Setback(3) (ft)	Max Bldg Height(4) (ft)	Max Lot Coverage (%)
Single-family	4,000	40	100	20/10 (2)	5	10	5/0	45	55
Zero Lot Line	4,000	40	100	20(2)	0 and 10	10	5/0	45	65
Two-family attached	2,700	30	90	20(2)	0 or 5	10	5/0	45	60
Townhouse -End Unit	2,700	30	90	20	0 or 5	10	5/0	45	56
Townhouse -Interior Unit	2,250	25	90	20	0	10	5/0	45	67
Multiple-family(1)	6,500	65	100	20	7.5	10	5/0	65	55

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

(2) Front yard setback may be reduced to 10 feet for units with side-loaded garages and for the secondary front yard setback on corner lots

(3) 0' accessory setback where rear lot lines abut platted lake maintenance easement or landscape buffer easements

(4) Maximum building height for accessory structures is 35'

Development Regulations for Tract C-1

Min. Lot Area (Acre)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Setback (ft)	Min. Side Setback (ft)	Min. Rear Setback (ft)	Max. Building Height (ft)	Max. Lot Coverage (%)	Min. Building Separation (ft)	Min. Accessory Setback (ft)
16	460	460	20	7.5	10	45	55	10	5

All setbacks are measured from Tract Boundaries

Commercial/Non-residential Property Development Regulations

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

Building Separation: 15 feet
Waterbody Setback per LDC §34-2194

3. Environmental Conditions

a. American Alligator and Wading Birds.

American alligator (Alligator mississippiensis) and listed wading bird species management plans meeting LDC §10-474 must be submitted as part of local development order. Management plans must include an informational brochure for residents on living with American alligators and wading birds as well as the importance of the preserves, lake littoral areas, and beaches for providing foraging habitat. Development order plans must also include the location and details of signage to be located between the development and the lakes which provide warning alligators may be present and that it is dangerous and illegal to feed or harass alligators. Language concerning these requirements must also be included in required deed restrictions.

b. Large Mammal Management Plan.

A large mammal management plan must be submitted as part of local development order approval. The management plan must include details on how the preserve within the Stewart Cypress Slough will be maintained for Florida black bear and Florida panther; educational brochures to increase awareness and safety to residents and construction precautions to contractors, recommended design of bear proof dumpsters, and any other state and/or federal permit requirements. Language concerning these requirements must also be included in any required deed restrictions.

c. Indigenous Management Plan.

The Indigenous Management Plan and Landscape Plans provided at the time of local development order must include an indigenous restoration planting plan illustrating 18.95 acres within the Community Park. The restoration planting plan must include 75 trees and 200 shrubs per acre. The plant material must be native species and in one gallon to three gallon container size. No single species may comprise more than 25% of the vegetation planted.

d. Landscape Materials.

Development Order Landscape Plans must illustrate the required landscaping for the Type D buffer (five trees per 100 linear feet and a double staggered hedge) where preserves are being utilized to meet the buffer requirements. If plant material does not exist, plant to meet the requirements.

Landscape Plans provided at the time of local development order must utilize vegetation from the most current Lee County Port Authority "Recommended Compatible and Incompatible Native Landscape List" within the Perimeter B 10,000-foot Buffer.

4. Transportation and Development Services Conditions

a. Pedestrian Friendly Design.

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

i. Traffic calming devices on project roads;

ii. Sidewalks on both sides of project roadways;

iii. Facilities to accommodate a shuttle service between the project and the University. (The shuttle maybe the Florida Gulf Coast University (FGCU) Eagle Express or an alternative shuttle service acceptable to the County and FGCU);

iv. Bicycle racks to accommodate access by bicycle; and on-site facilities to accommodate Lee Tran. The number and type of facilities will be determined in collaboration with Lee Tran

b. Storm Water Retention for CR 951.

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

5. Natural Resources Conditions

a. Storm Water Run-Off.

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

The aerial extent of Group 2B fines, as well as unmapped areas directly adjacent to CenterLake as mapped in the CDM Geotechnical Analysis Report dated May 2012, must be clearly shown on drainage plans. No development including drainage improvements may be located in areas identified as the Group 2B or unmapped areas, unless the improvements are supported by a geotechnical investigation or by foundations designed and constructed to support the intended use.

b. Dewatering Activities.

A dewatering plan must be reviewed and approved by the Lee County Department of Natural Resources prior to the issuance of any development order authorizing dewatering. The dewatering plan must show that all water will be retained on the upland portion of the site.

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

A property owner association and/or community development district (CDD) will be created to provide for, among other things, the long-term operation and maintenance of the storm water management system. The duties of the property owner association and/or CDD will include compliance with the required monitoring programs.

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

The developer has submitted and Lee County Department of Natural Resources has reviewed and approved a lake Water Quality Monitoring Program, Emergent Vegetation Monitoring Program, and Shoreline Location Monitoring Program Programs. The developer, successor or assign is required to maintain substantial compliance with the approved monitoring programs. Any future revisions to the approved monitoring programs will be subject to approval by the Division of Natural Resources.

e. Modification to the main lake is subject to the following conditions:

i. Water quality testing and emergent vegetation and shoreline monitoring must commence 30 days prior to construction. Frequency of the testing will occur in conformance with the Water Quality Monitoring program attached hereto as Exhibit D.

ii. The proposed CenterLake expansions, as identified on the MCP, will be separated from CenterLake via temporary reinforced earthern plugs, or other Lee County Department of Natural Resources approved physical barriers, until such time that water quality standards of Water Quality Monitoring Program have been met. These lake expansions shall not integrate with the existing lake until the applicable standards have been met, and verified by Lee County Division of Natural Resources.

iii. A Lake Management Plan shall be submitted for review and approval by the Division of Natural Resources at the time of first Development Order submittal. The Plan shall include, but is not limited to the following information:

(1) Best Management Practices employed during construction and operation of the facility to meet state water quality standards.

(2) Best Management Practices for fertilizers and pesticides.

(3) Erosion control and bank stabilization including any proposed boat slips.

(4) Lake maintenance requirements and deep lake management for lakes exceeding 12 feet BLS.

(5) Water quality data collected so far.

(6) Water Quality Monitoring Plan, which will document the specifics of the surface water and groundwater monitoring networks.

(7) Wellfield protection.

6. State/Federal Permits

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

7. Tall Structures

Development must comply with Administrative Code 13-7 for tall structures including permanent buildings, antenna supporting structures, wireless communications facilities, and temporary construction cranes.

8. Outdoor Seating in Conjunction with Consumption on Premises

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

a. Submit an administrative amendment and a Site Plan showing the proposed location of the use;

b. The application must address hours of operation, outdoor entertainment (if applicable), and methods by which noise will be limited to levels consistent with the Lee County Noise Ordinance;

c. Repeated violations of the Administrative Approval hours of operation, or other conditions of approval will result in potential code enforcement action, which may result in further restrictions on outdoor consumption on premises and/or outdoor entertainment. Specifically, if the same business has more than three (3) citations resulting in findings of violations of the Noise Control Ordinance, the business operation/property owner may be subject to a code enforcement action for violating conditions of zoning approval.

d. This condition does not apply to indoor consumption on premises or indoor entertainment; and

e. This condition does not prohibit Temporary Use Permits pursuant to LDC Chapter 34.

9. Amplified Sound/Noise

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

10. Boat Slips and Boat Ramp

The MPD is limited to a maximum of:

a. One (1) boat dock (with a maximum of two slips) per single-family lot located on any lake or canal,

b. Fifty (50) boat slips to serve all the multi-family dwelling units,

c. Fifty (50) boat slips to serve the community amenity,

d. Fifty (50) slips for dry boat storage,* and

e. Two boat ramps, with up to 20 trailer parking spaces are permitted for project residents and guests.

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

11. Boat Safety

Developer must adopt and implement a Boating Management Plan to:

a. Assist in the protection of the public health, safety and welfare of individuals using CenterLake;

b. Preserve water quality; and

c. Assist in the prevention of shoreline erosion.

Developer must develop the Boating Management Plan following the study of safe operating speeds for recreational vessels and carrying capacity of existing lakes. A copy of the Boating Management Plan must be submitted to the Lee County Department of Natural Resources with the application for the first development order for vertical development that introduces the opportunity for motorized boat use on CenterLake.

