MORRIS-DEPEW ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, FL 33916
(239) 337-3993 Office • (239) 337-3994 Fax
#LC26000330

LETTER OF TRANSMITTAL

TO: Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

RECEIVED
MAR 17 2017
COMMUNITY DEVELOPMENT

DATE:	03/17/2017	**MDA PROJECT NO.:**	14012
ATTENTION:	Ms. Janet Miller		
RE:	Timber Creek LPA Packets CPA2016-00007		

We are sending you ☒ Attached ☐ Under separate cover VIA _____ the following items:

Copies	Date	No.	Description
8	03/17/17	14012	LPA Packets for Timber Creek CPA2016-00007
1	03/17/17	14012	Flash Drive of LPA Documents

These are transmitted as checked below:

☐ For approval
☒ For your use
☐ As requested
☐ For review and comment
☐ For bids due _____

☐ Approved as submitted
☐ Approved as noted
☐ Returned for corrections

☐ Resubmit _____ copies for approval
☐ Submit _____ copies for distribution
☐ Return _____ corrected prints
☐ _____
☐ Prints returned after loan to M-DA

REMARKS: Should you have any questions or concerns please contact me.
Thank you.

COPY TO: _____

SIGNED: Daily L underwood for
Tina Mayfield Ekblad, MPA, AICP, LEED AP
Director of Planning

MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

RECEIVED
MAR 17 2017
COMMUNITY DEVELOPMENT

Applicant's Report
Timber Creek
Comprehensive Plan Amendments
CPA2016-00007
Text and Map Amendment

Part 1: Application Summary

A. Project Name: Timber Creek

B. Applicant/Representatives:

Applicant:

Lennar Corporation

Representative(s):

Mr. Steven C. Hartsell, Pavese Law Firm
Tina M. Ekblad, MPA, AICP, LEED AP, Morris-Depew Associates, Inc.
Shane Johnson, Passarella and Associates, Inc.
Ted Treesh, TR Transportation
David Brown, Progressive Water Resources

C. Amendment Request(s):

i. Future Land Use Map Amendment to remove a total of ±628 acres of which ±479 acres of the total subject property is from the Density Reduction/Groundwater Resource and re-designate this portion of the property Sub-Outlying Suburban FLU. Designate ±149 acres of the subject property as Wetlands FLU.

ii. Amend Future Land Use Map Series Map 1 Page 2 of 8 to eliminate the subject property from the Special Treatment Area for Community Planning Areas.

iii. Amend Future Land Use Map Series Map 1 Page 4 of 8 to eliminate the subject property from the Special Treatment Area for Southeast Lee County.

iv. Amend Future Land Use Map Series Map 4 to eliminate the property from the Private Recreational Facilities Overlay Map.

v. Amend the Future Land Use Map Series Maps 6 and 7. Lee County Utilities Future Water & Sanitary Sewer Service Areas to extend the existing service area to cover the remainder of the subject property.

vi. Amend Future Land Use Map Series Map 14 to eliminate the ±628 acers of the subject property from the Southeast Lee County Area of the Future Limerock Mining Overlay.

vii. Amend Future Land Use Map Series Map 16 to remove ±628 acres of the subject property from the Southeast Lee County Planning Community and re-designate this portion of the property to the Gateway/Airport Planning Community.

viii. Amend Future Land Use Map Series Map 17 to remove the subject property from the Southeast DR/GR Residential Overlay.

ix. Amend Future Land Use Map Series Map 20 to remove the subject property from the Southeast Lee County Area of Contiguous AG Parcels over 100 acres in Non-Urban FLU.

x. Amend Future Land Use Map Series Map 25 to remove the subject property from the Southeast Lee County Area of Historic Surface and Groundwater Levels Map.
xi. Table 1(b) Amendment reallocating the ±628 acres from DR/GR to Sub-Outlying Suburban FLU.

D. Concurrent Application Review:

The Comprehensive Plan Amendment Application request for Timber Creek was filed April 29, 2016. The applicant also filed a companion Planned Development rezoning application (DCI2016-00015) that is being reviewed concurrently with the plan amendment application.

Florida Statutes Chapter 163.3184(12) provides that "at the request of an applicant a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this subsection." This requires Lee County to consider the concurrent rezoning request on the subject property.

DCI2016-00015 was filed on September 15, 2016, seeking to rezone ±695 acres from Agricultural (AG-2) to Residential Planned Development (RPD) on ±655 acres with a maximum of 1,315 dwelling units; and Mixed Use Planned Development (MPD) on ±40 acres with a maximum of 50 multi-family dwelling units, 250,000 square feet of commercial floor area, and 150 hotel rooms. It should be noted the zoning application includes ±67 acres within the Central Urban FLU category and designated a Community Mixed Use Activity Center node as additional lands from the Comprehensive Plan Amendment request.

Part 2: Property Information

A. Project Location/Site Description

The property is located at the southwest corner of the intersection of Daniels Parkway and Immokalee Road (SR 82). The size of subject property associated with the proposed comprehensive plan amendment is ±628 acres and is within the Density Reduction/Groundwater Resources (DR/GR) and Wetlands Future Land Use categories. The current zoning is AG-2 and is actively used as a cattle grazing pasture.

B. Urban Services

The Timber Creek subject property is located within an area of Lee County designated for urban services, which occur north of SR 82, adjacent to the western property boundary and southeast on Daniels Parkway. As such, all urban services are either located directly adjacent to or are available to serve the property, which are detailed below:

<u>Utilities (Public sewer and water)</u>

The subject property is already partially within the service area for Lee County Utilities and a Letter of Availability is on file to demonstrate adequate capacity is available to serve the proposed future development. The comprehensive plan amendment request includes an amendment to Future Land Use Maps 6 and 7 to extend the existing Lee County Utilities

service area to the remainder of the subject property for providing central water and sewer services to the future development.

Paved Streets/Roads

The arterial roadways, State Road 82 (Immokalee Road) and Daniels Parkway are adjacent to the north and southeastern property boundaries respectively. The concurrent planned development demonstrates multiple direct access points to SR 82 and Daniels Parkway.

Public Transit (Lee Tran)

The property is not served by Lee Tran and a bus route does not extend to the intersection of SR 82 and Daniels Parkway.

Parks and Recreation Facilities

The proposed development is located within the "East" parks and recreation district. There are a variety of existing parks and recreation facilities within relatively short distances to the subject property, such as the Wild Turkey Strand Preserve, JetBlue Park and Sports Fields, and Veterans Park and Recreation Center. There are adequate existing facilities within the East district to serve the projected demand from the proposed development.

Public Safety (Police, Fire, and EMS)

The subject property is able to be served by multiple providers for Emergency Medical Services, Fire and Police. Letters of Availability are on file indicating these entities are able to serve the future development. Lee County Emergency Medical Services is the primary EMS transport for the subject property. The subject property is also served by two Fire Districts, the South Trail and Lehigh Acres Fire Districts. The subject property is located wholly within the service area for the Lee County Sheriff.

Surface Water Management

A centralized stormwater management system has been designed for the subject property and is currently under review as part of the Environmental Resource Permit process with the South Florida Water Management District. The future development of the subject property will be consistent with the requirements of Policy 95.1.3 of the Lee Plan and the minimum Level of Service for stormwater management upon the issuance of the Environmental Resource Permit by the South Florida Water Management District

Schools

The subject property is within the Lee County School District East Zone, E2. The Letter of Availability on file indicates there is capacity (available seats) within the entire school district to accommodate the additional school age population which are projected by the requested 1,315 dwelling units.

Employment, Industrial, and Commercial Centers

The proposed development is located in the vicinity of a select number of top employment/industrial/commercial centers in Lee County; such as various commercial and

industrial businesses at the Gateway Business Park (3 miles west), which include Gartner, Inc., Alta Resources and the Lee County Port Authority/Southwest Florida International Airport and surrounding office/industrial parks to the south (within approximately 10 miles), and the Florida Gulf Coast University campus (approximately 13 miles to the south).

Solid Waste

The property is within the Lee County Solid Waste Franchise – Service Area 3 and is served through Lee County's franchised hauling contractor. Disposal of waste generated from the subject property will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. The Letter of Availability on file indicates service is available to the subject property and plans have been established that target growth and long term disposal capacity for this particular area.

C. Future Land Use Designation and Planning Community

The current Future Land Use category for the property is Density Reduction/Groundwater Resources (DR/GR) and Wetlands. The applicant is requesting a Future Land Use Map Amendment to remove ±479 acres of the subject property from the Density Reduction/Groundwater Resource and re-designate this portion of the property Sub-Outlying Suburban FLU and to designate the remaining ±149 acres of the subject property as Wetlands FLU.

Density Reduction/Groundwater Resource – ±479 Acres

Policy 1.4.5 of the Lee Plan defines the Density Reduction Groundwater Resource (DR/GR) Future Land Use category as an area comprised of uplands providing substantial recharge to aquifers, which are suitable for future wellfield development. Development within the DR/GR is required to demonstrate compatibility with maintaining surface and ground water levels at their historic levels. The permitted land uses, include agriculture, natural resource extraction and related facilities, conservation, public and private recreation facilities, and residential uses.

The applicant is requesting ±479 acres of the subject property be amended from DR/GR to Sub-Outlying Suburban on the Future Land Use Map. Further discussion and analysis is provided in Part 4 of this report addressing this request. However, the property does not incorporate the three common elements of the DR/GR Future Land Use category:

1. Aquifer Recharge;
2. Surface water flow and interconnectivity; and
3. Wetland and Wildlife habitat interconnectivity.

The total ±628 acre subject property is triangular in shape and bounded on the west side by Gateway, on the north side by SR 82, and on the southeast side by Daniels Parkway, the two latter being existing arterial roadways. The western boundary of the subject property is adjacent to the master planned community of Gateway. Internally the subject property has been significantly disturbed over the last several decades as a result of military exercises and agricultural use.

The subject property is separated from the majority of the DR/GR land use category within Lee County by Daniels Parkway as well as berms and other improvements that exist under Daniels Parkway and on the property to the southeast. These improvements ensure water and wildlife do not freely flow from Timber Creek to the surrounding properties. Therefore, the subject property does not provide regional hydrological or wildlife connections to the larger DR/GR Future Land Use and Southeast Lee County Planning Community southeast of Daniels Parkway. Due to the lack of connections and the inability of the property to meet the intent of the DR/GR FLU, the applicant is requesting the subject property be placed within the Sub-Outlying Suburban FLU category. Further discussion and analysis is provided in Part 4 of this report addressing this request.

Wetlands - ±149 Acres

The DR/GR Future Land Use category is a major portion of the subject property; however, this land use only governs the upland areas. The Wetlands FLU category is also a portion of the subject property and governs the areas identified as Wetlands per aerial imagery. Lee Plan Policy 1.5.1, permits low-density residential and recreational uses within the Wetland Future Land Use category. However, development may not negatively affect ecological functions and the maximum permitted density is one dwelling unit per 20 acres (1DU/20 AC).

The subject property has approximately ±149 acres of wetlands per a jurisdictional determination and a confirmation letter received from the South Florida Water Management District.

Southeast Lee County Planning Community

The Southeast Lee County Planning Community vision emphasizes the fact that the majority of the community is designated as Density Reduction/Groundwater Resource, Conservation Lands, and Wetlands. The vision also confirms uses ranging from regional mining operations, golf courses, agricultural uses, to large lot residential uses. Consistent with the Vision Statement, the subject property is within the Southeast Lee County Planning Community and as previously noted, the property lies northwest of Daniels Parkway and adjacent to Gateway.

The proposed Comprehensive Plan Amendment includes a request to amend Map 16 and Table 1(b) to place the property in the Gateway/Airport Planning Community of which the subject property is contiguous. This requested amendment to remove the subject property from the Southeast Lee County Planning Community is consistent with the requested amendment to the subject property's future land use. Due to the lack of ecological and hydrological connections, the subject property cannot meet the intent of the Southeast Planning Community. Further discussion and analysis is provided in Part 4 of this report addressing this request.

Part 3: Surrounding Properties

The Timber Creek property is surrounded by a mix of uses in an area of Lee County that has significant residential and airport related development as well as vacant land and preservation areas.

	Future Land Use	Zoning	Relevant Notes
North	Central Urban, Urban Community	RM-2, RS-1	Single & Multi Family, Commercial and Vacant
South	DR/GR, Airport, Tradeport	AOPD, AG-2	Airport, Vacant, Agricultural Activities
East	DR/GR, Conservation Lands	AG-2	Vacant, Residential, County Lands
West	New Community, Public Facilities,	MPD, PUD	Single & Multi Family, Commercial, Industrial, Airport Related

North

The property's northern boundary is adjacent to SR 82, also known as Immokalee Road, a two-lane arterial east/west roadway. This roadway is planned by the Florida Department of Transportation to expand the lanes of service as well as implement a continuous flow intersection. Work is due to commence in mid-2017, for the approved six-laning of SR 82. On the northern side of SR 82 is the platted community of Lehigh Acres, which is more than 500 acres of single and multi-family residential. This portion of the Lehigh Community is within the Central Urban Future Land Use which permits 10 dwelling units to the acre. Further to the north/northeast of the subject property, these properties are designated Urban Community on the Future Land Use Map. The Lehigh Community is in various stages of build out. Many of the approximately ¼ acre parcels near the intersection of SR 82 and Daniels Parkway have been developed with single family homes. Some parcels immediately adjacent to SR 82 are available for commercial development. Lee County and the Lehigh Community Plan encourage the development of commercial uses adjacent to major arterial roadways, as a result, some minor commercial uses exist along SR 82 and Gunnery Road (the name of Daniels Parkway north of SR 82). In the vicinity of the subject property, the platted lots in Lehigh are zoned for commercial development and have been previously cleared and remain vacant.

Southeast

To the south/southeast of the subject property across Daniels Parkway, a 4-lane arterial roadway running northeast/southwest, is the Southwest Florida International Airport as well as additional parcels owned by the Jared F. Holes Trust. The airport occupies a majority of land southeast of Daniels Parkway and I-75 exchange. According to the Airport Layout Plan, the development of the airport will take place in two phases and is expected to extend into the year 2025. The Airport Layout Plan indicates that at some point in the future an expansion will occur for a second runway to be located south of the current runway. In addition, Commercial, Retail and Industrial Flex Spaces are proposed to be added to the airport in the future. Most of these services will be located along the northern boundary of the airport adjacent to Daniels Parkway, with a minor amount located adjacent to Daniels Preserve north of Daniels Parkway. Again, to the southeast of the subject property and adjacent to Daniels Parkway, are additional agricultural lands, which

like the subject property have been previously disturbed by similar military and agricultural activities. The lands south/southeast of the subject property are designated DR/GR, Airport, and Tradeport.

East/Southeast

The subject property is bounded to the east/southeast by Daniels Parkway and a ±67 acre parcel within the Central Urban FLU and Lehigh Acres Planning Community. The ±67 acres not subject to this comprehensive plan amendment is proposed to be ±27 acres within a Residential Planned Development with a mix of multi-family uses and ±40 acres within a Mixed Use Planned Development with Multi-family residential and commercial uses. The 67 acres within the Central Urban Future Land Use Category and may be developed in the future with residential uses from 4 to 10 units per acre and high intensity commercial uses. The lands southeast of Daniels Parkway do not have entitlements and are within the Central Urban, DR/GR, Conservation Lands Upland, and Wetlands Future Land Use categories. The upland portions of the property have been cleared for a previous agricultural operation.

West

The Gateway Community PUD and DRI is located adjacent to the western boundary of the subject property. This planned development is mostly built out with single family residential homes and is mostly within the New Community future land use category which permits 6 dwelling units per acre. A portion of the Gateway Community adjacent to the subject property is utilized for recreational facilities as well as water and wastewater utilities, which are within the Public Facilities Future Land Use category. The entirety of the Gateway Community supports mostly single family with some multi-family residential, golf courses, soccer fields, a charter school, and neighborhood supporting commercial uses. The commercial uses include Bank of America, Gartner, Comcast, 7-11, local restaurants and Office/Business Complexes with multiple users. The Gateway DRI Development Order was amended in 2013 by resolution Z-13-013, to allow 4,585 dwelling units and 1,950,000 SF of Business, Office and Commercial Uses.

The Daniels Preserve Mixed Use Planned Development is located adjacent to the southwest boundary of the subject property, abutting Daniels Parkway. Daniels Preserve is partially developed with Residential and Commercial uses. The property was approved for development by Resolution Z-11-016 for a maximum of 876 dwelling units (approximately 10 dwelling units per acre), maximum of 606,675 square feet of industrial floor area, maximum of 30,000 square feet of commercial office and a maximum of 45,000 square feet of commercial retail uses. The portion of the development area closest to the subject property is allocated toward Industrial Uses.

Part 4: Discussion and Analysis

A. LEE PLAN BACKGROUND

The requested amendments to the Lee Plan will remove ±479 acres of the subject property from the Density Reduction/Groundwater Resource and re-designate this portion of the property Sub-Outlying Suburban FLU. This request will also designate ±149 acres of the subject property as Wetlands FLU. The following provides a background discussion and analysis regarding the existing DR/GR FLU category and the Southeast Lee County Planning Community, their relation to the subject property, and the analysis of the applicant's data providing the basis to remove the subject property from the DR/GR FLU category and the Southeast Lee County Planning Community.

Density Reduction/Groundwater Resource (DR/GR):

The DR/GR FLU category was originally incorporated into the Lee Plan as part of the implementation of the 1990 Stipulated Settlement Agreement between Lee County and the Florida Department of Community Affairs (DCA). Prior to the adoption of the Stipulated Settlement Agreement, the Lee County Division of Natural Resources proposed to protect the shallow aquifers, in part, with an amendment to the Future Land Use Map. The original proposal was for the creation of a new future land use category for the southeast area of the county called "Groundwater Resource." The amendment proposed a reduction in density from one dwelling unit per acre to one dwelling unit per five acres.

The DCA was concerned with carrying capacity of the Future Land Use Map in relation to the Planning Horizon of the Lee Plan. Therefore, allowable density was further reduced to one dwelling unit per ten acres and the words "Density Reduction" were added to the name of the category.

The DR/GR FLU category per Policy 1.4.5 of the Lee Plan supports Objective 1.4 "Non-Urban Areas," which is to establish areas of Lee County that "are not anticipated for urban development at this time." Policy 1.4.5 Density Reduction/Groundwater Resource (DR/GR) supports the historical intent of the 1990 Stipulated Settlement Agreement by providing areas in the County "...that provide substantial recharge to aquifers most suitable for future wellfield development. These areas are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed."

Southeast Lee Planning Community

To supplement the DR/GR Future Land Use category the Southeast Lee County Planning Community identifies appropriate land uses per Lee Plan Goal 33 and its subsequent Objectives and Policies which are based on the July 2008 Dover, Kohl & Partners Prospectus for Southeast Lee County (2008 Prospects) and the July 2009 Dover, Kohl & Partners' Natural Resources Strategies for Southeast Lee County (2009 Strategies). These studies underscore the importance of finding a balance between Southeast Lee County's predominate uses – agriculture, resources extraction (water and aggregate), residential and conservation. In addition, these studies led to the adoption of Goal 33: Southeast Lee County which reiterates

the importance of water resources in the south-east portion of the county and introduced the protection of natural habitat as a planning goal for this portion of the County.

Together, the DR/GR Future Land Use and the Southeast Lee Planning Community seek to promote regional interconnections for water and environmental resources to improve groundwater recharge, surface water flow and wildlife habitat connections. Requests for future development within Southeast Lee and the DR/GR FLU must be evaluated based whether these conditions exist or can be restored.

B. DR/GR FUTURE LAND USE INAPPROPRIATE

The Lee Plan policies and objectives of the DR/GR FLU and Southeast Lee Planning Community seek to minimize the impacts of development on valuable water resources, natural systems, residential areas and the road system. To minimize these impacts, the Plan ensures that future development demonstrate compatibility with maintaining surface and groundwater levels at their historic levels and protecting natural habitat.

Groundwater

Lee Plan Policy 1.4.5 describes the DR/GR Future land as "upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers..." The Timber Creek property exhibits substantially different hydrological characteristics from the remainder of the DR/GR in two ways:

A. Prime recharge is not provided; and
B. Limestone is limited and/or potentially absent

The property does not provide prime recharge due to the hydrogeology of the site that separates the shallow Water Table Aquifer from the underlying Sandstone Aquifer. Due to the existing internal agricultural drainage ditches directing surface water flow (stormwater) away from the upland areas, the recharge rate for the subject property is therefore considered low. The applicant has provided soil borings demonstrating there are thick clayey sediments in the area of the subject property which restrict surface water from infiltrating into the ground and recharging the underlying aquifers. The soil borings provided by the applicant also compare the conditions in the vicinity of the subject property to the remainder of the DR/GR. This comparison demonstrates the hydrogeology in the vicinity of Timber Creek is distinctly different from the remainder of the DR/GR which typically exhibits a thick limestone layer that is in excess of 100 feet in some locations. The thick limestone layer in the remainder of the DR/GR is more prone to accepting recharge during the rainy season than the subject property.

Consistent with Policy 33.2.7 which requires modeling to be completed to identify the impacts of proposed development, the applicant provided a detailed analysis of the existing conditions and the future development conditions of the subject property. The proposed

development will have no adverse impacts to adjacent properties, existing legal users or groundwater resources.

> **POLICY 33.2.7:** Impacts of proposed land disturbances on surface and groundwater resources will be analyzed using integrated surface and groundwater models that utilize site specific data to assess potential adverse impacts to water resources and natural systems within Southeast Lee County. Lee County Division of Natural Resources will determine if the appropriate model or models are being utilized, and assess the design and outputs of the modeling to ensure the protection of Lee County's natural resources.

The characteristics of the subject property do not permit substantial recharge to aquifers due the existing internal drainage ditches and low permeability clayey sediments. Therefore, the subject property does not and cannot meet the intent of the DR/GR Future Land Use and Southeast Lee County Planning Community.

Topography & Flatness of the Property

Lee Plan Policy 1.4.5 requires that new land uses within the DR/GR must demonstrate compatibility with maintaining surface water at their historic levels. The subject property is highly disturbed and has been for decades. The property from the early 1940s was part of a military training facility, during which time the property was extensively cleared for the installation of a US Army Air Corps Air Field Artillery Range. The two historic range facilities on-site are triangular shaped, bermed, "Coat Hanger" areas, and are clearly visible on 1944 historic aerials. The disturbance of the subject property continued into the 1950s when the central portion of the property was cleared for the installation of row crop activities. Historic aerials confirm that row cropping activity began by 1958 and extended into the southeast portion of the property by 1968. During the same time frame, clearing for the Florida Power and Light (FPL) electrical transmission line began in the southern portion of the property and roads were cleared and constructed as part of Lehigh Acres. Agricultural activities on the subject property also included the installation of large drainage ditches across the site, particularly in the wetland systems, to facilitate drainage. Row crop farming activities were recently discontinued and the property is currently used for cattle grazing. Portions of Gateway were developed and under construction west of the project by 1996 and by 2001, the Daniels Parkway extension had been constructed along the eastern boundary of the property.

The development of the north/south and east/west drainage ditches to support the agricultural operations on the subject property interrupted the natural westward flow of surface water on the property and shift the flow to the north and west.

> **POLICY 1.4.5:** The Density Reduction/Groundwater Resource (DR/GR) land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also

are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal facilities exist or are programmed.

1. New land uses in these areas that require rezoning or a development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels (except as provided in Policies 33.1.3 and 33.3.5) utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream

Lee Plan Policy 33.2.2 identifies locations for interconnections and restoration efforts to restore historic surface water levels. According, to the *2008 Prospectus for Lee County*, the restoration of historic surface water flows within the DR/GR through major flowways is to support the "larger water migration in the Estero Bay" watershed. However, the subject property is within the Six Mile Cypress Watershed. In addition, Daniels Parkway severs the subject property from the remainder of the DR/GR and existing culverts under Daniels Parkway only permit a minimal amount of surface water from passing underneath Daniels Parkway. A historic elevated farm road also exists east of Daniels Parkway, which was established prior to 1953, and further isolates the Timber Creek property from the balance of the DR/GR. There is no naturally defined surface water connection from the historic farm road west to the Timber Creek Property. Nor can one be established due to these existing conditions.

> **Policy 33.2.2:** The DR/GR Priority Restoration overlay depicts land where protection and/or restoration would be most critical to restore historic surface and groundwater levels and to connect existing corridors or conservation areas (see Policy 1.7.7 and Map 1, Page 4). This overlay identifies seven tiers of land potentially eligible for protection and restoration, with Tier 1 and Tier 2 being the highest priority for protection from irreversible land-use changes. Lee County will evaluate this overlay map every 7 years to determine if changes in public ownership, land use, new scientific data, and/or demands on natural resources justify updating this map. This overlay does not restrict the use of the land in and of itself. It will be utilized as the basis for incentives and for informational purposes since this map will represent a composite of potential restoration and acquisition activities in the County.

The subject property does not and cannot support the maintenance of historic surface water flows within the DR/GR due to the property's location in a separate surface water basin and the historic elevated farm road east which eliminates any surface water connection. In addition, the existing infrastructure improvements adjacent to the Timber Creek property boundaries severely limit surface water flows underneath Daniels Parkway.

Wildlife Habitat

Objective 33.2 and its implementing policies 33.2.1 and 33.2.2 seek to protect and restore wetlands and wildlife habitat where connections to a larger regional corridors and conservation areas can be made. Historically, the wetlands on the subject property were isolated and depressional in nature, and due to these characteristics, they tended to hold surface water rather than conveying it through a continuous flowing system off-site. Currently, the highly disturbed and isolated nature of the subject property does not promote large-scale ecosystem integrity as required by Policy 33.2.1 for properties within the DR/GR. Historic activities on the property have altered the hydrology of the native wetland systems resulting in high levels of exotic infestation. The cattle operation on the property has also led to the over grazing of native vegetation and degradation of water quality within the on-site wetland systems.

In addition to the alterations that have occurred to the native habitat on-site, the conditions surrounding the subject property eliminate the ability for lack of wetland and wildlife habitat connections. The northern boundary of the subject property is SR 82 and further north is the platted community of Lehigh Acres, which does not have a central stormwater management system and has been cleared eliminating the opportunity to make distinct wetland and wildlife interconnections to the subject property. The property's southeastern boundary is Daniels Parkway and further east are additional agricultural fields, which have also eliminated the opportunity for wetland and wildlife interconnections to the subject property. The western boundary of the subject property is the master planned community of Gateway which is almost at buildout and has existing residential neighborhoods, a community park, and utilities infrastructure along the boundary with Timber Creek, eliminating the opportunity for wetland and wildlife interconnections. The applicant has provided materials demonstrating a lack of telemetry data points on the subject property further supporting the lack of interconnection for wildlife with the surrounding lands.

> **Objective 33.2: WATER, HABITAT, AND OTHER NATURAL RESOURCES.** Designate on a Future Land Use Map overlay the land in Southeast Lee County that is more critical toward restoring historic surface and groundwater levels and for improving the protection of other natural resources such as wetlands and wildlife habitat.
>
> **POLICY 33.2.1:** Large-scale ecosystem integrity in Southeast Lee County should be maintained and restored. Protection and/or restoration of land is of even higher value when it connects existing corridors and conservation areas. Restoration is also highly desirable when it can be achieved in conjunction with other uses on privately owned land including agriculture. Lee County Natural Resources, Conservation 20/20, and Environmental Sciences staff will work with landowners who are interested in voluntarily restoring native habitats and landowners who are required to conduct restoration based upon land use changes. The parameters for the required restoration will be established in the Land

Development Code by 2012 or within planned development zoning approvals as established in Objective 33.3.

POLICY 33.2.2: The DR/GR Priority Restoration overlay depicts land where protection and/or restoration would be most critical to restore historic surface and groundwater levels and to connect existing corridors or conservation areas (see Policy 1.7.7 and Map 1, Page 4). This overlay identifies seven tiers of land potentially eligible for protection and restoration, with Tier 1 and Tier 2 being the highest priority for protection from irreversible land-use changes. Lee County will evaluate this overlay map every 7 years to determine if changes in public ownership, land use, new scientific data, and/or demands on natural resources justify updating this map. This overlay does not restrict the use of the land in and of itself. It will be utilized as the basis for incentives and for informational purposes since this map will represent a composite of potential restoration and acquisition activities in the County.

The conditions of the subject property and surrounding infrastructure and development do not and cannot support interconnections for wetlands and wildlife habitat from Timber Creek to the remainder of the DR/GR. Based on the analysis provided, the Timber Creek property is clearly separate from and not integral in the "large-scale ecosystem" of Southeast Lee County as intended in Policy 33.2.1.

C. SUB-OUTLYING SUBURBAN FUTURE LAND USE

Due to the inability of the property to meet the intent of the DR/GR Future Land Use, the applicant's request to place the property within the Sub-Outlying Suburban is appropriate. The Sub-Outlying Suburban FLU category is a low density residential category, which provides a transitional density from the existing surrounding residential communities to the DR/GR lands across Daniels Parkway.

Policy 1.1.11 describes the Sub-Outlying Suburban areas as "residential areas that are predominantly low density development.... It is intended that these areas will develop at lower residential densities than other Future Urban Areas and are placed within communities where higher densities are incompatible with the surrounding area and where there is a desire to retain a low-density community character." The density range within the Sub-Outlying Suburban FLU category is from 1 to 2 dwelling units per acre (du/acre).

The requested future land use category would promote low density development on the subject property which would provide a step-down transition from the adjacent Lehigh Acres Community at 10 units per acre and master planned community of Gateway at 6 units per acre to the remaining DR/GR lands east of Daniels Parkway. The location of the property is in between areas already established with residential communities, some commercial development, and access to regional employment centers south on Daniels Parkway as well as urban services necessary to support the requested development.

On the ±628 acres to be placed within the Sub-Outlying Suburban FLU a maximum of 1,256 dwelling units could be permitted. Similar to the adjacent community of Gateway the concurrent planned development application demonstrates the proposed Timber Creek residential community will also be a master planned community with a meandering transportation network promoting pedestrian walkability, multi-modal connectivity and various sized home sites clustered and distributed across the property among open spaces and manmade waterbodies. The requested density will be directed toward the northwest portion of the property enabling the preservation of the limited existing wetland and indigenous habitat that further promotes the transitional nature of the property from the surrounding residential developments.

The requested FLU category provides for lower densities appropriate for the site's transitional location and promotes an infill use of the subject property appropriate to its location bounded by two intersecting arterial roadways adjacent to existing suburban and urban residential communities.

4. GATEWAY/AIRPORT PLANNING COMMUNITY:

Due to the inability of the property to meet the intent of the Southeast Lee Planning Community, the applicant's request to amend Future Land Use Map Series Map 16 to remove ±628 acres of the subject property from the Southeast Lee County Planning Community and re-designate this portion of the property to the Gateway/Airport Planning Community is appropriate.

The Gateway/Airport Planning Community is described in the Vision Statement of the Lee Plan as being "located South of SR 82, generally east of I-75 and north of Alico Road including those portions of the Gateway development that either have not been or are not anticipated to be annexed into the city of Fort Myers..." The subject property is consistent with this language as it is also located South of SR 82, east of I-75 and north of Alico Road. The vision for the Gateway portion of this planning community is where "residential uses will occur." The subject property is not within the Gateway Development of Regional Impact; however, as per the concurrent planned development application it is proposed to be a master planned community with a residential development pattern, central stormwater management system, central irrigation system and housing types consistent with those of the Gateway community.

The requested amendments to the Map Series of the Lee Plan are to support the re-designation of the property to the Gateway/Airport Planning Community. The concurrent planned development includes a Master Concept Plan (MCP), which aligns consistently and significantly with the development trends in the Gateway/Airport Planning Community subarea "Gateway." The proposed future development fully complements the overall "Gateway" development patterns implemented over the last few decades. "Gateway" was approved as a DRI in 1985 and zoned as a Planned Unit Development (PUD) for a mixture of residential housing types, commercial uses, and various support and ancillary uses, such as

schools, churches, golf and recreational facilities. "Gateway" follows a specific development trend of a more clustered development layout, diverse housing types to include villas and multi-family condos, and a meandering street network around various natural and manmade water and open space features. The proposed planned development associated with the subject property is of a similar suburban form and consistent with the "Gateway" subarea community.

5. **TABLE 1(b)**

As a result of the amendment request to remove the property from the Southeast Lee County Planning Community and into the Gateway/Airport Planning Community, it is necessary to amend Table 1(b) Year 2030 Allocation within the Lee Plan.

The amended Table 1(b) (See Attachment 1) indicates that the ±628 acres of the subject property will be allocated to the Gateway/Airport Planning Community. The acreage associated with the amendment request is broken down into three categories. The first, 227 acres will be placed within the Sub-Outlying Suburban FLU Category and represents the acreage to be utilized for the development of residential units (rooftops) per the master concept plan submitted as part of the concurrent planned development application. Second, 252 acres is attributed to Public land area which represents the areas utilized for rights-of-way, open space, stormwater management, etc. and finally 149 acres to Conservation land which represents the jurisdictional wetlands identified on the property. To remain consistent, Table 1(b) also reflects the reduction total of 628 acres from the Southeast Lee County Planning Community and allocated out to 479 acres removed from Passive Agriculture (AG) land and 149 acres of Conservation land.

Part 5: Conclusions

The Lee Plan is a comprehensive document that enables Lee County to implement its preferred vision for the future. The current Lee Plan, depicts what Lee County is expected to look like by 2030 in terms of patterns of growth, protection of natural resources and the character of communities within the County. However, the Lee Plan is not a static document, changing conditions throughout the County will impact the implementation of the Lee Plan, and these factors should be reviewed on a case by case basis – the Comprehensive Plan Amendment process.

When considering a change from the DR/GR Future Land Use Category and Southeast Lee County Planning Community the written intent provided in the Lee Plan must be the guide for review. There are three common elements across the Goals Objectives and Policies that implement the DR/GR Future Land Use and Southeast Lee Planning Community:

AQUIFER RECHARGE

The data and analysis provided demonstrates that the Timber Creek property does not provide prime recharge due to the existing drainage ditches and presence of thick clay and lack of limestone.

SURFACE WATER FLOW & INTERCONNECTICITY

The subject property has been disturbed for agricultural activities which have altered the flow of surface water and the two arterial roadways that bound the property on the north and east boundaries significantly limit the flow of surface water from the Timber Creek property to the east. Furthermore, the property is within the Six Mile Cypress Watershed and unconnected to the Estero Bay Watershed.

WETLAND & WILDLIFE HABITAT INTERCONNECTIVITY

The existing wetlands on the subject property did not convey surface water in their historical condition. After the years of agricultural activity, the hydrology of these wetlands has been further altered leading to high levels of exotic infestation. The two arterial roadways bounding the north and east property boundaries and master planned community to the west also eliminate the opportunities for interconnection with the subject property for wetlands and wildlife to the east. Telemetry data provided demonstrates that the property is currently not utilized by wildlife.

The request to place the subject property within the Sub-Outlying Suburban Future Land Use and Gateway/Airport Planning Community is appropriate at that this location. Due to the characteristics and limitations that prevent the property from supporting the intent of the DR/GR and Southeast Planning Community.

TABLE 1(b)
Year 2030 Allocations

	Future Land Use Classification	Lee County Totals	Alva	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway
Residential By Future Land Use Category	Intensive Development	1,376	0	0	0	20	0	27	0	250	0	0	0
	Central Urban	14,766	0	0	0	225	0	0	0	230	0	0	0
	Urban Community	18,425	520	485	0	637	0	0	0	0	0	0	0
	Suburban	16,623	0	0	0	1,810	0	0	0	85	0	0	0
	Outlying Suburban	4,105	30	0	0	40	20	2	500	0	0	0	1,700
	Sub-Outlying Suburban	~~1,548~~ 1,925	0	0	0	367	0	0	0	0	0	~~0~~ 377	0
	Industrial Development	79	0	0	0	0	0	0	0	39	0	20	0
	Public Facilities	1	0	0	0	0	0	0	1	0	0	0	0
	University Community	850	0	0	0	0	0	0	0	0	0	0	0
	Destination Resort Mixed Use Water Dependent	8	0	0	0	0	0	0	0	0	0	0	0
	Burnt Store Marina Village	4	0	0	0	0	4	0	0	0	0	0	0
	Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	General Interchange	42	0	0	0	0	0	0	0	0	0	0	2
	General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	University Village Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	New Community	900	0	0	0	0	0	0	0	0	0	900	0
	Airport	0	0	0	0	0	0	0	0	0	0	0	0
	Tradeport	9	0	0	0	0	0	0	0	0	0	9	0
	Rural	8,313	1,948	0	0	1,400	636	0	0	0	0	0	1,500
	Rural Community Preserve	3,100	0	0	0	0	0	0	0	0	0	0	0
	Coastal Rural	1,300	0	0	0	0	0	0	0	0	0	0	0
	Outer Islands	202	5	0	0	1	0	0	150	0	0	0	0
	Open Lands	2,805	250	0	0	0	590	0	0	0	0	0	120
	Density Reduction/Groundwater Resource	~~6,905~~ 6,528	711	0	0	0	0	0	0	0	0	94	0
	Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0	0
	Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
	Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
Total Residential		81,361	3,464	485	0	4,500	1,250	29	651	604	0	~~1,023~~ 1,400	3,322
Commercial		12,793	57	52	0	400	50	17	125	150	0	1,100	440
Industrial		13,801	26	3	0	400	5	26	0	300	0	3,100	10
Non Regulatory Allocations													
Public		82,252	7,100	421	0	2,000	7,000	20	1,961	350	0	7,500	2,416
Active Agriculture		17,027	5,100	0	0	550	150	0	0	0	0	0	20
Passive Agriculture		45,859	13,549	0	0	2,500	109	0	0	0	0	1,491	20
Conservation (wetlands)		81,948	2,214	611	0	1,142	3,236	133	1,603	748	0	2,809	1,719
Vacant		22,134	1,953	0	0	226	931	34	0	45	0	300	20
Total		357,175	33,463	1,572	0	11,718	12,731	259	4,340	2,197	0	~~17,323~~ 17,700	7,967
Population Distribution*		495,000	5,090	1,531	0	30,861	3,270	225	530	5,744	0	11,582	16,488

*Population for Unincorporated Area of Lee County

TABLE 1(b)
Year 2030 Allocations

	Future Land Use Classification	Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
Residential By Future Land Use Category	Intensive Development	0	0	0	660	3	42	0	365	0	9	0
	Central Urban	375	17	0	3,140	0	8,179	0	2,600	0	0	0
	Urban Community	850	1,000	0	860	500	13,013	0	0	110	450	0
	Suburban	2,488	1,975	0	1,200	675	0	0	6,690	0	1,700	0
	Outlying Suburban	377	0	0	0	600	0	0	382	0	454	0
	Sub-Outlying Suburban	0	25	0	0	0	0	0	140	66	0	950
	Industrial Development	5	5	0	10	0	0	0	0	0	0	0
	Public Facilities	0	0	0	0	0	0	0	0	0	0	0
	University Community	0	850	0	0	0	0	0	0	0	0	0
	Destination Resort Mixed Use Water Dependent	8	0	0	0	0	0	0	0	0	0	0
	Burnt Store Marina Village	0	0	0	0	0	0	0	0	0	0	0
	Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0
	General Interchange	0	0	0	0	0	0	15	7	0	6	12
	General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0
	Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0
	University Village Interchange	0	0	0	0	0	0	0	0	0	0	0
	New Community	0	0	0	0	0	0	0	0	0	0	0
	Airport	0	0	0	0	0	0	0	0	0	0	0
	Tradeport	0	0	0	0	0	0	0	0	0	0	0
	Rural	0	90	0	0	190	14	0	500	50	635	1,350
	Rural Community Preserve	0	0	0	0	0	0	0	0	3,100	0	0
	Coastal Rural	0	0	0	0	1,300	0	0	0	0	0	0
	Outer Islands	1	0	0	0	45	0	0	0	0	0	0
	Open Lands	0	0	0	0	0	0	0	45	0	0	1,800
	Density Reduction/Groundwater Resource	0	0	0	0	0	0	~~4,000~~ 3,623	0	0	0	2,100
	Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0
	Wetlands	0	0	0	0	0	0	0	0	0	0	0
	Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0
Total Residential		4,104	3,962	0	5,870	3,313	21,248	~~4,015~~ 3,638	10,729	3,326	3,254	6,212
Commercial		1,100	1,944	0	2,100	226	1,420	68	1,687	18	1,700	139
Industrial		320	450	0	900	64	300	7,246	554	5	87	5
Non Regulatory Allocations												
Public		3,550	3,059	0	3,500	2,100	15,289	12,000	4,000	1,486	7,000	1,500
Active Agriculture		0	0	0	0	2,400	0	7,171	200	411	125	900
Passive Agriculture		0	0	0	0	815	0	18,000	1,556	3,619	200	4,000
Conservation (wetlands)		9,306	2,969	0	188	14,767	1,541	31,359	1,317	336	5,068	882
Vacant		975	594	0	309	3,781	8,106	470	2,060	1,000	800	530
Total		19,355	12,978	0	12,867	27,466	47,904	~~80,329~~ 79,952	22,103	10,201	18,234	14,168
Population Distribution*		34,538	36,963	0	58,363	13,265	164,517	~~1,270~~ 1,151	70,659	6,117	25,577	8,410

*Population for Unincorporated Area of Lee County

Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8344

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: Timber Creek

PROJECT SUMMARY:

Future Land Use Map Series Amendment; Map 1, page 1, 2, & 4 of 8,
Map 6, 7, 14, 16, 17, 20 & 25;

Text Amendment to Table 1(b)

Plan Amendment Type: ☒ Normal ☐ Small Scale ☐ DRI

APPLICANT – PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit **6** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Up to 90 additional copies will be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

Signature of Owner or Authorized Representative

Date

Jared F. Holes, Trustee
Printed Name of Owner or Authorized Representative

I. **APPLICANT/AGENT/OWNER INFORMATION** (Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.)

Applicant: Lennar Corporation
Address: 10481 Ben C. Pratt, Six Mile Cypress Parkway
City, State, Zip: Fort Myers, FL 33966
Phone Number: 239-278-1177 Email: Darin.McMurray@Lennar.com

Agent*: Tina M. Ekblad, MPA, AICP, LEED AP
Address: 2891 Center Pointe Dr., Unit 100
City, State, Zip: Fort Myers, FL 33916
Phone Number: 239-337-3993 Email: TEkblad@m-da.com

Owner(s) of Record: Jared F. Holes, Trustee
Address: 2500 Tamiami Trail North, Suite 214
City, State, Zip: Naples, FL 34103
Phone Number: 239-249-9476 Email:

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE

A. TYPE: (Check appropriate type)

☒ Text Amendment
☒ Future Land Use Map Series Amendment (Maps 1 thru 24)

List Number(s) of Map(s) to be amended: Map 1 Pages 1, 2, & 4 of 8
Map 6, 7, 14, 16, 17, 20 & 25

1. Future Land Use Map amendments require the submittal of a complete list, map, and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. An additional set of mailing labels is required if your request includes a change to the Future Land Use Map (Map 1, page 1). The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

   At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained

until after the final Board adoption hearing when a final decision is rendered.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: Please see attached spreadsheet
2. STRAP(s): Please see attached spreadsheet

B. Property Information:

Total Acreage of Property: 695 Acres

Total Acreage included in Request: 628 Acres

Total Uplands: 479 Acres

Total Wetlands: 149 Acres

Current Zoning: AG-2

Current Future Land Use Designation: DR/GR and Wetlands

Area of each Existing Future Land Use Category: 479 DR/GR, 149 Wetlands

Existing Land Use: Agricultural – Cattle Grazing

C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area:

Lehigh Acres Commercial Overlay: N/A

Airport Noise Zone 2 or 3: N/A – Please see attached graphic

Acquisition Area: N/A

Joint Planning Agreement Area (adjoining other jurisdictional lands): N/A

Community Redevelopment Area: N/A

D. Proposed change for the subject property:

Future Land Use Map Amendment from DR/GR to Sub-Outlying Suburban and Southeast Lee Planning Community to Gateway / Airport Planning Community.

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density	DR/GR = 1 DU / 10 AC x 474 AC = 47 Units
Commercial intensity	Not Applicable (N/A) See Policy 1.4.5. #2
Industrial intensity	Not Applicable (N/A) See Policy 1.4.5. #2.c.

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	Sub-Outlying Suburban = 2 DU / AC x 479 AC = 958 Units Wetlands = 2 DU / AC x 149 AC = 298 Units Total = 1,256 Units
Commercial intensity	0**
Industrial intensity	Not Applicable (N/A) See Policy 1.1.11

** No commercial intensity proposed per concurrent Planned Development request

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

A. General Information and Maps
NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.

2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.

5. Map and describe existing zoning of the subject property and surrounding properties.

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

7. A copy of the deed(s) for the property subject to the requested change.

8. An aerial map showing the subject property and surrounding properties.

9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

   Long Range – 20-year Horizon:

   a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
   b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
   c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
   d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
   e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
   f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

   Short Range – 5-year CIP horizon:

   a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
   b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
      Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
   c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
   d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
   a. Sanitary Sewer
   b. Potable Water
   c. Surface Water/Drainage Basins
   d. Parks, Recreation, and Open Space
   e. Public Schools.

   Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):
   - Franchise Area, Basin, or District in which the property is located;
   - Current LOS, and LOS standard of facilities serving the site;
   - Projected 2030 LOS under existing designation;
   - Projected 2030 LOS under proposed designation;
   - Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
   - Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
   - Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
   - Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

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

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
   a. Fire protection with adequate response times;
   b. Emergency medical service (EMS) provisions;
   c. Law enforcement;
   d. Solid Waste;
   e. Mass Transit; and
   f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

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

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).

2. A map and description of the soils found on the property (identify the source of the information).

3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).

4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.

5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.

6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

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

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.

2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.

2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.

3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

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

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
   a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
   b. Provide data and analysis required by Policy 2.4.4,
   c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

2. Requests moving lands from a Non-Urban Area to a Future Urban Area

   a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles
Be sure to support all conclusions made in this justification with adequate data and analysis.

H. 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
- ☐ Alva Community Plan area [Lee Plan Objective 26.7]
- ☐ Buckingham Planning Community [Lee Plan Objective 17.7]
- ☐ Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
- ☐ Captiva Planning Community [Lee Plan Policy 13.1.8]
- ☐ North Captiva Community Plan area [Lee Plan Policy 25.6.2]
- ☐ Estero Planning Community [Lee Plan Objective 19.5]
- ☐ Lehigh Acres Planning Community [Lee Plan Objective 32.12]
- ☐ Northeast Lee County Planning Community [Lee Plan Objective 34.5]
- ☐ North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
- ☐ North Olga Community Plan area [Lee Plan Objective 35.10]
- ☐ Page Park Community Plan area [Lee Plan Policy 27.10.1]
- ☐ Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
- ☐ Pine Island Planning Community [Lee Plan Objective 14.7]

AFFIDAVIT

I, Jared F. Holes, Trustee, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Signature of Applicant

Date

Jared F. Holes, Trustee
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

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

Signature of Notary Public

(Name typed, printed or stamped)

Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone (239) 533-8585
FAX (239) 485-8344

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: Timber Creek

PROJECT SUMMARY:
Amendment to Future Land Use Map 1

Plan Amendment Type: ☒ Normal ☐ Small Scale ☐ DRI

APPLICANT – PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit **6** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Up to 90 additional copies will be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

Jared F. Holes — 4-19-2016

Signature of Owner or Authorized Representative — Date

Jared F. Holes, Trustee
Printed Name of Owner or Authorized Representative

I. **APPLICANT/AGENT/OWNER INFORMATION** (Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.)

Applicant: Lennar Corporation
Address: 10481 Ben C. Pratt, Six Mile Cypress Parkway
City, State, Zip: Fort Myers, FL 33966
Phone Number: 239-278-1177 Email: Darin.McMurray@Lennar.com

Agent*: Tina M. Ekblad
Address: 2891 Center Pointe Dr., Unit 100
City, State, Zip: Fort Myers, FL 33916
Phone Number: 239-337-3993 Email: TEkblad@m-da.com

Owner(s) of Record: Jared F. Holes, Trustee
Address: 2500 Tamiami Trail North, Suite 214
City, State, Zip: Naples, FL 34103
Phone Number: 239-249-9476 Email:

* This will be the person contacted for all business relative to the application.

II. **REQUESTED CHANGE**

A. TYPE: (Check appropriate type)

☐ Text Amendment
☒ Future Land Use Map Series Amendment (Maps 1 thru 24)
List Number(s) of Map(s) to be amended: Map 1

1. Future Land Use Map amendments require the submittal of a complete list, map, and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. An additional set of mailing labels is required if your request includes a change to the Future Land Use Map (Map 1, page 1). The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

   At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: Parcel of Land Lying, Section 9, T. 45 S., R. 26 E., Lee County, FL
2. STRAP(s): 09-45-26-00-00001.0000. n

B. Property Information:

Total Acreage of Property: 239.21

Total Acreage included in Request: 628

Total Uplands:

Total Wetlands:

Current Zoning: AG-2

Current Future Land Use Designation: DR/GR and Wetlands

Area of each Existing Future Land Use Category:

Existing Land Use: Agricultural/Vacant

C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area:

Lehigh Acres Commercial Overlay: Yes

Airport Noise Zone 2 or 3:

Acquisition Area:

Joint Planning Agreement Area (adjoining other jurisdictional lands):

Community Redevelopment Area:

D. Proposed change for the subject property:

E. Potential development of the subject property.

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density

Commercial intensity

Industrial intensity

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density

Commercial intensity

Industrial intensity

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.

2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.

5. Map and describe existing zoning of the subject property and surrounding properties.

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

7. A copy of the deed(s) for the property subject to the requested change.

8. An aerial map showing the subject property and surrounding properties.

9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
   Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
   a. Sanitary Sewer
   b. Potable Water
   c. Surface Water/Drainage Basins
   d. Parks, Recreation, and Open Space
   e. Public Schools.

   Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):
   - Franchise Area, Basin, or District in which the property is located;
   - Current LOS, and LOS standard of facilities serving the site;
   - Projected 2030 LOS under existing designation;
   - Projected 2030 LOS under proposed designation;
   - Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
   - Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
   - Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
   - Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

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

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
   a. Fire protection with adequate response times;
   b. Emergency medical service (EMS) provisions;
   c. Law enforcement;
   d. Solid Waste;
   e. Mass Transit; and
   f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

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

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).

2. A map and description of the soils found on the property (identify the source of the information).

3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).

4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.

5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.

6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

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

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.

2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.

2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.

3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

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

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
   a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
   b. Provide data and analysis required by Policy 2.4.4,
   c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

2. Requests moving lands from a Non-Urban Area to a Future Urban Area

   a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles
Be sure to support all conclusions made in this justification with adequate data and analysis.

H. 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
- ☐ Alva Community Plan area [Lee Plan Objective 26.7]
- ☐ Buckingham Planning Community [Lee Plan Objective 17.7]
- ☐ Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
- ☐ Captiva Planning Community [Lee Plan Policy 13.1.8]
- ☐ North Captiva Community Plan area [Lee Plan Policy 25.6.2]
- ☐ Estero Planning Community [Lee Plan Objective 19.5]
- ☐ Lehigh Acres Planning Community [Lee Plan Objective 32.12]
- ☐ Northeast Lee County Planning Community [Lee Plan Objective 34.5]
- ☐ North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
- ☐ North Olga Community Plan area [Lee Plan Objective 35.10]
- ☐ Page Park Community Plan area [Lee Plan Policy 27.10.1]
- ☐ Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
- ☐ Pine Island Planning Community [Lee Plan Objective 14.7]

AFFIDAVIT

I, Jared F. Holes, Trustee, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Jared F Holes — Signature of Applicant

4/19/16 — Date

Jared F. Holes, Trustee
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 4/19/16 (date) by Jared Holes (name of person providing oath or affirmation), who is personally known to me or who has produced FL DL (type of identification) as identification

Laura G. Toledo
Signature of Notary Public

Laura G. Toledo
(Name typed, printed or stamped)

Notary Public State of Florida
Laura G Toledo
My Commission FF 962742
Expires 02/18/2020

MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I AM THE AUTHORIZED REPRESENTATIVE OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. AND PAVESE LAW FIRM HAVE BEEN AUTHORIZED TO REPRESENT US FOR THE BELOW REFERENCED PARCELS IN ALL MATTERS PERTAINING TO COMPREHENSIVE PLANNING, REZONING, OR DEVELOPMENT PERMITS. THIS AUTHORITY TO REPRESENT OUR INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE PLANNING, REZONING, OR PERMITTING REQUESTS SUBMITTED ON OUR BEHALF BY MORRIS-DEPEW ASSOCIATES, INC AND PAVESE LAW FIRM.

STRAP NUMBER OR LEGAL DESCRIPTION:

STRAP # SEE ATTACHED

OWNER NAME

JARED F. HOLES - LAND TRUST NUMBER 5018 TRUSTEE

Jared F Holes

SIGNATURE

STATE OF FL

COUNTY OF Collier

The foregoing instrument was acknowledged before me this 19th day of April, 2016 by Jared Holes who is personally known to me or has produced FL DL as identification and did not take an oath.

My Commission Expires:

Laura G Toledo

Notary Public

Laura G. Toledo

Notary Printed Name

Notary Public State of Florida
Laura G Toledo
My Commission FF 962742
Expires 02/18/2020

Timber Creek
Comprehensive Plan Amendment

Strap #	Owner	Date Successor Trustee	Date of Purchase	Future Land Use	Zoning
04-45-26-00-00001.0020	JARED F HOLES TRUSTEE LAND TRUST NUMBER 5018 Owned by: RDM FAMILY LIMITED PTNRSHIP	September 30, 2013	August 1, 1981	Wetlands & DR/GR	AG-2
05-45-26-00-00002.0010	JARED F HOLES TRUSTEE LAND TRUST NUMBER 5018 Owned by: RDM FAMILY LIMITED PTNRSHIP	September 30, 2013	August 1, 1981	Wetlands & DR/GR	AG-2
08-45-26-00-00001.0010	JARED F HOLES TRUSTEE LAND TRUST NUMBER 5018 Owned by: RDM FAMILY LIMITED PTNRSHIP	September 30, 2013	August 1, 1981	Wetlands & DR/GR	AG-2
09-45-26-00-00001.0000	JARED F HOLES TRUSTEE LAND TRUST NUMBER 5018 Owned by: RDM FAMILY LIMITED PTNRSHIP	September 30, 2013	August 1, 1981	Central Urban, Wetlands & DR/GR	AG-2
17-45-26-00-00001.0020	JARED F HOLES TRUSTEE LAND TRUST NUMBER 5018 Owned by: RDM FAMILY LIMITED PTNRSHIP	September 30, 2013	August 1, 1981	Wetlands & DR/GR	AG-2

Timber Creek
Comprehensive Plan Amendment

Strap #	Owner	Date Successor Trustee	Date of Purchase	Future Land Use	Zoning
04-45-26-00-00001.0020	JARED F HOLES TRUSTEE LAND TRUST NUMBER 5018	September 30, 2013	August 1, 1981	Wetlands & DR/GR	AG-2
05-45-26-00-00002.0010	JARED F HOLES TRUSTEE LAND TRUST NUMBER 5018	September 30, 2013	August 1, 1981	Wetlands & DR/GR	AG-2
08-45-26-00-00001.0010	JARED F HOLES TRUSTEE LAND TRUST NUMBER 5018	September 30, 2013	August 1, 1981	Wetlands & DR/GR	AG-2
09-45-26-00-00001.0000	JARED F HOLES TRUSTEE LAND TRUST NUMBER 5018	September 30, 2013	August 1, 1981	Central Urban, Wetlands & DR/GR	AG-2
17-45-26-00-00001.0020	JARED F HOLES TRUSTEE LAND TRUST NUMBER 5018	September 30, 2013	August 1, 1981	Wetlands & DR/GR	AG-2

1456370

FEE SIMPLE DEED

To Trustee under Land Trust Agreement
TRUST NO. 5018

OFF REC 1535 PG 1480

THIS INDENTURE WITNESSETH, That:

EXCHANGE BANK AND TRUST COMPANY of Florida, as Trustee, of the County of Lee, and State of Florida, hereinafter known as Grantor,

for and in consideration of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, hereby grants, conveys unto

NATIONAL TRUST COMPANY of Naples, Florida, Trustee under Land Trust #5018, under the provisions of a certain Trust Agreement dated August 1, 19 81, and known as Trust Number 5018, whose post office address is Post Office Box 1857 Naples, Florida 33939, hereinafter known as Trustee;

the following described real estate in the County of Lee, and State of Florida, to-wit:

A tract or parcel in the SW 1/4 of Section 4; the SE 1/4 of Section 5; the E 1/2 of Sections 8, 17, and 20; and Sections 9, 16, and 21; all in Township 45 S, Range 26 East, Lee County, Florida, and being more particularly described as follows:

That part of Section 4, that part of the East 1/2 of Section 5, and that part of Section 9, all lying South of the right-of-way for State Road No. 82; along with the East half (E 1/2) of Sections 8, 17, and 20; along with all of Sections 16 and 21, all lying in Township 45 South, Range 26 East, Lee County, Florida and being subject to an easement for Florida Power and Light Company.

LESS the parcel of land described in O. R. Book 1391, at page 1810, Public Records of Lee County, Florida.

SUBJECT ALSO to a reservation by the State of Florida to one-half (1/2) of the oil, gas and mineral rights in Section 16.

SUBJECT ALSO to Lee County zoning ordinances, including but not limited to those ordinances related to the construction of Lee County airport.

SUBJECT ALSO to easements, restrictions and reservations of record and taxes for the calendar year 1981 and all subsequent years.

GRANTOR does hereby remise, release and Quit Claim all right, title, interest, claim and demand which said party has in and or to the following lots, pieces or parcels of land situate lying and being in the County of Lee, State of Florida, to-wit:

RECORD VERIFIED - SAL GERACI CLERK
BY E. PRICE D.C.

THIS INSTRUMENT PREPARED BY:
WILLIAM L. STEWART
ATTORNEY AT LAW
P. O. Drawer 790
Fort Myers, Florida 33902

a. That easement which is described in O. R. Book 1436, at page 1938, Public Records of Lee County, Florida. ~~being the same property described in Paragraph 8 of the contract between the parties to this Agreement~~

b. An easement for drainage purposes over and across the East 200 feet of Section 29; the East 200 feet of Section 32; and the South 200 feet of Section 32; all in Township 45 South, Range 26 East, Lee County, Florida.

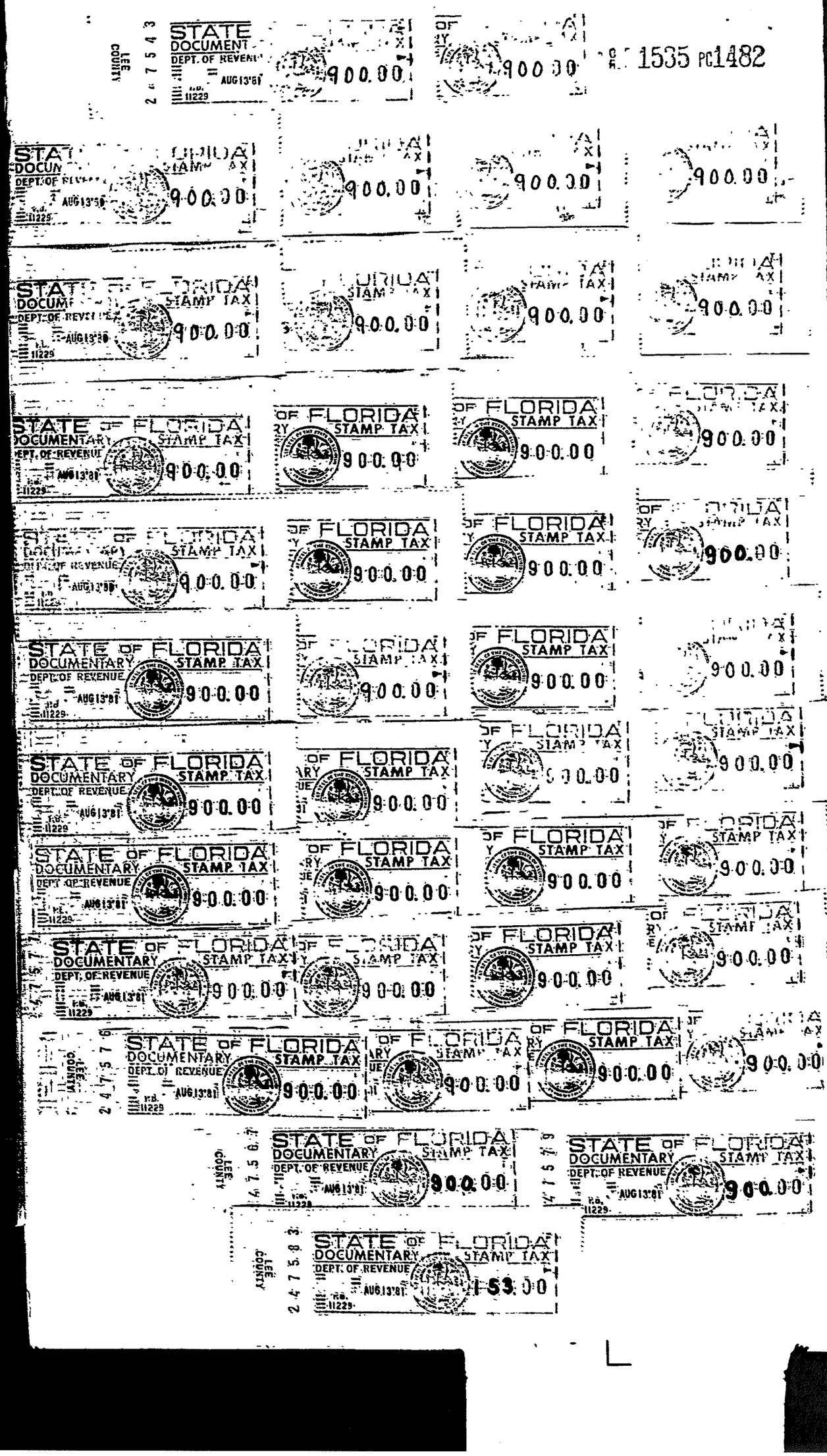
TO HAVE AND TO HOLD the said real estate in fee simple with the appurtenances upon the trust and for the purposes herein and in said Trust Agreement and Declaration of Trust set forth.

Full power and authority is hereby granted to said Trustee or its successors to improve, to protect, conserve and to sell; to subdivide said real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said real estate as often as desired; to contract to sell, to grant options to purchase, to sell on any terms; to convey either with or without consideration; to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate or any part thereof; to lease said real estate or any part thereof from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time not exceeding, in the case of any single demise, the term of 99 years; and to renew or extend leases and to amend, change or modify leases and the terms and provisions thereof; to contract to make leases and to grant options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or exchange said real estate or any part thereof for other real or personal property; to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about said real estate or any part thereof; and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter; and otherwise to manage and dispose of said property.

In no case shall any party dealing with said Trustee, in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement or Declaration of Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument:

(a) that at the time of the delivery thereof the Trust created by this Indenture and by said Trust Agreement and Declaration of Trust was in full force and effect;

(b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement and Declaration of Trust and is binding upon all beneficiaries thereunder;


STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
AUG 13 '81
900.00
LEE COUNTY
2475437
2475576
2475679
2475783
153.00

(c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and

(d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and fully vested with all the title, estate, rights, powers, duties and obligations of said predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement and Declaration of Trust, as their attorney in fact, hereby irrevocably appointed for such purpose or, at the election of said Trustee, in its own name as Trustee of an express trust and not individually, and Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under the Trust Agreement and Declaration of Trust hereinbefore referred to and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Wherever used herein, the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 12 day of August, 1981.

Signed, sealed and delivered
in the presence of:

EXCHANGE BANK AND TRUST COMPANY
of Florida, as Trustee

By: _____ (Seal)
Vice President and
Trust Officer

RECORDED IN OFFICIAL RECORDS
LEE COUNTY, FL
RECORD VERIFIED
AUG 13 4 40 PM

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joe L. Norris as a Trust Officer and Richard E Riley; Leslie L. Thomas of EXCHANGE BANK AND TRUST COMPANY OF FLORIDA, to me known to be the person described in and who executed the foregoing instrument, and he acknowledged before me that he executed same for the uses and purposes therein mentioned.

WITNESS MY hand and official seal in said County and State, this 12th day of August, 1981.

Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires October 7, 1984

Notary Public, State of Florida

1.90
1.0

OR2518 PG2367

RETURN TO:

STEWART & KEYES
P. O. DRAWER 790
FORT MYERS, FL 33902

THIS INSTRUMENT PREPARED BY:
WILLIAM L. STEWART, ESQUIRE
STEWART & KEYES
P. O. DRAWER 790
FORT MYERS, FL 33902

PROPERTY APPRAISER'S PARCEL I.D. (FOLIO) NUMBER(S):

04-45-26-00-00001.0020
05-45-26-00-00002.0010
08-45-26-00-00001.0010
09-45-26-00-00001.0000
16-45-26-00-00001.0000
17-45-26-00-00001.0010
20-45-26-00-00001.0010
21-45-26-00-00001.0000

3625048

Documentary Tax Pd. $ 1.0
$ ____ Intangible Tax Pd.
CHARLIE GREEN, CLERK, LEE COUNTY
By ____ Deputy Clerk

● RECORD VERIFIED - CHARLIE GREEN, CLERK ●
● BY: HELEN CARROLL, D.C. ●

FEE SIMPLE DEED

To Trustee under Land Trust Agreement
TRUST NO. 5018

THIS INDENTURE WITNESSETH, That:

*NATIONSBANK OF FLORIDA, N.A, Naples, Florida, a banking corporation organized under the laws of the State of Florida and duly authorized to accept and execute trusts within the State of Florida, as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said company in pursuance of a trust agreement dated the 1st day of August, 1981, and known as Trust Number 5018, party of the first part,

for and in consideration of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, hereby grants, and conveys unto:

RICHARD K. BENNETT, not individually, but as Successor Trustee of that certain Land Trust Number 5018, dated the 1st day of August, 1981, and known as Trust Number 5018, whose address is 865 Fifth Avenue South, Naples, Florida 33940, party of the second part,

the following described real estate in the County of Lee and State of Florida, to-wit:

A tract or parcel in the Southwest Quarter (SW 1/4) of Section 4; the Southeast Quarter (SE 1/4) of Section 5; the East Half (E 1/2) of Sections 8, 17 and 20; and Sections 9, 16, 21; all in Township 45 South, Range 26 East, Lee County, Florida, and being more particularly described as follows:

That part of Section 4, that part of the East Half (E 1/2) of Section 5, and that part of Section 9, all lying South of the right-of-way for State Road No. 82; along with the East Half (E 1/2) of Sections 8, 17, and 20; along with all of Sections 16 and 21, all lying in Township 45 South, Range 26 East, Lee County, Florida and being subject to an easement for Florida Power and Light Company.

LESS the parcel of land described in O.R. Book 1391, at page 1810, Public Records of Lee County, Florida.

ALSO LESS the following described parcel:

The North 1800 feet of the South 2300 feet of the West 605 feet of the East Half (E 1/2) of Section 8, Township 45 South, Range 26, East, Lee County, Florida.

SUBJECT ALSO to a reservation by the State of Florida to one-half (1/2) of the oil, gas and mineral rights in Section 16.

MINIMUM STAMPS AND TAX REQUIRED BECAUSE THIS IS AN EXCHANGE OF TRUSTEES ONLY. BENEFICIARIES REMAIN THE SAME.

THIS DEED shall confer upon the Second Party the power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein.

SUBJECT TO: All easements, ordinances, encroachments and reservations of record, if any, and taxes for subsequent years.

ALSO SUBJECT TO: Any and all mortgages or record which Trustee's beneficiaries assume and agree to pay.

THIS deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there by) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

TO HAVE AND TO HOLD the said real estate in fee simple with the appurtenances upon the trust and for the purposes herein and in said Trust Agreement and Declaration of Trust set forth.

Full power and authority is hereby granted to said Trustee or its successors to improve, to protect, conserve and to sell; to subdivide said real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said real estate as often as desired; to contract to sell, to grant options to purchase, to sell on any terms; to convey either with or without consideration; to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate or any part thereof; to lease said real estate or any part thereof from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time not exceeding, in the case of any single demise, the term of 99 years; and to renew or extend leases and to amend, change or modify leases and the terms and provisions thereof; to

contract to make leases and to grant options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or exchange said real estate or any part thereof for other real or personal property; to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about said real estate or any part thereof; and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter; and otherwise to manage and dispose of said property.

In no case shall any party dealing with said Trustee, in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obligated to see that the terms of this Trust have been complied with, or be obliged or privileged to inquire into any of the terms of said Trust Agreement or Declaration of Trust; and every deed, trust deed, mortgage, lease or other instrument excecuted by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument:

(a) that at the time of the delivery thereof the Trust created by this Indenture and by said Trust Agreement and Declaration of Trust was in full force and effect;

(b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement and Declaration of Trust and is binding upon all beneficiaries thereunder;

(c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and

(d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and fully vested with all the title, estate, rights, powers, duties and obligations of said predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement and Declaration of Trust, as their attorney in fact, hereby irrevocably appointed for such purpose or, at the election of said Trustee, in its own name as Trustee of an express trust and not individually, and Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and all persons and corporations whosoever and whatsoever shall be charged with notice of this condition from the date of filing for record of this Deed.

The interest of each and every beneficiary hereunder and under the Trust Agreement and Declaration of Trust hereinbefore referred to and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such

CHARLIE GREEN LEE CTY, FL

94 JUL 12 PM 4:41

OR2518 PG2370

interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Wherever used herein, the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 5th day of JULY, 1994.

Signed, sealed and delivered in the presence of:

*NATIONSBANK OF FLORIDA, N.A., as Trustee under Land Trust #5018, and not individually

Beatrice T. Sanford
Witness
Print Name: BEATRICE T. SANFORD

By: Bradley E. Bachmann
Bradley E. Bachmann
Title: Vice-President
P. O. Box 1857
Naples, FL 33939

[Corporate Seal]

Witness
Print Name: CHARLES R. EGAN

ATTEST:

By: Elsie M. Roberts
Elsie M. Roberts

*NationsBank of Florida, N.A., as successor by merger to NationsBank Trust of Florida, N.A., successor by merger to C & S/ Sovran Trust Company, N.A., as successor by merger to Citizens and Southern Trust Company (Florida) National Association, Successor by merger to The National Trust Company, National Association, Naples, Florida.

STATE OF FLORIDA
COUNTY OF COLLIER

I, Carissa G. Mason, authorized to take acknowledgments of deeds according to the laws of the State of Florida, duly qualified and acting hereby certify that BRADLEY E. BACHMANN, and ELSIE M. ROBERTS, Vice President and Trust Officer and Trust Officer, respectively, of the NATIONSBANK OF FLORIDA, N.A., Naples, Florida, who are personally known to me, this day acknowledged before me that they executed the foregoing Deed as such officers of said company, as Trustee, aforesaid, for the uses and purposes therein set forth; and they affixed thereto the official seal of said company. I further certify that I know the said persons making said acknowledgments to be the individuals described in and who executed the said Deed on behalf of said company.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at Naples, said County and State, this 5th day of JULY, A.D., 1994.

My Commission Expires: 8/28/95

Carissa G. Mason
Notary Public

CARISSA G. MASON
My Comm. Exp. 8-28-95
Bonded By Service Ins. Co.

[SEAL]

CC139926

INSTR # 2009000289789, Doc Type AFF, Pages 32, Recorded 10/28/2009 at 02:05 PM, Charlie Green, Lee County Clerk of Circuit Court, Rec. Fee $273.50 Deputy Clerk CKELLER

Prepared by and return to:
William A. Keyes, Jr.
Attorney at Law
Stewart & Keyes, P.L.
2125 First Street, Suite 101
Post Office Drawer 790
Fort Myers, Florida 33902
941-334-7477
File No.:
Parcel ID #:

32

[Space Above This Line For Recording Data]

DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

Pursuant to the "Florida Land Trust Act", **EDWARD J. MACE,** is appointed as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

1. The legal description of the Trust property is attached.

2. The name and address of the former Successor Trustee was:

   Richard K. Bennett
   3319 Boca Ciega Drive
   Naples, Florida 34112

3. The name and address of the Successor Trustee is:

   Edward J. Mace
   720 Goodlette Road N., Suite 202
   Naples, FL 34102

4. The Successor Trustee has been appointed by one or more persons or entities having the power of direction of the Land Trust. The power of direction of the Land Trust is in the holders of 51% of the beneficial interest of the Land Trust.

5. Edward J. Mace accepts appointment as Successor Trustee of Land Trust 5018 dated August 1, 1981.

6. This Declaration may be executed in counterpart.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Robin Forman

Print Name: Robert W. Hurley

Edward J. Mace, as Successor Trustee of
Land Trust Number 5018 dated August 1, 1981

STATE OF FLORIDA
COUNTY OF LEE

The foregoing was sworn to and acknowledged before me this 1 day of September 2009, by **Edward J. Mace, as Successor Trustee of Land Trust Number 5018 dated August 1, 1981,** [✓] who is personally known to me or [ ] who has produced _____ as identification.

Notary Public, State of Florida

ROBIN A. FORMAN
Notary Public - State of Florida
My Comm. Expires Jun 15, 2012
Commission # DD 787475

[SEAL]

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: MARIA L. HURLEY

Print Name: Shelby VAN Slooten

R. Michal Marston
Beneficiary of Land Trust No. 5018
R. MICHAL MARSTON
Printed Name

Percentage of Ownership: 1%

STATE OF Florida
COUNTY OF Pinellas

The foregoing was sworn to and acknowledged before me this 6th day of August, 2009, by R. Michal Marston [✓] who is personally known to me or [ ] who has produced _____ as identification.

Alicia B Conley
Notary Public, State of Florida

[SEAL]

ALICIA B CONLEY
Notary Public, State of Florida
My Comm. Expires Jan. 19, 2010
No. DD508842

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Shelby Van Slooten
Print Name: Shelby VAN Slooten

Karla M Hurley
Print Name: KARLA M HURLEY

Robert B Spence
Beneficiary of Land Trust No. 5018
Robert B Spence
Printed Name

Percentage of Ownership: 1%

STATE OF Florida
COUNTY OF Pinellas

The foregoing was sworn to and acknowledged before me this 6th day of August, 2009, by Robert B. Spence, [✓] who is personally known to me or [ ] who has produced _____ as identification.

Alicia B Conley
Notary Public, State of Florida

[SEAL]

ALICIA B CONLEY
Notary Public, State of Florida
My Comm. Expires Jan. 19, 2010
No. DD508842

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Alexis Martinez Rios

Print Name: Nancy B Hansberry

Beneficiary of Land Trust No. 5018
ORION PARTNERS (LTD)
Printed Name
Percentage of Ownership: 5%

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing was sworn to and acknowledged before me this 6 day of August, 2009, by PENNY MCDONOUGH, [ ] who is personally known to me or [✓] who has produced _____ as identification.

Notary Public, State of FLORIDA
RANDI C FRITTS [SEAL]

RANDI C. FRITTS
Notary Public - State of Florida
My Comm. Expires Jan 23, 2012
Commission # DD 865604

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Jo Ann S Green

Beneficiary of Land Trust No. 5018
William F Frederer
Printed Name

Print Name: Samantha Burnett

Percentage of Ownership: .25

STATE OF Florida
COUNTY OF DeSoto

The foregoing was sworn to and acknowledged before me this 7th day of August, 2009, by _____, [X] who is personally known to me or [ ] who has produced _____ as identification.

Notary Public, State of Florida

JO ANN S. GREEN
MY COMMISSION # DD 519801 [SEAL]
EXPIRES: February 16, 2010
1-800-3-NOTARY FL Notary Discount Assoc. Co.

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Diana McDowell
Print Name: Diana McDowell

Sophie H. Houston
Beneficiary of Land Trust No. 5018
SOPHIE H HOUSTON
Printed Name

Jorge Bernard
Print Name:

Percentage of Ownership: .125

STATE OF FL
COUNTY OF COLLIER

The foregoing was sworn to and acknowledged before me this 7 day of AUGUST, 2009, by SOPHIE H. HOUSTON, [X] who is personally known to me or [ ] who has produced _____ as identification.

Wendy J. Yergey
Notary Public, State of FL WENDY J. YERGEY

[SEAL]

WENDY J. YERGEY
Notary Public - State of Florida
My Commission Expires Oct 28, 2009
Commission # DD 476645
Bonded By National Notary Assn.

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Darlene D. McKendree

Print Name: Ashley N. Raffield

Beneficiary of Land Trust No. 5018
RALPH E. PETERSON
Printed Name

Percentage of Ownership: 3.125 %

STATE OF Florida
COUNTY OF Bay

The foregoing was sworn to and acknowledged before me this 11th day of August, 2009, by Ralph E. Peterson, [ ] who is personally known to me or [ ] who has produced Florida State Drivers License as identification.

Notary Public, State of Florida

[SEAL]

Notary Public State of Florida
T Metoyer-Carr
My Commission DD731571
Expires 12/25/2011

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Kelly Brennan
Print Name: Kelly Brennan

Wendy Stevens
Print Name: Wendy Stevens

Robert R. Katzenmeyer
Beneficiary of Land Trust No. 5018
ROBERT R. KATZENMEYER
Printed Name

Percentage of Ownership: 1/2 %

STATE OF Florida
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this 12th day of August, 2009, by Robert R. Katzenmeyer [ ] who is personally known to me or [ ] who has produced _____ as identification.

_____
Notary Public, State of Florida

[SEAL]

JESSICA FRAINE
MY COMMISSION # DD 687760
EXPIRES: June 21, 2011
Bonded Thru Notary Public Underwriters

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Marian B. Warnken
Print Name: Marian B. Warnken
Trustee

Patsy S. Vaughn
Print Name: Patsy S. Vaughn

Debra Gladchun DE
Beneficiary of Land Trust No. 5018
DEBRA GLADCHUN
Printed Name

Percentage of Ownership: 10% ~~25% of 10%~~

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing was sworn to and acknowledged before me this 12TH day of AUGUST, 2009, by MARIAN B WARNKEN, [X] who is personally known to me or [ ] who has produced _____ as identification.

Carol F. McConway
Notary Public, State of FLORIDA

[SEAL]

CAROL F. MCCONWAY
MY COMMISSION # DD 725977
EXPIRES: December 20, 2011
Bonded Thru Notary Public Underwriters

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Robin A Forman

Beneficiary of Land Trust No. 5018
EDWARD J. MACE, TRUSTEE
Printed Name
RIBEK DEFINED CONTRIBUTION PENSION
Percentage of Ownership: 5.00%

Print Name: Robin A. Forman

STATE OF FL
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this 13 day of August, 2009, by Edward J. Mace, [✓] who is personally known to me or [ ] who has produced _____ as identification.

Notary Public, State of FL

[SEAL]

ROBIN A. FORMAN
Notary Public - State of Florida
My Comm. Expires Jun 15, 2012
Commission # DD 787475

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Robin A Forman

Beneficiary of Land Trust No. 5018
EDWARD J. MACE, V.P. RIBEK CORP., G.P.
Printed Name
RIBEK COMPANY
Percentage of Ownership: 5.00%

Print Name: Robert W. Ingram

STATE OF FL
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this 13 day of August, 2009, by Edward J. Mace, [✓] who is personally known to me or [ ] who has produced _____ as identification.

Notary Public, State of FL

[SEAL]

ROBIN A. FORMAN
Notary Public - State of Florida
My Comm. Expires Jun 15, 2012
Commission # DD 797475

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Nancy Paladino

Print Name: Susan Boone

Beneficiary of Land Trust No. 5018 Partner BCM

BCM Partnership-FJ Baldassari - Partner
Printed Name

Percentage of Ownership: 5%

STATE OF Ohio
COUNTY OF Cuyahoga

The foregoing was sworn to and acknowledged before me this 10TH day of AUGUST, 2009, by FRED J. BALDASSARI, [✓] who is personally known to me or [ ] who has produced _____ as identification.

Notary Public, State of _____

ROBERT L. SCHROETER, JR.
Notary Public-STATE OF OHIO
My Commission Expires 10-31-2010

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Lori Hurdle

Beneficiary of Land Trust No. 5018
Roger J. Gendron
Printed Name

Print Name: Jaynie Smith Hoerauf

Percentage of Ownership: 1%

STATE OF Michigan
COUNTY OF Clare

The foregoing was sworn to and acknowledged before me this 18th day of August, 2009, by Roger J. Gendron, [X] who is personally known to me or [ ] who has produced _____ as identification.

Notary Public, State of Michigan

[SEAL]

DANIELLE Y MC GRAW
NOTARY PUBLIC, STATE OF MI
COUNTY OF CLARE
MY COMMISSION EXPIRES May 10, 2015
ACTING IN COUNTY OF Clare

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Machell Chalfant
Print Name: Machell Chalfant

Michelle R. Boge
Print Name: Michelle R. Boge

Paul S. Helbing
P.S. Helbing
Beneficiary of Land Trust No. 5018
Paul S. Helbing
Printed Name

Percentage of Ownership: ~~0.5%~~ .25%

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing was sworn to and acknowledged before me this 20 day of AUGUST, 2009, by PAUL S HELBING, [ ] who is personally known to me or [X] who has produced FLORIDA DRIVERS LICENSE as identification.

Notary Public, State of FLORIDA

[SEAL]

MICHAEL A. GUTAUSKAS
Notary Public, State of Florida
Commission# DD673302
My comm. expires May 13, 2011

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Bryan W Russell

Beneficiary of Land Trust No. 5018
Richard Delaney
Printed Name

Print Name: Gilbert W. Harpin

Percentage of Ownership: 125

STATE OF Florida
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this _____ day of _____, 2009, by Richard Delaney] who is personally known to me or [ ] who has produced _____ as identification.

Sherry M Stephenson
Notary Public, State of Florida

[SEAL]

Notary Public State of Florida
Sherry M Stephenson
My Commission DD699555
Expires 08/11/2011

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: NANCY J. GIBBS

Beneficiary of Land Trust No. 5018
RAYMOND L. PFISTER
Printed Name

Print Name: HEATHER S. BUCHANAN

Percentage of Ownership: 2.5%

STATE OF FLORIDA
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this 6 day of AUGUST, 2009, by RAYMOND PFISTER M.D, [~~]~~ who is personally known to me or [ ] who has produced _____ as identification.

Notary Public, State of FL

[SEAL]

NANCY J. GIBBS
MY COMMISSION # DD 736234
EXPIRES: March 20, 2012
Bonded Thru Notary Public Underwriters

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Virginia A Alexander
Print Name: VIRGINIA A. ALEXANDER

Janet Miller
Print Name: JANE E. MILLER

Edgar E. Davis Jr. As Trustees Behalf
Signing Davis Trust
By: [signature]
Beneficiary of Land Trust No. 5018
Edgar E. Davis Jr. Trustee
Printed Name

Percentage of Ownership: 22 1/2 %

STATE OF Florida
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this 13th day of August, 2009, by EDGAR E. DAVIS, [✓] who is personally known to me or [ ] who has produced _____ as identification.

Janet Miller
Notary Public, State of Florida

[SEAL]

JANE E. MILLER
MY COMMISSION # DD681219
EXPIRES: June 25, 2011
Fl. Notary Discount Assoc. Co.
1-800-3-NOTARY

JANE E. MILLER NOTARY PUBLIC STATE OF FLORIDA

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Ronald Keith Jassy.

Beneficiary of Land Trust No. 5018
Ronald Keith Jassy
Printed Name

Print Name: Ronda L. Pereira

Percentage of Ownership: 3.125

Mitchell A Pereira

STATE OF Virginia
COUNTY OF Chesterfield

The foregoing was sworn to and acknowledged before me this 14 day of August, 2009, by Ronald Keith Jassy, [ ] who is personally known to me or [ ] who has produced Virginia Drivers License as identification.

Notary Public, State of VA

[SEAL]

CHRISTINE M. FERNANDES
Notary Public
Commonwealth of Virginia
339984
My Commission Expires Jul 31, 2011

CHRISTINE M. FERNANDES NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Deb Schwahn
Print Name: Deb Schwahn

Shawan. Scott
Print Name: Shawn N. Scott

Andre Laz
Beneficiary of Land Trust No. 5018
ANDRE LAZ
Printed Name

Percentage of Ownership: 2.2% (2.1318)

STATE OF Montana
COUNTY OF Gallatin

The foregoing was sworn to and acknowledged before me this 13TH day of August, 2009, by Andre Laz, [ ] who is personally known to me or [✓] who has produced Florida DL. as identification.

JaNaie' Godin
Notary Public, State of MT

JANAIE' GODIN NOTARIAL SEAL STATE OF MONTANA

[SEAL]

JaNaie' Godin
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
July 1, 2012

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Diana C Black

Beneficiary of Land Trust No. 5018
Robert N. Willis
Printed Name

Print Name: Shirley E. Wilkerson

Percentage of Ownership: 5 (.5)

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing was sworn to and acknowledged before me this 14th day of August, 2009, by Robert N. Willis, [ ] who is personally known to me or [X] who has produced fla drivers license as identification.

Notary Public, State of _____

[SEAL]

DIANA C. BLACK
MY COMMISSION # DD 761949
EXPIRES: February 24, 2012
Bonded Thru Budget Notary Services

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Terese M Walker
Print Name: TERESE M WALKER

Catherine L. Portner
Beneficiary of Land Trust No. 5018
Catherine L. Portner
Printed Name

Percentage of Ownership: .084

Print Name: Catherine L. Portner

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing was sworn to and acknowledged before me this 24th day of August, 2009, by Catherine Portner, [ ] who is personally known to me or [ ] who has produced _____ as identification.

Terese M Walker
Notary Public, State of FLORIDA

[SEAL]

TERESE M. WALKER
MY COMMISSION # DD 555439
EXPIRES: August 13, 2010
Bonded Thru Notary Public Underwriters

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: AARON F SANSON 4TH

Beneficiary of Land Trust No. 5018
David E. FRYE
Printed Name

Print Name: MICHAEL HUGHES

Percentage of Ownership: 1.625

STATE OF Florida
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this 25th day of August, 2009, by David E Frye, [✓] who is personally known to me or [ ] who has produced _____ as identification.

Notary Public, State of FLORIDA

[SEAL]

TERESE M. WALKER
MY COMMISSION # DD 555439
EXPIRES: August 13, 2010
Bonded Thru Notary Public Underwriters

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: DAVID ALEXANDER HAIN

Beneficiary of Land Trust No. 5018
J.E. DODGE CORPORATION
Printed Name

Print Name: Mandy Reis

Percentage of Ownership: 5%

PROVINCE
~~STATE~~ OF ONTARIO
COUNTY OF LEEDS

The foregoing was sworn to and acknowledged before me this 24th day of August, 2009, by JAMIE McMAHON, [✓] who is personally known to me or [ ] ~~who has produced~~ _____ ~~as identification.~~

~~Notary Public, State of~~ _____

DAVID ALEXANDER HAIN
Notary Public in and for
the Province of Ontario,
My appointment does not expire.