12. Open Space Activities

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

13. Lighting

a. Height Limitations: Light poles within 50 feet of the shoreline of CenterLake may not exceed 12 feet in height. Recreational field lights may not exceed 25 feet in height.

b. Photometric Analysis: Developer must conduct a photometric analysis to confirm there is no light spillage on adjacent native areas, or property beyond the CenterPlace project boundary. The photometric design analysis must demonstrate no more than zero-foot-candles of light at the CenterPlace project boundary. Measurements must be taken at 30-foot intervals.

c. Prohibition: Permanent lighting is prohibited in areas labeled as Passive Open Space.

14. Existing Berm

Developer must retain the portion of the existing berm within the Passive Open Space area, as depicted on the MCP.

15. Residential Density

Timeshare, Independent Living Facilities, Assisted Living Facilities, Continuing Care Facilities, Healthcare Facilities Group I, and similar uses are subject to density limitations of 1,654 residential dwelling units allowed for this development and the density equivalency of the LDC.

16. Airport Noise Zone Notification

As required by LDC §34-1104(a)(4), the applicant must provide a formal notification by recording a Notice in the Official County Records that the property is within a particular Airport Noise Zone and may be subject to aircraft noise and overflights.

SECTION C. DEVIATIONS:

1. Open Space.

Deviation (1) seeks relief from the LDC §10-415(b)(1)(a), which requires large developments to meet 50% of the open space requirement through on-site preservation of existing native vegetation, to allow 12.2 acres of indigenous vegetation with 1.3 acres of indigenous credits (total of 13.5 acres). This deviation was previously APPROVED in Z-17-014, amending to account for the new 40-acre tract. This deviation is APPROVED SUBJECT TO Condition 3(C).

2. Buffer.

Deviation (2) seeks relief from the LDC §10-416(d)(3), which requires a 15-foot-wide Type "B" buffer between single-family and multi-family residential uses, to allow for no buffer between single-family and multi-family use areas internal to the MPD. This deviation was previously APPROVED in ADD2017-00170.

3. Internal Setback.

Deviation (3) seeks relief from the LDC §34-2194(b), which requires a minimum 25-foot setback between buildings and structures and bodies of water; to allow for a 0-foot setback between private on-site and off-site recreational facilities and internal natural and artificial bodies of water. This deviation was previously APPROVED in ADD2017-00170, and in conjunction with Deviation 5, this is SUBJECT TO the condition that it is limited to 20% of each lake's shoreline.

4. Native Trees.

Deviation (4) seeks relief from the LDC §10-418(2)(d)(3), which allows native wetland trees to be substituted up to 25% of the total number of herbaceous plants, to allow for native trees to be substituted for 100% of the required herbaceous plants within the 10,000' FAA Wildlife Non-Enhancement Radius as shown on the MCP. Trees utilized to satisfy the 100% conversion must be native, may be located within common elements of the MPD, and may count toward the overall general tree count required for the MPD. This deviation was previously APPROVED in ADD2017-00170.

5. Lake Maintenance Easement.

Deviation (5) seeks relief from the LDC §10-328(a), which requires a 20-foot-wide lake maintenance easement on both sides of lakes greater than 50 feet in width, to allow for no lake maintenance easement where bulkhead is proposed along the lake shoreline per LDC §10-418(3). This deviation was previously APPROVED in ADD2017-00170, and in conjunction with Deviation 3, this is SUBJECT TO private on-site and off-site recreational facilities only.

6. Identification Signs.

Deviation (6) seeks relief from the LDC §30-152(2)(d)(2), which limits residential development identification signs to 10 feet in height and 105 square feet in area; to allow

a maximum main entrance identification sign height of 14 feet and a maximum sign area of 250 square feet. This deviation was previously APPROVED in ADD2018-10042.

7. South Buffer.

Deviation (7) seeks relief from the LDC §10-416(d)1, which requires a buffering area along the entire perimeter of the proposed development whenever the proposed development abuts a different use, to eliminate the south Type "D" Buffer required for commercial use to right-of-way use. This deviation was previously APPROVED in ADD2019-00078.

8. Vehicle Stacking.

Deviation (8) seeks relief from the LDC §34-2015(2)c, which permits stacking of vehicles only for single-family, duplex, two-family, and townhouses where each dwelling unit has a garage or driveway appurtenant to it, to allow stacking of vehicles for the multi-family site with associated garages for buildings 2, 3, 4, 5, 7, 9, 10, 13, 15 and 16. This deviation was previously APPROVED in ADD2019-00078.

9. Water Main.

Deviation (9) seeks relief from the LDC §10-384(c)2, which requires that water mains for all commercial buildings and for residential buildings with more than six dwelling units per building or more than two stories in height must be no less than ten inches in diameter, to allow an 8-inch main for 110 feet where the second external connection is made at the north entrance. This deviation was previously APPROVED in ADD2019-00078.

10. Solid Waste.

Deviation (10) seeks relief from the LDC §10-261(a) solid waste facilities provision of container spaces, which requires 216 SF (120 + 96) for first 25 multi-family units plus 8 SF for each additional unit; to allow 550 SF space for recyclable materials and trash compactor. This deviation was previously APPROVED in ADD2019-00078.

11. Planting Strip.

Deviation (11) seeks relief from the LDC §10-296(e)5. ii. & iii, which requires a 6-foot planting strip between the sidewalk and the travel lane along a residential urban local street, to allow no planting strip between the sidewalk and travel lane where on-street parking exists. This deviation was previously APPROVED in ADD2019-00078.

12. Setback.

Deviation (12) seeks relief from the Administrative Amendment (PD) ADD2017-00170, Residential Property Development Regulations Table which requires a minimum front setback or street easement setback for a multi-family development to be 20 feet, to allow for a setback from the easement that ranges from 1.67 feet to 9.33 feet for only buildings 2, 3, 4, and 5. This deviation was previously APPROVED in ADD2019-00078.

13. Perimeter Buffer.

Deviation (13) seeks relief from the LDC §10-416(d)1 which requires that a buffering area is required along the entire perimeter of the proposed development whenever the proposed development abuts a different use to eliminate the required 15 foot Type "D" Buffer between the access road/residential urban local street and the adjacent residential buildings 2, 3, 4 and 5. This deviation was previously APPROVED in ADD2019-00078.

14. Parking.

Deviation (14) seeks relief from the LDC §34-2020(a) to reduce the number of parking spaces by up to 10 percent by providing two golf cart parking spaces for one automobile parking space on the Beach Club Main and Satellite Tracts. This deviation was previously APPROVED in ADD2019-00098.

15. Boat Trailer Parking.

Deviation (15) seeks relief from the LDC §34-2015, which requires all parking spaces to be provided on the same premises as principal use, to allow a maximum of 13 boat trailer parking spaces for the Beach Club Main Amenity Tract to be placed on the Beach Club Satellite Amenity Tract. This deviation was previously APPROVED in ADD2019-00098.

16. Turnaround.

Deviation (16) seeks relief from the LDC §10-296(k)(1), which requires dead-end streets to be closed at one end by a circular turnaround for vehicles, to allow no turnaround at the dead-end of Sacra Place and Caravita Court as depicted on the Esplanade Lake Club – Dead End Street. This deviation was previously APPROVED in ADD2021-00019.

17. Connection Separation.

Deviation (17) seeks relief from the LDC §10-285 which requires a minimum connection separation of 125 feet for local roadways, to allow for a minimum connection separation of 84 feet between the access to the Beach Club Main Amenity and Canal Grande Drive. This deviation was previously APPROVED in ADD2021-00068.

SECTION D. EXHIBITS:

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

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

SECTION E. FINDINGS AND CONCLUSIONS:

Based upon its review, the Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions:

1. As conditioned herein, the proposed amendment to the CenterPlace MPD:

   a. Complies with the Lee Plan. *See,* Lee Plan Goals 2, 4, 5, 15, Objective 1.5, 2.1, 2.2, and Policy 1.1.9, 2.2.1, 5.1.5, 15.1.1, 15.1.2, 15.1.3, 15.1.4, 15.1.5, 15.1.7, 15.1.11, 15.1.16, 135.9.5; Lee Plan Map 1A.

   b. Complies with the LDC and other County regulations. *See,* LDC §34-934.

   c. Is compatible with existing and planned uses in the area. *See,* Lee Plan Policies 1.1.9, 2.1.1, 2.1.2, 2.2.1, 5.1.5, 15.1.7, 135.9.5; LDC §§ 34-411(c), (i), and (j).

   d. Will not adversely affect environmentally critical areas and natural resources. *See,* Lee Plan Goal 77, Objectives 4.1, 77.2, Policy 15.1.9; and LDC §34-411(h).

   e. Will address expected impacts on transportation facilities by existing County regulations or conditions of approval.

   f. Will be served by urban services. *See,* Lee Plan Glossary, Goal 2; Objectives 2.1, 2.2, 4.1; Policies 2.2.1, and Standards 4.1.1 and 4.1.2; LDC §34-411(d).