[SEAL] NOTARY PUBLIC ONTARIO

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Donna Wilgate
Print Name: DONNA WILGATE

T. Howard
Print Name: T. Howard

Earl L Frye
Beneficiary of Land Trust No. 5018
EARL L. FRYE
Printed Name

Percentage of Ownership: 1%

STATE OF FL
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this 26 day of Aug, 2009, by Earl L. Frye, [X] who is personally known to me or [ ] who has produced _____ as identification.

T. HOWARD
Comm# DD0873043
Expires 3/22/2013
Florida Notary Assn., Inc

T. Howard
Notary Public, State of FL

[SEAL]

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Maureen Sherwood
Print Name: Maureen Sherwood

Brian P. Kelly
Print Name: Brian P. Kelly

Bonanza Limited Partnership

Lorraine A. Kelly
Beneficiary of Land Trust No. 5018

Lorraine A. Kelly
Printed Name

Percentage of Ownership: 5%

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

The foregoing was sworn to and acknowledged before me this 12th day of August, 2009, by Lorraine A. Kelly, [ ] who is personally known to me or [✓] who has produced a WI drivers license as identification.

Notary Public, State of Wisconsin

[SEAL]

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Esther M. Rozzi
Print Name: ESTHER M. ROZZI

Marie A. Schaible
Print Name: Marie A. Schaible

Beneficiary of Land Trust No. 5018 WYNN TRUST
LARRY A WYNN
Printed Name

Percentage of Ownership: 5%

STATE OF Florida
COUNTY OF Lee

The foregoing was sworn to and acknowledged before me this 17th day of August, 2009, by Larry A. Wynn, [ ] who is personally known to me or [ ] who has produced _____ as identification.

Tammy Holecek
Notary Public, State of Florida

[SEAL]

TAMMY HOLECEK
MY COMMISSION # DD612861
EXPIRES: November 07, 2010
(407)398-0153 FloridaNotaryService.com

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: JESSE DEANN I

Print Name: AIMEE RUDDELL

Beneficiary of Land Trust No. ~~5018~~

John Jassy
Printed Name

Percentage of Ownership: 3.125%

STATE OF Colorado
COUNTY OF Pitkin

The foregoing was sworn to and acknowledged before me this 25 day of August, 2009, by John Jassy, [ ] who is personally known to me or [ ] who has produced Drivers License as identification.

Denise M. Roberts
Notary Public, State of Colorado

My comm exp. 7/26/12 [SEAL]

DENISE M. ROBERTS NOTARY PUBLIC STATE OF COLORADO

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Edward J. Mace as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Esther M. Rossi
Print Name: ESTHER M. ROSSI

Marie A. Schaible
Print Name: Marie A. Schaible

Larry A. Wynn — Sunshine Hdwe P/S
Beneficiary of Land Trust No. 5018
LARRY A. WYNN
Printed Name

Percentage of Ownership: 5%

STATE OF Florida
COUNTY OF LEE

The foregoing was sworn to and acknowledged before me this 17th day of August, 2009, by Larry A. Wynn, [~~who~~ is personally known to me or [ ] who has produced _____ as identification.

Tammy Holecek
Notary Public, State of Florida

[SEAL]

TAMMY HOLECEK
MY COMMISSION # DD612861
EXPIRES: November 07, 2010
(407)398-0153 FloridaNotaryService.com

18-2004-5586

EXHIBIT "A"

(NORTH PARCEL)

DESCRIPTION: A PARCEL OF LAND LYING IN SECTIONS 4, 5, 8, 9, AND 17, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF-WAY) AND THE WEST BOUNDARY OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 17; THENCE ALONG SAID WEST BOUNDARY OF THE NORTHEAST ONE-QUARTER OF SECTION 17, N.01°00'05"W., 2149.89 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8; THENCE ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8, N.01°01'56"W., 500.00 FEET; THENCE N.89°33'59"E., 605.00 FEET; THENCE N.01°01'56"W., 1800.00 FEET; THENCE S.89°33'59"W., 605.00 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8; THENCE ALONG SAID WEST BOUNDARY N.01°01'56"W., 3027.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5, N.00°06'30"W., 2271.61 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 82 (200' RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S.64°20'50"E., 7383.56 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF-WAY); THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING SIX (6) COURSES: 1) S.25°54'24"W., 398.65 FEET TO A POINT OF CURVATURE; 2) SOUTHWESTERLY, 788.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1238.14 FEET AND A CENTRAL ANGLE OF 36°29'15" (CHORD BEARING S.44°09'01"W., 775.22 FEET) TO A POINT OF TANGENCY; 3) S.62°23'39"W., 1243.81 FEET TO A POINT OF CURVATURE; 4) SOUTHWESTERLY, 1162.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2974.79 FEET AND A CENTRAL ANGLE OF 22°23'39" (CHORD BEARING S.51°11'50"W., 1155.32 FEET) TO A POINT OF TANGENCY; 5) S.40°00'00"W., 4717.52 FEET TO A POINT OF CURVATURE; 6) SOUTHWESTERLY, 1057.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 4473.66 FEET AND A CENTRAL ANGLE OF 13°32'47" (CHORD BEARING S.46°46'23"W., 1055.23 FEET), TO THE POINT OF BEGINNING.

EXHIBIT "A" CONTINUED

(SOUTH PARCEL)

DESCRIPTION: A PARCEL OF LAND LYING IN SECTIONS 9, 16, 17, 20, AND 21, TOWNSHIP 45 SOUTH, RANGE 26 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21, S.89°23'40"W., 2682.31 FEET; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21, S.89°27'20"W., 2596.66 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20, S.88°19'30"W., 2657.92 FEET; THENCE ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20, N.01°16'32"W., 2341.08 FEET; THENCE N.54°00'00"E., 3220.12 FEET TO A POINT ON THE EAST BOUNDARY OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE ALONG SAID EAST BOUNDARY N.01°25'50"W., 1163.60 FEET TO THE NORTH BOUNDARY OF SAID NORTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE ALONG SAID NORTH BOUNDARY S.89°27'20"W., 2643.69 FEET TO THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 17; THENCE ALONG SAID WEST BOUNDARY N.01°00'05"W., 2908.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF-WAY); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING SEVEN (7) COURSES 1) N.54°00'00"E., 118.71 FEET TO A POINT OF CURVATURE; 2) NORTHEASTERLY, 1146.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 4693.66 FEET AND A CENTRAL ANGLE OF 14°00'00" (CHORD BEARING N.47°00'00"E., 1144.03 FEET) TO A POINT OF TANGENCY; 3) N.40°00'00"E., 4717.52 FEET TO A POINT OF CURVATURE; 4) NORTHEASTERLY, 1076.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2754.79 FEET AND A CENTRAL ANGLE OF 22°23'39" (CHORD BEARING N.51°11'50"E., 1069.87 FEET) TO A POINT OF TANGENCY; 5) N.62°23'39"E., 1243.81 FEET TO A POINT OF CURVATURE; 6) NORTHEASTERLY, 928.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1458.14 FEET AND A CENTRAL ANGLE OF 36°29'15" (CHORD BEARING N.44°09'01"E., 912.97 FEET) TO A POINT OF TANGENCY; THENCE N.25°54'24"E., 399.62 FEET TO A POINT OF

EXHIBIT "A" CONTINUED

INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 82; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S.64°20'50"E., 1236.07 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY OF SAID SECTION 9; THENCE ALONG SAID EAST BOUNDARY S.00°48'33"E., 3699.58 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 16, S.01°13'24"E., 5321.18 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 21, S.01°13'50"E., 5320.60 FEET TO THE POINT OF BEGINNING.

INSTR # 2013000163345, Doc Type D, Pages 4, Recorded 07/15/2013 at 01:54 PM, Linda Doggett, Lee County Clerk of Circuit Court, Deed Doc. D $0.70 Rec. Fee $35.50 Deputy Clerk CFELTMAN

Prepared by and return to:
William A. Keyes, Jr.
Attorney at Law
Stewart & Keyes, P.L.
2125 First Street, Suite 101
Post Office Drawer 790
Fort Myers, FL 33902-0790
239-334-7477
File Number:
Will Call No.: **Box28**

[Space Above This Line For Recording Data]

PREPARED WITHOUT REVIEW OF TITLE

Quit Claim Deed

This Quit Claim Deed made this 21st day of May, **2013** between **EDWARD J. MACE, as Successor Trustee of Land Trust Number 5018 dated August 1, 1981** whose post office address is 720 Goodlette Road N., Suite 202, Naples, Florida 34102, grantor, and **JARED F. HOLES, as Successor Trustee of Land Trust Number 5018 dated August 1, 1981** whose post office address is 2500 Tamiami Trail North, Suite 214, Naples, Florida 34103, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Lee County, Florida** to-wit:

See Attached Exhibit "A"

Parcel Identification Number: 04-45-26-00-00001.0020; 05-45-26-00-00002.0010; 08-45-26-00-00001.0010; 08-45-26-00-00001.0030; 09-45-26-00-00001.0000; 09-45-26-00-00003.0000; 16-45-26-00-00001.0000; 17-45-26-00-00001.0010; 17-45-26-00-00001.0020; 20-45-26-00-00001.0010; 21-45-26-00-00001.0000

The Grantee, as trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.071.

Grantor warrants that at the time of this conveyance, the subject property is vacant and is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

Witness Name: Rosemarie Young

Witness Name: ROSS MCINTOSH

(Seal)
Edward J. Mace, as Successor Trustee of
Land Trust Number 5018 dated
August 1, 1981

State of Florida
County of Collier

The foregoing instrument was acknowledged, sworn and subscribed before me this 21st day of May, 2013 by Edward J. Mace, as Successor Trustee of Land Trust Number 5018 dated August 1, 1981, who [X] is personally known or [ ] has produced _____ as identification.

[Notary Seal]

ROSEMARIE B. YOUNG
MY COMMISSION # DD945577
EXPIRES: January 06, 2014
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

Notary Public

Printed Name: Rosemarie B. Young

My Commission
Expires: 1/6/2014

EXHIBIT A

(NORTH PARCEL)

DESCRIPTION: A PARCEL OF LAND LYING IN SECTIONS 4, 5, 8, 9, AND 17, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF-WAY) AND THE WEST BOUNDARY OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 17; THENCE ALONG SAID WEST BOUNDARY OF THE NORTHEAST ONE-QUARTER OF SECTION 17, N.01°00'05"W., 2149.89 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8; THENCE ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8, N.01°01'56"W., 500.00 FEET; THENCE N.89°33'59"E., 605.00 FEET; THENCE N.01°01'56"W., 1800.00 FEET; THENCE S.89°33'59"W., 605.00 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8; THENCE ALONG SAID WEST BOUNDARY N.01°01'56"W., 3027.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5, N.00°06'30"W., 2271.61 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 82 (200' RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S.64°20'50"E., 7383.56 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF-WAY); THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING SIX (6) COURSES: 1) S.25°54'24"W., 398.65 FEET TO A POINT OF CURVATURE; 2) SOUTHWESTERLY, 788.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1238.14 FEET AND A CENTRAL ANGLE OF 36°29'15" (CHORD BEARING S.44°09'01"W., 775.22 FEET) TO A POINT OF TANGENCY; 3) S.62°23'39"W., 1243.81 FEET TO A POINT OF CURVATURE; 4) SOUTHWESTERLY, 1162.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2974.79 FEET AND A CENTRAL ANGLE OF 22°23'39" (CHORD BEARING S.51°11'50"W., 1155.32 FEET) TO A POINT OF TANGENCY; 5) S.40°00'00"W., 4717.52 FEET TO A POINT OF CURVATURE; 6) SOUTHWESTERLY, 1057.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 4473.66 FEET AND A CENTRAL ANGLE OF 13°32'47" (CHORD BEARING S.46°46'23"W., 1055.23 FEET), TO THE POINT OF BEGINNING.

(SOUTH PARCEL)

DESCRIPTION: A PARCEL OF LAND LYING IN SECTIONS 9, 16, 17, 20, AND 21, TOWNSHIP 45 SOUTH, RANGE 26 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21, S.89°23'40"W., 2682.31 FEET; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21, S.89°27'20"W., 2596.66 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20, S.88°19'30"W., 2657.92 FEET; THENCE ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20, N.01°16'32"W., 2341.08 FEET; THENCE N.54°00'00"E., 3220.12 FEET TO A POINT ON THE EAST BOUNDARY OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE ALONG SAID EAST BOUNDARY N.01°25'50"W., 1163.60 FEET TO THE NORTH BOUNDARY OF SAID NORTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE ALONG SAID NORTH BOUNDARY S.89°27'20"W., 2643.69 FEET TO THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 17; THENCE ALONG SAID WEST BOUNDARY N.01°00'05"W., 2908.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF-WAY); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING SEVEN (7) COURSES 1) N.54°00'00"E., 118.71 FEET TO A POINT OF CURVATURE; 2) NORTHEASTERLY, 1146.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 4693.66 FEET AND A CENTRAL ANGLE OF 14°00'00" (CHORD BEARING N.47°00'00"E., 1144.03 FEET) TO A POINT OF TANGENCY; 3) N.40°00'00"E., 4717.52 FEET TO A POINT OF CURVATURE; 4) NORTHEASTERLY, 1076.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2754.79 FEET AND A CENTRAL ANGLE OF 22°23'39" (CHORD BEARING N.51°11'50"E., 1069.87 FEET) TO A POINT OF TANGENCY; 5) N.62°23'39"E., 1243.81 FEET TO A POINT OF CURVATURE; 6) NORTHEASTERLY, 928.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1458.14 FEET AND A CENTRAL ANGLE OF 36°29'15" (CHORD BEARING N.44°09'01"E., 912.97 FEET) TO A POINT OF TANGENCY; THENCE N.25°54'24"E., 399.62 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 82; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S.64°20'50"E., 1236.07 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY OF SAID SECTION 9; THENCE ALONG SAID EAST BOUNDARY S.00°48'33"E., 3699.58 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 16, S.01°13'24"E., 5321.18 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 21, S.01°13'50"E., 5320.60 FEET TO THE POINT OF BEGINNING.

INSTR # 2013000223352, Doc Type AFF, Pages 64, Recorded 09/30/2013 at 03:46 PM, Linda Doggett, Lee County Clerk of Circuit Court, Rec. Fee $545.50 Deputy Clerk CKELLER

Prepared by and return to:
William A. Keyes, Jr.
Attorney at Law
Stewart & Keyes, P.L.
2125 First Street, Suite 101
Post Office Drawer 790
Fort Myers, Florida 33902
239-334-7477
File No.:
Parcel ID #:

[Space Above This Line For Recording Data]

DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

Pursuant to the "Florida Land Trust Act", **JARED F. HOLES,** is appointed as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

1. The legal description of the Trust property is attached.

2. The name and address of the former Successor Trustee was:

   Edward J. Mace
   720 Goodlette Road N., Suite 202
   Naples, Florida 34102

3. The name and address of the Successor Trustee is:

   Jared F. Holes
   2500 Tamiami Trail N., Suite 214
   Naples, FL 34103

4. Edward J. Mace was removed as Successor Trustee by Order Removing Edward J. Mace As Successor Trustee of Land Trust 5018 and Appointing Jared F. Holes As Substitute Trustee dated April 25, 2013. A certified copy of the Order is attached hereto.

5. The Successor Trustee has been appointed by one or more persons or entities having the power of direction of the Land Trust. The power of direction of the Land Trust is in the holders of 51% of the beneficial interest of the Land Trust.

6. The Successor Trustee was duly appointed under the terms of the unrecorded Land Trust Agreement.

7. Jared F. Holes accepts appointment as Successor Trustee of Land Trust 5018 dated August 1, 1981.

8. This Declaration may be executed in counterpart.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Lynn Williams

Print Name: Jayne Rice

Jared F. Holes, as Successor Trustee of
Land Trust Number 5018 dated August 1, 1981

STATE OF Florida
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this 11 day of July, 2013, by **Jared F. Holes, as Successor Trustee of Land Trust Number 5018 dated August 1, 1981**, [ ] who is personally known to me or [ ] who has produced Drivers License as identification.

Notary Public, State of Florida

[SEAL]

LYNN WILLIAMS
MY COMMISSION # EE125356
EXPIRES: November 06, 2015
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

Print Name: Rosemarie Young

Print Name:

Edward J. Mace, as former Successor Trustee
Of Land Trust No. 5018 dated August 1, 1981

STATE OF Florida
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this 5th day of July, 2013, by **Edward J. Mace, as former Successor Trustee of Land Trust Number 5018 dated August 1, 1981**, [X] who is personally known to me or [ ] who has produced _____ as identification.

Notary Public, State of Florida

ROSEMARIE B. YOUNG
MY COMMISSION # DD945577
EXPIRES: January 06, 2014
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

[SEAL]

LAND TRUST 5018

LEGAL DESCRIPTION

EXHIBIT A

(NORTH PARCEL)

DESCRIPTION: A PARCEL OF LAND LYING IN SECTIONS 4, 5, 8, 9, AND 17, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF-WAY) AND THE WEST BOUNDARY OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 17; THENCE ALONG SAID WEST BOUNDARY OF THE NORTHEAST ONE-QUARTER OF SECTION 17, N.01°00'05"W., 2149.89 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8; THENCE ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8, N.01°01'56"W., 500.00 FEET; THENCE N.89°33'59"E., 605.00 FEET; THENCE N.01°01'56"W., 1800.00 FEET; THENCE S.89°33'59"W., 605.00 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8; THENCE ALONG SAID WEST BOUNDARY N.01°01'56"W., 3027.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5, N.00°06'30"W., 2271.61 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 82 (200' RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S.64°20'50"E., 7383.56 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF-WAY); THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING SIX (6) COURSES: 1) S.25°54'24"W., 398.65 FEET TO A POINT OF CURVATURE; 2) SOUTHWESTERLY, 788.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1238.14 FEET AND A CENTRAL ANGLE OF 36°29'15" (CHORD BEARING S.44°09'01"W., 775.22 FEET) TO A POINT OF TANGENCY; 3) S.62°23'39"W., 1243.81 FEET TO A POINT OF CURVATURE; 4) SOUTHWESTERLY, 1162.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2974.79 FEET AND A CENTRAL ANGLE OF 22°23'39" (CHORD BEARING S.51°11'50"W., 1155.32 FEET) TO A POINT OF TANGENCY; 5) S.40°00'00"W., 4717.52 FEET TO A POINT OF CURVATURE; 6) SOUTHWESTERLY, 1057.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 4473.66 FEET AND A CENTRAL ANGLE OF 13°32'47" (CHORD BEARING S.46°46'23"W., 1055.23 FEET), TO THE POINT OF BEGINNING._____

(SOUTH PARCEL)

DESCRIPTION: A PARCEL OF LAND LYING IN SECTIONS 9, 16, 17, 20, AND 21, TOWNSHIP 45 SOUTH, RANGE 26 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE ALONG THE

SOUTH BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21, S.89°23'40"W., 2682.31 FEET; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21, S.89°27'20"W., 2596.66 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20, S.88°19'30"W., 2657.92 FEET; THENCE ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20, N.01°16'32"W., 2341.08 FEET; THENCE N.54°00'00"E., 3220.12 FEET TO A POINT ON THE EAST BOUNDARY OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE ALONG SAID EAST BOUNDARY N.01°25'50"W., 1163.60 FEET TO THE NORTH BOUNDARY OF SAID NORTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE ALONG SAID NORTH BOUNDARY S.89°27'20"W., 2643.69 FEET TO THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 17; THENCE ALONG SAID WEST BOUNDARY N.01°00'05"W., 2908.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF-WAY); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING SEVEN (7) COURSES 1) N.54°00'00"E., 118.71 FEET TO A POINT OF CURVATURE; 2) NORTHEASTERLY, 1146.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 4693.66 FEET AND A CENTRAL ANGLE OF 14°00'00" (CHORD BEARING N.47°00'00"E., 1144.03 FEET) TO A POINT OF TANGENCY; 3) N.40°00'00"E., 4717.52 FEET TO A POINT OF CURVATURE; 4) NORTHEASTERLY, 1076.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2754.79 FEET AND A CENTRAL ANGLE OF 22°23'39" (CHORD BEARING N.51°11'50"E., 1069.87 FEET) TO A POINT OF TANGENCY; 5) N.62°23'39"E., 1243.81 FEET TO A POINT OF CURVATURE; 6) NORTHEASTERLY, 928.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1458.14 FEET AND A CENTRAL ANGLE OF 36°29'15" (CHORD BEARING N.44°09'01"E., 912.97 FEET) TO A POINT OF TANGENCY; THENCE N.25°54'24"E., 399.62 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 82; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S.64°20'50"E., 1236.07 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY OF SAID SECTION 9; THENCE ALONG SAID EAST BOUNDARY S.00°48'33"E., 3699.58 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 16, S.01°13'24"E., 5321.18 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 21, S.01°13'50"E., 5320.60 FEET TO THE POINT OF BEGINNING.

INSTR 4831439 OR 4913 PG 3190 RECORDED 4/29/2013 4:16 PM PAGES 16
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
REC $137.50 INDX $1.00

16X

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT
IN AND FOR COLLIER COUNTY, FLORIDA

RDM FAMILY LIMITED PARTNERSHIP,
A Florida limited partnership,

Petitioner,

vs. Case No. 13-CA-291

EDWARD J. MACE, Successor Trustee of
Land Trust 5018, a Florida land trust,

Respondent.
_____/

ORDER REMOVING EDWARD J. MACE AS SUCESSOR TRUSTEE OF LAND TRUST 5018 AND APPOINTING JARED F. HOLES AS SUBSTITUTE TRUSTEE

THIS CAUSE CAME ON TO BE HEARD upon Petitioner, RDM Family Limited Partnership ("RDM") and Respondent, Edward J. Mace, Successor Trustee of Land Trust 5018, Joint Stipulation as to the Removal of Edward J. Mace, as Successor Trustee and Appointment of Jared F. Holes, as Successor Trustee and the Court being duly advised on the premises does hereby

FILED 16
COLLIER COUNTY, FLORIDA
2013 APR 26 AM 7:30
CLERK OF COURTS
BY: _____ D.C.

ORDER AND ADJUDGE AS FOLLOWS:

1. EDWARD J. MACE, as Successor Trustee of Land Trust 5018, is hereby removed as Successor Trustee of Land Trust 5018 as of the date and time of this Order and must return all books and records of Land Trust 5018 to the Trust Counsel, William Keyes within 14 days of this Order.

2. The Court appoints Jared F. Holes as Successor Trustee of Land Trust 5018 effective the date and time of this Order. Jared F. Holes shall remain as Successor Trustee in the interim until the Beneficiaries of Land Trust 5018 vote for a Successor Trustee. Jared F. Holes has full authority as Successor Trustee to perform any duties under the Land Trust Agreement for Land Trust 5018. Jared F. Holes, as Successor Trustee of Land Trust 5018 has the full authority to sign the contract between Breton Equity Company Corp. , as Buyer, and Edward J. Mace, as Successor Trustee of Land Trust 5018, as Seller, a copy of which is attached as Exhibit "A".

3. Upon the entry of this Order, the case is hereby dismissed. The Court retains jurisdiction over any matters regarding the Successor Trustee which was appointed by this Court.

Done and Ordered on this the 25 day of April, 2013 at ~~____ o'clock __~~.m.

Lauren L Brodie

THE HON. JUDGE LAUREN BRODIE

Copies to:

J. Michael Coleman, Esq.
Arlette Molina, Esq.
Michael D. Randolph, Esq.

4/25/13
cgs

PURCHASE AND SALE AGREEMENT

Breton Equity Company Corp., a Nevada corporation, and its assignee or designee, whose address is 19202 Cloister Lake Ln., Boca Raton, Florida 33103 (the "**Buyer**") agrees to buy and **EDWARD J. MACE**, as Successor Trustee of Land Trust No. 5018, whose address is 720 Goodlette Road N., Suite 202, Naples, FL 34102, (the "**Seller**") agrees to sell the property as hereafter described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Property**") under the terms and conditions set forth below.

1. PURCHASE AND SALE: Subject to the terms and provisions of this Agreement and subject to the Permitted Exceptions set forth in Paragraph 3 (a), Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller all of the following described property (collectively, the "**Property**"):

(a) That certain tract of land (the "**Land**") located in Lee County, Florida, consisting of approximately 2,769.49 acres, and legally described on **Exhibit "A"**;

(b) any and all improvements (the "**Improvements**") upon the Land and the sole and exclusive right to use such Improvements (such Land and Improvements together being known as the "**Premises**");

(c) all easements, ways, rights of ingress and egress, riparian, an undivided one-half interest of mineral, oil and gas, water, and other rights, royalties, and rights of reverter, tenements, hereditaments, privileges, and appurtenances belonging, or in anyway appertaining to, the Land including, without limitation, all of Seller's right, title and interest in and to all land lying in any street, road or avenue adjoining the Land. Of the interest owned by the Seller, Seller shall reserve and retain an undivided one-half interest in mineral, oil, gas, water and other rights and royalties;

(d) all permits, approvals, authorizations and licenses relating to or affecting any such Property which Buyer approves; and

(e) all of Seller's right, title and interest in any strip, hiatus, gore, gap or boundary adjustment area adjoining or affecting such Property.

2. PURCHASE PRICE AND ADDITIONAL CONSIDERATION:

(a) The Purchase Price will be **Thirty-Six Million Five Hundred Thousand Dollars ($36,500,000.00)**.

(b) Initial Deposit: **Seventy Thousand Dollars and no/100 ($70,000.00)** shall be paid to the escrow agent as an initial earnest money deposit, in the form of cash, to be held in a non-interest bearing account pursuant to the terms of this Contract. Such payment shall be made upon full execution and delivery of this Agreement and shall be non-refundable after the expiration of the Inspection Period unless there is a default by Seller, in which case the Deposit shall be refunded to the Buyer.



(c) Additional Deposits: **Two Hundred Fifty Thousand Dollars and no/100 ($250,000.00)** shall be paid to the escrow agent as an additional earnest money deposit, in the form of cash, to be held in a non-interest bearing account pursuant to the terms of this Contract on the last day of the 180 day Inspection Period. An additional **Two Hundred Five Thousand Dollars and no/100 ($205,000.00)** shall be paid at expiration of 14 months from the Effective Date to the escrow agent as an additional earnest money deposit, in the form of cash, to be held in a non-interest bearing account pursuant to the terms of this Contract. Such payments shall be non-refundable when made unless there is a default by the Seller, in which case the Deposit shall be refunded to the Buyer.

(d) Balance to close, subject to adjustments and prorations, to be made with cash, locally drawn certified or cashier's check or wire transfer:

TOTAL BALANCE TO CLOSE: **Thirty-Five Million Nine Hundred Seventy-Five Thousand Dollars ($35,975,000).**

3. TITLE/SURVEY: Unless expressly provided to the contrary hereinafter, Seller shall issue a title insurance commitment within **fifteen (15) days** from the Effective Date together with copies of all instruments constituting exceptions to title. The title insurance commitment will constitute the title insurance company's commitment to issue to Buyers, subject to the requirements set forth therein, a marketability type owner's title insurance policy in the amount of the Purchase Price insuring Buyer's title to the Property. After closing, Seller shall provide Buyer with an Owner's Title Insurance Policy and Seller shall pay the cost of title insurance. Buyers will have **ten (10) days** from the date of receiving the title commitment to review same. If title to the Property is shown to be subject to any item other than (a) the Permitted Exceptions, or (b) an item that will be discharged at closing, each such item will be treated as a "Title Defect." The Seller provided the below listed items i – xii, receipt of which is hereby acknowledged by the Buyer.

(a) Property shall be conveyed subject to the following "Permitted Exceptions":

i. Taxes for the current year and subsequent years not yet due and payable.

ii. Reservations in favor of the State of Florida, as set forth in the deed from the Board of Education, recorded in Deed Book 27, Page 2; however, the right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Sec. 270.11, F.S.

iii. Easement in favor of Florida Power & Light Company contained in instrument recorded in O.R. Book 258, Page 378, Public Records of Lee County, Florida.

iv. Easement in favor of Florida Power & Light Company contained in instrument recorded in O.R. Book 743, Page 661, Public Records of Lee County, Florida.

v. Easement in favor of Lee County Electric Co-Operative, Inc. contained in instrument recorded in O.R. Book 884, Page 78, Public Records of Lee County, Florida.

vi. Easement in favor of Florida Power & Light Company contained in instrument recorded in O.R. Book 963, Page 265, Public Records of Lee County, Florida.

vii. Easement in favor of Florida Power & Light Company contained in instrument recorded in O.R. Book 1524, Page 134, Public Records of Lee County, Florida.

viii. Grant of Perpetual Wastewater/Water Distribution Easement recorded in Instrument Number 2006000259045, Public Records of Lee County, Florida.

ix. Temporary Construction Easement Agreement recorded in Instrument Number 2006000363478, Public Records of Lee County, Florida

x. South Florida Water Management District Environmental Resource Permit Notices recorded in Instrument Number 2005000028643, and in Instrument Number 2005000092691, Public Records of Lee County, Florida.

xi. Lee County Ordinance No. 86-14 recorded November 30, 1990, in O.R. Book 2189, Page 2181; and amended by Ordinance No. 86-38 in O.R. Book 2189, Page 3334, Public Records of Lee County, Florida.

xii. An unrecorded cattle and grazing lease to Flint Brothers Cattle Co., Inc. ("Agricultural Lease"). Buyer acknowledges receipt of a copy of the agricultural lease. Prior to its expiration, Seller shall use its best efforts to renew the Agricultural Lease twice for an additional period of one (1) year each.

If a Title Defect exists, Buyer shall by no later than the **tenth (10th) day** following receipt of the commitment, notify Seller in writing specifying the Title Defect. Seller agrees to proceed with due diligence and good faith to do all that can reasonably be done, provided the Seller shall not be required to bring legal action to cure Title Defects.

(a) Evidence of Title: Seller shall, at Seller's expense and no later than **fifteen (15) days** from the Effective Date to obtain a Title Insurance Commitment (the "Commitment") from Old Republic National Title Insurance Company with Stewart & Keyes, P.L. as agent and upon Seller's recording the deed, an ALTA owner's policy in the amount of the Purchase Price for fee simple title insuring Buyer's title to the real property, subject only to the Permitted Exceptions.

(b) Survey: Seller has delivered to Buyer a copy of the prior survey, which has been certified to the Seller, receipt of which is hereby acknowledged. If required by the Title company to obtain the Title Policy, Buyer shall, at Buyer's expense and at least thirty (30) days prior to closing obtain a current certified survey of the Property from a registered surveyor. Survey shall be certified to Old Republic National Title Insurance Company, Stewart & Keyes, P.L., the Successor Trustee of Land Trust 5018, Buyer, and any lender. In the event Buyer fails to close for any reason, a sealed and dated copy of the survey shall be delivered to Seller. There shall be no adjustment of the Purchase Price based on the updated survey.

(c) Possession: Seller shall deliver possession to Buyer at closing.

4. INVESTIGATION PERIOD, WORK PRODUCT, APPROVALS:

(a) Buyer shall have **one hundred eighty (180) days** from the Effective Date (the **"Inspection Period"**) to review and investigate any aspect of the Property which Buyers deem significant. Seller herewith permits Buyers and/or their agents full and complete access to any technical information or other Property Information in Seller's possession with respect to the property as well as access to the property to conduct its inspections and tests. Buyer shall hold Seller harmless and indemnify Seller for any loss or damage including court costs and reasonable attorney fees arising out of the inspection. Buyer shall allow no liens to attach to the subject property. Buyer shall keep in full force and affect a policy of liability insurance with limits of $3,000,000.00 and with the Seller named as an additional insured. Buyer may terminate this Contract by giving written notice to the Seller prior to the expiration of the Inspection Period. Such notice shall cause the deposit to be refunded to the Buyer and this contract shall be null and void. Before any deposits shall be returned to the Buyer, the Buyer shall deliver any and all work product pertaining to any governmental applications for permits and approvals to the Seller.

If the contract is not terminated during the Inspection Period, this Contract shall remain in full force and effect and the deposits shall be non-refundable except for the default of the Seller.

(b) Work Product: Buyer may engage consultants, engineers, and experts (hereinafter called "consultants") for the investigation of the Property. All engineering, design work, and other investigations of the Property (Work Product) conducted by the consultants shall be made available to the Seller at the Seller's request within 15 business days and may be utilized by the Seller in the event of termination or Buyer default. Work Product shall include all documents filed with any governmental agency having jurisdiction over the subject property for the purposes of permitting or approvals and shall include all documents prepared or filed either before or after the Effective Date of this Agreement.
Seller, its successors and assigns, are authorized to use the Work Product in any pending or new proceeding seeking to obtain permits or approvals from governmental agencies having jurisdiction over the subject property.

5. CLOSING PROCEDURE:

(a) Closing Date: This transaction shall be closed in Lee County, Florida at the office of Stewart & Keyes, P.L. The Closing shall occur on or before Twenty months from the Effective Date. (the "Closing Date"). The Closing may take place by wire transfer of funds, by overnight courier service and related escrow arrangements, at the office of Escrow Agent, or at such other mutually convenient location, as may be agreed upon by the parties.

(b) Option for additional 150 Days. Buyer may elect to extend the Closing Date for one (1) additional 150 day period (the "Option") by (1) paying to Seller an option fee of Twenty-Five Thousand Dollars ($25,000.00) ("$25,000 Option Fee") which shall be non-refundable upon payment, not applicable to purchase price and released directly to the Seller; and (2) paying an additional Four Hundred Seventy-Five Thousand Dollars ($475,000) ("$475,000 Additional Security Deposit ") to Escrow Agent. The $25,000 Option Fee and $475,000 Additional Security Deposit shall be paid three (3) business days on or before the commencement of the Option Period. The $475,000 Additional Security Deposit is non-refundable to the Buyer at the time of payment to Escrow Agent except upon Default of the Seller. If the Option is exercised by Buyer, the total balance at closing shall be Thirty-Four Million Nine Hundred Eighty Dollars ($35,500,000).

(c) Closing Costs:

i) Buyer shall pay the following costs and expenses in connection with the Closing: recording fees in connection with the special warranty deed, Buyer's costs of document preparation, Buyer's survey costs, Buyer's attorneys' fees and costs, and fees incurred by Buyer to finance this transaction with third party lenders and Brokerage fees as outlined herein.

ii) Seller shall pay the following costs and expenses in connection with the Closing: all documentary stamps in connection with the conveyance of the Property, the premium payable for the Owner's policy of title insurance and all title search fees and costs in connection therewith, recording fees in connection with those instruments necessary to render title acceptable to Buyer, Seller's costs of document preparation and Seller's attorneys' fees.

(d) Closing Documents: Seller shall provide the special warranty deed, Seller's Affidavit, an Assignment of Development Rights and Intangibles, an Assignment of the Agricultural Lease and any other document reasonably required by the Title underwriter and Buyer.

(e) Taxes, Assessments and Prorations: The following items shall be made current and prorated as of Closing Date: real estate taxes, assessment payments assumed by Buyer, interest, rents, association dues, and insurance premiums acceptable to Buyer. If the amount of taxes and assessments for the current year cannot be

ascertained, rates for the previous year shall be used with due allowance being made for improvements and exemptions. Seller shall attach as an Addendum any and all assessments affecting or potentially affecting the Property. Seller has received no notice and has no knowledge of any special assessment liens that have been ratified, certified or confirmed or are pending or proposed other than those that may appear on its current ad valorem tax bill. Buyer shall be responsible for and pay when due, but in no event before closing, all assessments of any kind which become due and owing on or after Effective Date. Any unpaid special assessment shall be paid or if assumable, assumed by Buyer at the Closing. If the Seller pays any assessments prior to closing which are assessed after the Effective Date, the Buyer will reimburse the Seller at closing.

(f) FIRPTA Tax Withholding: The Foreign Investment in Real Property Act ("FIRPTA") requires Buyer to withhold at closing a portion of the purchase proceeds for remission to the Internal Revenue Service ("I.R.S.") if Seller is a "foreign person" as defined by the Internal Revenue Code. The parties agree to comply with the provisions of FIRPTA and to provide, at or prior to closing, appropriate documentation to establish any applicable exemption from the withholding requirement. If withholding is required and Buyer does not have cash sufficient at closing to meet the withholding requirement, Seller shall provide the necessary funds and Buyer shall provide proof to Seller that such funds were properly remitted to the I.R.S.

6. ESCROW: Buyer and Seller authorize Stewart & Keyes, P.L. 2125 First Street, Suite 101, Fort Myers, Florida 33901, Telephone: 239-334-7477; Facsimile: 239-334-7941 to act as "Escrow Agent" to receive deposits and other funds and, subject to clearance, disburse them in accordance with the terms of this Agreement. Escrow Agent will deposit all funds received in a non-interest bearing escrow account. If Escrow Agent receives conflicting demands or has a good faith doubt as to Escrow Agent's duties or liabilities under this Agreement, he/she may: (i) hold the subject matter of the escrow until the parties mutually agree to its disbursement or until issuance of a court order or decision of arbitrator determining the parties' rights regarding the escrow or (ii) deposit the subject matter of the escrow with the clerk of the circuit court having jurisdiction over the dispute. Upon notifying the parties of such action, Escrow Agent shall be released from all liability except for the duty to account for items previously delivered out of escrow. In any suit or arbitration in which Escrow Agent is made a party because of acting as agent hereunder or interpleads the subject matter of the escrow, Escrow Agent shall recover reasonable attorneys' fees and costs, which such fees and costs to be paid from the escrowed funds or equivalent and charged and awarded as court or other costs in favor of the prevailing party. The Parties agree that Escrow Agent shall not be liable to any person for misdelivery to Buyer or Seller of escrowed items, unless the misdelivery is due to Escrow Agent's willful breach of this Agreement. It is expressly understood that Escrow Agent represents Seller in connection with this transaction. In the event of any disputes as to which party is entitled to the Earnest Money or in the event any disagreement shall arise as a result of this Agreement or the transaction contemplated hereby, the Escrow Agent shall not be excluded from representing Seller by virtue of its serving as Escrow Agent to this Agreement.

7. RADON GAS DISCLOSURE: Radon is naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

8. AS IS: Except as otherwise set forth herein, it is understood and agreed that Seller disclaims all warranties or representations of any kind or character, express or implied, with respect to the Property, including, but not limited to, warranties or representations as to matters of zoning, tax consequences, physical or environmental conditions, availability of access, ingress or egress, operating history or projections, valuation, governmental approvals, governmental regulations or any other matters or things relating to or affecting the Property. Buyer agrees that with respect to the Property, except as provided for herein, Buyer has not relied upon and will not rely upon, either directly or indirectly, any oral representation, written information or warranty of Seller or of Seller's agents or employees. Any materials, information or reports concerning the Property provided to Buyer by Seller have been provided without investigation, representation or warranty by Seller. Buyer represents that it is a knowledgeable purchaser of real estate and that it is relying solely on its own expertise and that of Buyer's consultants, and that Buyer will conduct such inspections and investigations of the Property, including, but not limited to, the physical and environmental conditions thereof, and shall rely upon same and upon Closing, shall assume the risk that adverse matters, including, but not limited to, adverse physical and environmental conditions which may not have been revealed by Buyer's inspections and investigations. Buyer acknowledges and agrees that upon Closing, Seller shall sell and convey to Buyer, and Buyer shall accept the Real Property "as is, where is" with all faults.

9. FAILURE OF PERFORMANCE: If Buyer fails to perform this Contract within the time specified (including timely payment of all deposits required hereunder), after the due diligence period the deposit(s) paid by Buyer shall be retained by or for the account of Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims, whereupon Buyer and Seller shall be relieved of all obligation under this Contract. If for any reason including the inability of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, then Buyer may seek specific performance or elect to receive the return of Buyer's deposit(s). Buyer shall receive all deposits from Seller within five (5) business days. Except for an action regarding the deposits, the Buyer and Seller waive the right to any other action for damages.

10. RISK OF LOSS BY CONDEMNATION: If any condemnation for the widening of existing roads (State Road 82 and Daniels Parkway) is anticipated to occur prior to Closing, Seller shall promptly notify Buyer in writing. The Closing shall occur with no diminution of the Purchase Price, and Buyer shall be entitled to receive all condemnation proceeds resulting therefrom which shall be payable at Closing. In the event this transaction does not close, the condemnation proceeds plus any accrued interest shall be paid to Seller.

For any condemnation other than those specified above, Seller shall promptly notify Buyer in writing. Buyer may, within fifteen (15) days after receipt of such notice, at Buyer's option, notify Seller of termination of this Agreement, in which case the Escrow Agent shall return to Buyer any deposits plus any appropriate accrued interest that have not already been

disbursed to Seller and this Agreement shall thereafter be null and void, except as set forth herein. If Buyer does not so terminate this Agreement, the Closing shall occur with no diminution of the Purchase Price, and Buyer shall be entitled to receive all condemnation proceeds resulting therefrom which shall be payable at Closing. In the event this transaction does not close, the condemnation proceeds plus any accrued interest shall be paid to Seller.

11. BROKERS: John R. Wood, Inc., and Downing-Frye & Associates, Inc., have acted as transactional brokers in procuring this Agreement (collectively, the "**Brokers**"). Seller and Buyer hereby represent and warrant each to the other that they have dealt with no other broker, agent or finder, other than Brokers, in connection with this Agreement and Seller and Buyer hereby agree to each indemnify and hold harmless the other from all loss and liability, including without limitation reasonable attorneys fees and costs and court costs incurred prior to trial, at trial, on appeal, in any bankruptcy proceeding and with regard to the collection of any judgment resulting from a breach of the foregoing representation and warranty. The provisions of this Section shall survive the Closing. Buyer, pursuant to a separate written agreement executed simultaneously with this Agreement, is responsible for paying Brokers a commission. Failure of the Buyer to pay the commissions in accordance with the separate written agreement shall constitute a default under this Purchase and Sale Agreement.

Edgar E. Davis, P.A. and Earl L. Frye are licensed to sell real estate in Florida. Edgar E. Davis, P.A. 401(k) Profit Sharing Plan and Trust and Earl L. Frye, through his interest in RDM Family Limited Partnership, are participants in the seller Trust. Edgar E. Davis, P.A. and Downing-Frye & Associates, Inc. may participate in the commission attendant to this sale.

12. LIENS:

(a) That during the term of this Agreement, the Buyer shall not without in each instance first obtaining Seller's written consent, which may be withheld in Seller's sole discretion, consent to or permit any new liens or other encumbrances on the Property.

(b) That Buyer shall pay and release any liens and shall be responsible for payment for any services performed at any time by persons or business entities employed by or contracted by Buyer.

(c) This provision shall survive the termination of this Purchase and Sale Agreement.

13. MISCELLANEOUS:

(a) Notices. Any notice which either party may or is required to give hereunder shall be given in writing to the other party, each at the address set forth below, or at such other address as may be designated in writing by the parties from time to time by (i) certified or registered mail, return receipt requested, postage prepaid; (ii) overnight delivery, delivery fees prepaid; or (iii) facsimile or electronic delivery/e-mail with a hard copy to follow via first class mail, postage prepaid. Rejection or other refusal to accept or the inability to deliver because of a changed address of

which no notice was given shall be deemed to be receipt of the notice as of the date of such rejection, refusal or inability to deliver:

To Seller:	Edward J. Mace, as Successor Trustee of Land Trust No. 5018 720 Goodlette Road N., Suite 202 Naples, Florida 34102 Telephone: (239) 263-8257 Facsimile: (239) 262-6213 Email: ejmcpa@embarqmail.com
With a copy to:	Stewart & Keyes, P.L. 2125 First Street, Suite 101 Fort Myers, Florida 33901 Attn: William A. Keyes, Jr., Esq. Telephone: (239) 334-7477 Facsimile: (239) 334-7941 Email: StewartKeyesPL@comcast.net
To Buyer:	Breton Equity Company 19202 Cloister Lake Ln., Boca Raton, Florida 33498 Telephone: (516) 589-0599 Email: ted.doukas@yahoo.com
To Escrow Agent:	Stewart & Keyes, P.L. 2125 First Street, Suite 101 Fort Myers, Florida 33901 Telephone: (239) 334-7477 Facsimile: (239) 334-7941 Email: StewartKeyesPL@comcast.net

In order for a notice to be effective with respect to Buyer or Seller, the notice must also be given to the parties designated above to receive a copy.