2. The MCP reflects sufficient access to support the intensity of development. In addition, County regulations and conditions of approval will address expected impacts to transportation facilities. *See,* Lee Plan Goal 39, Policy 15.1.5, 15.1.11; LDC §34-411(d).

3. The proposed mix of uses is appropriate at the proposed location. *See,* Lee Plan Policies 1.1.9, 2.1.1, and 15.1.2, 15.1.3, 135.9.5.

4. The recommended conditions are sufficient to protect the public interest and reasonably relate to the impacts expected from the development. *See* LDC Chapters 10 and 34.

5. As conditioned herein, the deviations:

   a. Enhance the objectives of the planned development; and

   b. Promote the intent of the LDC to protect the public health, safety and welfare. *See,* LDC §34-377(b)(4).

SECTION F. SCRIVENER'S ERRORS

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

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

Adopted by unanimous consent.

Kevin Ruane	Aye
Cecil L Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Mike Greenwell	Aye

DULY PASSED AND ADOPTED this 7th day of September 2022.

ATTEST:
KEVIN C. KARNES, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Cecil L Pendergrass, Chair

BOARD OF COUNTY COMMISSIONERS
SEAL
LEE COUNTY, FLORIDA

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

_____
Joseph A. Adams
Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
2022 SEP 19 PM 12:38

RHODES & RHODES LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FLORIDA 34135
PHONE (239) 405-8166 FAX (239) 405-8160

DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11 RUN N89°43'01"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 11 FOR 2,244.43 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF ESPLANADE LAKE CLUB PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2019000189935 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S01°00'21"E ALONG SAID NORTHERLY PROLONGATION FOR 125.03 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF ALICO ROAD, BEING 125 FEET SOUTH AS MEASURED PERPENDICULAR TO THE CENTER LINE THEREOF, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2015000025953, LEE COUNTY RECORDS, THE SAME BEING THE MOST NORTHWESTERLY CORNER OF SAID ESPLANADE LAKE CLUB PHASE 1 PLAT AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN ALONG SAID ESPLANADE LAKE CLUB PHASE 1 PLAT, THE FOLLOWING FIVE (5) COURSES: COURSE NO. 1: S89°43'01"E FOR 2,243.03 FEET; COURSE NO. 2: N88°58'52"E FOR 2,674.00 FEET; COURSE NO. 3: N89°27'22"E FOR 2,597.29 FEET; COURSE NO. 4: N88°59'33"E FOR 180.15 FEET; COURSE NO. 5: S00°50'47"E FOR 1,329.44 FEET TO A POINT ON THE BOUNDARY OF TRACT "RR", ESPLANADE LAKE CLUB PLAT THREE, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2021000173051 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG THE BOUNDARY OF SAID TRACT "RR"; COURSE NO. 1: S89°09'13"W FOR 125.00 FEET; COURSE NO. 2: S00°50'47"E FOR 4,217.33 FEET; COURSE NO. 3: N89°09'13"E FOR 25.00 FEET; COURSE NO. 4: S00°50'47"E FOR 1,393.41 FEET; COURSE NO. 5: N89°09'13"E FOR 100.00 FEET TO A POINT ON THE BOUNDARY OF AFORESAID ESPLANADE LAKE CLUB PHASE 1 PLAT; THENCE RUN THE FOLLOWING SIX (6) COURSES ALONG THE BOUNDARY OF LAST SAID PLAT; COURSE NO. 1: S00°50'47"E FOR 2,588.41; COURSE NO. 2: S89°23'43"W FOR 180.00 FEET; COURSE NO. 3: N00°50'47"W FOR 66.66 FEET; COURSE NO. 4: N09°57'20"E FOR 533.57 FEET; COURSE NO. 5: N00°50'47"W FOR 1,447.68 FEET TO A POINT OF CURVATURE; COURSE NO. 6: NORTHWESTERLY, NORTHWESTERLY, 625.75 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 71°42'20" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 36°41'57" WEST, 585.70 FEET TO A POINT OF COMPOUND CURVATURE, THE SAME BEING A POINT ON THE BOUNDARY OF THAT CERTAIN WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2014000111812 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING SIX (6) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 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 NO. 2: N89°46'43"W FOR 516.03 FEET; COURSE NO. 3: N15°43'44"W FOR 978.43 FEET; COURSE NO. 4: N20°09'57"W FOR 807.57 FEET; COURSE NO. 5: N89°48'06"W FOR 80.00 FEET; COURSE NO. 6: N20°09'57"W FOR 344.08 FEET TO A POINT ON THE BOUNDARY OF AFORESAID ESPLANADE LAKE CLUB PHASE 1 PLAT; THENCE RUN THE FOLLOWING SIXTEEN (16) COURSES ALONG THE BOUNDARY OF LAST SAID PLAT; COURSE NO. 1: S88°10'32"W FOR 1,984.51 FEET; COURSE NO. 2: N21°30'12"W FOR 81.17 FEET; COURSE NO. 3: S88°02'24"W FOR 612.22 FEET; COURSE NO. 4: N87°09'14"W FOR 469.81 FEET; COURSE NO. 5: N19°42'33"W FOR 157.74 FEET; COURSE NO. 6: N88°10'13"W FOR 1,363.08 FEET; COURSE NO. 7: N77°09'26"W FOR 573.01 FEET; COURSE NO. 8: N24°26'51"W FOR 150.17 FEET; COURSE NO. 9: N88°53'18"W FOR 216.95 FEET; COURSE NO. 10: N19°01'18"W FOR 249.76 FEET; COURSE NO. 11: N40°48'12"W FOR 322.81 FEET; COURSE NO. 12: S88°47'46"W FOR 376.79 FEET; COURSE NO. 13: N00°16'17"W FOR 606.52 FEET; COURSE NO. 14: N00°39'26"W FOR 1,432.24 FEET; COURSE NO. 15: N04°19'45"E FOR 1,091.78 FEET; COURSE NO. 16: N01°00'21"W FOR 832.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 39,671,784 SQUARE FEET OR 910.739 ACRES, MORE OR LESS.

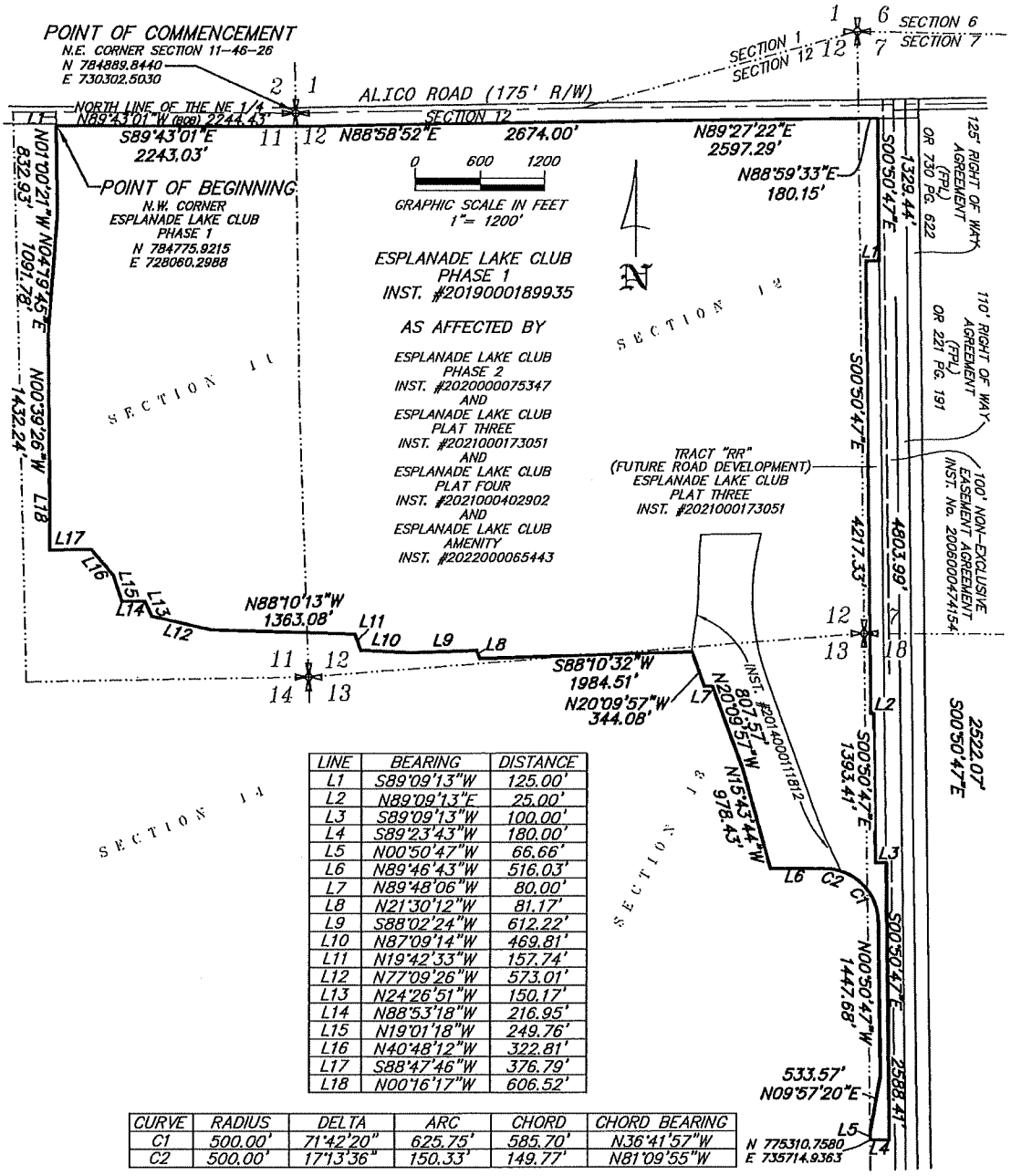
John Scott Rhodes PSM # 5739
State of Florida
Digitally signed by John Scott Rhodes PSM # 5739 State of Florida
Date: 2022.03.28 09:28:16 -04'00'