(b) Time of Essence. Time is of the essence of this Agreement and each of its provisions. Should any period of time specified herein end on a Saturday, Sunday or legal holiday, the period of time shall automatically be extended to 5:00 p.m. of the next full business day. Time periods of five (5) days or less shall be computed without including Saturday, Sunday or national legal holidays.

(c) Assignment. The Buyer shall have the absolute right and authority to assign the Agreement and all of its rights hereunder to any person, firm corporation or other entity and any such assignment as long as Buyer owns an interest in the assignee, such assignee shall succeed to all of the rights and obligations of the assignor

hereof and shall, for all purposes hereof be substituted as and be deemed the Buyer and Buyer shall relieved of all obligations hereunder. Upon any such assignment, such assignee shall succeed to all of the rights and obligations of the assignor hereof and shall, for all purposes hereof, be substituted as and be deemed the Buyer and Buyer shall be relieved of all obligations hereunder. Seller acknowledges that the Buyer may assign the Agreement to a newly formed single purpose entity prior to Closing.

(d) Prior Agreement. This Agreement shall constitute the entire agreement between Buyer and Seller and shall supersede all prior negotiations, written agreements or other understandings between the parties.

(e) Severability. The unenforceability or invalidity of any one or more provisions hereof shall not affect the validity or enforceability of any of the other provisions hereof.

(f) Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, and permitted successors and assigns.

(g) Agreement Not Recordable. Neither Seller nor Buyer shall have the right or the authority to file this Agreement or any notice thereof of record in any public office.

(h) Counterparts. This Agreement may be executed in one or more counterparts, and shall become effective only when one or more counterparts have been executed by Buyer and Seller. Each counterpart shall be deemed an original, but all of the counterparts shall constitute one Agreement.

(i) Captions. The captions and headings herein are for convenience and reference only and in no way define or limit the scope or content of this Agreement or in any way affect its provisions.

(j) Amendment. This Agreement may not be orally amended or changed, but may be amended or changed only by an instrument in writing of equal dignity. No waiver of any provision of this Agreement shall be valid unless, it is in writing and is signed by the party against which it is sought to be enforced.

(k) Effective Date. The effective date ("**Effective Date**") of this Agreement shall be the last date on which Buyer and Seller have executed this Agreement.

(l) Litigation. In any litigation, arbitration, mediation and/or other court proceeding between the parties hereto, and any brokers named in Section 11, including breach, enforcement or interpretation, arising out of this Agreement, the prevailing party in such litigation, shall be entitled to recover from the non-prevailing party reasonable attorney's fees, costs and expenses. This includes without limitation attorney's fees and costs incurred prior to trial, at trial, on appeal, in any bankruptcy proceedings and in the enforcement or collection of any judgment.

(m) Governing Law and Venue. This Agreement shall be governed by and construed under and in accordance with laws of the United States and the State of Florida. Seller and Buyer consent and agree that Lee County, Florida, shall be the exclusive, proper, and convenient venue for any legal proceeding (including without limitation federal or state court) relating to this Agreement, and each party hereby waives any defense, whether asserted by motion or pleading, that said County is an improper or inconvenient venue. Notwithstanding the foregoing, the parties agree that the Court shall have exclusive jurisdiction over all disputes arising herein.

(n) Survival of Provisions. Unless specifically provided in this Agreement, all covenants, representations and warranties set forth in this Agreement shall be merged in the Closing of the transaction contemplated hereby and shall not survive the execution or delivery of any and all deeds and other documents at any time executed or delivered under, pursuant to or by reason of this Agreement, and shall not survive the payment of all monies made under, pursuant to or by reason of this Agreement.

14. 1031 EXCHANGE: A material part of the consideration to Seller for selling the subject property is that Seller has the option to qualify this transaction as part of a tax deferred exchange under Section 1031 of the Internal Revenue Code. Buyer agrees to cooperate in the exchange provided Buyer incurs no additional liability, cost or expense.

15. SELLER: If EDWARD J. MACE is unable to act as Successor Trustee, then any duly appointed Successor Trustee shall be entitled to replace him in this contract and execute it if not signed, and ratify it if it is signed.

16. DISCLOSURE OF LAWSUIT: There is an action pending in the Circuit Court of Collier County, Florida to remove EDWARD J. MACE, as Successor Trustee from the subject land trust. The Buyer has been furnished with a copy of the complaint filed in that action and acknowledged receipt thereof.

17. ASSIGNMENT OF AGRICULTURAL LEASE: Seller agrees to assign to Buyer at closing that certain agricultural lease dated December 3, 2012 between Seller and Jeffrey Flint (the "Agricultural Lease").

18. HISTORICAL DOCUMENTATION. Upon execution hereof, Seller shall furnish to Buyer within thirty (30) days of the Effective Date copies of all historical information concerning the Property which includes, but is not limited to, any Surveys, Engineering Plans, drawings, economic studies, etc. All documentation provided by Seller to Buyer is given without any representation as to accuracy and are to be returned to Seller upon written request should Buyer default.

19. APPOINTMENT OF AGENT: By their approval of this contract, the Seller and its beneficiaries appoints Earl Frye with the authority to allow Buyer access to the subject property, to execute any documents required by the Buyer necessary to fully and timely perform this Agreement, to execute any documents and permissions necessary to enable Buyer to request and

obtain the Entitlements on behalf of Seller and to do all other things that are necessary to carry out the intent of the Buyer and Seller.

The parties hereto have caused this Agreement to be duly executed effective as of the Effective Date.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed on the dates set forth below.

"SELLER"

Dated:_____

EDWARD J, MACE, as Successor
Trustee of Land Trust No. 5018

"BUYER" – Breton Equity Company Corp.

By: Ted Doukas
Printed Name: Ted Doukas,
Title: President

Dated: 3/9/2013

"ESCROW AGENT"

STEWART & KEYES, P.L.

Dated:_____

By:_____
William A. Keyes, Jr.

EXHIBIT A

(NORTH PARCEL)

DESCRIPTION: A PARCEL OF LAND LYING IN SECTIONS 4, 5, 8, 9, AND 17, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF-WAY) AND THE WEST BOUNDARY OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 17; THENCE ALONG SAID WEST BOUNDARY OF THE NORTHEAST ONE-QUARTER OF SECTION 17, N.01°00'05"W., 2149.89 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8; THENCE ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8, N.01°01'56"W., 500.00 FEET; THENCE N.89°33'59"E., 605.00 FEET; THENCE N.01°01'56"W., 1800.00 FEET; THENCE S.89°33'59"W., 605.00 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8; THENCE ALONG SAID WEST BOUNDARY N.01°01'56"W., 3027.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5, N.00°06'30"W., 2271.61 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 82 (200' RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S.64°20'50"E., 7383.56 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF-WAY); THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING SIX (6) COURSES: 1) S.25°54'24"W., 398.65 FEET TO A POINT OF CURVATURE; 2) SOUTHWESTERLY, 788.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1238.14 FEET AND A CENTRAL ANGLE OF 36°29'15" (CHORD BEARING S.44°09'01"W., 775.22 FEET) TO A POINT OF TANGENCY; 3) S.62°23'39"W., 1243.81 FEET TO A POINT OF CURVATURE; 4) SOUTHWESTERLY, 1162.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2974.79 FEET AND A CENTRAL ANGLE OF 22°23'39" (CHORD BEARING S.51°11'50"W., 1155.32 FEET) TO A POINT OF TANGENCY; 5) S.40°00'00"W., 4717.52 FEET TO A POINT OF CURVATURE; 6) SOUTHWESTERLY, 1057.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 4473.66 FEET AND A CENTRAL ANGLE OF 13°32'47" (CHORD BEARING S.46°46'23"W., 1055.23 FEET), TO THE POINT OF BEGINNING.

(SOUTH PARCEL)

DESCRIPTION: A PARCEL OF LAND LYING IN SECTIONS 9, 16, 17, 20, AND 21, TOWNSHIP 45 SOUTH, RANGE 26 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21, S.89°23'40"W., 2682.31 FEET; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21, S.89°27'20"W., 2596.66 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20, S.88°19'30"W., 2657.92 FEET; THENCE ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20, N.01°16'32"W., 2341.08 FEET; THENCE N.54°00'00"E., 3220.12 FEET TO A POINT ON THE EAST BOUNDARY OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE ALONG SAID EAST BOUNDARY N.01°25'50"W., 1163.60 FEET TO THE NORTH BOUNDARY OF SAID NORTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE ALONG SAID NORTH BOUNDARY S.89°27'20"W., 2643.69 FEET TO THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 17; THENCE ALONG SAID WEST BOUNDARY N.01°00'05"W., 2908.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF-WAY); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING SEVEN (7) COURSES 1) N.54°00'00"E., 118.71 FEET TO A POINT OF CURVATURE; 2) NORTHEASTERLY, 1146.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 4693.66 FEET AND A CENTRAL ANGLE OF 14°00'00" (CHORD BEARING N.47°00'00"E., 1144.03 FEET) TO A POINT OF TANGENCY; 3) N.40°00'00"E., 4717.52 FEET TO A POINT OF CURVATURE; 4) NORTHEASTERLY, 1076.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2754.79 FEET AND A CENTRAL ANGLE OF 22°23'39" (CHORD BEARING N.51°11'50"E., 1069.87 FEET) TO A POINT OF TANGENCY; 5) N.62°23'39"E., 1243.81 FEET TO A POINT OF CURVATURE; 6) NORTHEASTERLY, 928.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1458.14 FEET AND A CENTRAL ANGLE OF 36°29'15" (CHORD BEARING N.44°09'01"E., 912.97 FEET) TO A POINT OF TANGENCY; THENCE N.25°54'24"E., 399.62 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 82; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S.64°20'50"E., 1236.07 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY OF SAID SECTION 9; THENCE ALONG SAID EAST BOUNDARY S.00°48'33"E., 3699.58 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 16, S.01°13'24"E., 5321.18 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 21, S.01°13'50"E., 5320.60 FEET TO THE POINT OF BEGINNING.

State of FLORIDA
County of COLLIER
I HEREBY CERTIFY THAT this is a true and correct copy of a document recorded in the OFFICIAL RECORDS of Collier County
WITNESS my hand and official seal this
date: 1-14-2013
DWIGHT E. BROCK, CLERK OF CIRCUIT COURT
by:

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Lisa Derocher

Beneficiary of Land Trust No. 5018

Printed Name

Print Name: Marjorie Dillon

Percentage of Ownership: 1.0%

STATE OF Florida
COUNTY OF Pinellas

The foregoing was sworn to and acknowledged before me this 28th day of August, 2013, by Robert B Spence, [✓] who is personally known to me or [ ] who has produced _____ as identification.

Notary Public, State of Florida

[SEAL]

ALICIA B. CONLEY
Commission # DD 939035
Expires January 19, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Ralph A Frengel
Print Name: RALPH A. FRENGEL

Kelly S. Hart
Print Name: KELLY S. HART

Warren D Pierce
Beneficiary of Land Trust No. 5018
WARREN D PIERCE
Printed Name

Percentage of Ownership: .750%

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing was sworn to and acknowledged before me this 12 day of SEPTEMBER, 2013, by WARREN D. PIERCE, [ ] who is personally known to me or [ ] who has produced FL DRIV LIC. P620 884 42 2700 as identification.

EXP. 7-30-14

Kelly S. Hart
Notary Public, State of FLORIDA

[SEAL]

KELLY S. HART
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE005849
Expires 6/30/2014

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Peter Lupo

Print Name: Juan Orellana

Beneficiary of Land Trust No. 5018
GREG M. KEMP
Printed Name

Percentage of Ownership: .3340%

STATE OF Florida
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this 19th day of August, 2013, by Juan Orellana, [ ] who is personally known to me or [X] who has produced FL DL K510293441820 as identification.

Notary Public, State of Florida

[SEAL]
JUAN ORELLANA
Notary Public - State of Florida
My Comm. Expires Jun 13, 2016
Commission # EE 207866
Bonded Through National Notary Assn.

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Jay David Alexander Hain

Beneficiary of Land Trust No. 5018
James McMahon
Printed Name
for J.C. Dodge Corporation

Elizabeth A. Hain
Print Name: Elizabeth A. Hain

Percentage of Ownership: 5.0%

Province
STATE OF Ontario
COUNTY OF Leeds & Grenville

The foregoing was sworn to and acknowledged before me this 28th day of August, 2013, by James McMahon, [✓] who is personally known to me or [ ] who has produced _____ as identification.

Notary Public, ~~State of~~ Province of Ontario Canada

[SEAL]

DAVID ALEXANDER HAIN
Notary Public in and for
the Province of Ontario,
My appointment does not expire.

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Erin Harney
Print Name: Erin Harney

Richard L Coles
Print Name: RICHARD L. COLES

Jean Downing
Beneficiary of Land Trust No. 5018
JEAN DOWNING
Printed Name

Percentage of Ownership: 1.0%

STATE OF Kentucky
COUNTY OF Fayette

The foregoing was sworn to and acknowledged before me this 3rd day of September, 2013, by Jean Downing, [X] who is personally known to me or [ ] who has produced _____ as identification.

Notary Public, State of Kentucky
[SEAL]

My Commission Expires:
03/14/16
#460621

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: RALPH P FRENGEL

Print Name: RICHARD CAHOON JR

Jack Roberts
Beneficiary of Land Trust No. 5018

Printed Name
JACK ROBERTS
Percentage of Ownership: 1.0%

STATE OF Florida
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this 3rd day of Sept, 2013, by Jack Roberts, [ ] who is personally known to me or [ ] who has produced _____ as identification.

Rhonda G. Borden
Notary Public, State of Florida

[SEAL]

RHONDA G. BORDEN
MY COMMISSION # EE 845643
EXPIRES: February 21, 2017
Bonded Thru Budget Notary Services
NOTARY PUBLIC STATE OF FLORIDA

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Amanda J.

Beneficiary of Land Trust No. 5018
Nancy Ritt
Printed Name

Print Name: Isaac Johnson

Percentage of Ownership: .0830%

STATE OF MN
COUNTY OF DAKOTA

The foregoing was sworn to and acknowledged before me this _____ day of _____, 2013, by **Nancy Ritt**, [✓] who is personally known to me or [ ] who has produced _____ as identification.

Notary Public, State of Minnesota

TAMMY LEE MCWAIN
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/15

[SEAL]

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: EDWARD ROLQUIN

Beneficiary of Land Trust No. 5018
EDWARD ROLQUIN
Printed Name

Print Name: RUTH A ROLQUIN

Percentage of Ownership: 2.0%

STATE OF FL
COUNTY OF Lee

The foregoing was sworn to and acknowledged before me this 23 day of August, 2013, by Edward + Ruth Rolquin, [ ] who is personally known to me or [ ] who has produced _____ as identification.

Notary Public, State of FL

[SEAL]

MARSHA LYNN
MY COMMISSION # FF 030370
EXPIRES: October 24, 2017
Bonded Thru Notary Public Underwriters

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Sherry Oldham
Print Name: Sherry Oldham

Donna Wingate
Print Name: Donna Wingate

David Frye Trustee
Beneficiary of Land Trust No. 5018
David Frye, Trustee
Printed Name

Percentage of Ownership: 12.5%

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing was sworn to and acknowledged before me this 22nd day of AUGUST, 2013, by DAVID FRYE, TRUSTEE, [✓] who is personally known to me or [ ] who has produced _____ as identification.

Margaret A. Nowak
Notary Public, State of FLORIDA

[SEAL]

MARGARET A. NOWAK
MY COMMISSION # FF 024934
EXPIRES: July 17, 2017
Bonded Thru Notary Public Underwriters

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Terese M. Walker
Print Name: TERESE M. WALKER

Beneficiary of Land Trust No. 5018
David FRYE
Printed Name

Margaret A. Nowak
Print Name: MARGARET A. NOWAK

Percentage of Ownership: 1.6250%

STATE OF Florida
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this 22nd day of August, 2013, by David Frye, [✓] who is personally known to me or [ ] who has produced _____ as identification.

Terese M Walker
Notary Public, State of Florida

[SEAL]

TERESE M. WALKER
MY COMMISSION # DD 993106
EXPIRES: August 13, 2014
Bonded Thru Notary Public Underwriters

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Laurie J Kent
Print Name: Laurie J Kent

Beneficiary of Land Trust No. 5018
GARY L. CLEMENTS
Printed Name

Michelle Powers
Print Name: Michelle Powers

Percentage of Ownership: .50%

STATE OF IL
COUNTY OF cook

The foregoing was sworn to and acknowledged before me this 21st day of August, 2013, by Gary L. Clements, [ ] who is personally known to me or [ ] who has produced Drivers License as identification.

Laurie J. Kent
Notary Public, State of IL

[SEAL]

OFFICIAL SEAL
LAURIE J KENT
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/24/13

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: JOHN HARTLETON

Print Name: QUAN WEN

Beneficiary of Land Trust No. 5018
Jaclyn W Hargarten
Printed Name

Percentage of Ownership: .1650%

STATE OF Washington
COUNTY OF King

The foregoing was sworn to and acknowledged before me this 22nd day of August, 2013, by Jaclyn Hargarten, [ ] who is personally known to me or [X] who has produced Washington State Drivers License as identification.

Notary Public, State of Washington

[SEAL]

CHRISTINA M. LIND NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 11-13-14

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Kathleen Hoffman

Print Name: Maureen Sherwood

Lorraine A. Kelly
Beneficiary of Land Trust No. 5018

Lorraine A. Kelly
Printed Name

Percentage of Ownership: 1.0%

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

The foregoing was sworn to and acknowledged before me this 13th day of August, 2013, by Lorraine A. Kelly, [X] who is personally known to me or [ ] who has produced _____ as identification.

Michael J. Kelly
Notary Public, State of Wisconsin

MICHAEL J. KELLY NOTARY PUBLIC STATE OF WISCONSIN

[SEAL]

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Jennifer Porter

Print Name: Brittany Schober

ORION PARTNERS, LP
Beneficiary of Land Trust No. 5018
ORION PARTNERS, LP
Printed Name: P. McDonough, GP

Percentage of Ownership: 5.0%

STATE OF Florida
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this 16 day of August, 2013, by Penny P McDonough, [ ] who is personally known to me or [ ] who has produced FLDL as identification.

Notary Public, State of Florida

[SEAL]

RAYMOND J. CERNY, JR.
Notary Public, State of Florida
Commission # EE 843411
My comm. expires Nov. 12, 2016

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Patti K. Babka

Print Name: Michael S. Singer

Beneficiary of Land Trust No. 5018
Nancee K. Thoresen
Printed Name

Percentage of Ownership: 50%

STATE OF Florida
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this 11th day of August, 2013, by Nancee K. Thoresen, [✓] who is personally known to me or [ ] who has produced n/a as identification.

Notary Public, State of Florida

[SEAL]

MERYL S. FRID
Notary Public - State of Florida
My Comm. Expires Oct 6, 2015
Commission # EE 114766
Bonded Through National Notary Assn.

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Drew Daniels

Print Name: John C Glenn

Jon Eric Nelson aug. 14, 2013
Beneficiary of Land Trust No. 5018
JON ERIC NELSON
Printed Name

Percentage of Ownership: .3333%

STATE OF Missouri
COUNTY OF Greene

The foregoing was sworn to and acknowledged before me this 14th day of August, 2013, by Jon Eric Nelson, [ ] who is personally known to me or [ ] who has produced Missouri Driver License as identification.

Amanda S Cole
Notary Public, State of Missouri

[SEAL]

AMANDA S. COLE
Notary Public - Notary Seal
State of Missouri
Greene County
My Commission Expires 02-16-2014
Commission # 10936062

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: FJ Heinz

Print Name: Maria L. Williams

Sophie H. Houston
Beneficiary of Land Trust No. 5018
SOPHIE H HOUSTON
Printed Name

Percentage of Ownership: .1250%

STATE OF FL
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this 16th day of August, 2013, by Sophie H Houston, [ ] who is personally known to me or [X] who has produced Drivers License as identification.

Notary Public, State of Florida

[SEAL]

JASON GONZALEZ
Notary Public - State of Florida
My Comm. Expires Sep 13, 2015
Commission # EE 130091
Bonded Through National Notary Assn.

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: DENISE K MORRIS

Catherine L. Partner
Beneficiary of Land Trust No. 5018

Printed Name
Catherine L. Partner
Percentage of Ownership: .0840%

TERESA ELMORE
Print Name: Teresa Elmore

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing was sworn to and acknowledged before me this 16 day of AUGUST, 2013, by CATHERINE L PARTNER [ ] who is personally known to me or [ ] who has produced _____ as identification.

Notary Public, State of FLORIDA

[SEAL]

DENISE K MORRIS
Notary Public - State of Florida
My Comm. Expires Dec 7, 2013
Commission # DD 944951

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Sue Baldwin
Print Name: Sue Baldwin

Mary Braun
Print Name: Mary Braun

Trustee
Beneficiary of Land Trust No. 5018
Edgar E. Davis, as Trustee
Printed Name of Edgar E. Davis, P.A. 401(K) Profit Sharing Plan & Trust
Percentage of Ownership: 2.50%

STATE OF FL
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this 15th day of August, 2013, by EDGAR E. DAVIS, [X] who is personally known to me or [ ] who has produced _____ as identification.

Jane E Miller
Notary Public, State of FL

[SEAL]

NOTARY PUBLIC STATE OF FLORIDA
JANE E. MILLER
MY COMMISSION # EE 082910
EXPIRES: June 25, 2015
Bonded Thru Budget Notary Services

NOTARY PUBLIC STATE OF FLORIDA

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: MATTHEW E. SAYLOR

Print Name: Diane Licata

Beneficiary of Land Trust No. 5018

Peggy J. Huegel
Printed Name

Percentage of Ownership: .1250%

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing was sworn to and acknowledged before me this 14th day of August, 2013, by Peggy J. Huegel, [X] who is personally known to me or [ ] who has produced _____ as identification.

MATTHEW E. SAYLOR
Notary Public - State of Florida
My Comm. Expires Dec 10, 2013
Commission # DD 945980

Notary Public, State of FLORIDA

[SEAL]

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Denise Abbott

Print Name: Abby Voigt

Mary P Voight
Beneficiary of Land Trust No. 5018

MARY P Voight
Printed Name

Percentage of Ownership: .0840%

STATE OF Florida
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this 14 day of August, 2013, by Mary Voight, [ ] who is personally known to me or [✓] who has produced _____ as identification.

Catherine L. Portner
Notary Public, State of Florida

[SEAL]

Notary Public State of Florida
Catherine L Portner
My Commission EE 176386
Expires 03/06/2016

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Mark Edwards
Print Name: Mark Edwards

Cary L Tro
Print Name: Cary L. Trommer

Beneficiary of Land Trust No. 5018

Printed Name

Percentage of Ownership: 1.6660%

STATE OF FLORIDA
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this 16th day of August, 2013, by JAMES DOANE, [ ] who is personally known to me or [ ] who has produced _____ as identification.

Lorraine A. Cook
Notary Public, State of _____

[SEAL]

LORRAINE A COOK
Notary Public - State of Florida
My Comm. Expires Aug 3, 2015
Commission # EE 118552

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Mary Richards

Print Name: Kim Dagmueller

CDM PROPERTIES, LLC
By: L. Gene DeAgostino MGR.
Beneficiary of Land Trust No. 5018
L. GENE DEAGOSTINO
Printed Name

Percentage of Ownership: 1.50%

STATE OF Michigan
COUNTY OF Oakland

The foregoing was sworn to and acknowledged before me this 13th day of August, 2013, by L. Gene DeAgostino, [√] who is personally known to me or [ ] who has produced _____ as identification.

Catherine M. Kotula
Notary Public, State of MI

[SEAL]

CATHERINE M. KOTULA
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Jun 1, 2017
ACTING IN COUNTY OF Oakland

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Kim Fischer
Print Name: Kim Fischer

Roger J Gendron
Beneficiary of Land Trust No. 5018
ROGER J. GENDRON
Printed Name

Fran Thomas
Print Name: Fran Thomas

Percentage of Ownership: 1.0%

STATE OF MI
COUNTY OF SAGINAW

The foregoing was sworn to and acknowledged before me this 13 day of August, 2013, by Roger J. Gendron, [ ] who is personally known to me or [ ] who has produced _____ as identification.

Lonnie L Jackebury
Notary Public, State of Michigan

[SEAL]

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Shelby Van Slooten
Print Name: Shelby Van Slooten

Lisa Gerocher
Print Name: Lisa Gerocher

R. Michal Marston
Beneficiary of Land Trust No. 5018
R. MICHAL MARSTON
Printed Name
8/12/13

Percentage of Ownership: 1.0%

STATE OF Florida
COUNTY OF Pinellas

The foregoing was sworn to and acknowledged before me this 12th day of August, 2013, by R. Michal Marston [✓] who is personally known to me or [ ] who has produced _____ as identification.

Alicia B Conley
Notary Public, State of Florida

[SEAL]

ALICIA B. CONLEY
Commission # DD 939035
Expires January 19, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: YANDO NAUDIO

Print Name: Susana M Torres

Marilyn Seach
Beneficiary of Land Trust No. 5018

Marilyn Seach
Printed Name

Percentage of Ownership: 1.0%

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing was sworn to and acknowledged before me this 12th day of AUGUST, 2013, by MARILYN SEACH, [X] who is personally known to me or [ ] who has produced _____ as identification.

Notary Public, State of FLORIDA.

KENNETH CYR
Notary Public State of Florida
Commission # EE 207789
My comm expires Jun. 13, 2016

[SEAL]

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Corey Wayland

Print Name: Rebecca Munson

Judy Taylor
Beneficiary of Land Trust No. 5018
Judy Taylor
Printed Name

Percentage of Ownership: 1.250%

STATE OF Florida
COUNTY OF Lee

The foregoing was sworn to and acknowledged before me this 13 day of August, 2013, by Judith Taylor, [ ] who is personally known to me or [ ] who has produced FLDL 673-0 exp: 5/2014 as identification.

Notary Public, State of FL

[SEAL]

DAVID M. COX
Notary Public, State of Florida
Commission # EE 200089
My comm. expires May 20, 2016

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: JoAnn Naples

Print Name: Linda McCarthy

Beneficiary of Land Trust No. 5018
BARRY L. HEATA
Printed Name

Percentage of Ownership: .250%

STATE OF Florida
COUNTY OF Lee

The foregoing was sworn to and acknowledged before me this 13 day of August, 2013, by Barry Heata, [X] who is personally known to me or [ ] who has produced _____ as identification.

Notary Public, State of _____ 3/7/15

[SEAL]

SANDRA DELACRUZ
Notary Public - State of Florida
My Comm. Expires Mar 7, 2015
Commission # EE 71397
Bonded Through National Notary Assn.

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Tiffany D Buehler

Print Name: ESTHER M. ROZZI

Beneficiary of Land Trust No. 5018

Timothy D Wynn
Printed Name

Don & Annie Wynn Irrevocable Trust
Percentage of Ownership: 5.0%

STATE OF Florida
COUNTY OF Lee

The foregoing was sworn to and acknowledged before me this 13th day of August, 2013, by Timothy D Wynn, [ ] who is personally known to me or [✓] who has produced personally known as identification.

Notary Public, State of Florida

[SEAL]

ESTHER M. ROZZI
Commission # EE 132010
Expires September 19, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Tiffany O. Buehler
Print Name: Tiffany O. Buehler

Esther M. Rozzi
Print Name: ESTHER M. ROZZI

Beneficiary of Land Trust No. 5018
Michael Wynn
Printed Name
Sunshine Hardware Inc. Profit Sharing Plan
Percentage of Ownership: 5.0%

STATE OF Florida
COUNTY OF Lee

The foregoing was sworn to and acknowledged before me this 13th day of August, 2013, by Michael Wynn, [ ] who is personally known to me or [ ] who has produced personally known as identification.

Esther M. Rozzi
Notary Public, State of Florida

[SEAL]

ESTHER M. ROZZI
Commission # EE 132010
Expires September 19, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Jeffery W. Cavender

Carolyn Peterson Richter
Beneficiary of Land Trust No. 5018

Carolyn Peterson Richter
Printed Name

Print Name: Christopher Pricell

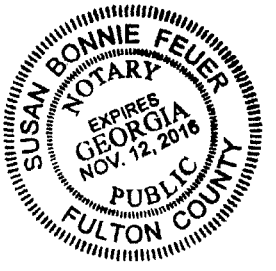
Percentage of Ownership: .6250%

STATE OF GEORGIA
COUNTY OF FULTON

The foregoing was sworn to and acknowledged before me this 13th day of August, 2013, by Carolyn Peterson Richter, [X] who is personally known to me or [ ] who has produced _____ as identification.

Susan Bonnie Feuer
Notary Public, State of Georgia

[SEAL]



BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Honey Monahan

Beneficiary of Land Trust No. 5018

ELIZABETH A. O'ROURKE
Printed Name

Print Name: Michael D'Alessandro

Percentage of Ownership: .50%

STATE OF FLORIDA
COUNTY OF MARION

The foregoing was sworn to and acknowledged before me this 12th day of August, 2013, by Elizabeth O'Rourke [ ] who is personally known to me or [✓] who has produced FLDL as identification.

Notary Public, State of Florida

[SEAL]

MICHAEL D'ALESSANDRO
Notary Public - State of Florida
My Comm. Expires Jun 27, 2016
Commission # EE 211770
Bonded Through National Notary Assn.

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Holly Alexander
Print Name: Holly Alexander

Fred J Baldassari
Beneficiary of Land Trust No. 5018

FRED J BALDASSARI, PARTNER, BCM PARTNERSHIP
Printed Name

Mike Addante
Print Name: Mike Addante

Percentage of Ownership: 4.0%

STATE OF Ohio
COUNTY OF CUYAHOGA

The foregoing was sworn to and acknowledged before me this 16TH day of AUGUST, 2013, by FRED J BALDASSARI, [X] who is personally known to me or [ ] who has produced _____ as identification.

Notary Public, State of _____

[SEAL]

ROBERT L. SCHROETER, JR.
NOTARY PUBLIC • STATE OF OHIO
Recorded in Cuyahoga County
My commission expires Oct. 31, 2015

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Mary Clare Babx

Print Name: ~~Danielle Doane~~

Beneficiary of Land Trust No. 5018

Danielle Doane
Printed Name

Print Name: RICHARD b. TUCKER

Percentage of Ownership: 1.6670%

STATE OF District OF Columbia
COUNTY OF ____

The foregoing was sworn to and acknowledged before me this 16th day of August, 2013, by DANIELLE DOANE, [I] who is personally known to me or [ ] who has produced DRIVERS LICENSE as identification.

Notary Public, State of ____

Frelda L. Warren
Notary Public, District of Columbia
My Commission Expires 5/14/2015

[SEAL]

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of: -

Donna Wingate
Print Name: Donna Wingate

Earl L Fuge
Beneficiary of Land Trust No. 5018
EARL L FUGE
Printed Name

Terese M Walker
Print Name: TERESE M WALKER

Percentage of Ownership: 1.0%

STATE OF Florida
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this 22nd day of August, 2013, by Earl L Fuge, [+] who is personally known to me or [ ] who has produced _____ as identification.

Terese M Walker
Notary Public, State of Florida

[SEAL]

TERESE M. WALKER
MY COMMISSION # DD 993106
EXPIRES: August 13, 2014
Bonded Thru Notary Public Underwriters

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Raymond L Pfister, Jr
Print Name: Raymond Pfister
Holly R. Smith
Holly R. Smith
Raymond L Pfister, Jr
Print Name: Raymond L Pfister
Tammy L. Fugitt
TAMMY L. FUGITT

Raymond L Pfister Jr
Beneficiary of Land Trust No. 5018
Raymond L Pfister
Printed Name

Percentage of Ownership: 2.50%

STATE OF FL
COUNTY OF Lee

The foregoing was sworn to and acknowledged before me this 21 day of August, 2013, by Raymond Pfister, [✓] who is personally known to me or [ ] who has produced _____ as identification.

TAMMY L. FUGITT
MY COMMISSION # FF 028942
EXPIRES: October 16, 2017
Bonded Thru Notary Public Underwriters

Tammy L. Fugitt
Notary Public, State of Florida

[SEAL]

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: BARBARA TOMEU

Beneficiary of Land Trust No. 5018
JO B WALTERS
Printed Name

Print Name: JUSTINA MARTIN

Percentage of Ownership: .250%

STATE OF Florida
COUNTY OF Monroe

The foregoing was sworn to and acknowledged before me this 22 day of August, 2013, by Jo B Walters, [ ] who is personally known to me or [ ] who has produced FL DL as identification.

Notary Public, State of Florida

[SEAL]

ROCIO ELIZABETH LINDBACK
MY COMMISSION # EE 022592
EXPIRES: September 1, 2014
Bonded Thru Notary Public Underwriters

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: David J. Monreck

Print Name: Vickie Meyer

Beneficiary of Land Trust No. 5018

Jeffrey H. MANZ
Printed Name

Percentage of Ownership: .50%

ELBA V. VEGA
MY COMMISSION EXPIRES
February 7, 2017
#EE 872682
Bonded thru Troy Fain - Insurance
NOTARY PUBLIC, STATE OF FLORIDA

STATE OF Florida
COUNTY OF Lee

The foregoing was sworn to and acknowledged before me this 26 day of August, 2013, by Jeffrey H. Manz, [ ] who is personally known to me or [ ] who has produced Driver License as identification.

Notary Public, State of Florida

[SEAL]

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Susanne Wooten
Print Name: SUSANNE WOOTEN

Margaret Monplaisir
Print Name: _____

Marian B. Coles Warnken
Beneficiary of Land Trust No. 5018
Marian B. Coles Warnken
Printed Name

Percentage of Ownership: 1.0%

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing was sworn to and acknowledged before me this 27th day of August, 2013, by Marian B. Warnken, [✓] who is personally known to me or [ ] who has produced _____ as identification.

Carol F. McConway
Notary Public, State of FLORIDA

[SEAL]

CAROL F. MCCONWAY
MY COMMISSION # EE 135117
EXPIRES: December 20, 2015
Bonded Thru Notary Public Underwriters

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: JAMES EGAN

Print Name: Sandra C. Johnson

Beneficiary of Land Trust No. 5018

JUDITH J. DELANEY
Printed Name

Percentage of Ownership: .1250%

STATE OF FL
COUNTY OF COLLIER

The foregoing was sworn to and acknowledged before me this 22nd day of August, 2013, by JUDITH J. DELANEY, [ ] who is personally known to me ~~or [X] who has produced~~ _____ ~~as identification~~.

Patricia R. Gallagher
Notary Public, State of FL

[SEAL]

PATRICIA R GALLAGHER
MY COMMISSION # EE146422
EXPIRES February 16, 2016
(407) 398-0153 FloridaNotaryService.com

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: Hannely Roque

Beneficiary of Land Trust No. 5018

Ken Carter
Printed Name

Print Name: Lizbeth Rodriguez

Percentage of Ownership: .1666%

STATE OF FL
COUNTY OF Collier

The foregoing was sworn to and acknowledged before me this 17 day of September 2013, by Ken Carter, [✓] who is personally known to me or [ ] who has produced _____ as identification.

Notary Public, State of FL

[SEAL]

NOTARY PUBLIC-STATE OF FLORIDA
Betty Jacquet
Commission # EE118715
Expires: SEP. 30, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Roger K Plock
Print Name: Roger K Plock

Robert G Cowden
Print Name: Robert G. Cowden

Naomi S Finlay
Beneficiary of Land Trust No. 5018
NAOMI S FINLAY
Printed Name

Percentage of Ownership: .1250%

STATE OF ME
COUNTY OF Hancock

The foregoing was sworn to and acknowledged before me this 17 day of September, 2013, by Naomi Finlay, [ ] who is personally known to me or [ ] who has produced FLDL as identification.

Jennifer J. Norton
Notary Public, State of Maine

JENNIFER NORTON
Notary Public, Maine
My Commission Expires November 17, 2019

[SEAL]

BENEFICIARY SIGNATURE PAGE FOR DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary of Land Trust Number 5018 dated August 1, 1981 hereby signs the Declaration of Appointment of Successor Trustee and agrees to the appointment of Jared F. Holes as Successor Trustee of Land Trust Number 5018 dated August 1, 1981.

Signed, Sealed and Delivered
In the Presence of:

Print Name: TERESE M WALKER

Beneficiary of Land Trust No. 5018
RALPH FRENGEL, TRUSTEE
Printed Name

Print Name: K.W. HEWES

Percentage of Ownership: 5%

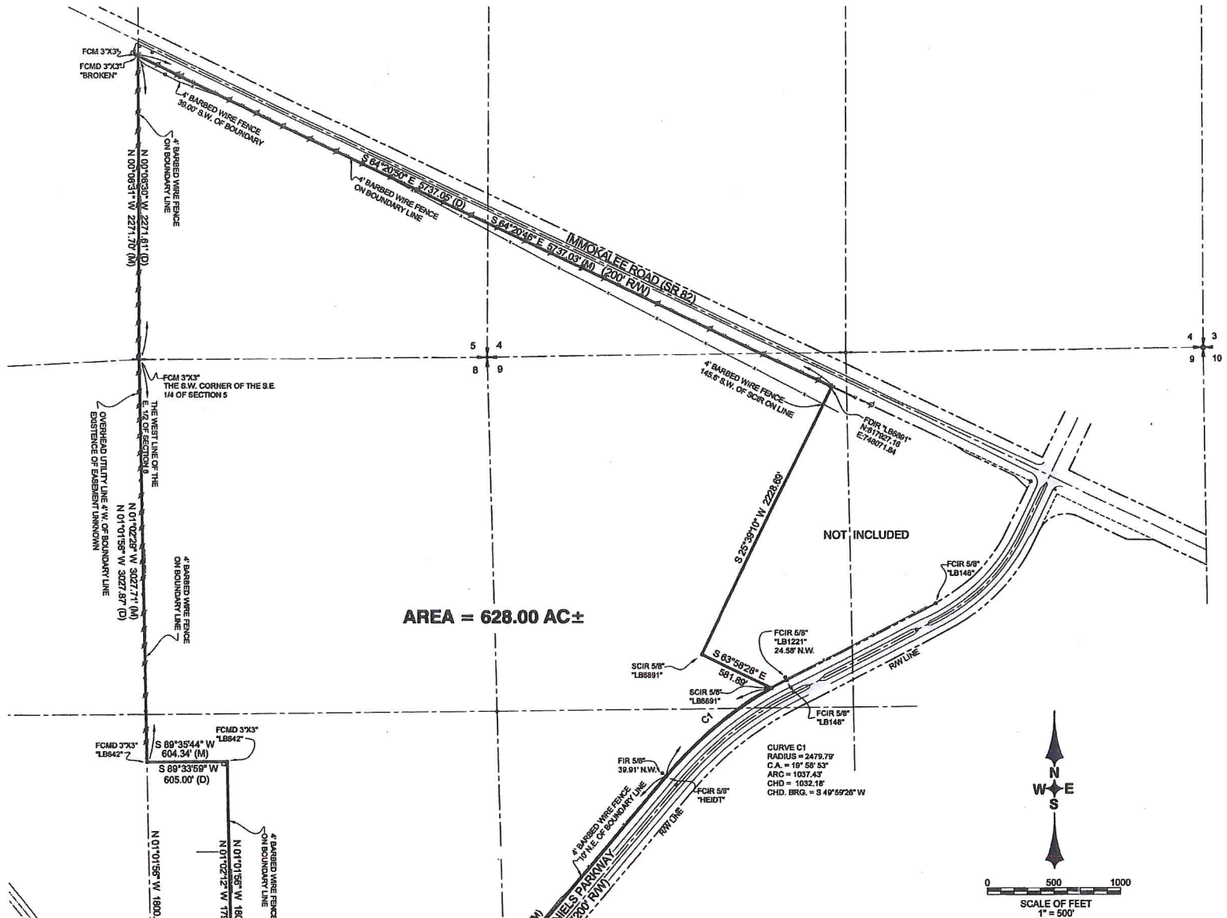
STATE OF Florida
COUNTY OF Collier

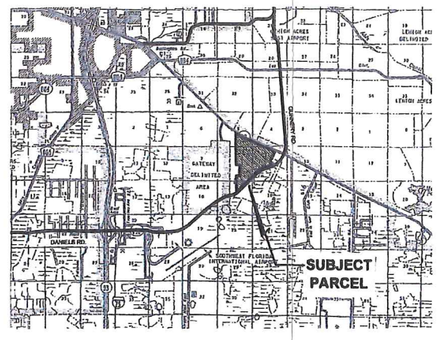
The foregoing was sworn to and acknowledged before me this 20th day of September, 2013, by Ralph Frengel, [X] who is personally known to me or [ ] who has produced _____ as identification.

TERESE M. WALKER
MY COMMISSION # DD 993106
EXPIRES: August 13, 2014
Bonded Thru Notary Public Underwriters

Notary Public, State of Florida

[SEAL]





VICINITY MAP
1 /2" = 1 MILE

DESCRIPTION:
(628 ACRE PARCEL)

PARCEL OF LAND LYING IN SECTIONS 4, 5, 8, 9, AND 17, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF- WAY) AND THE WESTERLY BOUNDARY LINE OF THE NORTHEAST-QUARTER OF SAID SECTION 17; THENCE N.01°00'05"W., ALONG THE SAID WEST BOUNDARY OF THE NORTHEAST-QUARTER OF SECTION 17, A DISTANCE OF 2149.89 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST-QUARTER OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8, A DISTANCE OF 500.00 FEET; THENCE N.89°33'59"E., A DISTANCE OF 605.00 FEET; THENCE N.01°01'56"W., A DISTANCE OF 1800.00 FEET; THENCE S.89°33'59"W., A DISTANCE OF 605.00 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY LINE OF THE EAST-HALF OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 3027.67 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE N.00°06'30"W., ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 2271.61 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 82 (200' RIGHT-OF-WAY); THENCE S.64°20'50"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5737.05 FEET; THENCE S.25°39'10"W. A DISTANCE OF 2228.69 FEET; THENCE S.63°58'28"E. A DISTANCE OF 581.89 FEET TO A NON-RADIAL INTERSECTION WITH THE CURVED NORTHWESTERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF-WAY); THENCE SOUTHWESTERLY ALONG AN ARC OF SAID CURVED RIGHT-OF-WAY LINE, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 2974.79 FEET, A CENTRAL ANGLE OF 19°58'53" AND WHOSE CHORD BEARS S.49°59'26"W. FOR A DISTANCE OF 1032.18 FEET, HAVING AN ARC LENGTH OF 1037.43 FEET; THENCE S.40°00'00"W., ALONG A TANGENT LINE, AND THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4717.52 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 4473.66 FEET, A CENTRAL ANGLE OF 13°32'47" AND WHOSE CHORD BEARS S.46°46'09"W. A DISTANCE OF 1055.20 FEET, HAVING AN ARC LENGTH OF 1057.69 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.

CONTAINING 628.00 ACRES, MORE OR LESS.

LEGEND

= ASPHALT PAVEMENT
= CONCRETE
= SECTIONAL LINES
= R/W & EASEMENT LINES

ABBREVIATIONS

BLVD.	=	BOULEVARD
CA	=	CENTRAL ANGLE
CB	=	CHORD BEARING
CL	=	CHORD LENGTH
C/L	=	CENTERLINE
(D)	=	DIMENSION ACCORDING TO DESCRIPTION
FCIR	=	FOUND CAPPED IRON ROD
FIR	=	FOUND IRON ROD (NO CAP)
GW	=	GUY WIRE AND ANCHOR
LB	=	LICENSED BUSINESS
O.R.	=	OFFICIAL RECORDS
(M)	=	DIMENSION AS FIELD MEASURED
PG.	=	PAGE
P.B.	=	PLAT BOOK
R/W	=	RIGHT OF WAY
RAD	=	RADIUS
SN&D	=	SET NAIL & DISK
SQ.FT.	=	SQUARE FEET
S.R.	=	STATE ROAD
UP	=	UTILITY POLE

SURVEYOR'S NOTES:

THE DESCRIPTION SHOWN HEREON IS NEW, PREPARED BY SURVEYOR.

SURVEY PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 5J-17 F.A.C.

COORDINATES SHOWN HEREON BASED ON FLORIDA GRID, WEST ZONE, NAD 83/90.

ORIENTATION BASED ON THE WESTERLY LINE OF THE NORTHEAST-QUARTER OF SAID SECTION 17, AS BEARING N.01°00'05"E.

THE LOCATION OR EXISTENCE OF UNDERGROUND OR NON-VISIBLE IMPROVEMENTS, OR UTILITIES HAS NOT BEEN INVESTIGATED. EDGE OF VEGETATION AND PORTIONS OF DANIELS ROAD PAVEMENT SCALED FROM AERIAL.

ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, MAP NUMBER 12071C0475F (NOT PRINTED), WITH AN EFFECTIVE DATE OF 08-28-2008, THIS PARCEL OF LAND LIES IN FLOOD ZONES "X" WITH NO BASE ELEVATION.

THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

LAST DATE OF FIELD WORK PERFORMED ON 04-04-16, IN FIELD BOOK 92 PAGE 45 .

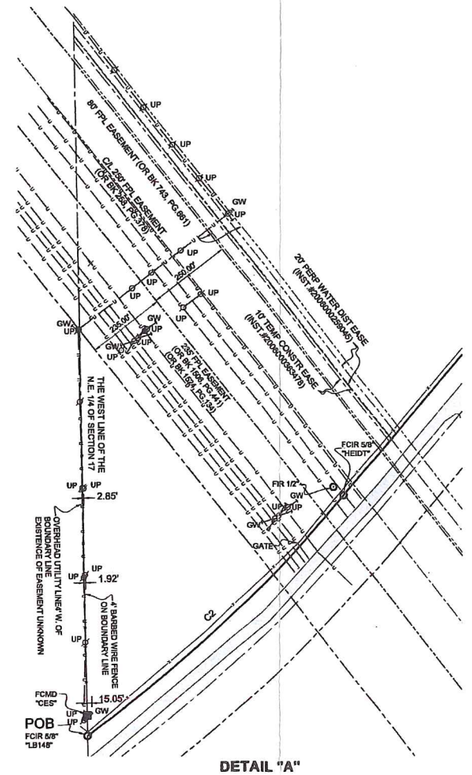
UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED,THIS MAP IS NOT VALID.

PREPARED BY

4-4-16

MARK A. HATFIELD, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4155

MARK A. HATFIELD CERTIFICATE No. 4155 STATE OF FLORIDA Professional Surveyor and Mapper



DETAIL "A"
1" = 200'

PROJECT:

Timber Creek

CERTIFIED TO:
LENNAR HOMES, LLC

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6932 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 378-3400

Destin
495 Grand Boulevard
Suite 208
Miramar Beach, FL 32550
Toll free: 866-337-7341

BOUNDARY SURVEY
PARCEL OF LAND LYING IN SECTIONS 4, 5, 8, 9, AND 17, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

REVISIONS	DATE
PROJECT MANAGER:	MAH
DRAWING BY:	MAH & BMH
JURISDICTION:	LEE COUNTY
DATE:	04-04-16
TITLE:	
SHEET NUMBER:	1 OF 1
JOB/FILE NUMBER:	14012

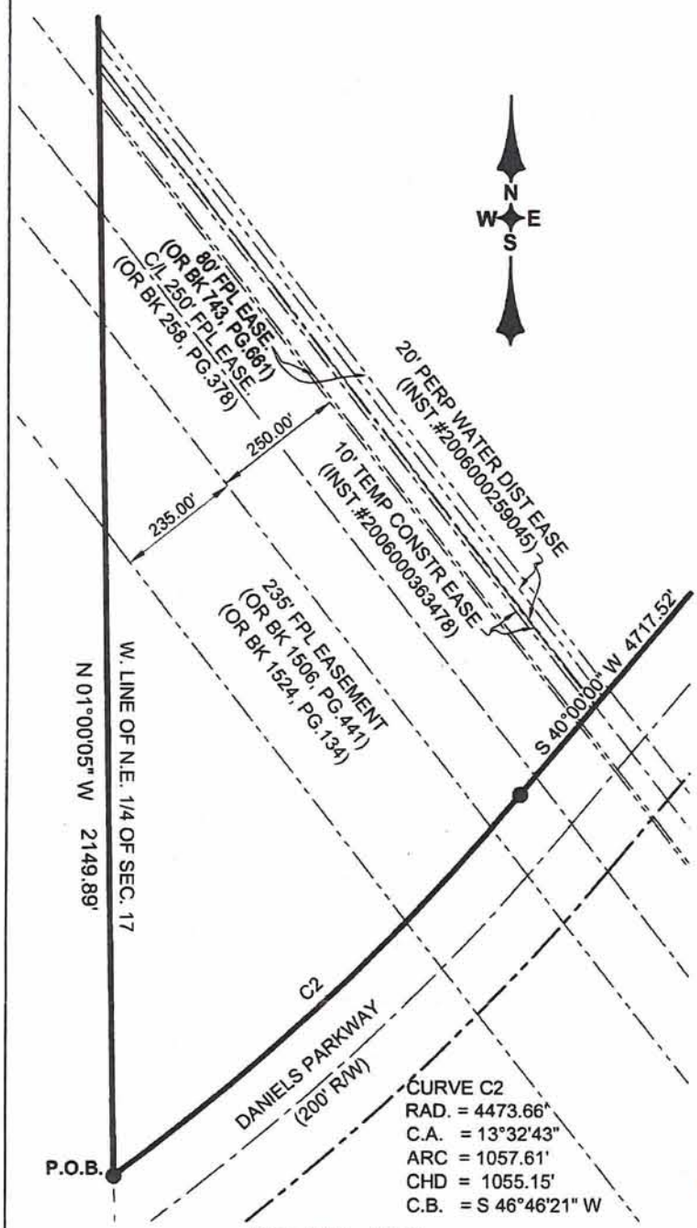
© COPYRIGHT MORRIS-DEPEW ASSOCIATES, INC. 2016 ALL RIGHTS RESERVED

DESCRIPTION:
(628 ACRE PARCEL)

PARCEL OF LAND LYING IN SECTIONS 4, 5, 8, 9, AND 17, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF- WAY) AND THE WESTERLY BOUNDARY LINE OF THE NORTHEAST-QUARTER OF SAID SECTION 17; THENCE N.01°00'05"W., ALONG THE SAID WEST BOUNDARY OF THE NORTHEAST-QUARTER OF SECTION 17, A DISTANCE OF 2149.89 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST-QUARTER OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8, A DISTANCE OF 500.00 FEET; THENCE N.89°33'59"E., A DISTANCE OF 605.00 FEET; THENCE N.01°01'56"W., A DISTANCE OF 1800.00 FEET; THENCE S.89°33'59"W., A DISTANCE OF 605.00 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY LINE OF THE EAST-HALF OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 3027.87 FEET TO
THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE N.00°06'30"W., ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 2271.61 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 82 (200' RIGHT-OF-WAY); THENCE S.64°20'50"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5737.05 FEET; THENCE S.25°39'10"W. A DISTANCE OF 2228.69 FEET; THENCE S.63°58'28"E. A DISTANCE OF 581.89 FEET TO A NON-RADIAL INTERSECTION WITH THE CURVED NORTHWESTERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF-WAY); THENCE SOUTHWESTERLY ALONG AN ARC OF SAID CURVED RIGHT-OF-WAY LINE, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 2974.79 FEET, A CENTRAL ANGLE OF 19°58'53" AND WHOSE CHORD BEARS S.49°59'26"W. FOR A DISTANCE OF 1032.18 FEET, HAVING AN ARC LENGTH OF 1037.43 FEET; THENCE S.40°00'00"W., ALONG A TANGENT LINE, AND THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4717.52 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 4473.66 FEET, A CENTRAL ANGLE OF 13°32'47" AND WHOSE CHORD BEARS S.46°46'09"W. A DISTANCE OF 1055.20 FEET, HAVING AN ARC LENGTH OF 1057.69 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.

CONTAINING 628.00 ACRES, MORE OR LESS.



DETAIL "A"
NOT TO SCALE

SURVEYOR'S NOTES:

THE DESCRIPTION SHOWN HEREON IS NEW, PREPARED BY SURVEYOR.

COORDINATES SHOWN HEREON BASED ON FLORIDA GRID, WEST ZONE, NAD 83/90.

SKETCH PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 5J-17 F.A.C.

ORIENTATION BASED ON THE WESTERLY LINE OF THE NORTHEAST-QUARTER OF SAID SECTION 17 , AS BEARING N.01°00'05"E.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED,THIS MAP IS NOT VALID.

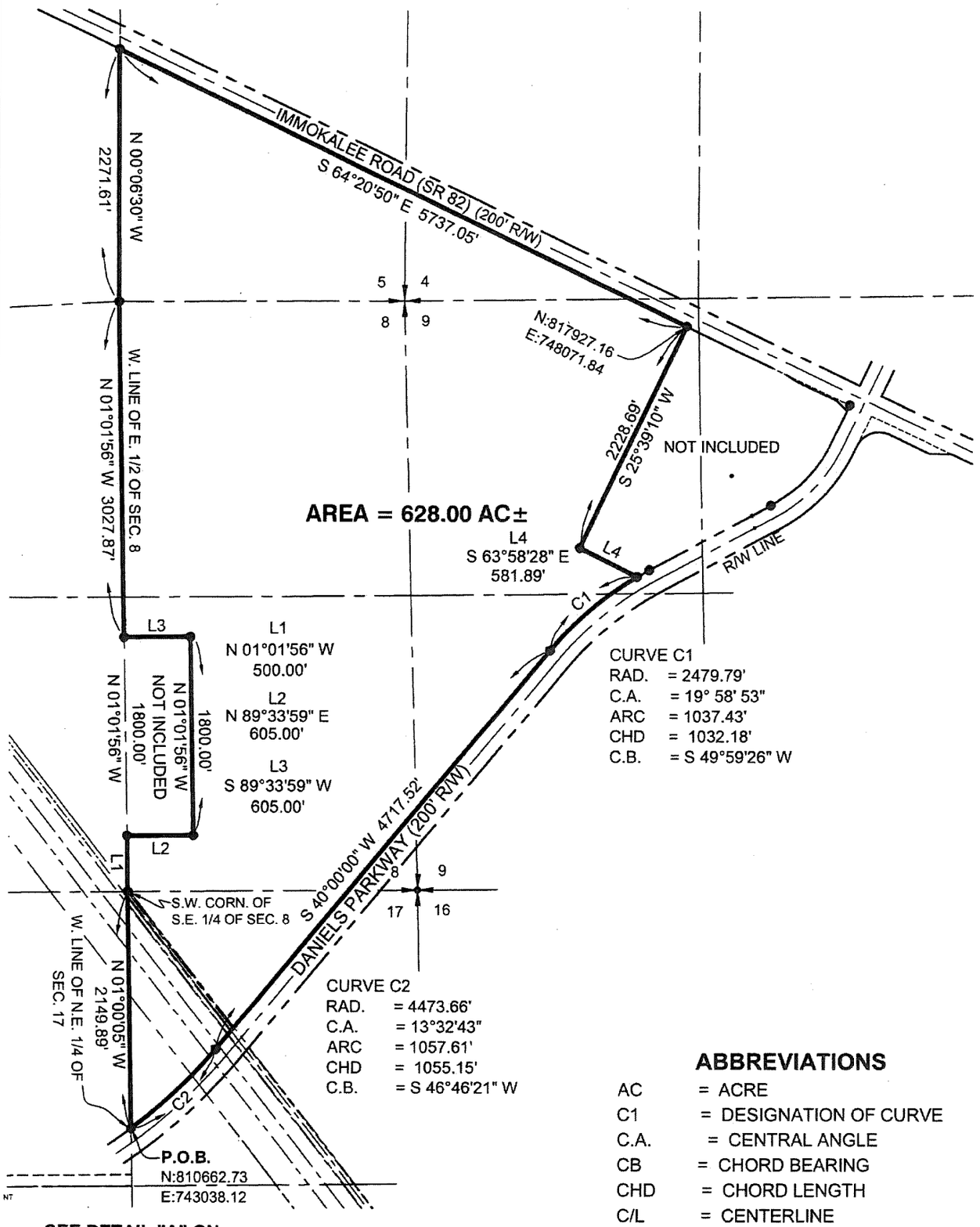
MARK A. HATFIELD CERTIFICATE No. 4155 STATE OF FLORIDA Professional Surveyor & Mapper

PREPARED BY

4-4-16

MARK A. HATFIELD, P.S.M. DATE
FLORIDA CERTIFICATE NO. 4155

MDA PROJECT: 14012 CHECKED BY: MAH / DRAWN BY: MAH DATE: 04-04-16 SHEET 1 OF 2	**DESCRIPTION DRAWING** PARCEL OF LAND LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 8532 / FL CERT NO. LB6891 / LC26000330 • Fort Myers • Tallahassee Metro Center 1 2891 Center Pointe Drive, Unit 100 Fort Myers, Florida 33916 (239) 337-3990 Fax: (239) 337-3994 Toll free: 866-337-7341



SEE DETAIL "A" ON SHEET 1 OF 2 FOR EASEMENTS

N
W E
S

0 600 1200
SCALE OF FEET
1" = 1200'

THIS IS NOT A SURVEY!

ABBREVIATIONS

AC	= ACRE
C1	= DESIGNATION OF CURVE
C.A.	= CENTRAL ANGLE
CB	= CHORD BEARING
CHD	= CHORD LENGTH
C/L	= CENTERLINE
L1	= LINE DESINATION
LB	= LICENSED BUSINESS
O.R.	= OFFICIAL RECORDS
PG.	= PAGE
PERP.	= PERPETUAL
P.B.	= PLAT BOOK
P.O.B.	= POINT-OF-BEGINNING
R/W	= RIGHT OF WAY
RAD.	= RADIUS
SEC.	= SECTION
SQ.FT.	= SQUARE FEET
S.R.	= STATE ROAD

MDA PROJECT: 14012	**DESCRIPTION DRAWING** PARCEL OF LAND LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
CHECKED BY: MAH DRAWN BY: MAH		• Fort Myers • Tallahassee
DATE: 04-04-16		Metro Center 1, 2891 Center Pointe Drive, Unit 100, Fort Myers, Florida 33916 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341
SHEET 2 OF 2		

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Regulation Division

August 4, 2016

Mr. Terrence Dolan
Lennar Homes-SW Florida
10481 Ben C. Pratt/Six Mile Cypress Pkwy
Fort Myers, Florida 33966

Subject: Timber Creek Informal Wetland Determination
Environmental Resource Permit Application No. 160414-10
Permit No. 36-00030-IF
Lee County

Dear Mr. Dolan:

The District offers the following in response to your request for a determination of the jurisdictional wetland and other surface water (OSW) boundaries located within the subject property. Jewelene S. Harris, Environmental Analyst, of the Natural Resources Management Division, conducted a site inspection on May 31, 2016.

The project boundaries shown on the attached aerial exhibits define the area that was inspected. The project consists of approximately 654.37 acres. Based on the information provided and the results of the site inspection, jurisdictional wetlands as defined in Chapter 62-340, Florida Administrative Code (FAC) have been identified on the property. The onsite upland habitats encompass approximately 487.39 acres which primarily consists of pasture lands. The uplands also include upland pine flatwoods and mixed forested uplands with varying degrees of infestation by exotic vegetation such as melaleuca and Brazilian pepper.

The site contains approximately 149.57 acres of wetlands and 17.41 acres of surface waters. The onsite wetland habitats consist primarily of hydric pine flatwoods, freshwater marshes, and wet prairie. These wetlands contain varying degrees of infestation by exotic vegetation such as melaleuca and Brazilian pepper. The surface waters within the property are agricultural ditches and swales.

District staff performed a site inspection on May 31, 2016, to re-evaluate the presence of jurisdictional wetlands and other surface waters located within the subject property. A wetland delineation was conducted by District staff during the review of Environmental Resource Permit Application No. 060721-5 for a development known as The Fountains. This application for

development was withdrawn on October 9, 2009 and the file was closed. During the site inspection on May 31, 2016, the observed site conditions were similar to the site conditions assessed in 2006. Based on the areal extent of obligate and facultative wetland plant species greater than 80% in the canopy and groundcover stratum, the "B" Test was used to delineate the extent of wetlands within the project boundaries. Please refer to Exhibit No. 2.0 for the location of the wetlands and surface waters.

According to the Florida Association of Soil Scientist's Hydric Soils of Florida Handbook (3rd edition), the site contains both historically mapped hydric soils and non-hydric soils. The historically mapped hydric soils include: Hallandale Fine Sand (Soil Map Unit 6), Pompano Fine Sand (Soil Map 10), Felda Fine Sand (Soil Map Unit 12), Pineda Fine Sand (Soil Map Unit 26), Pompano Fine Sand- Depressional (Soil Map Unit 27), Malabar Fine Sand (Soil Map Unit 34), Malabar Fine Sand- Depressional (Soil Map Unit 44), Felda Fine San- Depressional (Soil Map Unit 49), and Pineda Fine Sand- Depressional (Soil Map Unit 73). The non-hydric soils include: Myakka Fine Sand (Soil Map Unit 11) which contains 20% hydric inclusions/components, Boca Fine Sand (Soil Map Unit 13) which contains 30% hydric inclusions/components, and Oldsmar Sand (Soil Map Unit 33) which contains 30% hydric inclusions/components.

The following exhibits are attached: Location Map (Exhibit 1.0), FLUCCS Map with Wetlands (Exhibit 2.0), FLUCCS Map (2.1) and Soils Map (Exhibit 2.2).

This correspondence is an informal jurisdictional wetland determination pursuant to Section 373.421(6), Florida Statutes and Rule 62-312.040(7), FAC. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal jurisdictional determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules.

A binding jurisdictional determination may be obtained by submitting an application to the South Florida Water Management District.

Sincerely,

Laura Layman

Laura P. Layman
Section Leader
South Florida Water Management District

cc: Jared F. Holes, Trustee, Land Trust Number 5018
Shane Johnson, Passarella and Associates Inc.
Ryan Shute, Morris-Depew Associates, Inc.
Jacob Siegrist, U.S. Army Corps of Engineers, (Jacob.A.Siegrist@usace.army.mil)

NOTICE OF RIGHTS

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.

- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401–.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Regulation Division

August 4, 2016

Mr. Terrence Dolan
Lennar Homes-SW Florida
10481 Ben C. Pratt/Six Mile Cypress Pkwy
Fort Myers, Florida 33966

Subject: Timber Creek Informal Wetland Determination
Environmental Resource Permit Application No. 160414-10
Permit No. 36-00030-IF
Lee County

Dear Mr. Dolan:

The District offers the following in response to your request for a determination of the jurisdictional wetland and other surface water (OSW) boundaries located within the subject property. Jewelene S. Harris, Environmental Analyst, of the Natural Resources Management Division, conducted a site inspection on May 31, 2016.

The project boundaries shown on the attached aerial exhibits define the area that was inspected. The project consists of approximately 654.37 acres. Based on the information provided and the results of the site inspection, jurisdictional wetlands as defined in Chapter 62-340, Florida Administrative Code (FAC) have been identified on the property. The onsite upland habitats encompass approximately 487.39 acres which primarily consists of pasture lands. The uplands also include upland pine flatwoods and mixed forested uplands with varying degrees of infestation by exotic vegetation such as melaleuca and Brazilian pepper.

The site contains approximately 149.57 acres of wetlands and 17.41 acres of surface waters. The onsite wetland habitats consist primarily of hydric pine flatwoods, freshwater marshes, and wet prairie. These wetlands contain varying degrees of infestation by exotic vegetation such as melaleuca and Brazilian pepper. The surface waters within the property are agricultural ditches and swales.

District staff performed a site inspection on May 31, 2016, to re-evaluate the presence of jurisdictional wetlands and other surface waters located within the subject property. A wetland delineation was conducted by District staff during the review of Environmental Resource Permit Application No. 060721-5 for a development known as The Fountains. This application for

development was withdrawn on October 9, 2009 and the file was closed. During the site inspection on May 31, 2016, the observed site conditions were similar to the site conditions assessed in 2006. Based on the areal extent of obligate and facultative wetland plant species greater than 80% in the canopy and groundcover stratum, the "B" Test was used to delineate the extent of wetlands within the project boundaries. Please refer to Exhibit No. 2.0 for the location of the wetlands and surface waters.

According to the Florida Association of Soil Scientist's Hydric Soils of Florida Handbook (3rd edition), the site contains both historically mapped hydric soils and non-hydric soils. The historically mapped hydric soils include: Hallandale Fine Sand (Soil Map Unit 6), Pompano Fine Sand (Soil Map 10), Felda Fine Sand (Soil Map Unit 12), Pineda Fine Sand (Soil Map Unit 26), Pompano Fine Sand- Depressional (Soil Map Unit 27), Malabar Fine Sand (Soil Map Unit 34), Malabar Fine Sand- Depressional (Soil Map Unit 44), Felda Fine San- Depressional (Soil Map Unit 49), and Pineda Fine Sand- Depressional (Soil Map Unit 73). The non-hydric soils include: Myakka Fine Sand (Soil Map Unit 11) which contains 20% hydric inclusions/components, Boca Fine Sand (Soil Map Unit 13) which contains 30% hydric inclusions/components, and Oldsmar Sand (Soil Map Unit 33) which contains 30% hydric inclusions/components.

The following exhibits are attached: Location Map (Exhibit 1.0), FLUCCS Map with Wetlands (Exhibit 2.0), FLUCCS Map (2.1) and Soils Map (Exhibit 2.2).

This correspondence is an informal jurisdictional wetland determination pursuant to Section 373.421(6), Florida Statutes and Rule 62-312.040(7), FAC. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal jurisdictional determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules.

A binding jurisdictional determination may be obtained by submitting an application to the South Florida Water Management District.

Sincerely,

Laura Layman

Laura P. Layman
Section Leader
South Florida Water Management District

cc: Jared F. Holes, Trustee, Land Trust Number 5018
Shane Johnson, Passarella and Associates Inc.
Ryan Shute, Morris-Depew Associates, Inc.
Jacob Siegrist, U.S. Army Corps of Engineers, (Jacob.A.Siegrist@usace.army.mil)

NOTICE OF RIGHTS

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.

- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401–.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

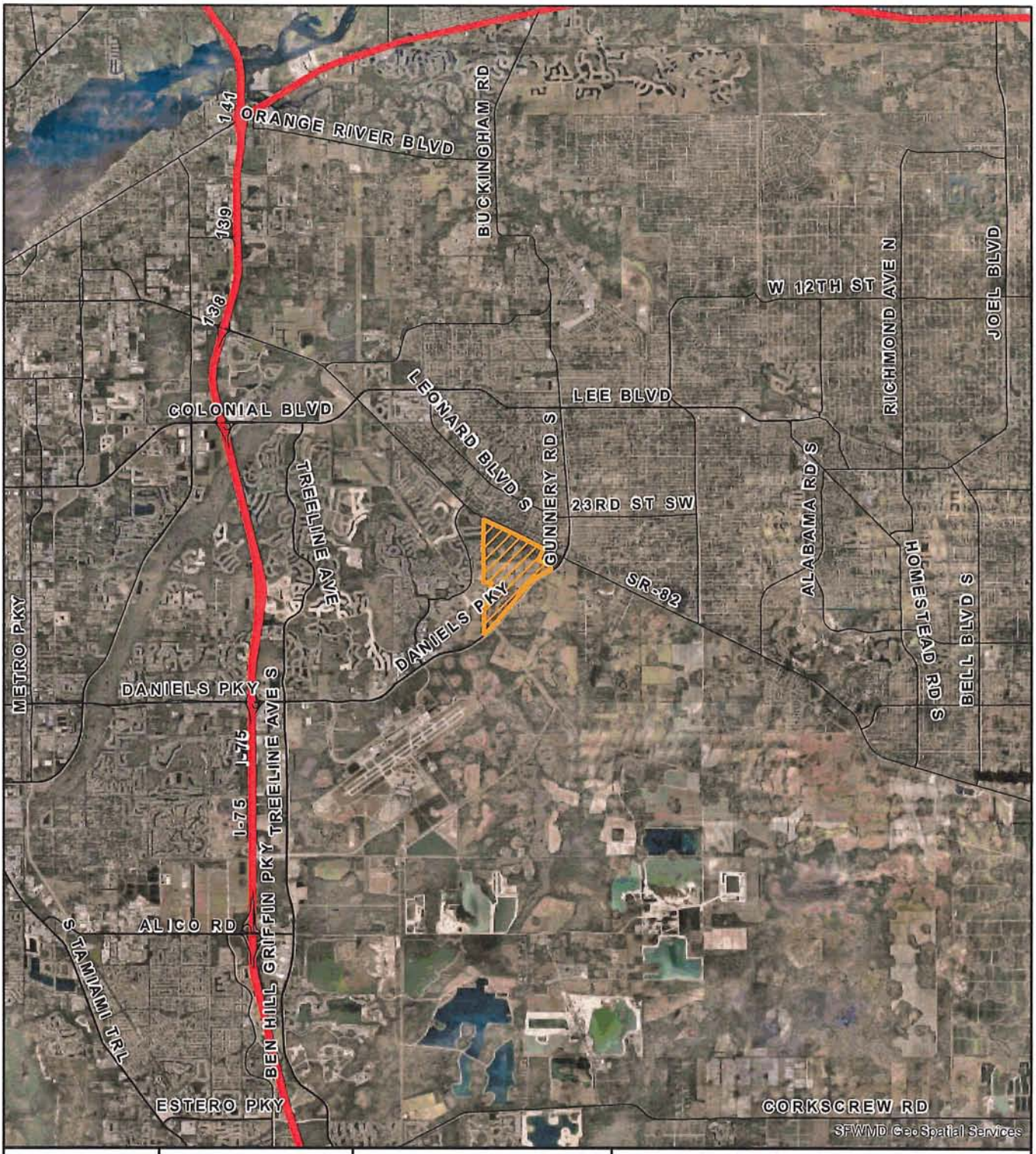


Exhibit No: 1		LEE COUNTY, FL

REGULATION DIVISION

Project Name: TIMBER CREEK

0 10,000 20,000 Feet

N

Application

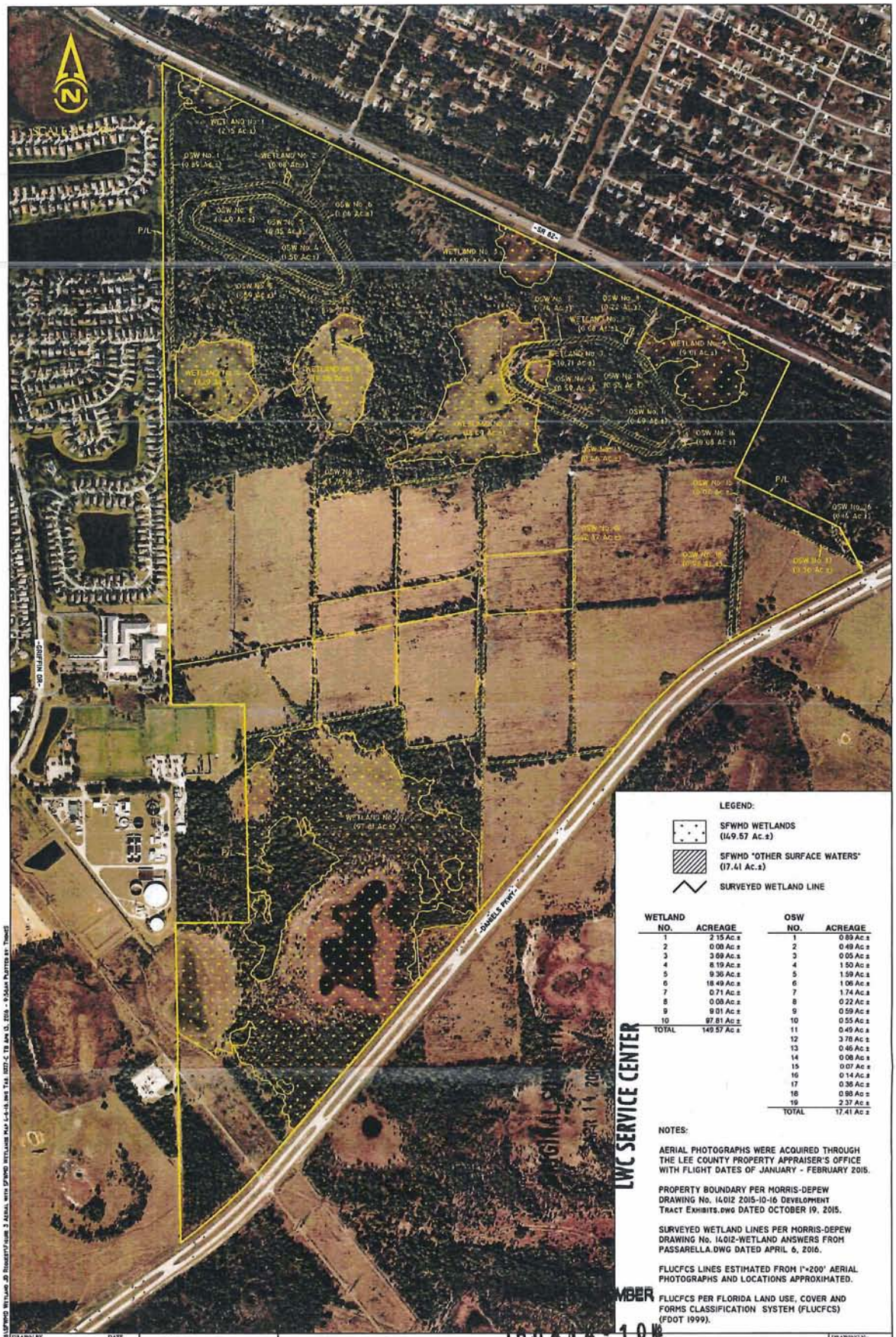
Application Number: 160414-10

sfwmd.gov

Created by Regulation GIS Section

South Florida Water Management District

Exhibit No. 1.0
Application No. 160414-10
Page 1 of 1



LEGEND:

- SFWMD WETLANDS (149.57 Ac.±)
- SFWMD "OTHER SURFACE WATERS" (17.41 Ac.±)
- SURVEYED WETLAND LINE

WETLAND NO.	ACREAGE
1	2.15 Ac.±
2	0.08 Ac.±
3	3.69 Ac.±
4	8.19 Ac.±
5	9.36 Ac.±
6	18.49 Ac.±
7	0.71 Ac.±
8	0.08 Ac.±
9	9.01 Ac.±
10	97.81 Ac.±
TOTAL	149.57 Ac.±

OSW NO.	ACREAGE
1	0.89 Ac.±
2	0.49 Ac.±
3	0.05 Ac.±
4	1.50 Ac.±
5	1.59 Ac.±
6	1.06 Ac.±
7	1.74 Ac.±
8	0.22 Ac.±
9	0.59 Ac.±
10	0.55 Ac.±
11	0.49 Ac.±
12	3.78 Ac.±
13	0.46 Ac.±
14	0.08 Ac.±
15	0.07 Ac.±
16	0.14 Ac.±
17	0.36 Ac.±
18	0.98 Ac.±
19	2.37 Ac.±
TOTAL	17.41 Ac.±

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2015.

PROPERTY BOUNDARY PER MORRIS-DEPEW DRAWING No. 14012 2015-10-16 DEVELOPMENT TRACT EXHIBITS.DWG DATED OCTOBER 19, 2015.

SURVEYED WETLAND LINES PER MORRIS-DEPEW DRAWING No. 14012-WETLAND ANSWERS FROM PASSARELLA.DWG DATED APRIL 6, 2016.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

LWC SERVICE CENTER

160414-10

DRAWN BY	DATE
D.B.	4/6/16
REVIEWED BY	DATE
S.J.	4/6/16
REVISED	DATE

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

PASSARELLA & ASSOCIATES, LLC

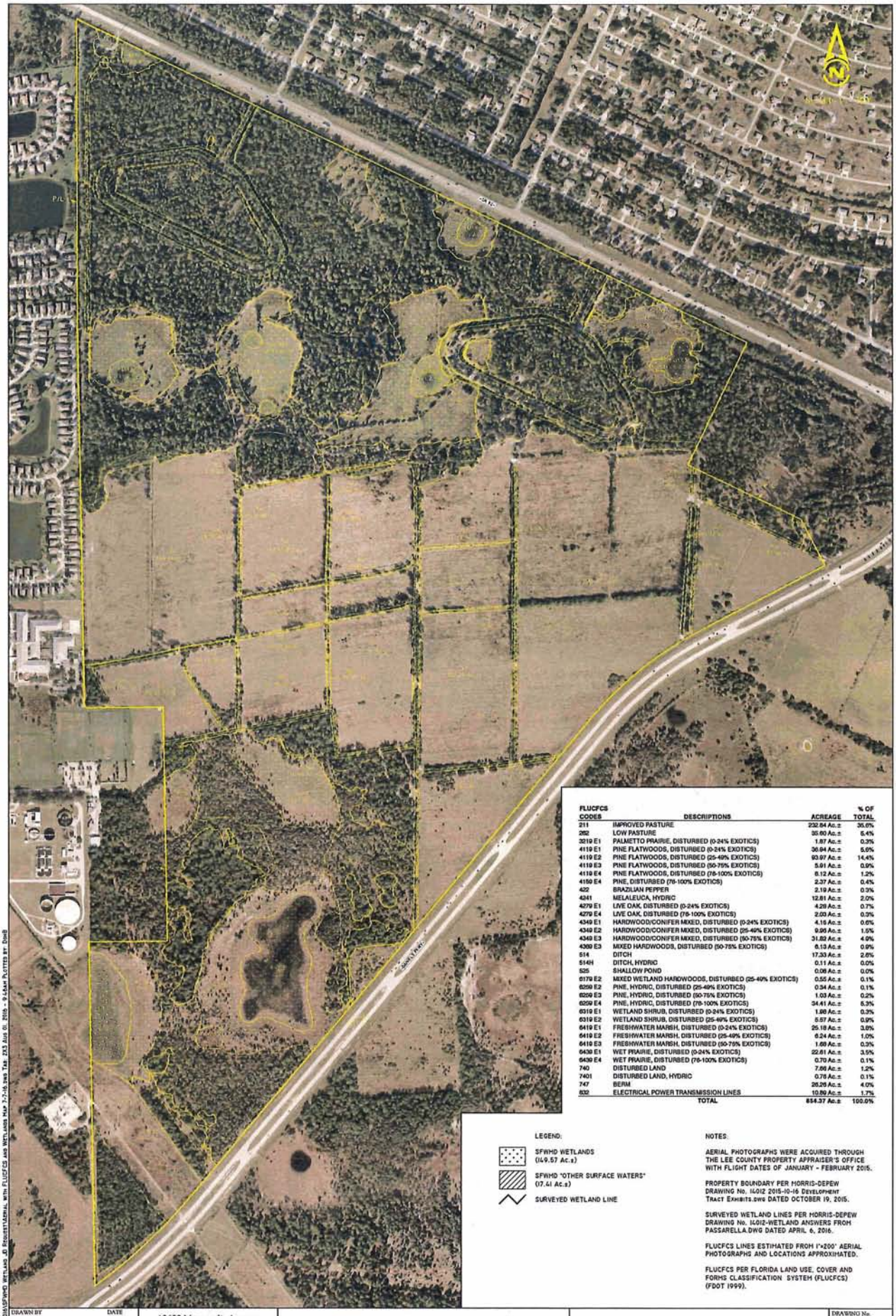
TIMBER CREEK

AERIAL WITH SFWMD WETLANDS MAP

DRAWING No. 15LLL2404

SHEET No. FIGURE 3

Exhibit No. 2.0
Application No. 160414-10
Page 1 of 1



FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	232.84 Ac.±	35.6%
212	LOW PASTURE	35.60 Ac.±	5.4%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	1.87 Ac.±	0.3%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	36.94 Ac.±	5.6%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	93.97 Ac.±	14.4%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	5.91 Ac.±	0.9%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	8.12 Ac.±	1.2%
4159 E4	PINE, DISTURBED (76-100% EXOTICS)	2.37 Ac.±	0.4%
422	BRAZILIAN PEPPER	2.19 Ac.±	0.3%
4241	MELALEUCA, HYDRIC	12.81 Ac.±	2.0%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	4.29 Ac.±	0.7%
4279 E4	LIVE OAK, DISTURBED (76-100% EXOTICS)	2.03 Ac.±	0.3%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	4.16 Ac.±	0.6%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	9.96 Ac.±	1.5%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	31.82 Ac.±	4.9%
4369 E3	MIXED HARDWOODS, DISTURBED (50-75% EXOTICS)	6.13 Ac.±	0.9%
514	DITCH	17.33 Ac.±	2.6%
514H	DITCH, HYDRIC	0.11 Ac.±	0.0%
525	SHALLOW POND	0.08 Ac.±	0.0%
6179 E2	MIXED WETLAND HARDWOODS, DISTURBED (25-49% EXOTICS)	0.55 Ac.±	0.1%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	0.34 Ac.±	0.1%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	1.03 Ac.±	0.2%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	34.41 Ac.±	5.3%
6319 E1	WETLAND SHRUB, DISTURBED (0-24% EXOTICS)	1.98 Ac.±	0.3%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	5.67 Ac.±	0.9%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	25.18 Ac.±	3.8%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	6.24 Ac.±	1.0%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	1.68 Ac.±	0.3%
6439 E1	WET PRAIRIE, DISTURBED (0-24% EXOTICS)	22.81 Ac.±	3.5%
6439 E4	WET PRAIRIE, DISTURBED (76-100% EXOTICS)	0.70 Ac.±	0.1%
740	DISTURBED LAND	7.86 Ac.±	1.2%
7401	DISTURBED LAND, HYDRIC	0.76 Ac.±	0.1%
747	BERM	26.26 Ac.±	4.0%
832	ELECTRICAL POWER TRANSMISSION LINES	10.89 Ac.±	1.7%
	TOTAL	654.37 Ac.±	100.0%

LEGEND:

- SFWMD WETLANDS (149.57 Ac.±)
- SFWMD "OTHER SURFACE WATERS" (17.41 Ac.±)
- SURVEYED WETLAND LINE

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2015.

PROPERTY BOUNDARY PER MORRIS-DEPEW DRAWING No. 14012 2015-10-16 DEVELOPMENT TRACT EXHIBITS.DWG DATED OCTOBER 19, 2015.

SURVEYED WETLAND LINES PER MORRIS-DEPEW DRAWING No. 14012-WETLAND ANSWERS FROM PASSARELLA.DWG DATED APRIL 6, 2016.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

J:\2015\15LLL2404\SFWMD WETLAND JD Report\AERIAL WITH FLUCFCS AND WETLANDS MAP 7-7-16.DWG TAB: 2X3 Aug 01, 2016 - 9:44AM PLOTTED BY: Deb

DRAWN BY	DATE
D.B.	4/6/16
DESIGNED BY	DATE
S.J.	4/6/16
REVISED	DATE
D.B.	7/7/16

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

PASSARELLA & ASSOCIATES, INC.

TIMBER CREEK

AERIAL WITH FLUCFCS AND SFWMD WETLANDS MAP

DRAWING No. 15LLL2404

SHEET No.

Exhibit No. 2.1
Application No. 160414-10
Page 1 of 1



Soil Unit	Description
6	HALLANDALE FINE SAND
10	POMPANO FINE SAND
11	MYAKKA FINE SAND
12	FELDA FINE SAND
13	BOCA FINE SAND
26	PINEDA FINE SAND
27	POMPANO FINE SAND, DEPRESSIONAL
33	OLDSMAR SAND
34	MALABAR FINE SAND
44	MALABAR FINE SAND, DEPRESSIONAL
49	FELDA FINE SAND, DEPRESSIONAL
73	PINEDA FINE SAND, DEPRESSIONAL

LEGEND

TIMBER CREEK

APPLICATION NUMBER

160414-10

0 1,000 2,000

Feet

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2015.

SOILS MAPPING WAS ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE OCTOBER 2007 AND CREATED BY THE NATURAL RESOURCES CONSERVATION SERVICE 1990.

ORIGINAL SUBMITTAL

APR 14 2016

DRAWN BY	DATE
D.B./T.S.	4/8/16
REVIEWED BY	DATE
S.J.	4/8/16
REVISED	DATE

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

PASSARELLA & ASSOCIATES INC

LWC SERVICE CENTER
TIMBER CREEK
SOILS MAP

DRAWING No. 15LLL2404

SHEET No. FIGURE 2

Exhibit No. 2.2
Application No. 160414-10
Page 1 of 1



Soil Unit	Description
6	HALLANDALE FINE SAND
10	POMPANO FINE SAND
11	MYAKKA FINE SAND
12	FELDA FINE SAND
13	BOCA FINE SAND
26	PINEDA FINE SAND
27	POMPANO FINE SAND, DEPRESSIONAL
33	OLDSMAR SAND
34	MALABAR FINE SAND
44	MALABAR FINE SAND, DEPRESSIONAL
49	FELDA FINE SAND, DEPRESSIONAL
73	PINEDA FINE SAND, DEPRESSIONAL

N
W E
S

LEGEND
TIMBER CREEK

0 500 1,000 1,500
Feet

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY 2016.

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

SOILS MAPPING WAS ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE OCTOBER 2007 AND CREATED BY THE NATURAL RESOURCES CONSERVATION SERVICE 1990.