JOHN SCOTT RHODES, PSM #5739
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA

JOHN SCOTT RHODES CERTIFICATE No. 5739 STATE OF FLORIDA Professional Surveyor & Mapper

REVIEWED
DCI2021-00042
Hunter Searson, GIS
Planner
Lee County Government
5/25/2022

EXHIBIT A



LINE	BEARING	DISTANCE
L1	S89°09'13"W	125.00'
L2	N89°09'13"E	25.00'
L3	S89°09'13"W	100.00'
L4	S89°23'43"W	180.00'
L5	N00°50'47"W	66.66'
L6	N89°46'43"W	516.03'
L7	N89°48'06"W	80.00'
L8	N21°30'12"W	81.17'
L9	S88°02'24"W	612.22'
L10	N87°09'14"W	469.81'
L11	N19°42'33"W	157.74'
L12	N77°09'26"W	573.01'
L13	N24°26'51"W	150.17'
L14	N88°53'18"W	216.95'
L15	N19°01'18"W	249.76'
L16	N40°48'12"W	322.81'
L17	S88°47'46"W	376.79'
L18	N00°16'17"W	606.52'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	500.00'	71°42'20"	625.75'	585.70'	N36°41'57"W
C2	500.00'	17°13'36"	150.33'	149.77'	N81°09'55"W

ABBREVIATIONS

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
PG(S). = PAGES
OR = OFFICIAL RECORD

JOHN SCOTT RHODES CERTIFICATE No. 5739 STATE OF FLORIDA Professional Surveyor & Mapper

BY: John Scott Rhodes PSM # 5739 State of Florida

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

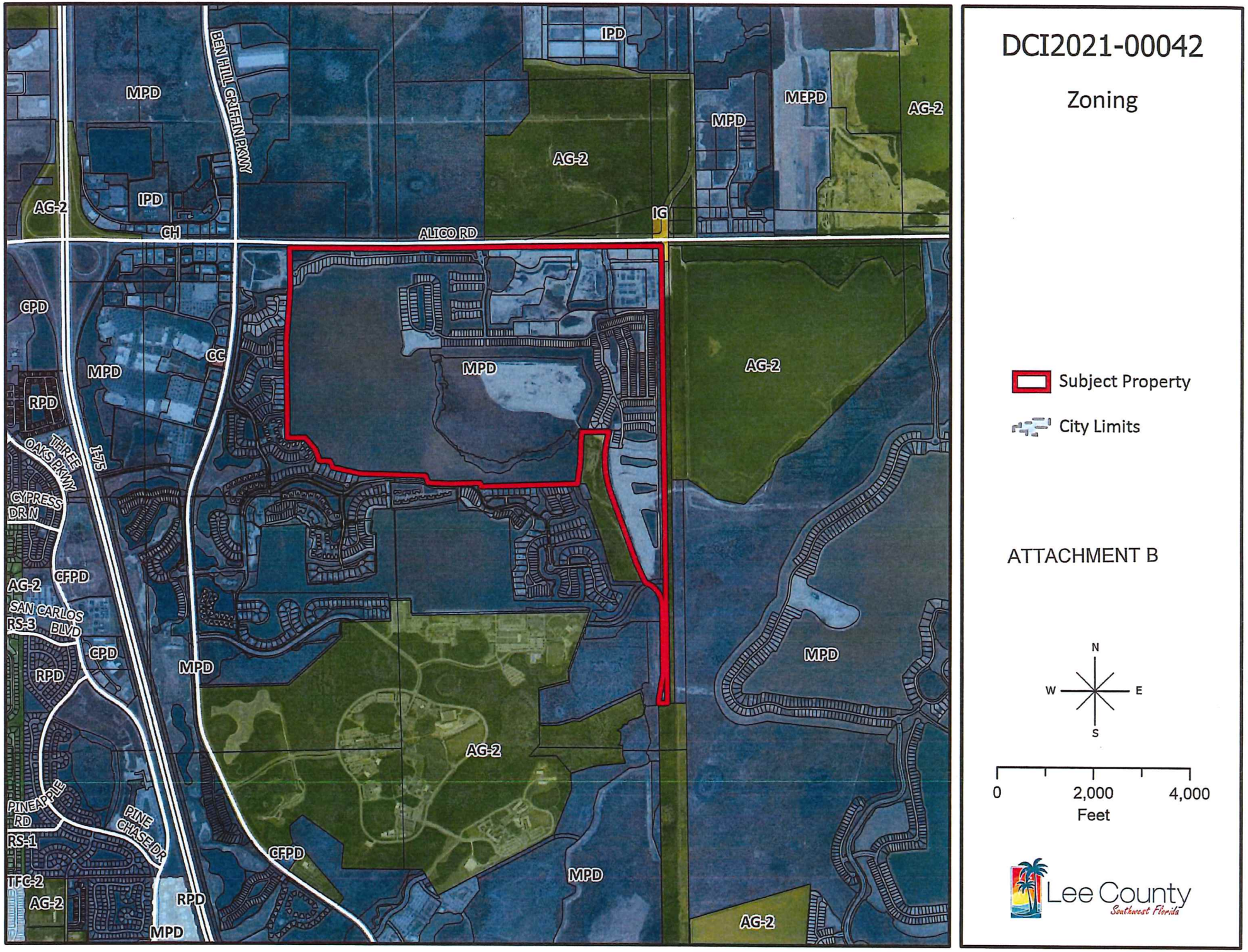
CENTERPLACE MPD

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

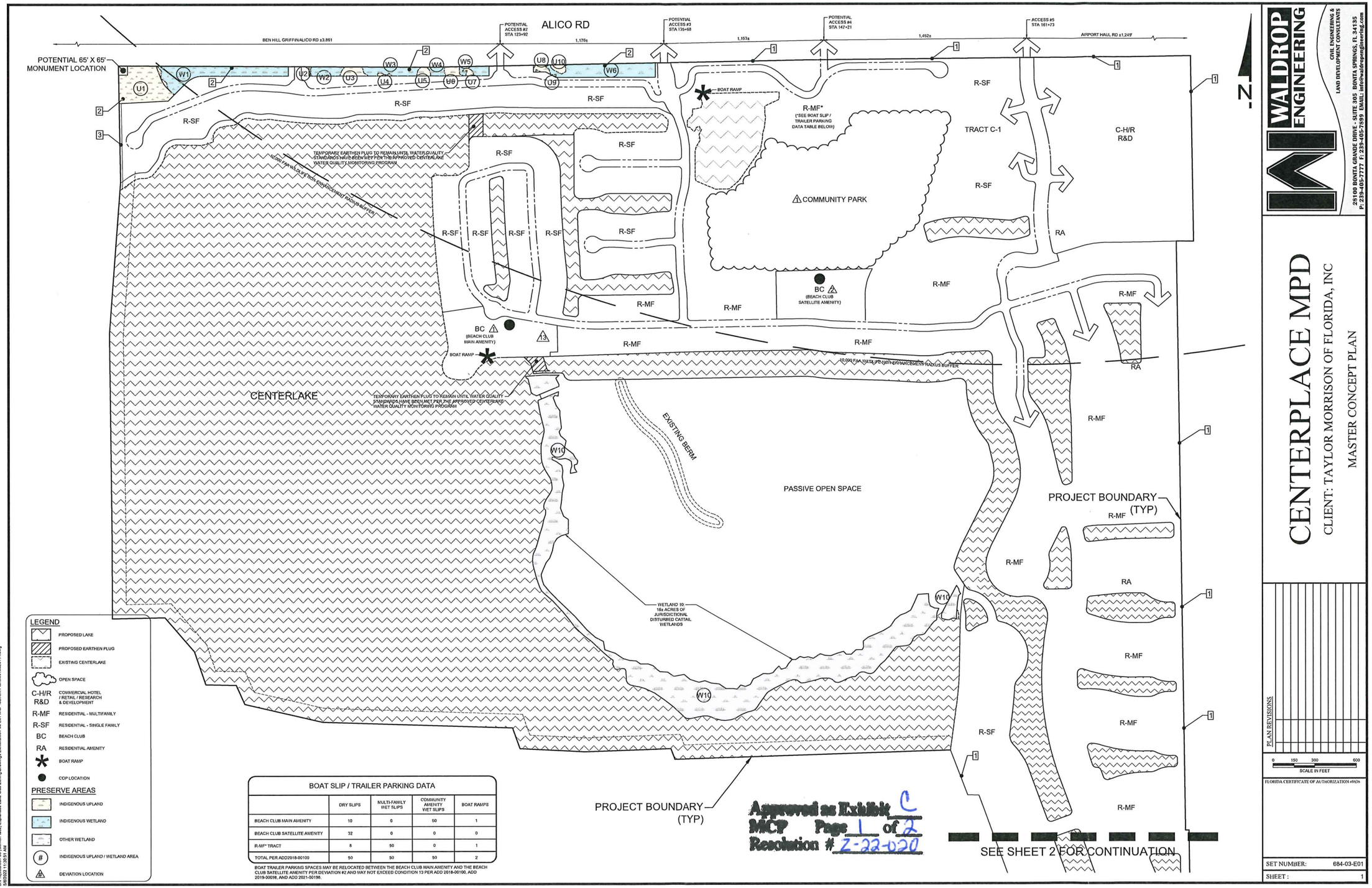
date: MAY 25, 2022
scale: 1" = 1200'
cadd file: 2022-521MPD

PSM: JSR
drawn: RWC
checked: AR
view: SKETCH
project#: 2022-521
sheet #: 2 of 2

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


DCI2021-00042
Zoning
Subject Property
City Limits
ATTACHMENT B
N
W
E
S
0
2,000
4,000
Feet
Lee County
Southwest Florida
MPD
IPD
AG-2
MEPD
BEN HILL GRIFFIN PKWY
ALICO RD
IG
CH
CPD
CC
RPD
THREE OAKS PKWY
I-75
CYPRESS DR N
CFPD
SAN CARLOS BLVD
RS-3
PINEAPPLE RD
PINE CHASE DR
RS-1
TFC-2

Additional info dated 05-06-2022



LEGEND

- PROPOSED LAKE
- PROPOSED EARTHEN PLUG
- EXISTING CENTERLAKE
- OPEN SPACE
- C-H/R R&D — COMMERCIAL HOTEL / 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
- (#) INDIGENOUS UPLAND / WETLAND AREA
- DEVIATION LOCATION

BOAT SLIP / TRAILER PARKING DATA

	DRY SLIPS	MULTI-FAMILY WET SLIPS	COMMUNITY AMENITY WET SLIPS	BOAT RAMPS
BEACH CLUB MAIN AMENITY	10	0	50	1
BEACH CLUB SATELLITE AMENITY	32	0	0	0
R-MF* TRACT	8	50	0	1
TOTAL PER ADD2018-00100	50	50	50	2

BOAT TRAILER PARKING SPACES MAY BE RELOCATED BETWEEN THE BEACH CLUB MAIN AMENITY AND THE BEACH CLUB SATELLITE AMENITY PER DEVIATION #2 AND MAY NOT EXCEED CONDITION 13 PER ADD 2018-00100, ADD 2019-00098, AND ADD 2021-00198.

Approved as Exhibit C
MCP Page 1 of 2
Resolution # Z-22-020

SEE SHEET 2 FOR CONTINUATION

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
25100 BONITA GRANDE DRIVE - SUITE 305 BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899 EMAIL: info@waldropengineering.com

CENTERPLACE MPD

CLIENT: TAYLOR MORRISON OF FLORIDA, INC

MASTER CONCEPT PLAN

PLAN REVISIONS

0 150 300 600
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #3636

SET NUMBER: 684-03-E01

SHEET : 1

B:\Projects\684-03 (CenterPlace) Esplanade Lake Club Zoning\Drawings-Exhibits\684-03-Ext MCP\Current Plans\684ExtB2114.dwg
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Additional info dated 05-06-2022

NOTES

1. 15' TYPE "D" LANDSCAPE BUFFER
2. PRESERVE TO ACT AS BUFFER
3. 15' TYPE "B" BUFFER
4. CONNECTION TO FLORIDA GULF COAST UNIVERSITY

REQUEST: REZONING FROM AG-2 TO MPD FOR RESIDENTIAL DEVELOPMENT

1,654 DWELLING UNITS
250 ROOM HOTEL
200,000 SF RETAIL
110,000 SF OFFICE
20,000 SF RESEARCH & DEVELOPMENT
10,000 SF MEDICAL OFFICE

FUTURE LAND USE: UNIVERSITY COMMUNITY
THIRTY FOOT (30') PRINCIPAL STRUCTURE SETBACK FROM INDIGENOUS COMMUNITIES WILL BE PROVIDED FOR FIRE PROTECTION
UTILITIES TO BE PROVIDED BY LEE COUNTY UTILITIES
NOT ON A LEE TRAN ROUTE

⚠ DEVIATION FROM PROVIDING 50% OPEN SPACE PERCENTAGE AS INDIGENOUS

PLANNED DEVELOPMENT OPEN SPACE TABLE

AREA	APPROX. ACREAGE	REQUIRED INDIGENOUS PRESERVE	PROVIDED INDIGENOUS PRESERVE****				REQUIRED OPEN SPACE (30%) COMMERCIAL (40%) RESIDENTIAL	PROVIDED OPEN SPACE
			BASE AREA (AC)	INDIGENOUS UPLAND CREDITS: CREDIT %	BONUS CREDIT ***	CREDIT AC PROVIDED		
TOTAL PROPERTY ACREAGE	911.0							
COMMERCIAL AREA**	43.2	6.5					13.0	1.3
RESIDENTIAL AREA**	667.8	173.6					347.1	89.0
LAKES*	354.4							88.6
CREATED INDIGENOUS VEGETATION AREA	18.95							18.95
OTHER OPEN SPACE AREAS	181.13							165.65
INDIGENOUS UPLAND								
INDIGENOUS UPLAND AREA - 1			1.9	150%	110%	1.2		2.9
INDIGENOUS UPLAND AREA - 2			0.0					0.0
INDIGENOUS UPLAND AREA - 3			0.2					0.2
INDIGENOUS UPLAND AREA - 4			0.0					0.0
INDIGENOUS UPLAND AREA - 5			0.1					0.1
INDIGENOUS UPLAND AREA - 6			0.2					0.2
INDIGENOUS UPLAND AREA - 7			0.1					0.1
INDIGENOUS UPLAND AREA - 8			0.1					0.0
INDIGENOUS UPLAND AREA - 9			0.0					0.0
INDIGENOUS UPLAND AREA - 10			0.1					0.1
INDIGENOUS UPLAND AREA - 11			0.0					0.0
INDIGENOUS UPLAND AREA - 12			0.0					0.0
INDIGENOUS UPLAND AREA - 13			0.1					0.1
INDIGENOUS UPLAND AREA - 14			0.5	110%	110%	0.1		0.5
WETLAND								
WETLAND AREA - 1			1.9					1.9
WETLAND AREA - 2			0.3					0.3
WETLAND AREA - 3			0.5					0.5
WETLAND AREA - 4			0.2					0.2
WETLAND AREA - 5			0.3					0.3
WETLAND AREA - 6			1.5					1.5
WETLAND AREA - 7			0.0					0.0
WETLAND AREA - 8			3.7					3.7
WETLAND AREA - 9			0.5					0.5
WETLAND AREA - 10 (18 AC OF JDW INCLUDED IN OTHER OPEN SPACE)								
SUB-TOTAL			12.2			1.3		
TOTAL	180.1		13.5				360.1	375.9