DRAWN BY	DATE
T.S.	3/23/16
REVIEWED BY	DATE
S.J.	3/23/16
REVISED	DATE
T.S.	6/3/16

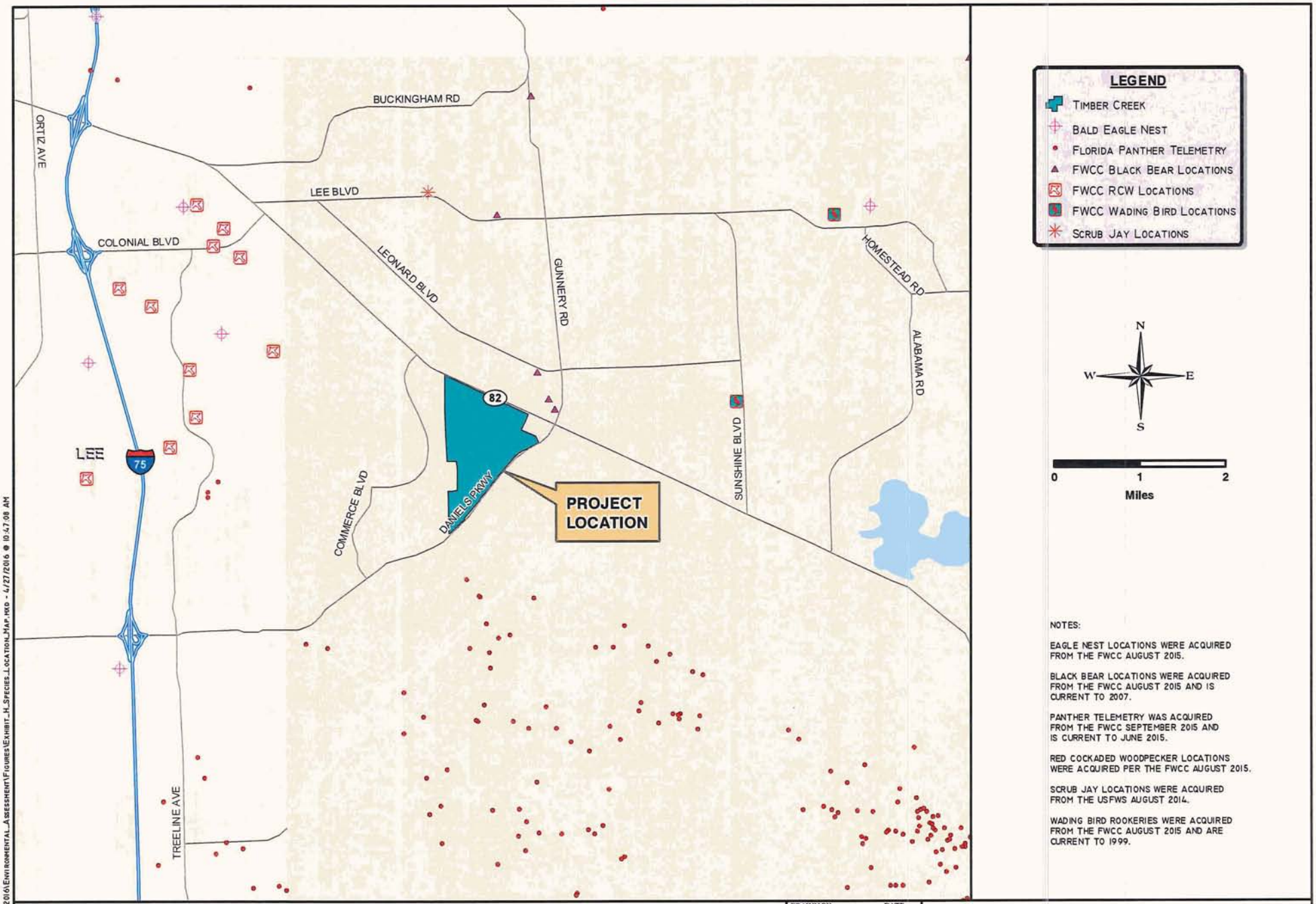
13620 Metropolis Avenue
Suite 200
Fort Myers, Florida 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES, INC
Consulting Ecologists

TIMBER CREEK
SOILS MAP

DRAWING No.
15LL.2404

SHEET No.
EXHIBIT E



NOTES:

EAGLE NEST LOCATIONS WERE ACQUIRED FROM THE FWCC AUGUST 2015.

BLACK BEAR LOCATIONS WERE ACQUIRED FROM THE FWCC AUGUST 2015 AND IS CURRENT TO 2007.

PANTHER TELEMETRY WAS ACQUIRED FROM THE FWCC SEPTEMBER 2015 AND IS CURRENT TO JUNE 2015.

RED COCKADED WOODPECKER LOCATIONS WERE ACQUIRED PER THE FWCC AUGUST 2015.

SCRUB JAY LOCATIONS WERE ACQUIRED FROM THE USFWS AUGUST 2014.

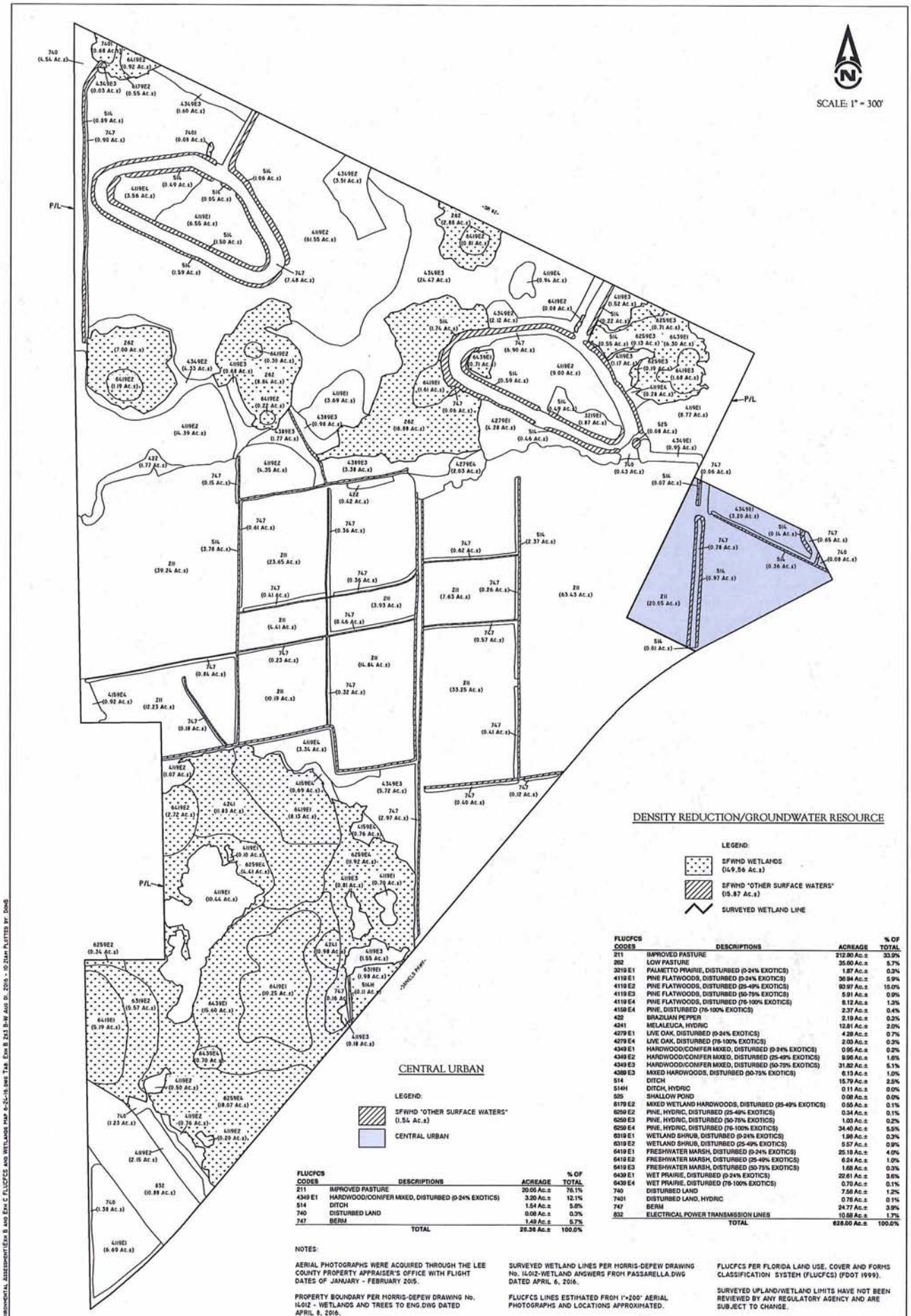
WADING BIRD ROOKERIES WERE ACQUIRED FROM THE FWCC AUGUST 2015 AND ARE CURRENT TO 1999.

EXHIBIT H. DOCUMENTED OCCURRENCES OF LISTED SPECIES
TIMBER CREEK

DRAWN BY	DATE
T.S.	3/29/16
REVIEWED BY	DATE
S.J.	3/29/16
REVISED	DATE

PASSARELLA & ASSOCIATES INC

J:\2015\15LL2404\GIS\2016\Environmental_Assessment\Figures\Exhibit_H_Species_Location_Map.mxd - 4/27/2016 @ 10:47:08 AM



FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	20.05 Ac.±	76.1%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	3.20 Ac.±	12.1%
514	DITCH	1.54 Ac.±	5.8%
740	DISTURBED LAND	0.08 Ac.±	0.3%
747	BERM	1.49 Ac.±	5.7%
	TOTAL	26.36 Ac.±	100.0%

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	212.80 Ac.±	33.9%
262	LOW PASTURE	35.60 Ac.±	5.7%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	1.87 Ac.±	0.3%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	36.94 Ac.±	5.9%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	93.97 Ac.±	15.0%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	5.91 Ac.±	0.9%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	8.12 Ac.±	1.3%
4159 E4	PINE, DISTURBED (76-100% EXOTICS)	2.37 Ac.±	0.4%
422	BRAZILIAN PEPPER	2.19 Ac.±	0.3%
4241	MELALEUCA, HYDRIC	12.61 Ac.±	2.0%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	4.28 Ac.±	0.7%
4279 E4	LIVE OAK, DISTURBED (76-100% EXOTICS)	2.03 Ac.±	0.3%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	0.95 Ac.±	0.2%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	9.96 Ac.±	1.6%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	31.82 Ac.±	5.1%
4389 E3	MIXED HARDWOODS, DISTURBED (50-75% EXOTICS)	6.13 Ac.±	1.0%
514	DITCH	15.79 Ac.±	2.5%
514H	DITCH, HYDRIC	0.11 Ac.±	0.0%
525	SHALLOW POND	0.68 Ac.±	0.0%
6179 E2	MIXED WETLAND HARDWOODS, DISTURBED (25-49% EXOTICS)	0.55 Ac.±	0.1%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	0.34 Ac.±	0.1%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	1.03 Ac.±	0.2%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	34.40 Ac.±	5.5%
6319 E1	WETLAND SHRUB, DISTURBED (0-24% EXOTICS)	1.98 Ac.±	0.3%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	5.57 Ac.±	0.9%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	25.18 Ac.±	4.0%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	6.24 Ac.±	1.0%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	1.68 Ac.±	0.3%
6439 E1	WET PRAIRIE, DISTURBED (0-24% EXOTICS)	22.61 Ac.±	3.6%
6439 E4	WET PRAIRIE, DISTURBED (76-100% EXOTICS)	0.70 Ac.±	0.1%
740	DISTURBED LAND	7.56 Ac.±	1.2%
7401	DISTURBED LAND, HYDRIC	0.76 Ac.±	0.1%
747	BERM	24.77 Ac.±	3.9%
832	ELECTRICAL POWER TRANSMISSION LINES	10.68 Ac.±	1.7%
	TOTAL	628.00 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2015.

PROPERTY BOUNDARY PER HORRIS-DEPEW DRAWING No. 14012 - WETLANDS AND TREES TO ENG.DWG DATED APRIL 8, 2016.

SURVEYED WETLAND LINES PER HORRIS-DEPEW DRAWING No. 14012-WETLAND ANSWERS FROM PASSARELLA.DWG DATED APRIL 6, 2016.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

SURVEYED UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

DRAWN BY	D.B./T.S.
DATE	4/21/16
DESIGNED BY	S.J.
DATE	4/21/16
REVISED	D.B.
DATE	6/24/16

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

PASSARELLA & ASSOCIATES, INC. Consulting Ecologists

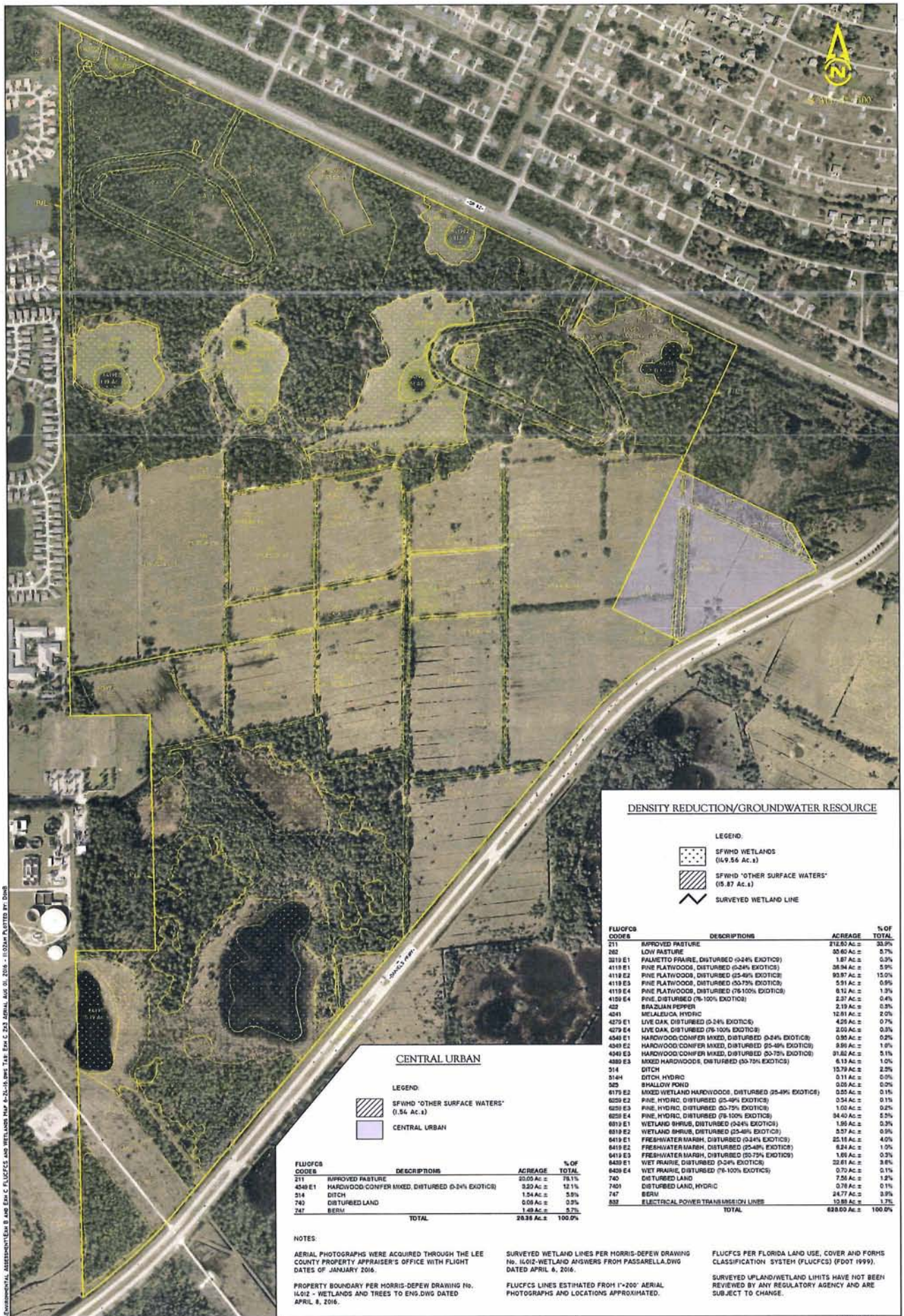
TIMBER CREEK

FLUCFCS AND SFWMD WETLANDS MAP

DRAWING No. 15LLL2404

SHEET No. EXHIBIT B

J:\2015\15LLL2404\Environmental Assessment\Exh B and Exh C FLUCFCS and WETLANDS MAP 6-24-16.dwg Tab: Exh B 24x36 Sh-W Aug 01, 2016 - 10:21am Plotted By: DonB



DENSITY REDUCTION/GROUNDWATER RESOURCE

LEGEND:

- SFWMD WETLANDS (149.56 Ac.±)
- SFWMD "OTHER SURFACE WATERS" (15.87 Ac.±)
- SURVEYED WETLAND LINE

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	212.60 Ac.±	33.9%
262	LOW PASTURE	35.60 Ac.±	5.7%
3219 E1	PALMETTO PRAIRE, DISTURBED (0-24% EXOTICS)	1.87 Ac.±	0.3%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	36.94 Ac.±	5.9%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	93.97 Ac.±	15.0%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	5.91 Ac.±	0.9%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	9.12 Ac.±	1.5%
4159 E4	PINE, DISTURBED (76-100% EXOTICS)	2.37 Ac.±	0.4%
422	BRAZILIAN PEPPER	2.19 Ac.±	0.3%
4241	MELALEUCA, HYDRIC	12.61 Ac.±	2.0%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	4.26 Ac.±	0.7%
4279 E4	LIVE OAK, DISTURBED (76-100% EXOTICS)	3.03 Ac.±	0.5%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	0.95 Ac.±	0.2%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	9.99 Ac.±	1.6%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	31.82 Ac.±	5.1%
4389 E3	MIXED HARDWOODS, DISTURBED (50-75% EXOTICS)	6.13 Ac.±	1.0%
514	DITCH	15.79 Ac.±	2.5%
5141	DITCH, HYDRIC	0.11 Ac.±	0.0%
525	SHALLOW POND	0.05 Ac.±	0.0%
6179 E2	MIXED WETLAND HARDWOODS, DISTURBED (25-49% EXOTICS)	0.55 Ac.±	0.1%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	0.54 Ac.±	0.1%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	1.00 Ac.±	0.2%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	34.40 Ac.±	5.5%
6919 E1	WETLAND SHRUB, DISTURBED (0-24% EXOTICS)	1.95 Ac.±	0.3%
6919 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	5.57 Ac.±	0.9%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	25.15 Ac.±	4.0%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	6.24 Ac.±	1.0%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	1.66 Ac.±	0.3%
6439 E1	WET PRAIRIE, DISTURBED (0-24% EXOTICS)	22.61 Ac.±	3.6%
6439 E4	WET PRAIRIE, DISTURBED (76-100% EXOTICS)	0.70 Ac.±	0.1%
740	DISTURBED LAND	7.56 Ac.±	1.2%
7401	DISTURBED LAND, HYDRIC	0.76 Ac.±	0.1%
747	BERM	24.77 Ac.±	3.9%
837	ELECTRICAL POWER TRANSMISSION LINES	10.89 Ac.±	1.7%
	TOTAL	628.60 Ac.±	100.0%

CENTRAL URBAN

LEGEND:

- SFWMD "OTHER SURFACE WATERS" (1.54 Ac.±)
- CENTRAL URBAN

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	20.05 Ac.±	70.1%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	3.20 Ac.±	12.1%
514	DITCH	1.54 Ac.±	5.5%
740	DISTURBED LAND	0.09 Ac.±	0.3%
747	BERM	1.49 Ac.±	5.7%
	TOTAL	28.36 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY 2016.

PROPERTY BOUNDARY PER MORRIS-DEPEW DRAWING No. 14012 - WETLANDS AND TREES TO ENG.DWG DATED APRIL 8, 2016.

SURVEYED WETLAND LINES PER MORRIS-DEPEW DRAWING No. 14012-WETLAND ANSWERS FROM PASSARELLA.DWG DATED APRIL 8, 2016.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

SURVEYED UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

DRAWN BY	D.B./T.S.
DATE	4/21/16
DESIGNED BY	S.J.
DATE	4/21/16
REVISED	D.B.
DATE	6/24/16

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

PASSARELLA & ASSOCIATES INC

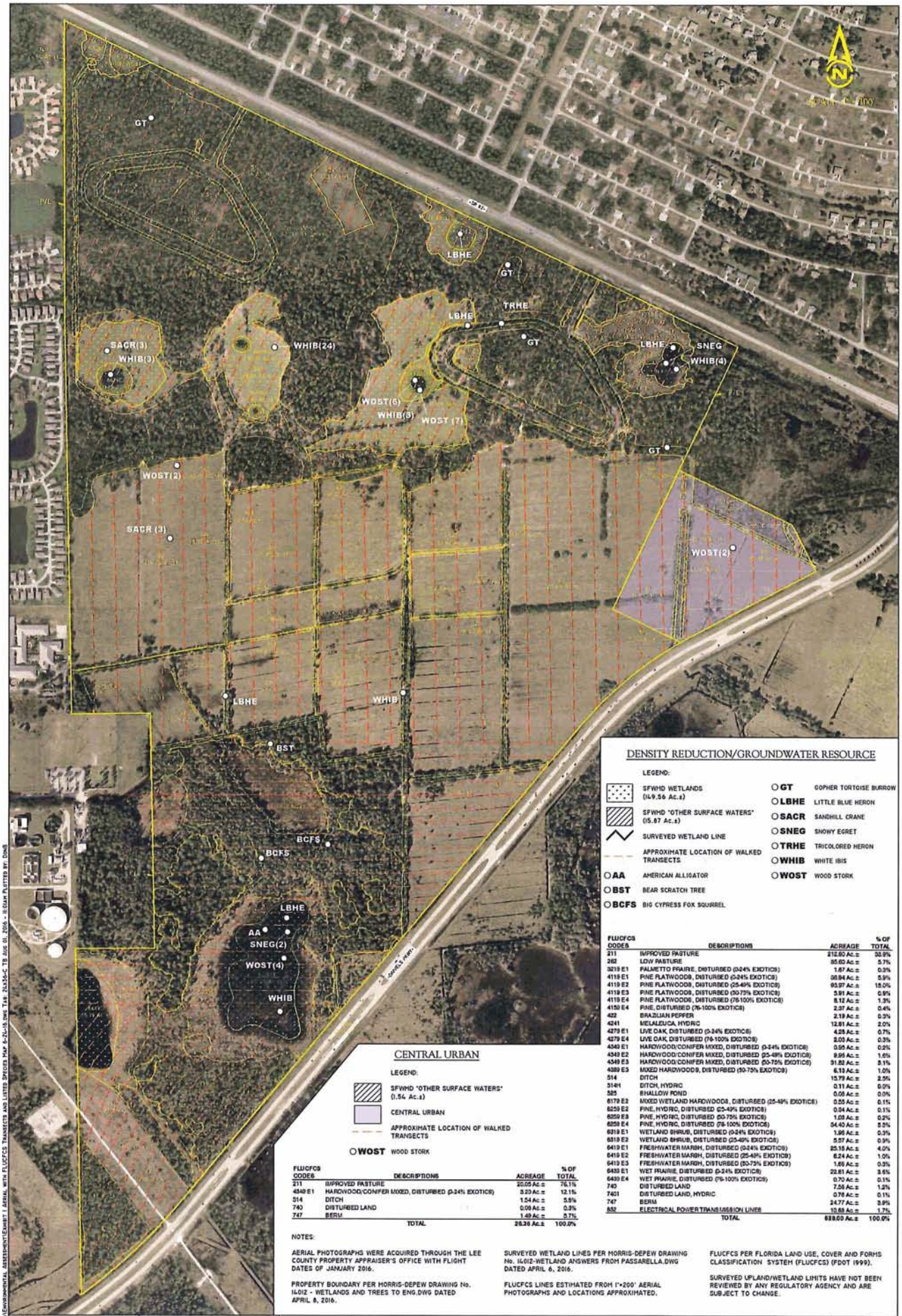
TIMBER CREEK

AERIAL WITH FLUCFCS AND SFWMD WETLANDS MAP

DRAWING No. 15LLL2404

SHEET No. EXHIBIT C

J:\2015\15LLL2404\Environmental Assessment\Exh B and Exh C FLUCFCS and WETLANDS MAP 4-21-16.DWG Tab: Exh C 24x3 ARIAL Aug 01, 2016 - 11:02am PLOTTED BY: DonB



DENSITY REDUCTION/GROUNDWATER RESOURCE

LEGEND:

- SFWMD WETLANDS (149.56 Ac.±)
- SFWMD "OTHER SURFACE WATERS" (15.67 Ac.±)
- SURVEYED WETLAND LINE
- APPROXIMATE LOCATION OF WALKED TRANSECTS
- AA AMERICAN ALLIGATOR
- BST BEAR SCRATCH TREE
- BCFS BIG CYPRESS FOX SQUIRREL
- GT GOPHER TORTOISE BURROW
- LBHE LITTLE BLUE HERON
- SACR SANDHILL CRANE
- SNEG SNOWY EGRET
- TRHE TRICOLORED HERON
- WHIB WHITE IBIS
- WOST WOOD STORK

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	212.60 Ac.±	30.9%
262	LOW PASTURE	85.60 Ac.±	5.1%
3219 E1	PALMETTO PRAIRE, DISTURBED (0-24% EXOTICS)	1.67 Ac.±	0.3%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	36.94 Ac.±	5.9%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	93.97 Ac.±	15.0%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	5.91 Ac.±	0.9%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	8.12 Ac.±	1.3%
4150 E4	PINE, DISTURBED (76-100% EXOTICS)	2.37 Ac.±	0.4%
422	BRAZILIAN PEPPER	2.19 Ac.±	0.3%
4241	MELALEUCA, HYDRIC	12.61 Ac.±	2.0%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	4.28 Ac.±	0.7%
4279 E4	LIVE OAK, DISTURBED (76-100% EXOTICS)	2.03 Ac.±	0.3%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	0.95 Ac.±	0.2%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	9.95 Ac.±	1.6%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	31.82 Ac.±	5.1%
4389 E3	MIXED HARDWOODS, DISTURBED (50-75% EXOTICS)	6.13 Ac.±	1.0%
514	DITCH	15.79 Ac.±	2.5%
5141	DITCH, HYDRIC	0.11 Ac.±	0.0%
525	SHALLOW POND	0.08 Ac.±	0.0%
6179 E2	MIXED WETLAND HARDWOODS, DISTURBED (25-49% EXOTICS)	0.65 Ac.±	0.1%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	0.84 Ac.±	0.1%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	1.03 Ac.±	0.2%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	34.40 Ac.±	5.5%
6319 E1	WETLAND SHRUB, DISTURBED (0-24% EXOTICS)	1.96 Ac.±	0.3%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	5.57 Ac.±	0.9%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	25.18 Ac.±	4.0%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	6.24 Ac.±	1.0%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	1.85 Ac.±	0.3%
6439 E1	WET PRAIRIE, DISTURBED (0-24% EXOTICS)	22.61 Ac.±	3.6%
6439 E4	WET PRAIRIE, DISTURBED (76-100% EXOTICS)	0.70 Ac.±	0.1%
740	DISTURBED LAND	7.58 Ac.±	1.2%
7401	DISTURBED LAND, HYDRIC	0.76 Ac.±	0.1%
747	BERM	24.77 Ac.±	3.9%
832	ELECTRICAL POWER TRANSMISSION LINES	10.88 Ac.±	1.7%
	TOTAL	688.60 Ac.±	100.0%

CENTRAL URBAN

LEGEND:

- SFWMD "OTHER SURFACE WATERS" (1.54 Ac.±)
- CENTRAL URBAN
- APPROXIMATE LOCATION OF WALKED TRANSECTS
- WOST WOOD STORK

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	20.05 Ac.±	76.1%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	3.20 Ac.±	12.1%
514	DITCH	1.54 Ac.±	5.8%
740	DISTURBED LAND	0.09 Ac.±	0.3%
747	BERM	1.49 Ac.±	5.7%
	TOTAL	26.36 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY 2016.

PROPERTY BOUNDARY PER MORRIS-DEPEW DRAWING No. 14012 - WETLANDS AND TREES TO ENG.DWG DATED APRIL 8, 2016.

SURVEYED WETLAND LINES PER MORRIS-DEPEW DRAWING No. 14012-WETLAND ANSWERS FROM PASSARELLA.DWG DATED APRIL 6, 2016.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

SURVEYED UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

DRAWN BY	D.B./T.S.
DATE	4/21/16
DESIGNED BY	S.J.
DATE	4/21/16
REVISED	
DATE	

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

PASSARELLA & ASSOCIATES, INC
Consulting Ecologists

TIMBER CREEK

AERIAL WITH FLUCFCS MAP, SURVEY TRANSECTS, AND LISTED SPECIES LOCATIONS

DRAWING No. 15LL12404

SHEET No. EXHIBIT I

J:\2015\15LL12404\ENVIRONMENTAL ASSESSMENT\EXHIBIT I AERIAL WITH FLUCFCS TRANSECTS AND LISTED SPECIES Map 6-24-16.DWG Tab: 24x36+C TB Aug 01, 2016 - 11:01am PLOTTED BY: DanB

TIMBER CREEK
EXISTING LAND USE AND COVER SUMMARY TABLE
AND FLUCFCS DESCRIPTIONS

Revised June 2016

The Florida Land Use, Cover and Forms Classification System (FLUCFCS) codes identified within Timber Creek are listed below (Table 1). The dominant plant species found in each of these codes are listed in the FLUCFCS descriptions that follow.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage	Percent of Total
Density Reduction/Groundwater Resource (DR/GR) Tract			
211	Improved Pasture	212.80	33.9
262	Low Pasture	35.60	5.7
3219 E1	Palmetto Prairie, Disturbed (0-24% Exotics)	1.87	0.3
4119 E1	Pine Flatwoods, Disturbed (0-24% Exotics)	36.94	5.9
4119 E2	Pine Flatwoods, Disturbed (25-49% Exotics)	93.97	15.0
4119 E3	Pine Flatwoods, Disturbed (50-75% Exotics)	5.91	0.9
4119 E4	Pine Flatwoods, Disturbed (76-100% Exotics)	8.12	1.3
4159 E4	Pine, Disturbed (76-100% Exotics)	2.37	0.4
422	Brazilian Pepper	2.19	0.3
4241	Melaleuca, Hydric	12.81	2.0
4279 E1	Live Oak, Disturbed (0-24% Exotics)	4.28	0.7
4279 E4	Live Oak, Disturbed (76-100% Exotics)	2.03	0.3
4349 E1	Hardwood/Conifer Mixed, Disturbed (0-24% Exotics)	0.95	0.2
4349 E2	Hardwood/Conifer Mixed, Disturbed (25-49% Exotics)	9.96	1.6
4349 E3	Hardwood/Conifer Mixed, Disturbed (50-75% Exotics)	31.82	5.1
4389 E3	Mixed Hardwoods, Disturbed (50-75% Exotics)	6.13	1.0
514	Ditch	15.79	2.5
514H	Ditch, Hydric	0.11	<0.1
525	Shallow Pond	0.08	<0.1
6179 E2	Mixed Wetland Hardwoods, Disturbed (25-49% Exotics)	0.55	0.1
6259 E2	Pine, Hydric, Disturbed (25-49% Exotics)	0.34	0.1
6259 E3	Pine, Hydric, Disturbed (50-75% Exotics)	1.03	0.2
6259 E4	Pine, Hydric, Disturbed (76-100% Exotics)	34.40	5.5

Table 1. (Continued)

FLUCFCS Code	Description	Acreage	Percent of Total
DR/GR Tract (Continued)			
6319 E1	Wetland Shrub, Disturbed (0-24% Exotics)	1.98	0.3
6319 E2	Wetland Shrub, Disturbed (25-49% Exotics)	5.57	0.9
6419 E1	Freshwater Marsh, Disturbed (0-24% Exotics)	25.18	4.0
6419 E2	Freshwater Marsh, Disturbed (25-49% Exotics)	6.24	1.0
6419 E3	Freshwater Marsh, Disturbed (50-75% Exotics)	1.68	0.3
6439 E1	Wet Prairie, Disturbed (0-24% Exotics)	22.61	3.6
6439 E4	Wet Prairie, Disturbed (76-100% Exotics)	0.70	0.1
740	Disturbed Land	7.58	1.2
7401	Disturbed Land, Hydric	0.76	0.1
747	Berm	24.77	3.9
832	Electrical Power Transmission Lines	10.88	1.7
DR/GR Tract Sub-Total		**628.00**	**100.0**
Central Urban Tract			
211	Improved Pasture	20.05	76.1
4349 E1	Hardwood/Conifer Mixed, Disturbed (0-24% Exotics)	3.20	12.1
514	Ditch	1.54	5.8
740	Disturbed Land	0.08	0.3
747	Berm	1.49	5.7
Central Urban Tract Sub-Total		**26.36**	**100.0**
Total		**654.36**	**100.0**

Improved Pasture (FLUCFCS Code 211)

The canopy of this land use type is primarily open, with widely scattered slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), live oak (*Quercus virginiana*), and laurel oak (*Quercus laurifolia*). The sub-canopy is primarily open with scattered Brazilian pepper (*Schinus terebinthifolius*), cabbage palm, and saw palmetto (*Serenoa repens*). The ground cover includes bahiagrass (*Paspalum notatum*), dog fennel (*Eupatorium capillifolium*), broomsedge (*Andropogon virginicus*), and smutgrass (*Sporobolus indicus*).

Low Pasture (FLUCFCS Code 262)

The canopy of this land use type is open. The sub-canopy contains scattered wax myrtle (*Myrica cerifera*), Brazilian pepper, and cabbage palm. The ground cover includes bahiagrass, broomsedge, dog fennel, Mexican primrose willow (*Ludwigia octovalvis*), spikerush (*Eleocharis* sp.), Asiatic pennywort (*Centella asiatica*), water pennywort (*Hydrocotyle umbellata*), blue waterlily (*Nymphaea elegans*), pickerelweed (*Pontederia cordata*), and Virginia buttonweed (*Diodia virginiana*).

Palmetto Prairie, Disturbed (0-24% Exotics) (FLUCFCS Code 3219 E1)
The canopy of this habitat type contains widely scattered slash pine. The sub-canopy is dominated by saw palmetto, with scattered wax myrtle. The ground cover includes saw palmetto.

Pine Flatwoods, Disturbed (0-24% Exotics) (FLUCFCS Code 4119 E1)
The canopy of this habitat type includes slash pine, cabbage palm, dahoon holly (*Ilex cassine*), and scattered live oak. The sub-canopy contains slash pine, saw palmetto, wax myrtle, earleaf acacia (*Acacia auriculiformis*), dahoon holly, cabbage palm, winged sumac (*Rhus copallinum*), and scattered Brazilian pepper. The ground cover is mostly sparse and includes muscadine grape (*Vitis rotundifolia*), beautyberry (*Callicarpa americana*), spermacoce (*Spermacoce verticillata*), saw palmetto, caesarweed (*Urena lobata*), dog fennel, smutgrass, and bahiagrass.

Pine Flatwoods, Disturbed (25-49% Exotics) (FLUCFCS Code 4119 E2)
The vegetation composition in this habitat type is similar to FLUCFCS Code 4119 E1, except with higher concentrations of Brazilian pepper.

Pine Flatwoods, Disturbed (50-75% Exotics) (FLUCFCS Code 4119 E3)
The vegetation composition in this habitat type is similar to FLUCFCS Code 4119 E2, except with higher concentrations of Brazilian pepper.

Pine Flatwoods, Disturbed (76-100% Exotics) (FLUCFCS Code 4119 E4)
The vegetation composition in this habitat type is similar to FLUCFCS Code 4119 E3, except with higher concentrations of Brazilian pepper.

Pine, Disturbed (76-100% Exotics) (FLUCFCS Code 4159 E4)
The canopy of this habitat type includes slash pine. The sub-canopy is dominated by Brazilian pepper. The ground cover is mostly sparse with scattered Brazilian pepper.

Brazilian Pepper (FLUCFCS Code 422)
The canopy of this habitat type is open. The sub-canopy consists entirely of Brazilian pepper. The ground cover includes spermacoce and caesarweed.

Melaleuca, Hydric (FLUCFCS Code 4241)
The canopy and sub-canopy of this habitat type is dominated by melaleuca, with scattered slash pine. The ground cover contains little blue maidencane (*Amphicarpum muhlenbergianum*), dayflower (*Commelina* sp.), dog fennel, Southern beaksedge (*Rhynchospora microcarpa*), bahiagrass, sawgrass (*Cladium jamaicense*), Wright's Nutrush (*Scleria lacustris*), Virginia buttonweed, and gulfdune paspalum (*Paspalum monostachyum*).

Live Oak, Disturbed (0-24% Exotics) (FLUCFCS Code 4279 E1)
The canopy and sub-canopy of this habitat type are dominated by live oak. The ground cover contains spermacoce and caesarweed.

Live Oak, Disturbed (76-100% Exotics) (FLUCFCS Code 4279 E4)
The vegetation composition in this habitat type is similar to FLUCFCS Code 4279 E1, except with much higher concentrations of exotics.

Hardwood/Conifer Mixed, Disturbed (0-24% Exotics) (FLUCFCS Code 4349 E1)
The canopy of this habitat type includes slash pine, laurel oak, live oak, cabbage palm, and scattered melaleuca. The sub-canopy contains cabbage palm, slash pine, saw palmetto, wax myrtle, laurel oak, live oak, and scattered Brazilian pepper. The ground cover includes muscadine grape, slash pine, laurel oak, spermacoce, tropical flatsedge (*Cyperus surinamensis*), caesarweed, dog fennel, smutgrass, chocolateweed (*Melochia corchorifolia*), gulf muhly (*Muhlenbergia capillaris*), gulfdune paspalum, and scattered bahiagrass and Brazilian pepper.

Hardwood/Conifer Mixed, Disturbed (25-49% Exotics) (FLUCFCS Code 4349 E2)
The vegetation composition in this habitat type is similar to FLUCFCS Code 4349 E1, except with higher concentrations of Brazilian pepper and bahiagrass.

Hardwood/Conifer Mixed, Disturbed (50-75% Exotics) (FLUCFCS Code 4349 E3)
The vegetation composition in this habitat type is similar to FLUCFCS Code 4349 E2, except with higher concentrations of Brazilian pepper and bahiagrass.

Mixed Hardwoods, Disturbed (50-75% Exotics) (FLUCFCS Code 4389 E3)
The canopy of this habitat type includes live oak and laurel oak. The sub-canopy include live oak, laurel oak, Brazilian pepper, and scattered wax myrtle. The ground cover contains bahiagrass, Brazilian pepper, caesarweed, broomsedge, and smutgrass.

Ditch (FLUCFCS Code 514)
The canopy and sub-canopy of this land use type are open. The ground cover is primarily open water with blue waterlily, pickerelweed, West Indian marsh grass (*Hymenachne amplexicaulis*), Asiatic pennywort, and wild taro (*Colocasia esculenta*).

Ditch, Hydric (FLUCFCS Code 514H)
This FLUCFCS type is similar to FLUCFCS Code 514 but is entirely surrounded by wetlands and is included in the Project's overall wetland acreage.

Shallow Pond (FLUCFCS Code 525)
The land use type consists of an unvegetated cattle pond.

Mixed Wetland Hardwoods, Disturbed (25-49% Exotics) (FLUCFCS Code 6179 E2)
The canopy of this community type consists of laurel oak, slash pine, and cabbage palm. The sub-canopy consists of wax myrtle, Brazilian pepper, and hog plum (*Ximenia americana*). The ground cover includes bushy bluestem (*Andropogon glomeratus*), torpedograss (*Panicum repens*), yellow-eyed grass (*Xyris* sp.), Asiatic pennywort, and scattered bahiagrass and Bermuda grass (*Cynodon dactylon*).

Pine, Hydric, Disturbed (25-49% Exotics) (FLUCFCS Code 6259 E2)
The canopy of this habitat type contains slash pine, melaleuca, cabbage palm, and laurel oak. The sub-canopy contains melaleuca, slash pine, and Brazilian pepper. The ground cover includes little blue maidencane, dayflower, dog fennel, Southern beaksedge, bahiagrass, sawgrass, Wright's nutrush, Virginia buttonweed, and gulfdune paspalum.

Pine, Hydric, Disturbed (50-75% Exotics) (FLUCFCS Code 6259 E3)
The vegetation composition in this habitat type is similar to FLUCFCS Code 6259 E2, except with higher concentrations of melaleuca, Brazilian pepper, bahiagrass, and Wright's nutrush.

Pine, Hydric, Disturbed (76-100% Exotics) (FLUCFCS Code 6259 E4)
The vegetation composition in this habitat type is similar to FLUCFCS Code 6259 E3, except with higher concentrations of melaleuca, Brazilian pepper, bahiagrass, and Wright's nutrush.

Wetland Shrub, Disturbed (0-24% Exotics) (FLUCFCS Code 6319 E1)
The canopy of this habitat type is open. The sub-canopy contains wax myrtle, Brazilian pepper, and melaleuca. The ground cover includes knotroot foxtail (*Setaria parviflora*), bahiagrass, little blue maidencane, Tracy's beaksedge (*Rhynchospora tracyi*), wax myrtle, Virginia buttonweed, smallfruit primrose willow (*Ludwigia microcarpa*), and starrush whitetop (*Rhynchospora colorata*).

Wetland Shrub, Disturbed (25-49% Exotics) (FLUCFCS Code 6319 E2)
The vegetation composition in this habitat type is similar to FLUCFCS Code 6319 E1, except with higher concentrations of exotics.

Freshwater Marsh, Disturbed (0-24% Exotics) (FLUCFCS Code 6419 E1)
The canopy of this habitat type is primarily open with scattered laurel oak, melaleuca, and slash pine along the edges. The sub-canopy is primarily open with melaleuca, slash pine, Brazilian pepper, and wax myrtle along the edges. The ground cover includes spikerush, torpedograss, false fennel (*Eupatorium leptophyllum*), spermacoce, pickerelweed, white waterlily (*Nymphaea odorata*), blue waterlily, Virginia buttonweed, Wright's nutrush, gulfdune paspalum, sawgrass, swamp fern (*Blechnum serrulatum*), West Indian marsh grass, and yellow-eyed grass.

Freshwater Marsh, Disturbed (25-49% Exotics) (FLUCFCS Code 6419 E2)
The vegetation composition in this habitat type is similar to FLUCFCS Code 6419 E1, except with higher concentrations of exotics.

Freshwater Marsh, Disturbed (50-75% Exotics) (FLUCFCS Code 6419 E3)
The vegetation composition in this habitat type is similar to FLUCFCS Code 6419 E2, except with higher concentrations of exotics.

Wet Prairie, Disturbed (0-24% Exotics) (FLUCFCS Code 6439 E1)
The canopy of this habitat type is primarily open with scattered melaleuca and slash pine. The sub-canopy contains scattered wax myrtle, melaleuca, and slash pine. The ground cover contains Wright's nutrush, spermacoce, Asiatic pennywort, Southern beaksedge, starrush whitetop, little blue maidencane, soft rush (*Juncus effusus*), broomsedge, and Tracy's beaksedge.