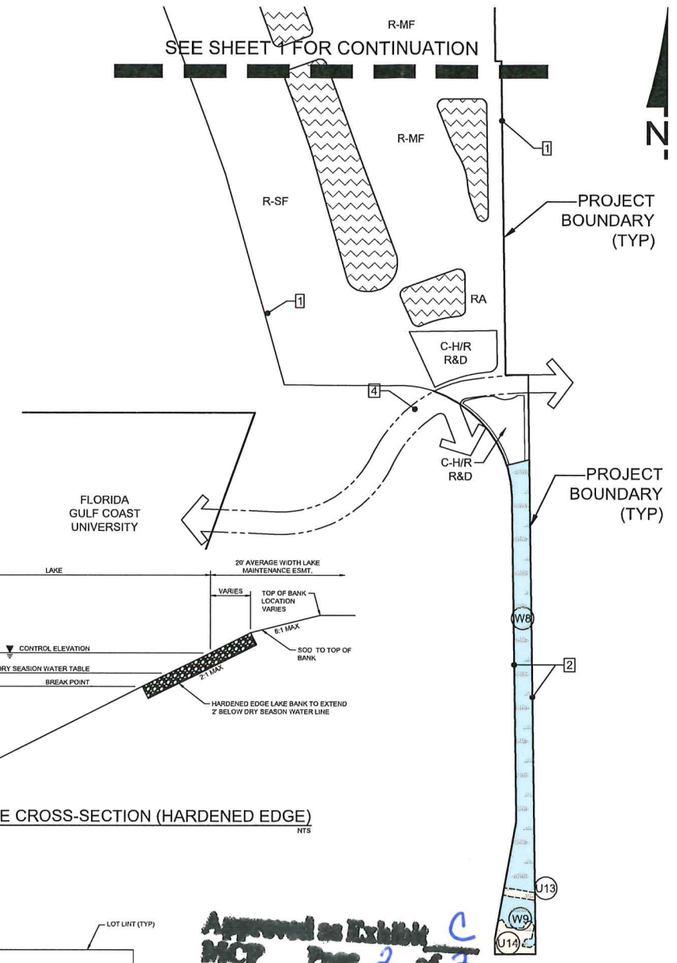
* TWENTY-FIVE PERCENT (25%) OF OPEN SPACE MAY BE COMPRISED OF LAKE AREA. THE MINIMUM AMOUNT OF LAKE AREA IS 87.5 ACRES.
** NO LOT, TRACT OR OUTPARCEL MAY PROVIDE LESS THAN TEN PERCENT (10%) OPEN SPACE.
*** AN ADDITIONAL, MAXIMUM TEN PERCENT CREDIT WILL BE GRANTED FOR PRESERVATION ADJACENT TO A ROADWAY. ⚠
**** SEE CONDITION 3.C FOR PROVISION OF 18.95 ACRES OF INDIGENOUS RESTORATION IN COMMUNITY PARK TRACT

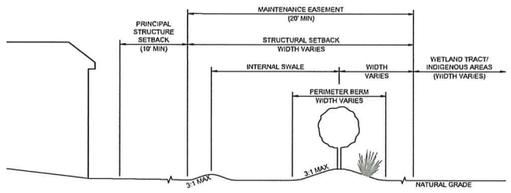
LEGEND

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

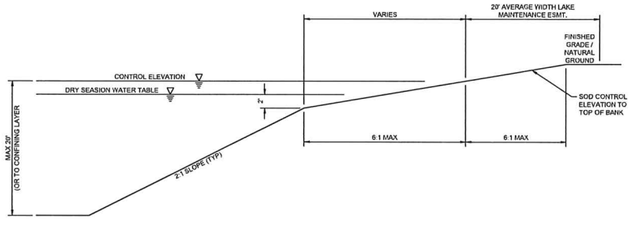
PRESERVE AREAS

- INDIGENOUS UPLAND
- INDIGENOUS WETLAND
- OTHER WETLAND
- (#) INDIGENOUS UPLAND / WETLAND AREA
- ⚠ DEVIATION LOCATION



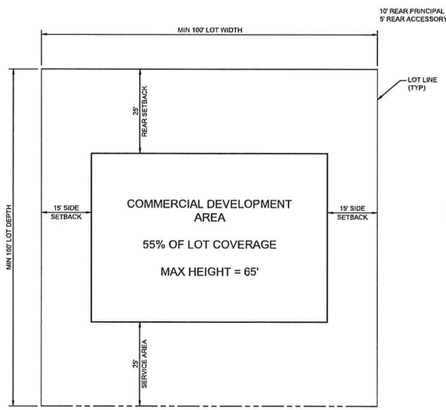


LOTS BORDERING INDIGENOUS AREAS
NTS

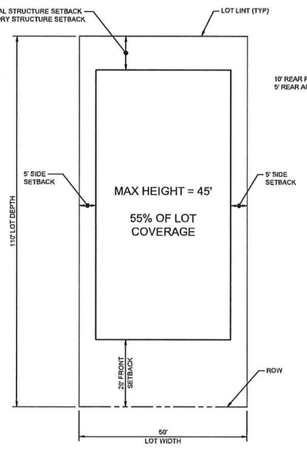


TYPICAL LAKE SECTION
NTS

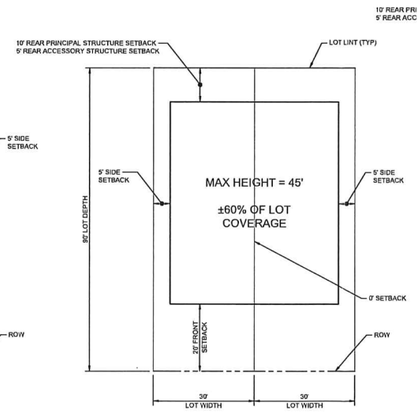
TYPICAL LAKE CROSS-SECTION (HARDENED EDGE)
NTS



TYPICAL COMMERCIAL LOT
NTS

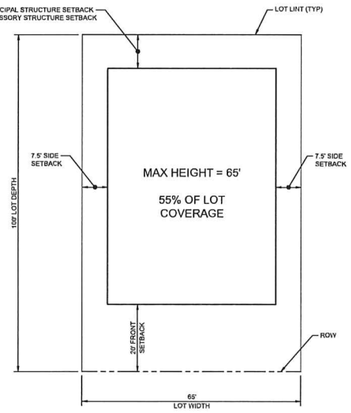


TYPICAL SINGLE FAMILY LOT
NTS



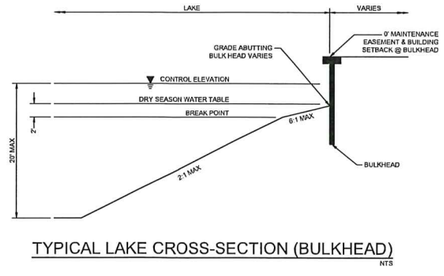
TYPICAL TWO FAMILY ATTACHED OR TOWNHOUSE
NTS

NOTE: INTERNAL TOWNHOUSE UNITS HAVE A MIN LOT AREA OF 2,250 SF; MIN LOT WIDTH OF 25 FT: MAX LOT COVERAGE OF ±67%



TYPICAL MULTI-FAMILY
NTS

Approved as Exhibit C
MCP Page 2 of 2
Resolution # Z-22-020



TYPICAL LAKE CROSS-SECTION (BULKHEAD)
NTS

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305 BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899 EMAIL: info@waldropengineering.com

CENTERPLACE MPD

CLIENT: TAYLOR MORRISON OF FLORIDA, INC

MASTER CONCEPT PLAN

PLAN REVISIONS

0 150 300 600
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #3676

SET NUMBER: 684-03-E01

SHEET : 2

D:\Projects\684-03 (CenterPlace) Esplanade Lake Club Zoning\Drawings-Exhibits\684-03-E01 MCP\Current Plans\684SE0114.dwg
5/6/2022 11:09:52 AM

CenterPlace

Water Quality Monitoring Program (CenterLake)

March 31, 2016

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

1. Establish background conditions:
   a. Utilize available turbidity level information obtained in CenterLake since 2013 to establish a baseline turbidity level for Lake 5/6 and baseline turbidity levels immediately upstream and downstream of the existing control structure (CS-6) at TP(1) and TP(2).
   b. Obtain additional turbidity readings monthly until the beginning of construction.
   c. If necessary, adjust baseline turbidity levels utilizing additional information obtained above. Baseline turbidity level to be established based on this data prior to construction.
   d. Obtain background (Nitrogen, Phosphorus, % Dissolved Oxygen saturation) in treatment lakes at completion of first two stormwater treatment lakes TP(9) and TP(10) and at each control structure location TP(5), TP(6), TP(7) and TP(8), at the time of each control structure certification.

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

EXHIBIT D

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

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

SURFACE WATER

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

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

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

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

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

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

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

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CenterPlace

Turbidity (CenterLake)

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

CenterPlace

Water Quality Data Control Structure CS-6

Testing Point 1 (TP1)								
Date	Total Phosphorus (mg/L as P)	Total Nitrogen (mg/L)	Temp (°C)	Specific Conductance (mhos/cm)	pH (pH Units)	Turbidity (NTU)	Dissolved Oxygen (DO) (mg/L)	% Dissolved Oxygen Sat.

Testing Point 2 (TP2)								
Date	Total Phosphorus (mg/L as P)	Total Nitrogen (mg/L)	Temp (°C)	Specific Conductance (mhos/cm)	pH (Ph Units)	Turbidity (NTU)	Dissolved Oxygen (DO) (mg/L)	% Dissolved Oxygen Sat.

CenterPlace

Water Quality Data CenterLake

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

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

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

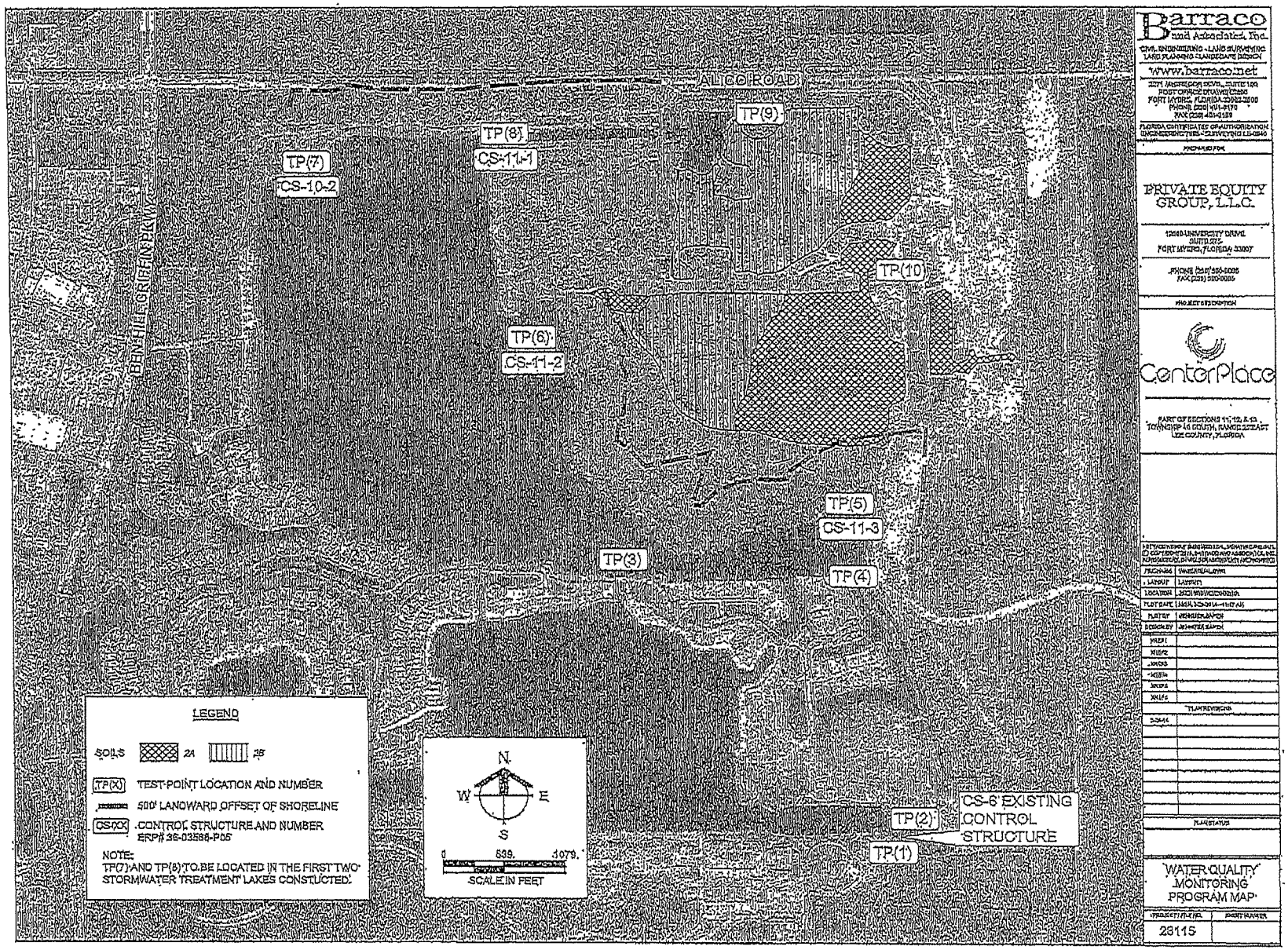
Testing Point 6 (TP6)				
Date	Total Phosphorus (mg/L as P)	Total Nitrogen (mg/L)	Dissolved Oxygen (DO) (mg/L)	% Dissolved Oxygen Sat.

Testing Point 7 (TP7)				
Date	Total Phosphorus (mg/L as P)	Total Nitrogen (mg/L)	Dissolved Oxygen (DO) (mg/L)	% Dissolved Oxygen Sat.

Testing Point 8 (TP8)				
Date	Total Phosphorus (mg/L as P)	Total Nitrogen (mg/L)	Dissolved Oxygen (DO) (mg/L)	% Dissolved Oxygen Sat.

Testing Point 9 (TP9)				
Date	Total Phosphorus (mg/L as P)	Total Nitrogen (mg/L)	Dissolved Oxygen (DO) (mg/L)	% Dissolved Oxygen Sat.

Testing Point 10 (TP10)				
Date	Total Phosphorus (mg/L as P)	Total Nitrogen (mg/L)	Dissolved Oxygen (DO) (mg/L)	% Dissolved Oxygen Sat.



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Engineering No. - Surveying LB-3842

PREPARED FOR:

PRIVATE EQUITY GROUP, L.L.C.

12800 University Drive
Suite 275
Fort Myers, Florida 33907

Phone (239) 300-0005
Fax (239) 300-0005

PROJECT DESCRIPTION:

CenterPlace

Part of Sections 11, 12, & 13
Township 46 South, Range 25 East
Lee County, Florida

PREPARED	
LAYOUT	
LOCATION	
PLOT DATE	
PLOTTED	
DESIGNED	
XREF1	
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

SCALE	

PLAN STATUS:

WATER QUALITY MONITORING PROGRAM MAP

PROJECT / FILE NO.	PERMIT NUMBER
23115	

CenterPlace

Emergent Vegetation Monitoring Program (CenterLake)