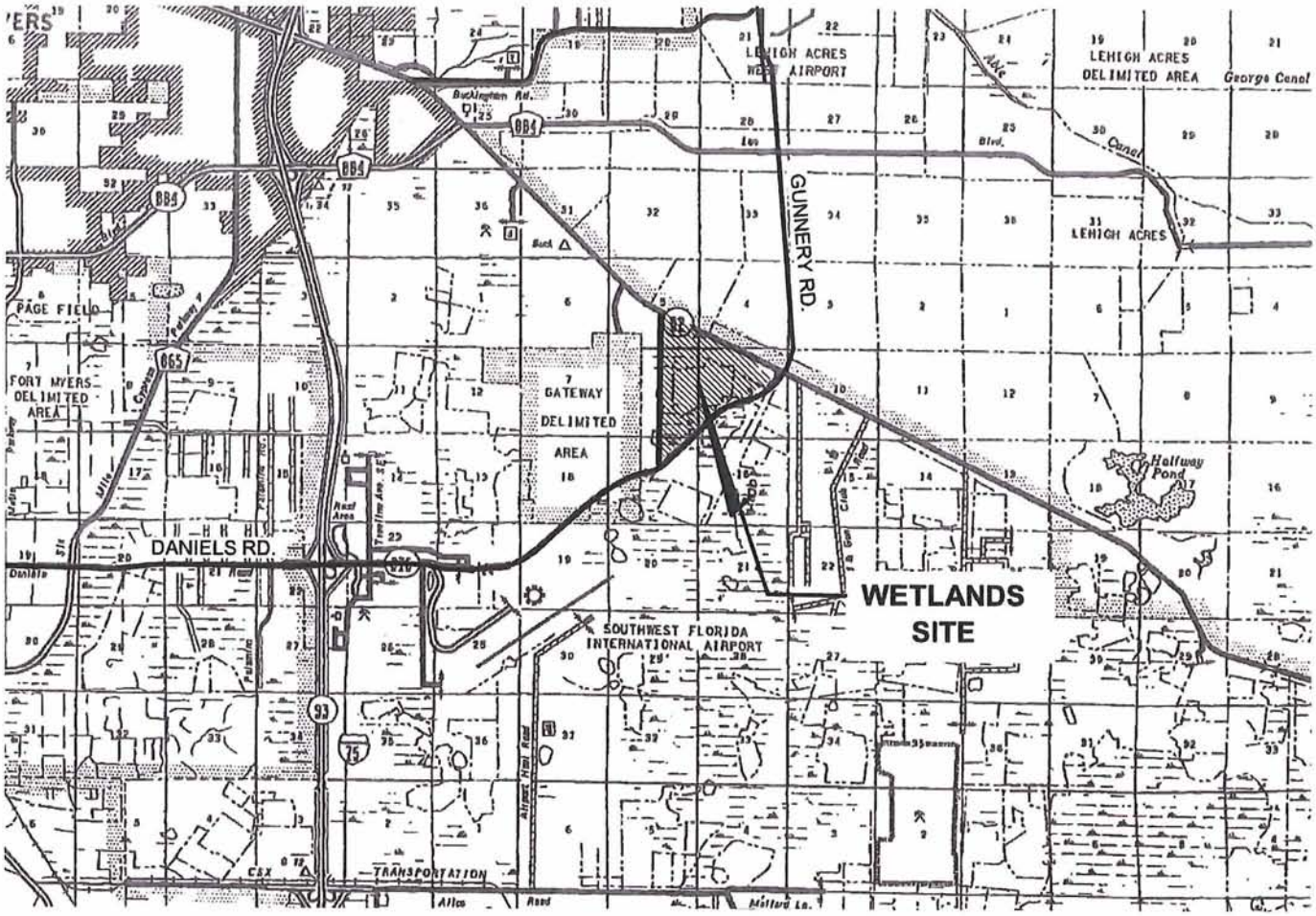
Wet Prairie, Disturbed (76-100% Exotics) (FLUCFCS Code 6439 E4)
The vegetation composition in this habitat type is similar to FLUCFCS Code 6439 E1, except with much higher concentrations of exotics.

Disturbed Land (FLUCFCS Code 740)
The canopy and sub-canopy of this land use type are primarily open with scattered slash pine and Brazilian pepper. The ground cover includes broomsedge, smutgrass, bahiagrass, spermacoce, and dog fennel.

Disturbed Land, Hydric (FLUCFCS Code 7401)
The canopy and sub-canopy of this land use type are primarily open with scattered melaleuca and slash pine. The ground cover includes torpedograss, false fennel, spermacoce, Virginia buttonweed, and gulfdune paspalum.

Berm (FLUCFCS Code 747)
The canopy of this land use type includes slash pine, cabbage palm, laurel oak, and live oak. The sub-canopy contains Brazilian pepper, saw palmetto, cabbage palm, and slash pine. The ground cover includes broomsedge, spermacoce, crabgrass (*Digitaria* sp.), saw palmetto, and gulfdune paspalum.

Electrical Power Transmission Lines (FLUCFCS Code 832)
The canopy of this land use type is open. The sub-canopy contains widely scattered cabbage palm and wax myrtle. The ground cover includes dog fennel, broomsedge, spermacoce, and smutgrass.



N
W E
S

0 1 2

SCALE OF MILES
1/2"=1 MILE

THIS IS NOT A SURVEY!

ABBREVIATIONS

CORN = CORNER
INST. = INSTRUMENT
L1 = LINE DESIGNATION
N'LY = NORTHERLY
PKWY = PARKWAY
POB = POINT-OF-BEGINNING
POC = POINT-OF-COMMENCEMENT
R/W = RIGHT-OF-WAY
SEC. = SECTION

SURVEY NOTES:

DESCRIPTIONS SHOWN HEREON ARE NEW.
SKETCH AND DESCRIPTION PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS FOR SURVEYING, RULE 5J-17 F.A.C.
ORIENTATION IS BASED ON THE N-S QUARTER LINE OF SECTION 17 AS BEARING N 01°00'05" W.
UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.
THIS IS NOT A SURVEY!

REVISION: DESCRIPTION OF WETLAND NO.10. 11/01/2016

PREPARED BY:

MARK A. HATFIELD, P.S.M. DATE
FLORIDA CERT. NO. 4155

MDA PROJECT: 14012	
CHECKED: MAH	DRAWN: MAH
DATE: 6-27-16	
SHEET 1 OF 50	

DESCRIPTION DRAWING

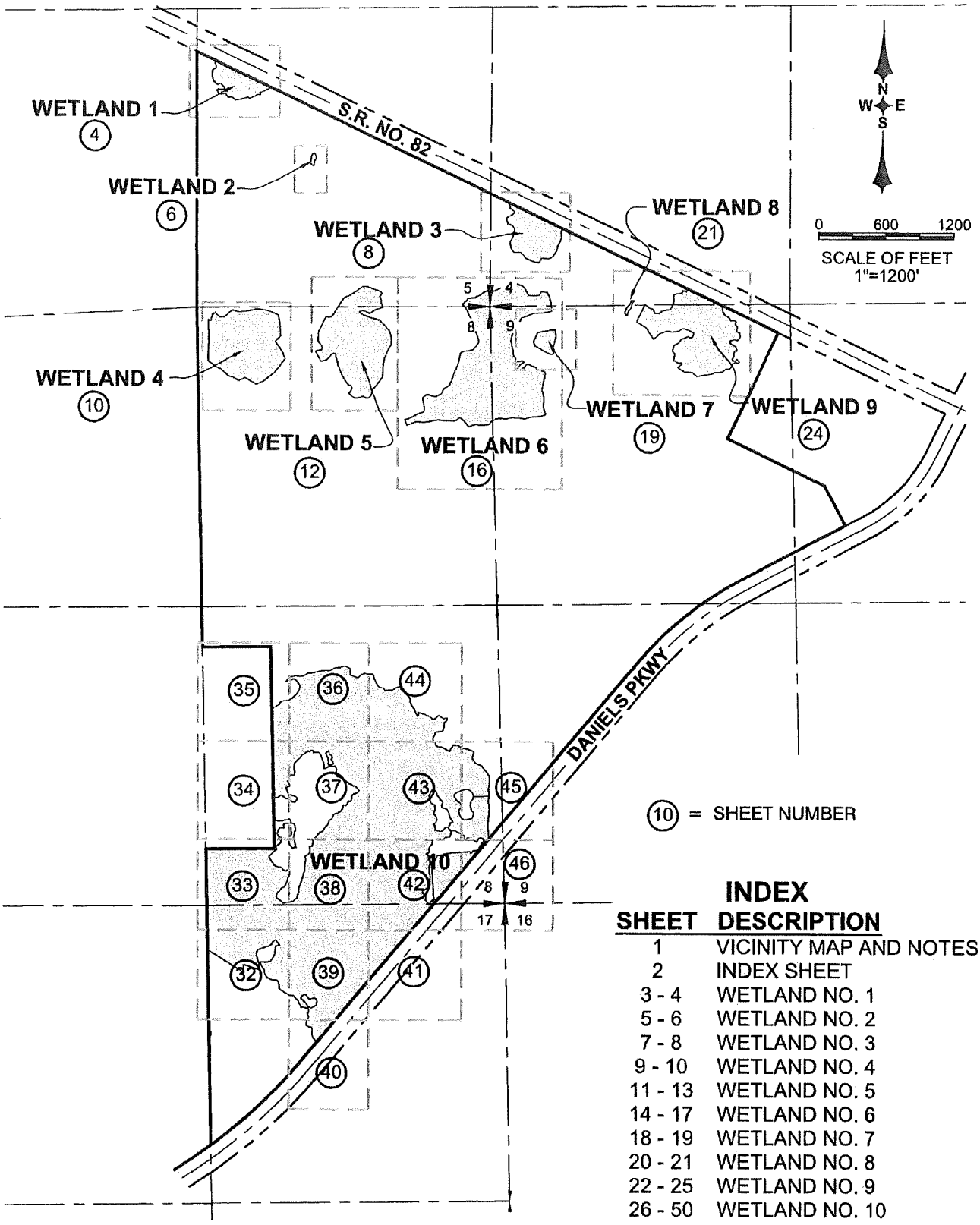
10 WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

VICINITY MAP

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341



INDEX

SHEET	DESCRIPTION
1	VICINITY MAP AND NOTES
2	INDEX SHEET
3 - 4	WETLAND NO. 1
5 - 6	WETLAND NO. 2
7 - 8	WETLAND NO. 3
9 - 10	WETLAND NO. 4
11 - 13	WETLAND NO. 5
14 - 17	WETLAND NO. 6
18 - 19	WETLAND NO. 7
20 - 21	WETLAND NO. 8
22 - 25	WETLAND NO. 9
26 - 50	WETLAND NO. 10

MDA PROJECT:	14012
CHECKED:	MAH
DRAWN:	MAH
DATE:	6-27-16
SHEET	2 OF 50

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

INDEX SHEET

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

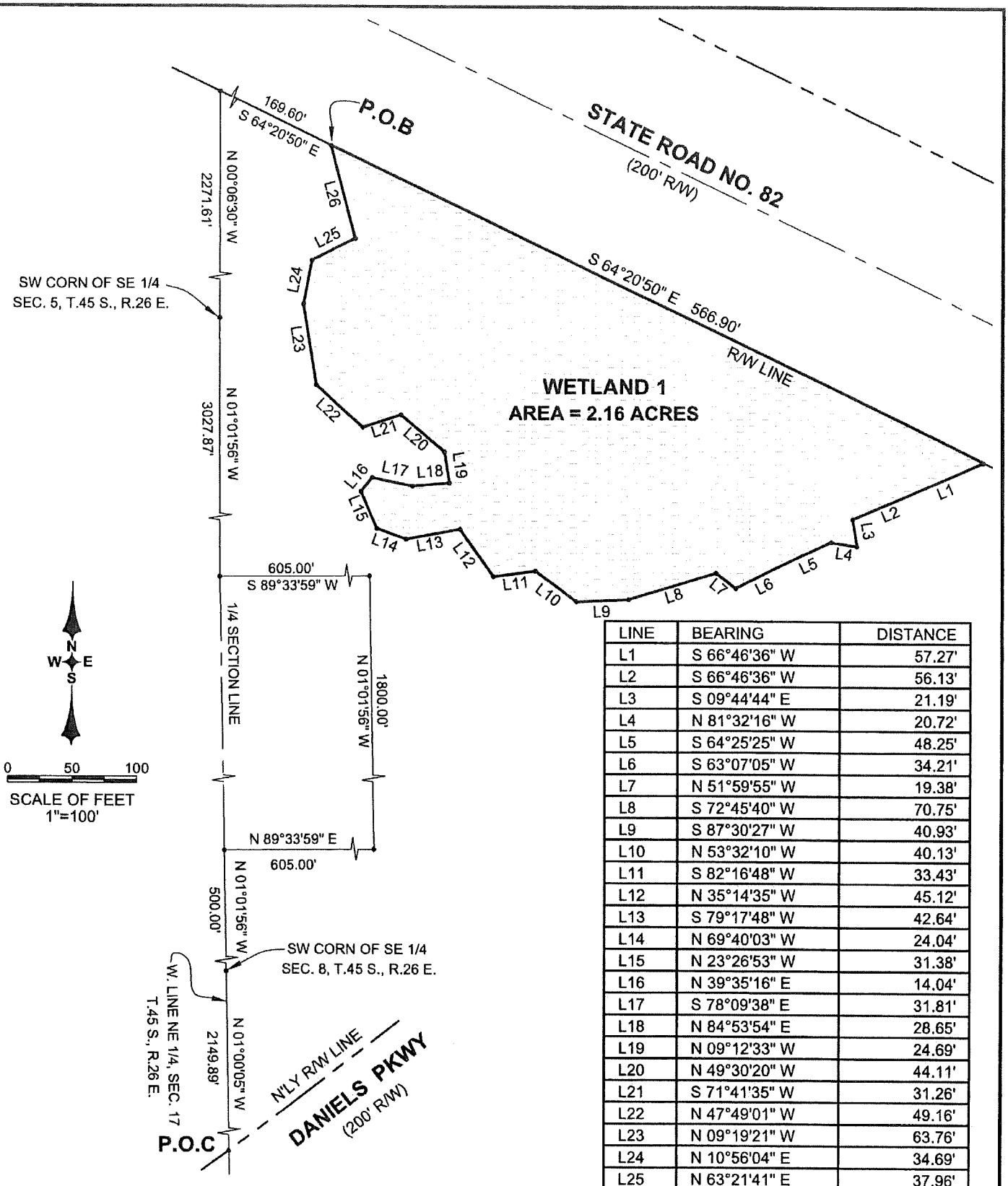
DESCRIPTION:

WETLAND 1

PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (200' RIGHT-OF- WAY) AND THE WESTERLY BOUNDARY LINE OF THE NORTHEAST-QUARTER OF SECTION 17 OF SAID TOWNSHIP 45 SOUTH, RANGE 26 EAST; THENCE N.01°00'05"W., ALONG THE SAID WEST BOUNDARY OF THE NORTHEAST-QUARTER OF SECTION 17, A DISTANCE OF 2149.89 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST-QUARTER OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8, A DISTANCE OF 500.00 FEET; THENCE N.89°33'59"E., A DISTANCE OF 605.00 FEET; THENCE N.01°01'56"W., A DISTANCE OF 1800.00 FEET; THENCE S.89°33'59"W., A DISTANCE OF 605.00 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY LINE OF THE EAST-HALF OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 3027.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE N.00°06'30"W., ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 2271.61 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAYLINE OF STATE ROAD 82 (200' RIGHT-OF-WAY); THENCE S.64°20'50"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 169.60 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE S 64°20'50" E A DISTANCE OF 566.90 FEET; THENCE S 66°46'36" W A DISTANCE OF 57.27 FEET; THENCE S 66°46'36" W A DISTANCE OF 56.13 FEET; THENCE S 09°44'44" E A DISTANCE OF 21.19 FEET; THENCE N 81°32'16" W A DISTANCE OF 20.72 FEET; THENCE S 64°25'25" W A DISTANCE OF 48.25 FEET; THENCE S 63°07'05" W A DISTANCE OF 34.21 FEET; THENCE N 51°59'55" W A DISTANCE OF 19.38 FEET; THENCE S 72°45'40" W A DISTANCE OF 70.75 FEET; THENCE S 87°30'27" W A DISTANCE OF 40.93 FEET; THENCE N 53°32'10" W A DISTANCE OF 40.13 FEET; THENCE
S 82°16'48" W A DISTANCE OF 33.43 FEET; THENCE N 35°14'35" W A DISTANCE OF 45.12 FEET; THENCE S 79°17'48" W A DISTANCE OF 42.64 FEET; THENCE N 69°40'03" W A DISTANCE OF 24.04 FEET; THENCE N 23°26'53" W A DISTANCE OF 31.38 FEET; THENCE N 39°35'16" E A DISTANCE OF 14.04 FEET; THENCE S 78°09'38" E A DISTANCE OF 31.81 FEET; THENCE N 84°53'54" E A DISTANCE OF 28.65 FEET; THENCE N 09°12'33" W A DISTANCE OF 24.69 FEET; THENCE N 49°30'20" W A DISTANCE OF 44.11 FEET; THENCE S 71°41'35" W A DISTANCE OF 31.26 FEET; THENCE N 47°49'01" W A DISTANCE OF 49.16 FEET; THENCE N 09°19'21" W A DISTANCE OF 63.76 FEET; THENCE N 10°56'04" E A DISTANCE OF 34.69 FEET; THENCE N 63°21'41" E A DISTANCE OF 37.96 FEET; THENCE N 14°39'07" W A DISTANCE OF 75.05 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.
CONTAINING 2.16 ACRES, MORE OR LESS.

MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	• Fort Myers • Tallahassee
DATE: 6-27-16	**WETLAND NO. 1**	Metro Center 1, 2891 Center Pointe Drive, Unit 100, Fort Myers, Florida 33916, (239) 337-3993, Fax: (239) 337-3994, Toll free: 866-337-7341
SHEET 3 OF 50		



LINE	BEARING	DISTANCE
L1	S 66°46'36" W	57.27'
L2	S 66°46'36" W	56.13'
L3	S 09°44'44" E	21.19'
L4	N 81°32'16" W	20.72'
L5	S 64°25'25" W	48.25'
L6	S 63°07'05" W	34.21'
L7	N 51°59'55" W	19.38'
L8	S 72°45'40" W	70.75'
L9	S 87°30'27" W	40.93'
L10	N 53°32'10" W	40.13'
L11	S 82°16'48" W	33.43'
L12	N 35°14'35" W	45.12'
L13	S 79°17'48" W	42.64'
L14	N 69°40'03" W	24.04'
L15	N 23°26'53" W	31.38'
L16	N 39°35'16" E	14.04'
L17	S 78°09'38" E	31.81'
L18	N 84°53'54" E	28.65'
L19	N 09°12'33" W	24.69'
L20	N 49°30'20" W	44.11'
L21	S 71°41'35" W	31.26'
L22	N 47°49'01" W	49.16'
L23	N 09°19'21" W	63.76'
L24	N 10°56'04" E	34.69'
L25	N 63°21'41" E	37.96'
L26	N 14°39'07" W	75.05'

MDA PROJECT: 14012
CHECKED: MAH | DRAWN: MAH
DATE: 6-27-16
SHEET 4 OF 50

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

WETLAND NO. 1

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

DESCRIPTION:

WETLAND 2

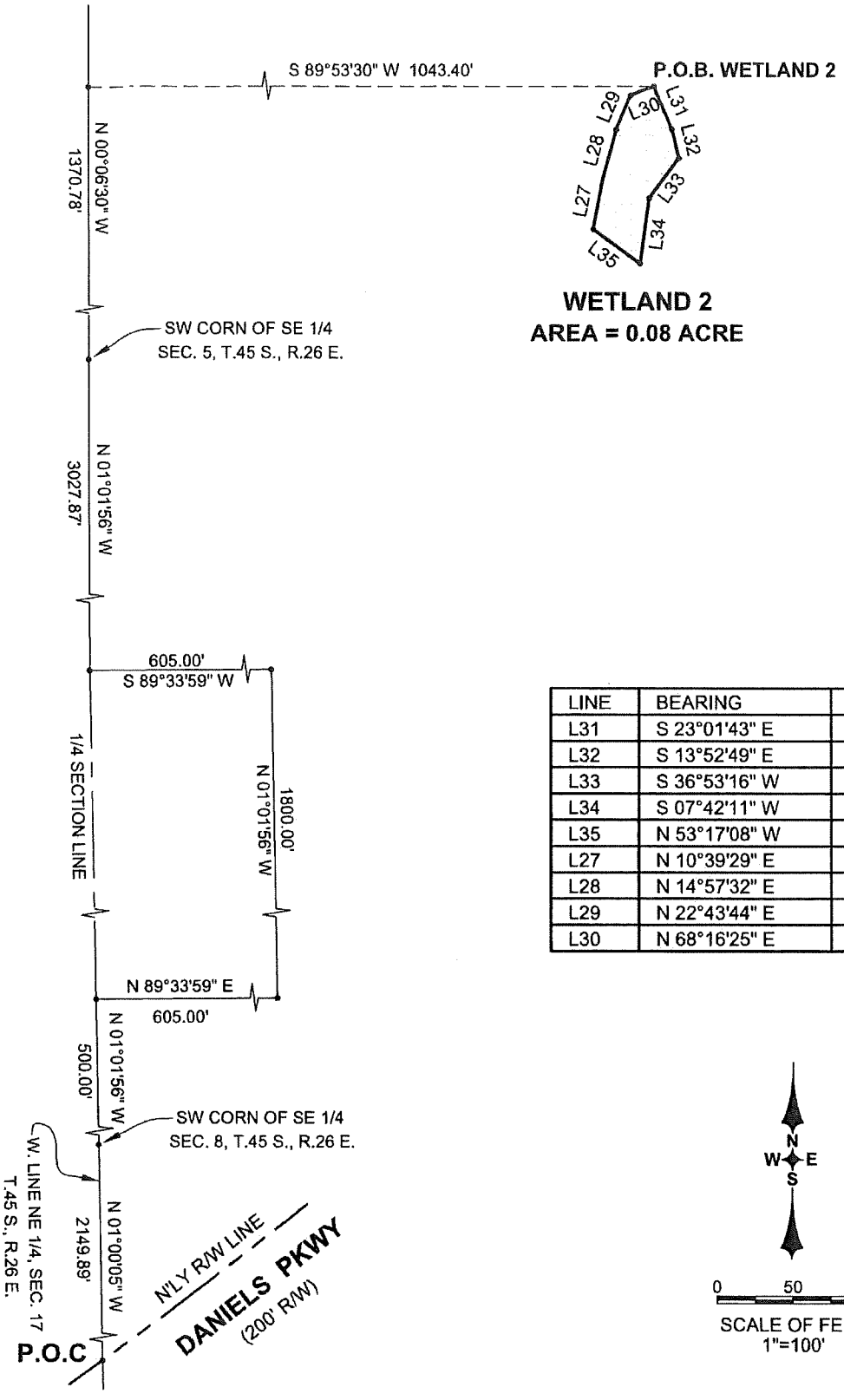
PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (200' RIGHT-OF- WAY) AND THE WESTERLY BOUNDARY LINE OF THE NORTHEAST-QUARTER OF SECTION 17 OF SAID TOWNSHIP 45 SOUTH, RANGE 26 EAST; THENCE N.01°00'05"W., ALONG THE SAID WEST BOUNDARY OF THE NORTHEAST-QUARTER OF SECTION 17, A DISTANCE OF 2149.89 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST-QUARTER OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8, A DISTANCE OF 500.00 FEET; THENCE N.89°33'59"E., A DISTANCE OF 605.00 FEET; THENCE N.01°01'56"W., A DISTANCE OF 1800.00 FEET; THENCE S.89°33'59"W., A DISTANCE OF 605.00 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY LINE OF THE EAST-HALF OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 3027.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE N.00°06'30"W., ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 1370.78 FEET; THENCE N.89°53'30"E. A DISTANCE OF 1043.40 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE S 23°01'43" E A DISTANCE OF 30.44 FEET; THENCE S 13°52'49" E A DISTANCE OF 19.41 FEET; THENCE S 36°53'16" W A DISTANCE OF 32.78 FEET; THENCE S 07°42'11" W A DISTANCE OF 42.95 FEET; THENCE N 53°17'08" W A DISTANCE OF 37.58 FEET; THENCE N 10°39'29" E A DISTANCE OF 33.45 FEET; THENCE N 14°57'32" E A DISTANCE OF 33.15 FEET; THENCE N 22°43'44" E A DISTANCE OF 24.22 FEET; THENCE N 68°16'25" E A DISTANCE OF 16.03 FEETMTO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION. CONTAINING 0.08 ACRE, MORE OR LESS.

MDA PROJECT: 14012 CHECKED: MAH DRAWN: MAH DATE: 6-27-16 SHEET 5 OF 50	**WETLANDS MAP** WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA **WETLAND NO. 2**	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive,
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341



LINE	BEARING	DISTANCE
L31	S 23°01'43" E	30.44'
L32	S 13°52'49" E	19.41'
L33	S 36°53'16" W	32.78'
L34	S 07°42'11" W	42.95'
L35	N 53°17'08" W	37.58'
L27	N 10°39'29" E	33.45'
L28	N 14°57'32" E	33.15'
L29	N 22°43'44" E	24.22'
L30	N 68°16'25" E	16.03'

MDA PROJECT:	14012
CHECKED:	MAH
DRAWN:	MAH
DATE:	6-27-16
SHEET	6 OF 50

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

WETLAND NO. 2

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

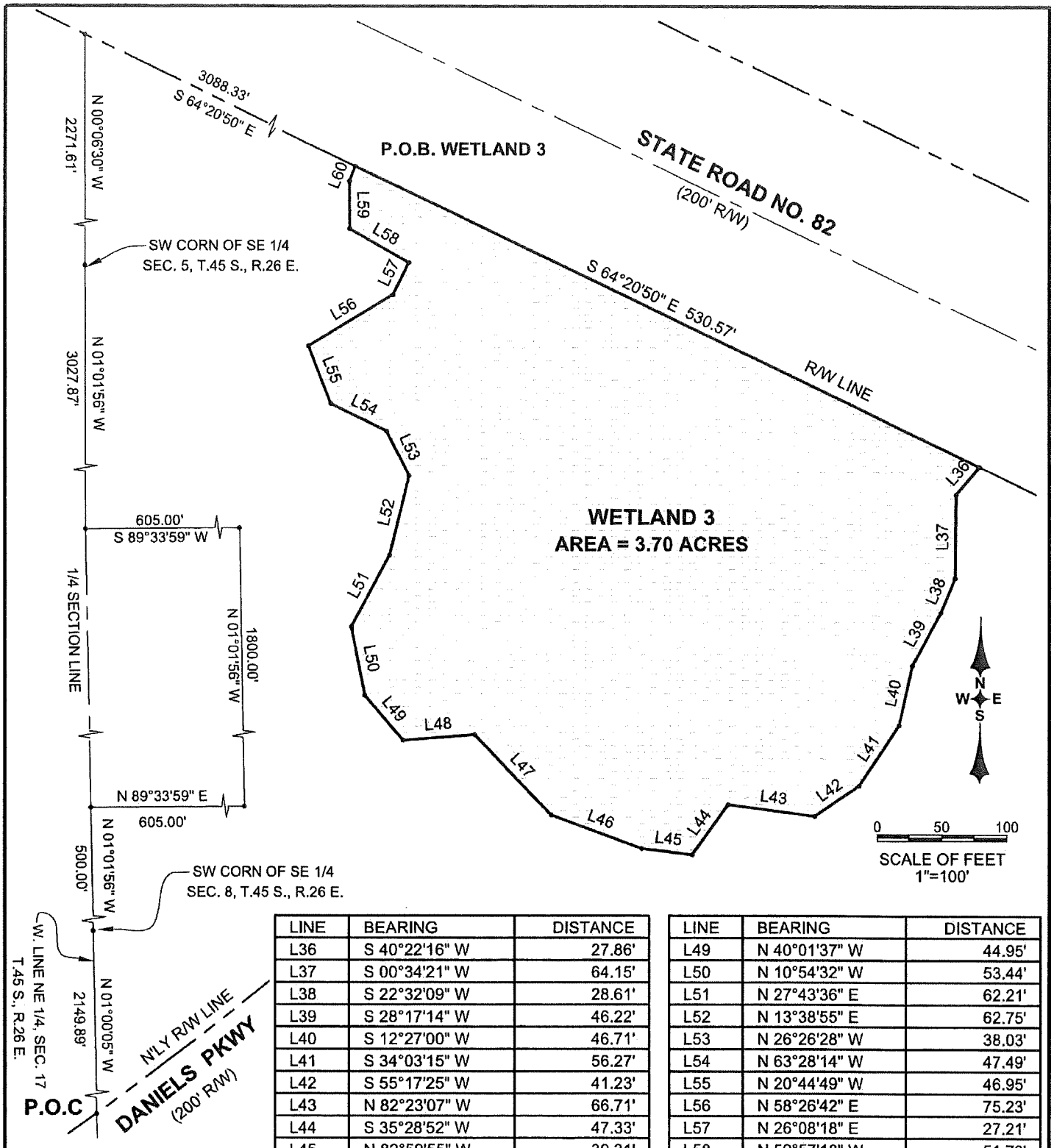
DESCRIPTION:

WETLAND 3

PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (200' RIGHT-OF- WAY) AND THE WESTERLY BOUNDARY LINE OF THE NORTHEAST-QUARTER OF SECTION 17 OF SAID TOWNSHIP 45 SOUTH, RANGE 26 EAST; THENCE N.01°00'05"W., ALONG THE SAID WEST BOUNDARY OF THE NORTHEAST-QUARTER OF SECTION 17, A DISTANCE OF 2149.89 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST-QUARTER OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8, A DISTANCE OF 500.00 FEET; THENCE N.89°33'59"E., A DISTANCE OF 605.00 FEET; THENCE N.01°01'56"W., A DISTANCE OF 1800.00 FEET; THENCE S.89°33'59"W., A DISTANCE OF 605.00 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY LINE OF THE EAST-HALF OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 3027.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE N.00°06'30"W., ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 2271.61 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAYLINE OF STATE ROAD 82 (200' RIGHT-OF-WAY); THENCE S.64°20'50"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3088.33 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE S 64°20'50" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 530.57 FEET; THENCE S 40°22'16" W A DISTANCE OF 27.86 FEET; THENCE S 00°34'21" W A DISTANCE OF 64.15 FEET; THENCE S 22°32'09" W A DISTANCE OF 28.61 FEET; THENCE S 28°17'14" W A DISTANCE OF 46.22 FEET; THENCE S 12°27'00" W A DISTANCE OF 46.71 FEET; THENCE S 34°03'15" W A DISTANCE OF 56.27 FEET; THENCE S 55°17'25" W A DISTANCE OF 41.23 FEET; THENCE N 82°23'07" W A DISTANCE OF 66.71 FEET; THENCE S 35°28'52" W A DISTANCE OF 47.33 FEET; THENCE N 82°59'55" W A DISTANCE OF 39.31 FEET; THENCE N 69°37'19" W A DISTANCE OF 73.91 FEET; THENCE N 43°34'19" W A DISTANCE OF 85.21 FEET; THENCE S 85°29'59" W A DISTANCE OF 54.89 FEET; THENCE N 40°01'37" W A DISTANCE OF 44.95 FEET; THENCE N 10°54'32" W A DISTANCE OF 53.44 FEET; THENCE N 27°43'36" E A DISTANCE OF 62.21 FEET; THENCE N 13°38'55" E A DISTANCE OF 62.75 FEET; THENCE N 26°26'28" W A DISTANCE OF 38.03 FEET; THENCE N 63°28'14" W A DISTANCE OF 47.49 FEET; THENCE N 20°44'49" W A DISTANCE OF 46.95 FEET; THENCE N 58°26'42" E A DISTANCE OF 75.23 FEET; THENCE N 26°08'18" E A DISTANCE OF 27.21 FEET; THENCE N 59°57'18" W A DISTANCE OF 51.78 FEET; THENCE N 00°25'22" W A DISTANCE OF 36.45 FEET; THENCE N 21°16'23" E A DISTANCE OF 12.21 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION. CONTAINING 3.70 ACRES, MORE OR LESS.

MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW • Fort Myers • Tallahassee
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS
DATE: 6-27-16	**WETLAND NO. 3**	FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
SHEET 7 OF 50		Metro Center 1, 2891 Center Pointe Drive, Unit 100, Fort Myers, Florida 33916, (239) 337-3993, Fax: (239) 337-3994, Toll free: 866-337-7341



LINE	BEARING	DISTANCE
L36	S 40°22'16" W	27.86'
L37	S 00°34'21" W	64.15'
L38	S 22°32'09" W	28.61'
L39	S 28°17'14" W	46.22'
L40	S 12°27'00" W	46.71'
L41	S 34°03'15" W	56.27'
L42	S 55°17'25" W	41.23'
L43	N 82°23'07" W	66.71'
L44	S 35°28'52" W	47.33'
L45	N 82°59'55" W	39.31'
L46	N 69°37'19" W	73.91'
L47	N 43°34'19" W	85.21'
L48	S 85°29'59" W	54.89'

LINE	BEARING	DISTANCE
L49	N 40°01'37" W	44.95'
L50	N 10°54'32" W	53.44'
L51	N 27°43'36" E	62.21'
L52	N 13°38'55" E	62.75'
L53	N 26°26'28" W	38.03'
L54	N 63°28'14" W	47.49'
L55	N 20°44'49" W	46.95'
L56	N 58°26'42" E	75.23'
L57	N 26°08'18" E	27.21'
L58	N 59°57'18" W	51.78'
L59	N 00°25'22" W	36.45'
L60	N 21°16'23" E	12.21'

MDA PROJECT:	14012
CHECKED:	MAH
DRAWN:	MAH
DATE:	6-27-16
SHEET	8 OF 50

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

WETLAND NO. 3

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

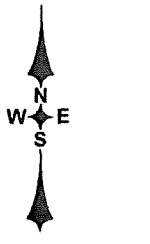
Metro Center I
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

DESCRIPTION:

WETLAND 4

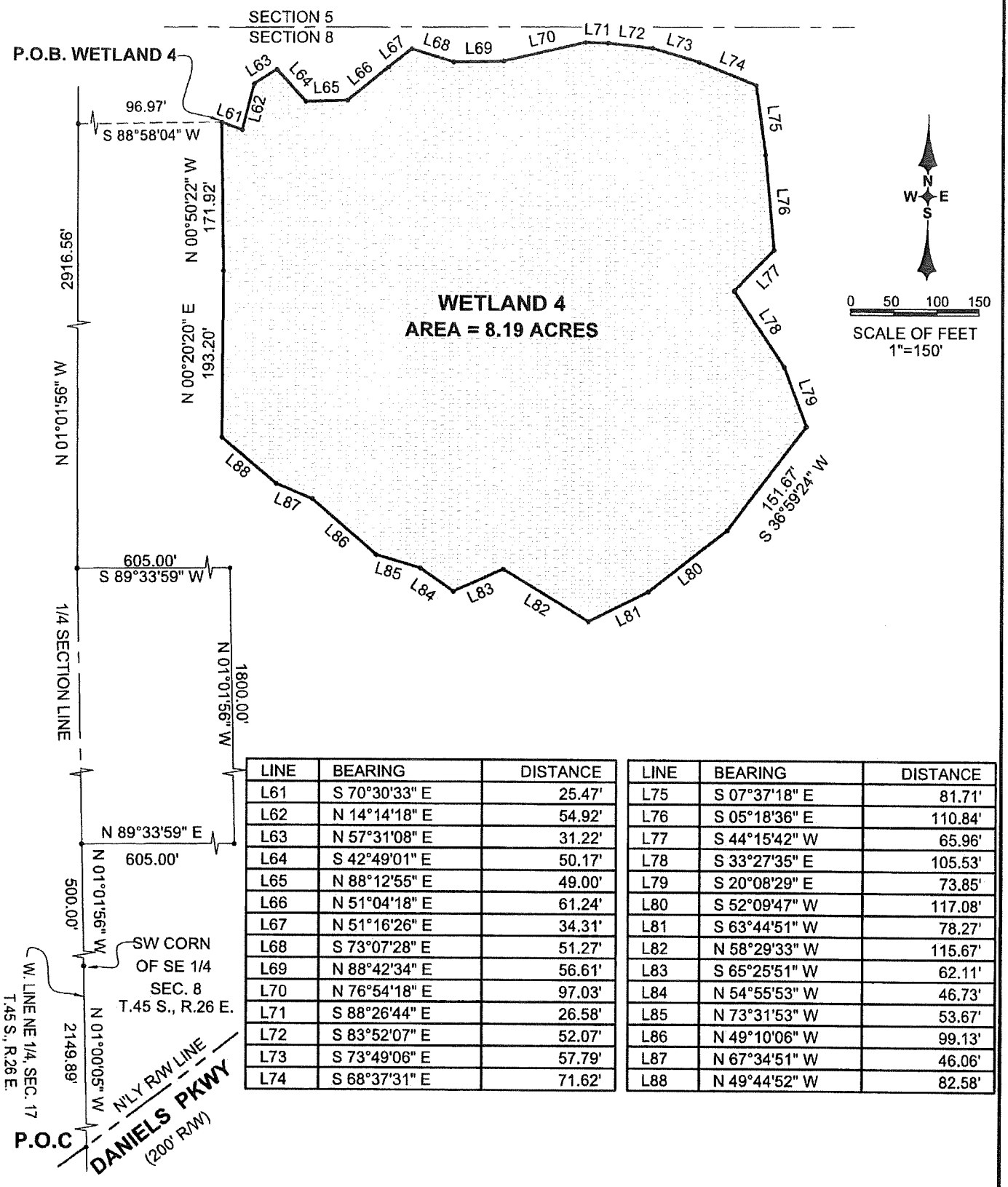
PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (200' RIGHT-OF- WAY) AND THE WESTERLY BOUNDARY LINE OF THE NORTHEAST-QUARTER OF SECTION 17 OF SAID TOWNSHIP 45 SOUTH, RANGE 26 EAST; THENCE N.01°00'05"W., ALONG THE SAID WEST BOUNDARY OF THE NORTHEAST-QUARTER OF SECTION 17, A DISTANCE OF 2149.89 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST-QUARTER OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8, A DISTANCE OF 500.00 FEET; THENCE N.89°33'59"E., A DISTANCE OF 605.00 FEET; THENCE N.01°01'56"W., A DISTANCE OF 1800.00 FEET; THENCE S.89°33'59"W., A DISTANCE OF 605.00 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY LINE OF THE EAST-HALF OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 2916.56 FEET; THENCE N.88°58'04"E A DISTANCE OF 96.97 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE S 70°30'33" E A DISTANCE OF 25.47 FEET; THENCE N 14°14'18" E A DISTANCE OF 54.92 FEET; THENCE N 57°31'08" E A DISTANCE OF 31.22 FEET; THENCE S 42°49'01" E A DISTANCE OF 50.17 FEET; THENCE N 88°12'55" E A DISTANCE OF 49.00 FEET; THENCE N 51°04'18" E A DISTANCE OF 61.24 FEET; THENCE N 51°16'26" E A DISTANCE OF 34.31 FEET; THENCE S 73°07'28" E A DISTANCE OF 51.27 FEET; THENCE N 88°42'34" E A DISTANCE OF 56.61 FEET; THENCE N 76°54'18" E A DISTANCE OF 97.03 FEET; THENCE S 88°26'44" E A DISTANCE OF 26.58 FEET; THENCE S 83°52'07" E A DISTANCE OF 52.07 FEET; THENCE S 73°49'06" E A DISTANCE OF 57.79 FEET; THENCE S 68°37'31" E A DISTANCE OF 71.62 FEET; THENCE S 07°37'18" E A DISTANCE OF 81.71 FEET; THENCE S 05°18'36" E A DISTANCE OF 110.84 FEET; THENCE S 44°15'42" W A DISTANCE OF 65.96 FEET; THENCE S 33°27'35" E A DISTANCE OF 105.53 FEET; THENCE S 20°08'29" E A DISTANCE OF 73.85 FEET; THENCE S 36°59'24" W A DISTANCE OF 151.67 FEET; THENCE S 52°09'47" W A DISTANCE OF 117.08 FEET; THENCE S 63°44'51" W A DISTANCE OF 78.27 FEET; THENCE N 58°29'33" W A DISTANCE OF 115.67 FEET; THENCE S 65°25'51" W A DISTANCE OF 62.11 FEET; THENCE N 54°55'53" W A DISTANCE OF 46.73 FEET; THENCE N 73°31'53" W A DISTANCE OF 53.67 FEET; THENCE N 49°10'06" W A DISTANCE OF 99.13 FEET; THENCE N 67°34'51" W A DISTANCE OF 46.06 FEET; THENCE N 49°44'52" W A DISTANCE OF 82.58 FEET; THENCE N 00°20'20" E A DISTANCE OF 193.20 FEET; THENCE N 00°50'22" W A DISTANCE OF 171.92 FEET; TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.
CONTAINING 8.19 ACRES, MORE OR LESS.