March 31, 2016

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

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

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

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

EXHIBIT E

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

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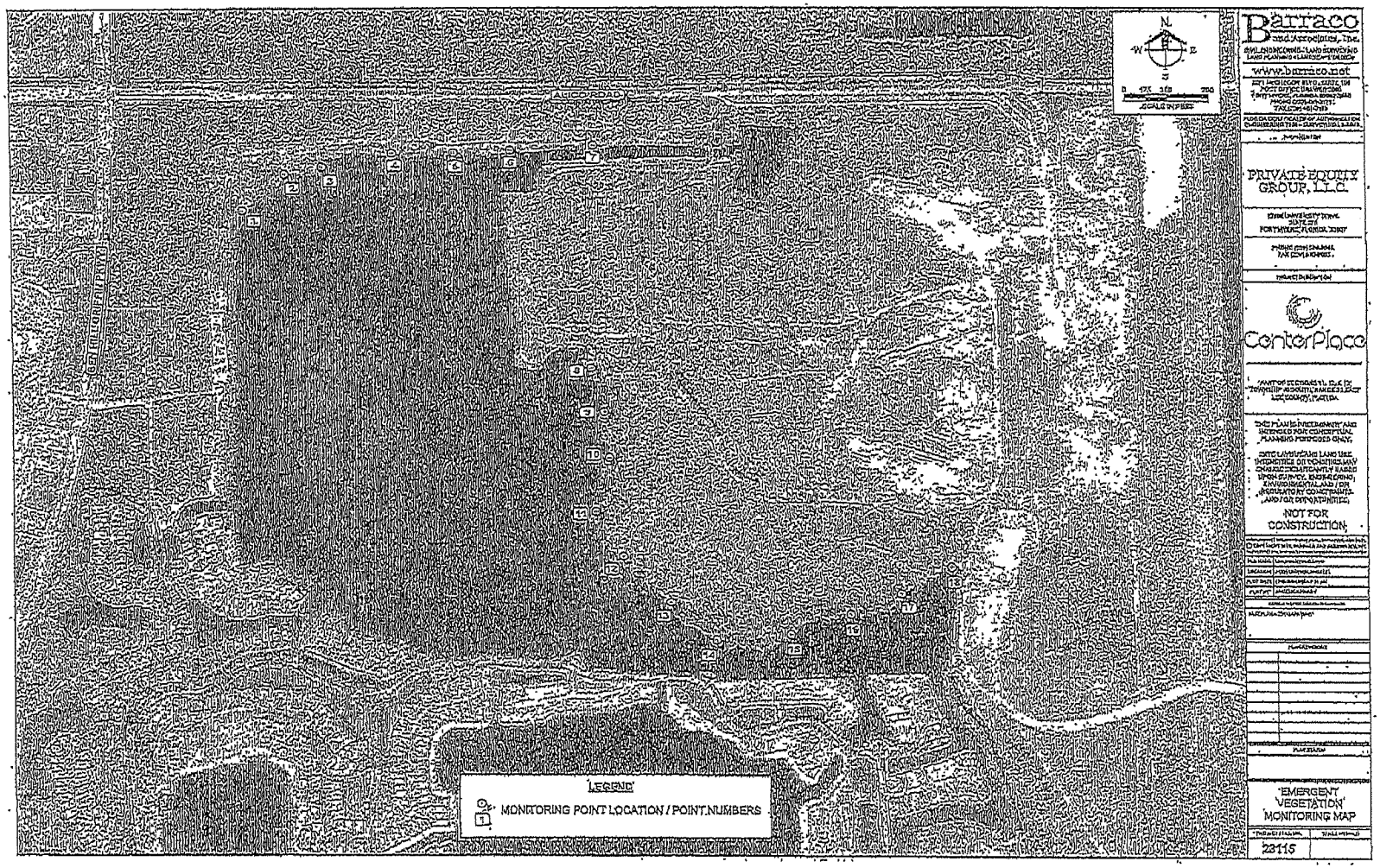
CenterPlace

Emergent Vegetation Monitoring Program (CenterLake)

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

Vegetation Density Notes (Date and qualitative analysis):


LEGEND
MONITORING POINT LOCATION / POINT NUMBERS
PRIVATE EQUITY GROUP, LLC.
CenterPlace
NOT FOR CONSTRUCTION
'EMERGENT' VEGETATION MONITORING MAP
23115

CenterPlace

Shoreline Location Monitoring Program (CenterLake)

March 31, 2016

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

1. Establish Baseline
   a. Establish characteristics of the CenterPlace shoreline based on 3 most recent available aerial photographs.
   b. Superimpose shoreline as established above and determine common line to be used as baseline.
   c. Establish shoreline fixed points in the field 1) along the shoreline control elevation 18.0 NGVD contour and 2) 20' landward of the 18.0' contour at 500 foot intervals and record point coordinates on Shoreline Location Monitoring Map.

2. Monitor Schedule
   a. Inspect each shoreline elevation marker at 6 month intervals. Inspection to begin within four weeks of commencement of construction within the CenterPlace project.
   b. Record any apparent change in shoreline elevation.

3. Contingency Plan
   a. In the event of a vertical change in the shoreline line established above, greater than or equal to 0.30' investigate cause. Immediately, (within 24 hours) notify the Director of Lee County Department of Natural Resources (LCDNR) at 239-533-8109.
   b. Determine cause of shoreline movement;
      i. Document cause
      ii. If the Director of LCNDR and the Developer's Engineer conclude shoreline movement was caused by construction or operation of the CenterPlace surface water management system, employ additional BMP's to mitigate shoreline movement.
      iii. Monitor weekly until determination is made that cause of shoreline movement is remediated.
   c. The developer must notify the Miromar Lakes CDD Manager in the event shoreline mitigation is warranted as a result of construction or operation of the CenterPlace water management system.

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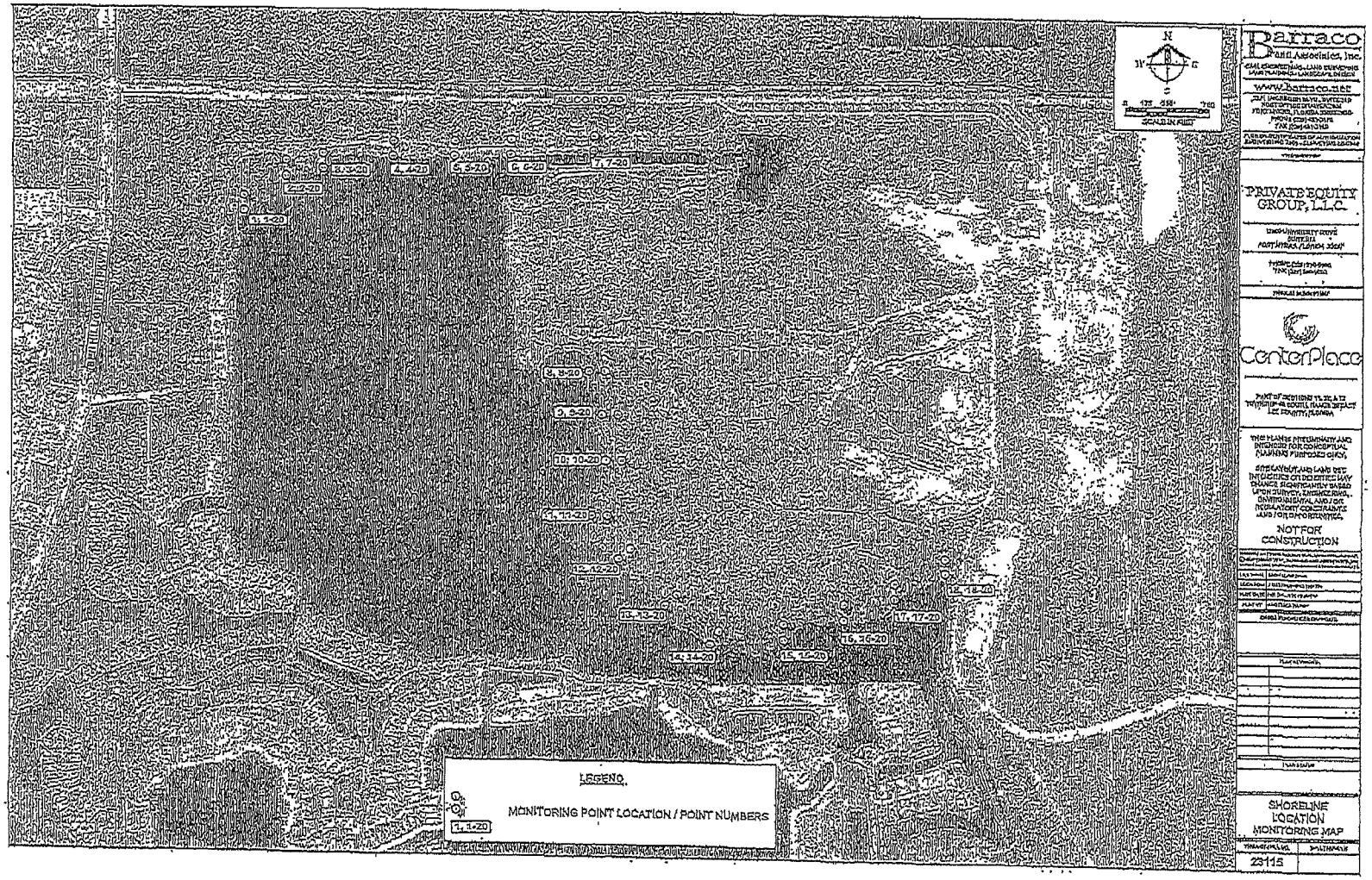
EXHIBIT F

CenterPlace

Shoreline Location Monitoring Data (CenterLake)

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



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PRIVATE EQUITY GROUP, L.L.C.

CenterPlace

NOT FOR CONSTRUCTION

SHORELINE LOCATION MONITORING MAP

23115