SCALE OF FEET
1"=150'

MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
DATE: 6-27-16	**WETLAND NO. 4**	• Fort Myers • Tallahassee
SHEET 9 OF 50		Metro Center 1 2891 Center Pointe Drive, Unit 100 Fort Myers, Florida 33916 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341



LINE	BEARING	DISTANCE
L61	S 70°30'33" E	25.47'
L62	N 14°14'18" E	54.92'
L63	N 57°31'08" E	31.22'
L64	S 42°49'01" E	50.17'
L65	N 88°12'55" E	49.00'
L66	N 51°04'18" E	61.24'
L67	N 51°16'26" E	34.31'
L68	S 73°07'28" E	51.27'
L69	N 88°42'34" E	56.61'
L70	N 76°54'18" E	97.03'
L71	S 88°26'44" E	26.58'
L72	S 83°52'07" E	52.07'
L73	S 73°49'06" E	57.79'
L74	S 68°37'31" E	71.62'

LINE	BEARING	DISTANCE
L75	S 07°37'18" E	81.71'
L76	S 05°18'36" E	110.84'
L77	S 44°15'42" W	65.96'
L78	S 33°27'35" E	105.53'
L79	S 20°08'29" E	73.85'
L80	S 52°09'47" W	117.08'
L81	S 63°44'51" W	78.27'
L82	N 58°29'33" W	115.67'
L83	S 65°25'51" W	62.11'
L84	N 54°55'53" W	46.73'
L85	N 73°31'53" W	53.67'
L86	N 49°10'06" W	99.13'
L87	N 67°34'51" W	46.06'
L88	N 49°44'52" W	82.58'

MDA PROJECT:	14012
CHECKED:	MAH
DRAWN:	MAH
DATE:	6-27-16
SHEET	10 OF 50

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

WETLAND NO. 4

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

DESCRIPTION:

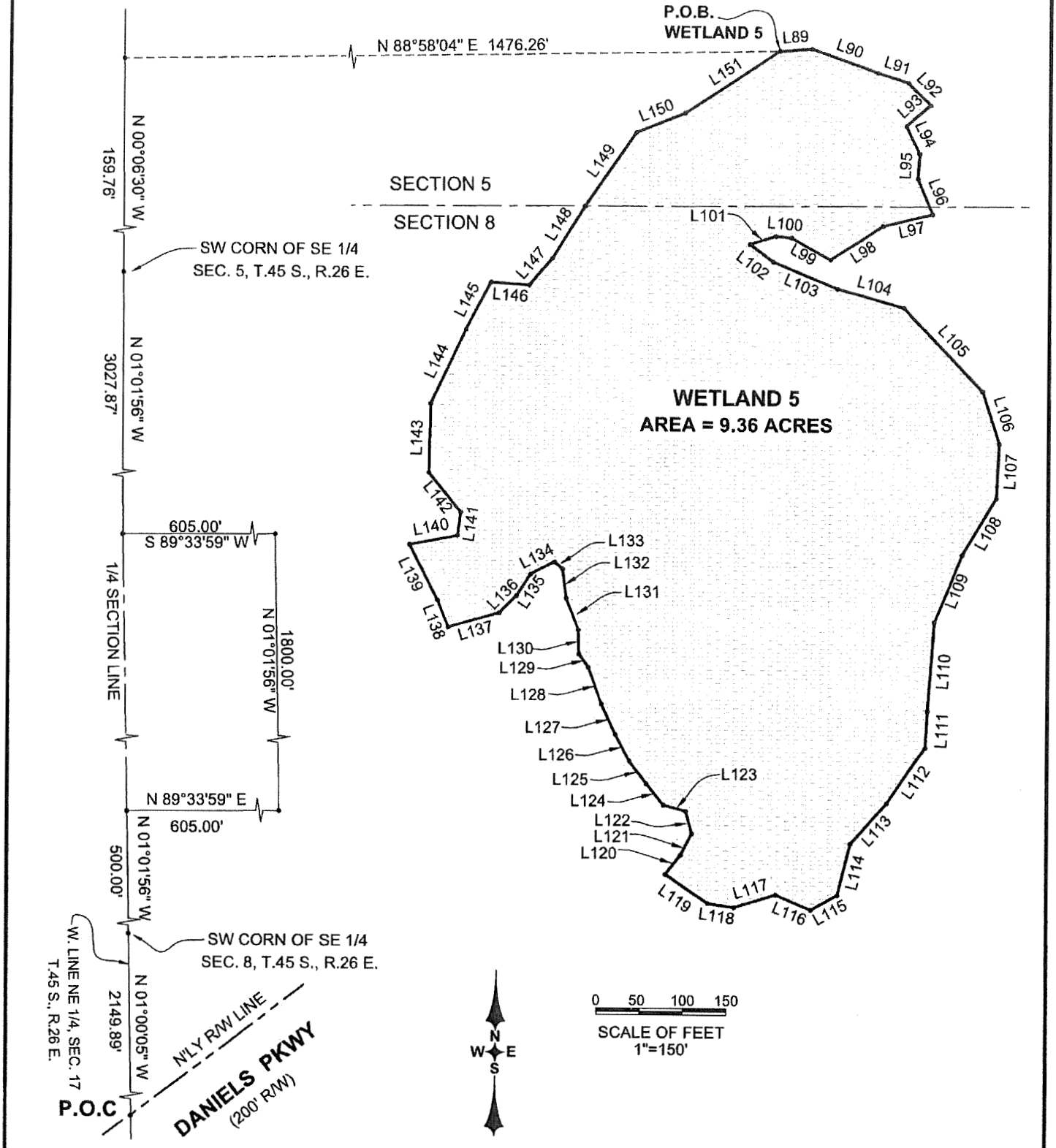
WETLAND 5

PARCEL OF LAND LYING IN SECTIONS 5 AND 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (200' RIGHT-OF- WAY) AND THE WESTERLY BOUNDARY LINE OF THE NORTHEAST-QUARTER OF SECTION 17 OF SAID TOWNSHIP 45 SOUTH, RANGE 26 EAST; THENCE N.01°00'05"W., ALONG THE SAID WEST BOUNDARY OF THE NORTHEAST-QUARTER OF SECTION 17, A DISTANCE OF 2149.89 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST-QUARTER OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8, A DISTANCE OF 500.00 FEET; THENCE N.89°33'59"E., A DISTANCE OF 605.00 FEET; THENCE N.01°01'56"W., A DISTANCE OF 1800.00 FEET; THENCE S.89°33'59"W., A DISTANCE OF 605.00 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY LINE OF THE EAST-HALF OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 3027.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE N.00°06'30"W., ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 159.76 FEET; THENCE N.88°58'04"E A DISTANCE OF 1476.26 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE N 85°30'35" E A DISTANCE OF 37.31 FEET; THENCE S 70°28'23" E A DISTANCE OF 81.30 FEET; THENCE S 72°56'00" E A DISTANCE OF 37.33 FEET; THENCE S 44°37'00" E A DISTANCE OF 36.25 FEET; THENCE S 48°16'20" W A DISTANCE OF 36.47 FEET; THENCE S 26°03'22" E A DISTANCE OF 35.29 FEET; THENCE S 03°57'43" W A DISTANCE OF 29.05 FEET; THENCE S 22°05'12" E A DISTANCE OF 44.24 FEET; THENCE S 76°19'25" W A DISTANCE OF 58.62 FEET; THENCE S 57°14'57" W A DISTANCE OF 72.93 FEET; THENCE N 60°49'57" W A DISTANCE OF 51.65 FEET; THENCE N 85°08'56" W A DISTANCE OF 18.04 FEET; THENCE S 72°31'32" W A DISTANCE OF 31.20 FEET; THENCE S 53°00'15" E A DISTANCE OF 33.93 FEET; THENCE S 67°37'40" E A DISTANCE OF 80.14 FEET; THENCE S 74°57'19" E A DISTANCE OF 80.94 FEET; THENCE S 42°54'47" E A DISTANCE OF 131.38 FEET; THENCE S 17°31'18" E A DISTANCE OF 63.27 FEET; THENCE S 02°49'09" W A DISTANCE OF 63.19 FEET; THENCE S 30°09'21" W A DISTANCE OF 76.38 FEET; THENCE S 21°33'04" W A DISTANCE OF 83.60 FEET; THENCE S 04°07'52" W A DISTANCE OF 103.46 FEET; THENCE S 03°06'02" W A DISTANCE OF 42.69 FEET; THENCE S 34°20'26" W A DISTANCE OF 78.36 FEET; THENCE S 42°28'09" W A DISTANCE OF 63.88 FEET; THENCE S 13°27'31" W A DISTANCE OF 61.74 FEET; THENCE S 61°12'53" W A DISTANCE OF 35.20 FEET; THENCE N 67°29'26" W A DISTANCE OF 44.25 FEET; THENCE S 72°52'18" W A DISTANCE OF 50.19 FEET; THENCE N 81°16'59" W A DISTANCE OF 30.42 FEET; THENCE N 55°40'01" W A DISTANCE OF 59.39 FEET; THENCE N 38°36'33" E A DISTANCE OF 28.61 FEET; THENCE N 27°32'57" E A DISTANCE OF 27.78 FEET; THENCE N 14°54'16" W A DISTANCE OF 27.18 FEET; THENCE N 75°02'37" W A DISTANCE OF 27.11 FEET; THENCE N 39°01'38" W A DISTANCE OF 31.63 FEET; THENCE N 36°55'07" W A DISTANCE OF 32.95 FEET; THENCE N 28°04'03" W A DISTANCE OF 34.42 FEET; THENCE N 24°46'56" W A DISTANCE OF 38.99 FEET; THENCE N 19°48'26" W A DISTANCE OF 45.10 FEET; THENCE N 35°19'47" W A DISTANCE OF 18.93 FEET; THENCE N 02°00'05" W A DISTANCE OF 27.89 FEET; THENCE N 20°50'13" W A DISTANCE OF 39.02 FEET; THENCE N 07°27'08" W A DISTANCE OF 34.05 FEET; THENCE N 48°46'53" W A DISTANCE OF 12.51 FEET; THENCE S 62°42'37" W A DISTANCE OF 31.04 FEET; THENCE S 33°09'05" W A DISTANCE OF 30.24 FEET; THENCE S 44°59'50" W A DISTANCE OF 28.33 FEET; THENCE S 74°12'18" W A DISTANCE OF 61.57 FEET; THENCE N 21°06'29" W A DISTANCE OF 33.70 FEET; THENCE N 26°57'40" W A DISTANCE OF 71.96 FEET; THENCE N 79°12'17" E A DISTANCE OF 55.92 FEET; THENCE N 08°17'03" E A DISTANCE OF 27.18 FEET; THENCE N 38°37'04" W A DISTANCE OF 58.75 FEET; THENCE N 01°12'09" E A DISTANCE OF 79.95 FEET; THENCE N 25°08'51" E A DISTANCE OF 94.51 FEET; THENCE N 27°48'48" E A DISTANCE OF 61.98 FEET; THENCE S 86°16'39" E A DISTANCE OF 44.44 FEET; THENCE N 40°43'08" E A DISTANCE OF 41.01 FEET; THENCE N 31°56'53" E A DISTANCE OF 74.21 FEET; THENCE N 34°38'23" E A DISTANCE OF 100.79 FEET; THENCE N 68°12'52" E A DISTANCE OF 60.63 FEET; THENCE N 56°25'31" E A DISTANCE OF 130.51 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.

CONTAINING 9.36 ACRES, MORE OR LESS.

MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
DATE: 6-27-16	**WETLAND NO. 5**	• Fort Myers • Tallahassee
SHEET 11 OF 50		Metro Center 1 2891 Center Pointe Drive, Unit 100 Fort Myers, Florida 33916 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341



MDA PROJECT: 14012	
CHECKED: MAH / DRAWN: MAH	
DATE: 6-27-16	
SHEET 12 OF 50	

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

WETLAND NO. 5

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

LINE	BEARING	DISTANCE
L89	N 85°30'35" E	37.31'
L90	S 70°28'23" E	81.30'
L91	S 72°56'00" E	37.33'
L92	S 44°37'00" E	36.25'
L93	S 48°16'20" W	36.47'
L94	S 26°03'22" E	35.29'
L95	S 03°57'43" W	29.05'
L96	S 22°05'12" E	44.24'
L97	S 76°19'25" W	58.62'
L98	S 57°14'57" W	72.93'
L99	N 60°49'57" W	51.65'
L100	N 85°08'56" W	18.04'
L101	S 72°31'32" W	31.20'
L102	S 53°00'15" E	33.93'
L103	S 67°37'40" E	80.14'
L104	S 74°57'19" E	80.94'
L105	S 42°54'47" E	131.38'
L106	S 17°31'18" E	63.27'
L107	S 02°49'09" W	63.19'
L108	S 30°09'21" W	76.38'
L109	S 21°33'04" W	83.60'
L110	S 04°07'52" W	103.46'
L111	S 03°06'02" W	42.69'
L112	S 34°20'26" W	78.36'
L113	S 42°28'09" W	63.88'
L114	S 13°27'31" W	61.74'
L115	S 61°12'53" W	35.20'
L116	N 67°29'26" W	44.25'
L117	S 72°52'18" W	50.19'
L118	N 81°16'59" W	30.42'
L119	N 55°40'01" W	59.39'
L120	N 38°36'33" E	28.61'

LINE	BEARING	DISTANCE
L121	N 27°32'57" E	27.78'
L122	N 14°54'16" W	27.18'
L123	N 75°02'37" W	27.11'
L124	N 39°01'38" W	31.63'
L125	N 36°55'07" W	32.95'
L126	N 28°04'03" W	34.42'
L127	N 24°46'56" W	38.99'
L128	N 19°48'26" W	45.10'
L129	N 35°19'47" W	18.93'
L130	N 02°00'05" W	27.89'
L131	N 20°50'13" W	39.02'
L132	N 07°27'08" W	34.05'
L133	N 48°46'53" W	12.51'
L134	S 62°42'37" W	31.04'
L135	S 33°09'05" W	30.24'
L136	S 44°59'50" W	28.33'
L137	S 74°12'18" W	61.57'
L138	N 21°06'29" W	33.70'
L139	N 26°57'40" W	71.96'
L140	N 79°12'17" E	55.92'
L141	N 08°17'03" E	27.18'
L142	N 38°37'04" W	58.75'
L143	N 01°12'09" E	79.95'
L144	N 25°08'51" E	94.51'
L145	N 27°48'48" E	61.98'
L146	S 86°16'39" E	44.44'
L147	N 40°43'08" E	41.01'
L148	N 31°56'53" E	74.21'
L149	N 34°38'23" E	100.79'
L150	N 68°12'52" E	60.63'
L151	N 56°25'31" E	130.51'

MDA PROJECT: 14012
CHECKED: MAH | DRAWN: MAH
DATE: 7-28-16
SHEET 13 OF 50

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

WETLAND NO. 5

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

DESCRIPTION:
WETLAND 6

PARCEL OF LAND LYING IN SECTIONS 4, 5, 8 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

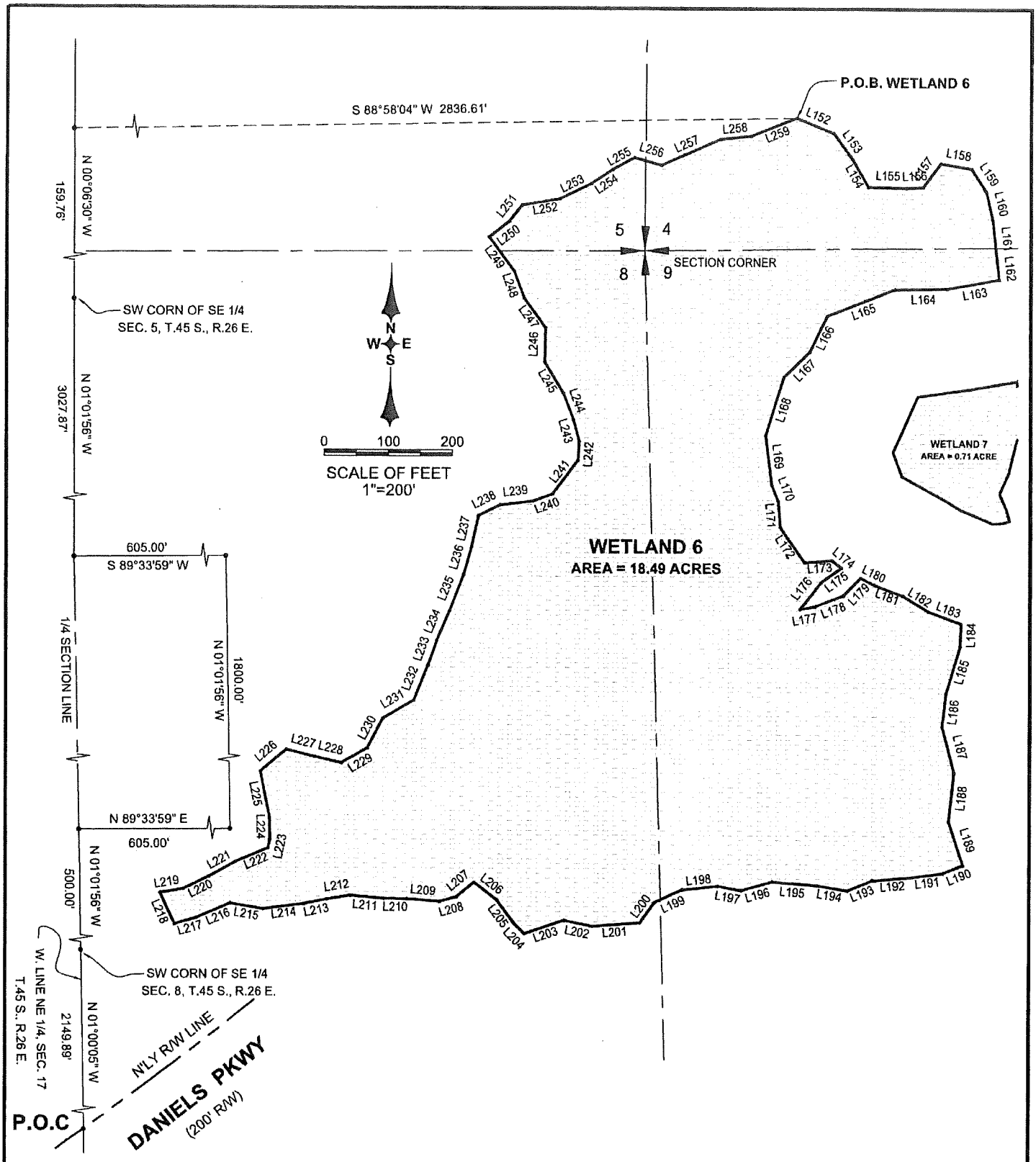
COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (200' RIGHT-OF- WAY) AND THE WESTERLY BOUNDARY LINE OF THE NORTHEAST-QUARTER OF SECTION 17 OF SAID TOWNSHIP 45 SOUTH, RANGE 26 EAST; THENCE N.01°00'05"W., ALONG THE SAID WEST BOUNDARY OF THE NORTHEAST-QUARTER OF SECTION 17, A DISTANCE OF 2149.89 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST-QUARTER OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8, A DISTANCE OF 500.00 FEET; THENCE N.89°33'59"E., A DISTANCE OF 605.00 FEET; THENCE N.01°01'56"W., A DISTANCE OF 1800.00 FEET; THENCE S.89°33'59"W., A DISTANCE OF 605.00 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY LINE OF THE EAST-HALF OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 3027.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE N.00°06'30"W., ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 169.85 FEET; THENCE N.88°58'04"E A DISTANCE OF 2836.61 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION;
THENCE S 67°41'20" E A DISTANCE OF 62.00 FEET;
THENCE S 35°56'36" E A DISTANCE OF 49.61 FEET; THENCE S 30°11'08" E A DISTANCE OF 50.02 FEET;
THENCE S 88°44'44" E A DISTANCE OF 60.62 FEET; THENCE N 87°00'49" E A DISTANCE OF 25.64 FEET;
THENCE N 37°10'33" E A DISTANCE OF 46.53 FEET; THENCE S 80°27'24" E A DISTANCE OF 48.42 FEET;
THENCE S 33°07'53" E A DISTANCE OF 43.15 FEET; THENCE S 13°23'50" E A DISTANCE OF 45.51 FEET;
THENCE S 06°10'21" E A DISTANCE OF 61.02 FEET; THENCE S 06°49'37" E A DISTANCE OF 31.92 FEET;
THENCE S 80°00'14" W A DISTANCE OF 83.01 FEET; THENCE S 88°42'09" W A DISTANCE OF 81.56 FEET;
THENCE S 68°35'16" W A DISTANCE OF 114.70 FEET; THENCE S 26°02'02" W A DISTANCE OF 63.38 FEET;
THENCE S 45°24'14" W A DISTANCE OF 55.57 FEET; THENCE S 17°21'26" W A DISTANCE OF 95.56 FEET;
THENCE S 07°16'23" E A DISTANCE OF 78.00 FEET; THENCE S 21°54'12" E A DISTANCE OF 27.04 FEET;
THENCE S 04°30'01" E A DISTANCE OF 41.20 FEET; THENCE S 34°15'59" E A DISTANCE OF 66.44 FEET;
THENCE N 85°47'21" E A DISTANCE OF 42.97 FEET; THENCE S 50°52'51" E A DISTANCE OF 18.58 FEET;
THENCE S 53°33'08" W A DISTANCE OF 38.23 FEET; THENCE S 38°17'46" W A DISTANCE OF 53.58 FEET;
THENCE N 79°42'13" E A DISTANCE OF 23.88 FEET; THENCE N 68°46'31" E A DISTANCE OF 46.83 FEET;
THENCE N 44°29'48" E A DISTANCE OF 39.20 FEET; THENCE S 64°41'48" E A DISTANCE OF 24.78 FEET;
THENCE S 69°45'51" E A DISTANCE OF 48.09 FEET; THENCE S 58°35'20" E A DISTANCE OF 46.10 FEET;
THENCE S 69°23'41" E A DISTANCE OF 54.93 FEET; THENCE S 02°03'07" W A DISTANCE OF 35.83 FEET;
THENCE S 16°14'58" W A DISTANCE OF 76.77 FEET; THENCE S 06°28'15" W A DISTANCE OF 51.68 FEET;
THENCE S 14°28'53" E A DISTANCE OF 74.70 FEET; THENCE S 06°09'56" W A DISTANCE OF 76.83 FEET;
THENCE S 17°49'29" E A DISTANCE OF 72.47 FEET; THENCE S 67°39'43" W A DISTANCE OF 33.29 FEET;
THENCE S 82°30'24" W A DISTANCE OF 49.14 FEET; THENCE S 85°06'06" W A DISTANCE OF 62.92 FEET;
THENCE S 67°45'01" W A DISTANCE OF 43.59 FEET; THENCE N 80°19'46" W A DISTANCE OF 48.42 FEET;
THENCE N 85°29'22" W A DISTANCE OF 69.70 FEET; THENCE S 74°04'16" W A DISTANCE OF 50.68 FEET;
THENCE N 79°23'14" W A DISTANCE OF 36.27 FEET; THENCE S 83°39'16" W A DISTANCE OF 55.47 FEET;
THENCE S 65°32'19" W A DISTANCE OF 47.55 FEET; THENCE S 35°43'08" W A DISTANCE OF 39.19 FEET;
THENCE S 85°44'12" W A DISTANCE OF 75.26 FEET; THENCE N 78°53'26" W A DISTANCE OF 45.67 FEET;
THENCE S 71°05'33" W A DISTANCE OF 64.92 FEET; THENCE N 44°22'39" W A DISTANCE OF 25.06 FEET;
THENCE N 36°39'56" W A DISTANCE OF 43.57 FEET; THENCE N 52°31'55" W A DISTANCE OF 44.59 FEET;
THENCE S 50°29'22" W A DISTANCE OF 35.62 FEET; THENCE S 74°26'45" W A DISTANCE OF 27.98 FEET;
THENCE N 84°59'39" W A DISTANCE OF 50.93 FEET; THENCE N 89°42'37" W A DISTANCE OF 35.60 FEET;
THENCE N 84°50'13" W A DISTANCE OF 52.36 FEET; THENCE S 80°51'25" W A DISTANCE OF 37.73 FEET;
THENCE S 77°58'06" W A DISTANCE OF 35.99 FEET; THENCE S 82°39'02" W A DISTANCE OF 63.87 FEET;
THENCE N 80°39'01" W A DISTANCE OF 52.46 FEET; THENCE S 67°00'23" W A DISTANCE OF 58.77 FEET;
THENCE S 73°36'53" W A DISTANCE OF 34.98 FEET; THENCE N 23°47'48" W A DISTANCE OF 53.91 FEET;
THENCE N 80°14'32" E A DISTANCE OF 36.56 FEET; THENCE N 63°44'19" E A DISTANCE OF 44.04 FEET;
THENCE N 61°17'34" E A DISTANCE OF 48.30 FEET; THENCE N 67°21'49" E A DISTANCE OF 55.52 FEET;

MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	• Fort Myers • Tallahassee
DATE: 7-28-16	**WETLAND NO. 6**	Metro Center 1, 2891 Center Pointe Drive, Unit 100, Fort Myers, Florida 33916, (239) 337-3993, Fax: (239) 337-3994, Toll free: 866-337-7341
SHEET 14 OF 50		

DESCRIPTION CONTINUED

THENCE N 11°26'47" E A DISTANCE OF 13.84 FEET; THENCE N 00°41'01" W A DISTANCE OF 34.45 FEET; THENCE N 11°37'16" W A DISTANCE OF 73.65 FEET; THENCE N 49°35'45" E A DISTANCE OF 53.43 FEET; THENCE S 76°10'58" E A DISTANCE OF 44.54 FEET; THENCE S 76°37'41" E A DISTANCE OF 43.20 FEET; THENCE N 59°40'10" E A DISTANCE OF 46.22 FEET; THENCE N 27°23'49" E A DISTANCE OF 52.86 FEET; THENCE N 59°45'53" E A DISTANCE OF 55.66 FEET; THENCE N 21°26'07" E A DISTANCE OF 59.13 FEET; THENCE N 19°49'27" E A DISTANCE OF 41.16 FEET; THENCE N 23°11'30" E A DISTANCE OF 50.19 FEET; THENCE N 21°17'52" E A DISTANCE OF 61.65 FEET; THENCE N 15°46'15" E A DISTANCE OF 45.64 FEET; THENCE N 11°48'51" E A DISTANCE OF 49.23 FEET; THENCE N 63°22'12" E A DISTANCE OF 38.22 FEET; THENCE N 82°55'29" E A DISTANCE OF 52.70 FEET; THENCE N 70°06'29" E A DISTANCE OF 31.49 FEET; THENCE N 36°58'34" E A DISTANCE OF 66.65 FEET; THENCE N 03°38'13" E A DISTANCE OF 30.00 FEET; THENCE N 15°27'17" W A DISTANCE OF 35.38 FEET; THENCE N 21°08'43" W A DISTANCE OF 44.24 FEET; THENCE N 31°00'06" W A DISTANCE OF 56.41 FEET; THENCE N 01°35'59" E A DISTANCE OF 53.41 FEET; THENCE N 35°54'51" W A DISTANCE OF 56.62 FEET; THENCE N 20°10'30" W A DISTANCE OF 45.40 FEET; THENCE N 36°45'08" W A DISTANCE OF 66.15 FEET; THENCE N 52°32'51" E A DISTANCE OF 39.78 FEET; THENCE N 38°04'26" E A DISTANCE OF 32.83 FEET; THENCE N 80°22'21" E A DISTANCE OF 59.49 FEET; THENCE N 64°00'28" E A DISTANCE OF 54.80 FEET; THENCE N 56°46'14" E A DISTANCE OF 39.73 FEET; THENCE N 61°09'38" E A DISTANCE OF 39.41 FEET; THENCE S 74°21'40" E A DISTANCE OF 44.78 FEET; THENCE N 65°53'58" E A DISTANCE OF 100.87 FEET; THENCE N 84°17'26" E A DISTANCE OF 47.48 FEET; THENCE N 68°11'31" E A DISTANCE OF 76.23 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.
CONTAINING 18.49 ACRES, MORE OR LESS.

MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
DATE: 6-27-16	**WETLAND NO. 6**	• Fort Myers • Tallahassee
SHEET 15 OF 50		Metro Center 1 2891 Center Pointe Drive, Unit 100 Fort Myers, Florida 33916 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341



MDA PROJECT: 14012	
CHECKED: MAH / DRAWN: MAH	
DATE: 6-27-16	
SHEET 16 OF 50	

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

WETLAND NO. 6

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

LINE	BEARING	DISTANCE
L152	S 67°41'20" E	62.00'
L153	S 35°56'36" E	49.61'
L154	S 30°11'08" E	50.02'
L155	S 88°44'44" E	60.62'
L156	N 87°00'49" E	25.64'
L157	N 37°10'33" E	46.53'
L158	S 80°27'24" E	48.42'
L159	S 33°07'53" E	43.15'
L160	S 13°23'50" E	45.51'
L161	S 06°10'21" E	61.02'
L162	S 06°49'37" E	31.92'
L163	S 80°00'14" W	83.01'
L164	S 88°42'09" W	81.56'
L165	S 68°35'16" W	114.70'
L166	S 26°02'02" W	63.38'
L167	S 45°24'14" W	55.57'
L168	S 17°21'26" W	95.56'
L169	S 07°16'23" E	78.00'
L170	S 21°54'12" E	27.04'
L171	S 04°30'01" E	41.20'
L172	S 34°15'59" E	66.44'
L173	N 85°47'21" E	42.97'
L174	S 50°52'51" E	18.58'
L175	S 53°33'08" W	38.23'
L176	S 38°17'46" W	53.58'
L177	N 79°42'13" E	23.88'
L178	N 68°46'31" E	46.83'
L179	N 44°29'48" E	39.20'
L180	S 64°41'48" E	24.78'
L181	S 69°45'51" E	48.09'
L182	S 58°35'20" E	46.10'
L183	S 69°23'41" E	54.93'
L184	S 02°03'07" W	35.83'
L185	S 16°14'58" W	76.77'
L186	S 06°28'15" W	51.68'
L187	S 14°28'53" E	74.70'
L188	S 06°09'56" W	76.83'
L189	S 17°49'29" E	72.47'
L190	S 67°39'43" W	33.29'
L191	S 82°30'24" W	49.14'
L192	S 85°06'06" W	62.92'
L193	S 67°45'01" W	43.59'
L194	N 80°19'46" W	48.42'
L195	N 85°29'22" W	69.70'
L196	S 74°04'16" W	50.68'
L197	N 79°23'14" W	36.27'
L198	S 83°39'16" W	55.47'
L199	S 65°32'19" W	47.55'
L200	S 35°43'08" W	39.19'

LINE	BEARING	DISTANCE
L201	S 85°44'12" W	75.26'
L202	N 78°53'26" W	45.67'
L203	S 71°05'33" W	64.92'
L204	N 44°22'39" W	25.06'
L205	N 36°39'56" W	43.57'
L206	N 52°31'55" W	44.59'
L207	S 50°29'22" W	35.62'
L208	S 74°26'45" W	27.98'
L209	N 84°59'39" W	50.93'
L210	N 89°42'37" W	35.60'
L211	N 84°50'13" W	52.36'
L212	S 80°51'25" W	37.73'
L213	S 77°58'06" W	35.99'
L214	S 82°39'02" W	63.87'
L215	N 80°39'01" W	52.46'
L216	S 67°00'23" W	58.77'
L217	S 73°36'53" W	34.98'
L218	N 23°47'48" W	53.91'
L219	N 80°14'32" E	36.56'
L220	N 63°44'19" E	44.04'
L221	N 61°17'34" E	48.30'
L222	N 67°21'49" E	55.52'
L223	N 11°26'47" E	13.84'
L224	N 00°41'01" W	34.45'
L225	N 11°37'16" W	73.65'
L226	N 49°35'45" E	53.43'
L227	S 76°10'58" E	44.54'
L228	S 76°37'41" E	43.20'
L229	N 59°40'10" E	46.22'
L230	N 27°23'49" E	52.86'
L231	N 59°45'53" E	55.66'
L232	N 21°26'07" E	59.13'
L233	N 19°49'27" E	41.16'
L234	N 23°11'30" E	50.19'
L235	N 21°17'52" E	61.65'
L236	N 15°46'15" E	45.64'
L237	N 11°48'51" E	49.23'
L238	N 63°22'12" E	38.22'
L239	N 82°55'29" E	52.70'
L240	N 70°06'29" E	31.49'
L241	N 36°58'34" E	66.65'
L242	N 03°38'13" E	30.00'
L243	N 15°27'17" W	35.38'
L244	N 21°08'43" W	44.24'
L245	N 31°00'06" W	56.41'
L246	N 01°35'59" E	53.41'
L247	N 35°54'51" W	56.62'
L248	N 20°10'30" W	45.40'
L249	N 36°45'08" W	66.15'

LINE	BEARING	DISTANCE
L250	N 52°32'51" E	39.78'
L251	N 38°04'26" E	32.83'
L252	N 80°22'21" E	59.49'
L253	N 64°00'28" E	54.80'
L254	N 56°46'14" E	39.73'
L255	N 61°09'38" E	39.41'
L256	S 74°21'40" E	44.78'
L257	N 65°53'58" E	100.87'
L258	N 84°17'26" E	47.48'
L259	N 68°11'31" E	76.23'

MDA PROJECT: 14012
CHECKED: MAH | DRAWN: MAH
DATE: 6-27-16
SHEET 17 OF 50

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

WETLAND NO. 6

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

DESCRIPTION:

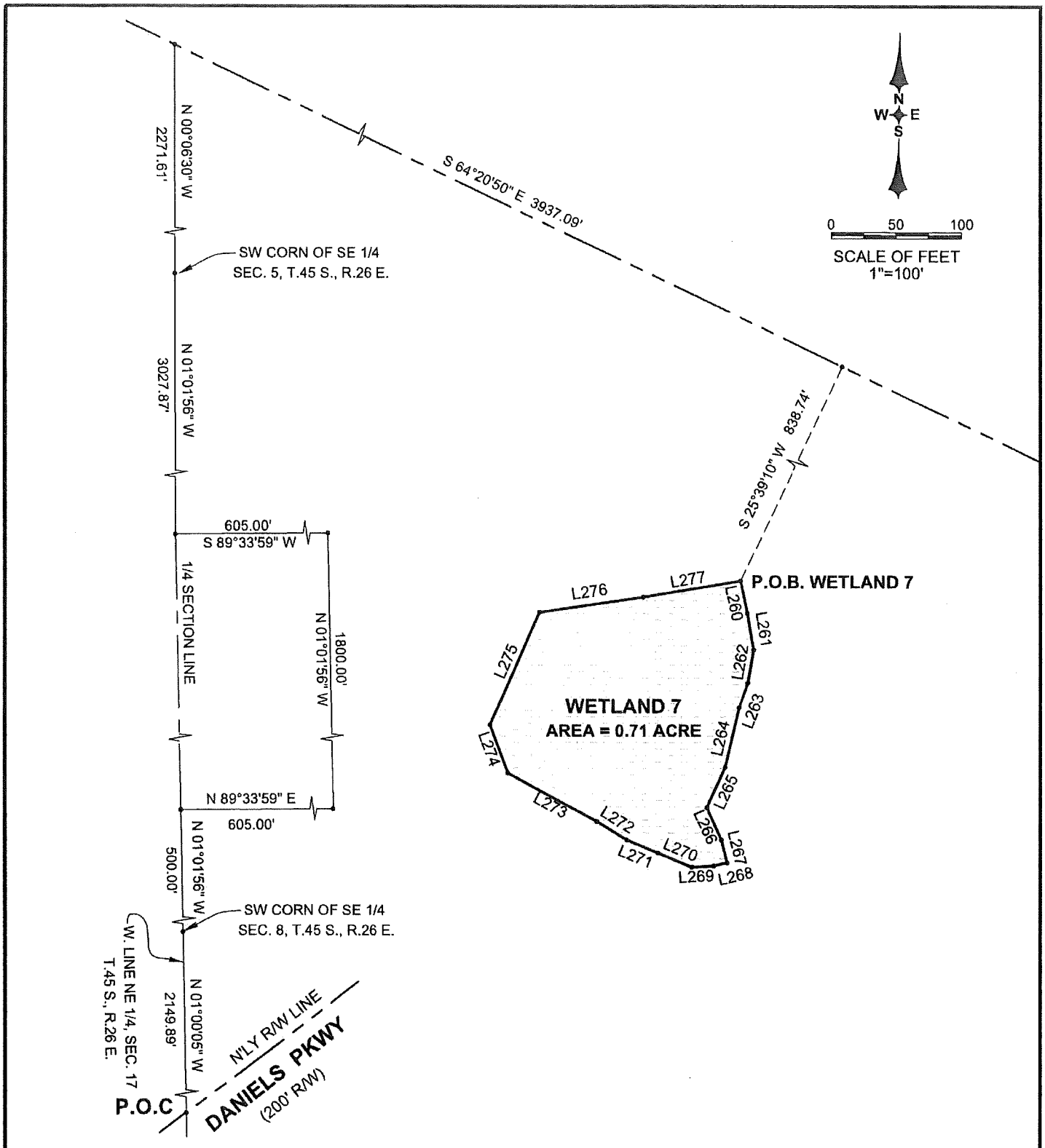
WETLAND 7

PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (200' RIGHT-OF- WAY) AND THE WESTERLY BOUNDARY LINE OF THE NORTHEAST-QUARTER OF SECTION 17 OF SAID TOWNSHIP 45 SOUTH, RANGE 26 EAST; THENCE N.01°00'05"W., ALONG THE SAID WEST BOUNDARY OF THE NORTHEAST-QUARTER OF SECTION 17, A DISTANCE OF 2149.89 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST-QUARTER OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8, A DISTANCE OF 500.00 FEET; THENCE N.89°33'59"E., A DISTANCE OF 605.00 FEET; THENCE N.01°01'56"W., A DISTANCE OF 1800.00 FEET; THENCE S.89°33'59"W., A DISTANCE OF 605.00 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY LINE OF THE EAST-HALF OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 3027.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE N.00°06'30"W., ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 2271.61 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAYLINE OF STATE ROAD 82 (200' RIGHT-OF-WAY); THENCE S.64°20'50"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3937.09 FEET; THENCE S.25°39'10"W. A DISTANCE OF 838.74 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION;
THENCE S 12°07'41" E A DISTANCE OF 25.54 FEET; THENCE S 09°21'52" E A DISTANCE OF 28.91 FEET;
THENCE S 09°58'54" W A DISTANCE OF 25.92 FEET; THENCE S 20°11'12" W A DISTANCE OF 20.43 FEET;
THENCE S 13°04'55" W A DISTANCE OF 47.63 FEET; THENCE S 24°16'38" W A DISTANCE OF 34.23 FEET;
THENCE S 23°52'38" E A DISTANCE OF 27.28 FEET; THENCE S 13°57'23" E A DISTANCE OF 18.43 FEET;
THENCE S 76°41'54" W A DISTANCE OF 10.82 FEET; THENCE S 86°55'46" W A DISTANCE OF 16.65 FEET;
THENCE N 67°10'01" W A DISTANCE OF 28.56 FEET; THENCE N 67°22'49" W A DISTANCE OF 26.02 FEET;
THENCE N 58°01'46" W A DISTANCE OF 27.10 FEET; THENCE N 61°16'18" W A DISTANCE OF 78.42 FEET;
THENCE N 20°01'56" W A DISTANCE OF 39.65 FEET; THENCE N 23°54'02" E A DISTANCE OF 95.52 FEET;
THENCE N 81°38'04" E A DISTANCE OF 80.43 FEET; THENCE N 80°31'45" E A DISTANCE OF 76.43 FEET;
TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.
CONTAINING 0.71 ACRE, MORE OR LESS.

LINE	BEARING	DISTANCE
L260	S 12°07'41" E	25.54'
L261	S 09°21'52" E	28.91'
L262	S 09°58'54" W	25.92'
L263	S 20°11'12" W	20.43'
L264	S 13°04'55" W	47.63'
L265	S 24°16'38" W	34.23'
L266	S 23°52'38" E	27.28'
L267	S 13°57'23" E	18.43'
L268	S 76°41'54" W	10.82'
L269	S 86°55'46" W	16.65'
L270	N 67°10'01" W	28.56'
L271	N 67°22'49" W	26.02'
L272	N 58°01'46" W	27.10'
L273	N 61°16'18" W	78.42'
L274	N 20°01'56" W	39.65'
L275	N 23°54'02" E	95.52'
L276	N 81°38'04" E	80.43'
L277	N 80°31'45" E	76.43'

MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
DATE: 6-27-16	**WETLAND NO. 7**	• Fort Myers • Tallahassee
SHEET 18 OF 50		Metro Center 1 2891 Center Pointe Drive, Unit 100 Fort Myers, Florida 33916 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341



MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW • Fort Myers • Tallahassee
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
DATE: 6-27-16	**WETLAND NO. 7**	Metro Center 1 2891 Center Pointe Drive, Unit 100 Fort Myers, Florida 33916 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341
SHEET 19 OF 50		

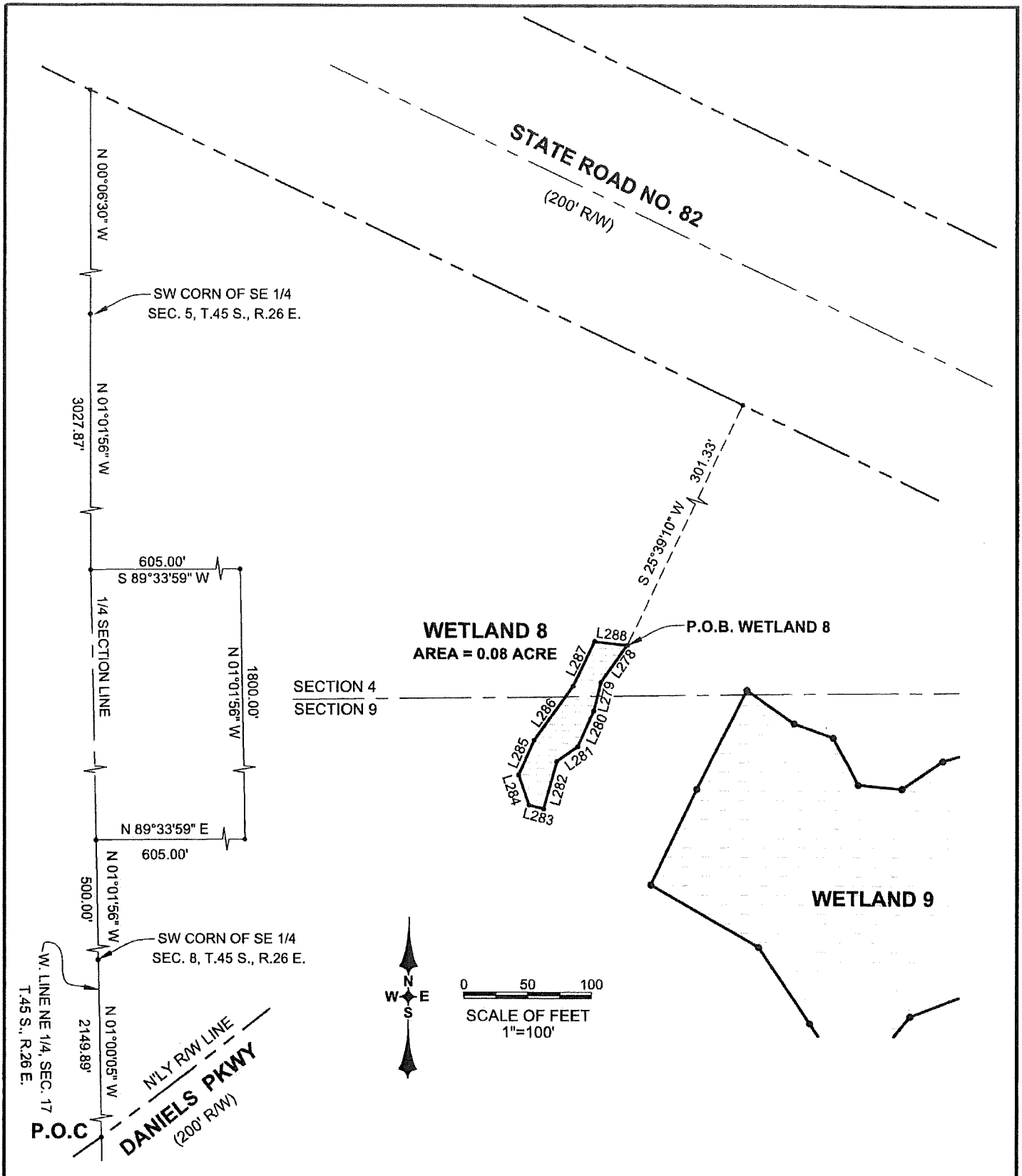
DESCRIPTION:

WETLAND 8

PARCEL OF LAND LYING IN SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (200' RIGHT-OF- WAY) AND THE WESTERLY BOUNDARY LINE OF THE NORTHEAST-QUARTER OF SECTION 17 OF SAID TOWNSHIP 45 SOUTH, RANGE 26 EAST; THENCE N.01°00'05"W., ALONG THE SAID WEST BOUNDARY OF THE NORTHEAST-QUARTER OF SECTION 17, A DISTANCE OF 2149.89 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST-QUARTER OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8, A DISTANCE OF 500.00 FEET; THENCE N.89°33'59"E., A DISTANCE OF 605.00 FEET; THENCE N.01°01'56"W., A DISTANCE OF 1800.00 FEET; THENCE S.89°33'59"W., A DISTANCE OF 605.00 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY LINE OF THE EAST-HALF OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 3027.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE N.00°06'30"W., ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 2271.61 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAYLINE OF STATE ROAD 82 (200' RIGHT-OF-WAY); THENCE S.64°20'50"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4461.69 FEET; THENCE S.25°39'10"W. A DISTANCE OF 301.33 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION;
THENCE S 35°40'51" W A DISTANCE OF 36.44 FEET; THENCE S 13°44'51" W A DISTANCE OF 23.24 FEET;
THENCE S 24°11'57" W A DISTANCE OF 30.91 FEET; THENCE S 54°53'31" W A DISTANCE OF 20.01 FEET;
THENCE S 15°34'57" W A DISTANCE OF 39.06 FEET; THENCE N 74°29'37" W A DISTANCE OF 11.86 FEET;
THENCE N 18°51'47" W A DISTANCE OF 25.01 FEET; THENCE N 23°47'08" E A DISTANCE OF 30.12 FEET;
THENCE N 35°37'47" E A DISTANCE OF 52.49 FEET; THENCE N 25°43'12" E A DISTANCE OF 39.32 FEET;
THENCE S 83°26'50" E A DISTANCE OF 26.21 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.
CONTAINING 0.08 ACRE, MORE OR LESS.

MDA PROJECT: 14012 CHECKED: MAH | DRAWN: MAH DATE: 6-27-16 SHEET 20 OF 50	**WETLANDS MAP** WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA **WETLAND NO. 8**	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330 • Fort Myers • Tallahassee Metro Center 1 2891 Center Pointe Drive, Unit 100 Fort Myers, Florida 33916 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341



MDA PROJECT: 14012	
CHECKED: MAH / DRAWN: MAH	
DATE: 6-27-16	
SHEET 21 OF 50	

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

WETLAND NO. 8

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

DESCRIPTION:

WETLAND 9

PARCEL OF LAND LYING IN SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

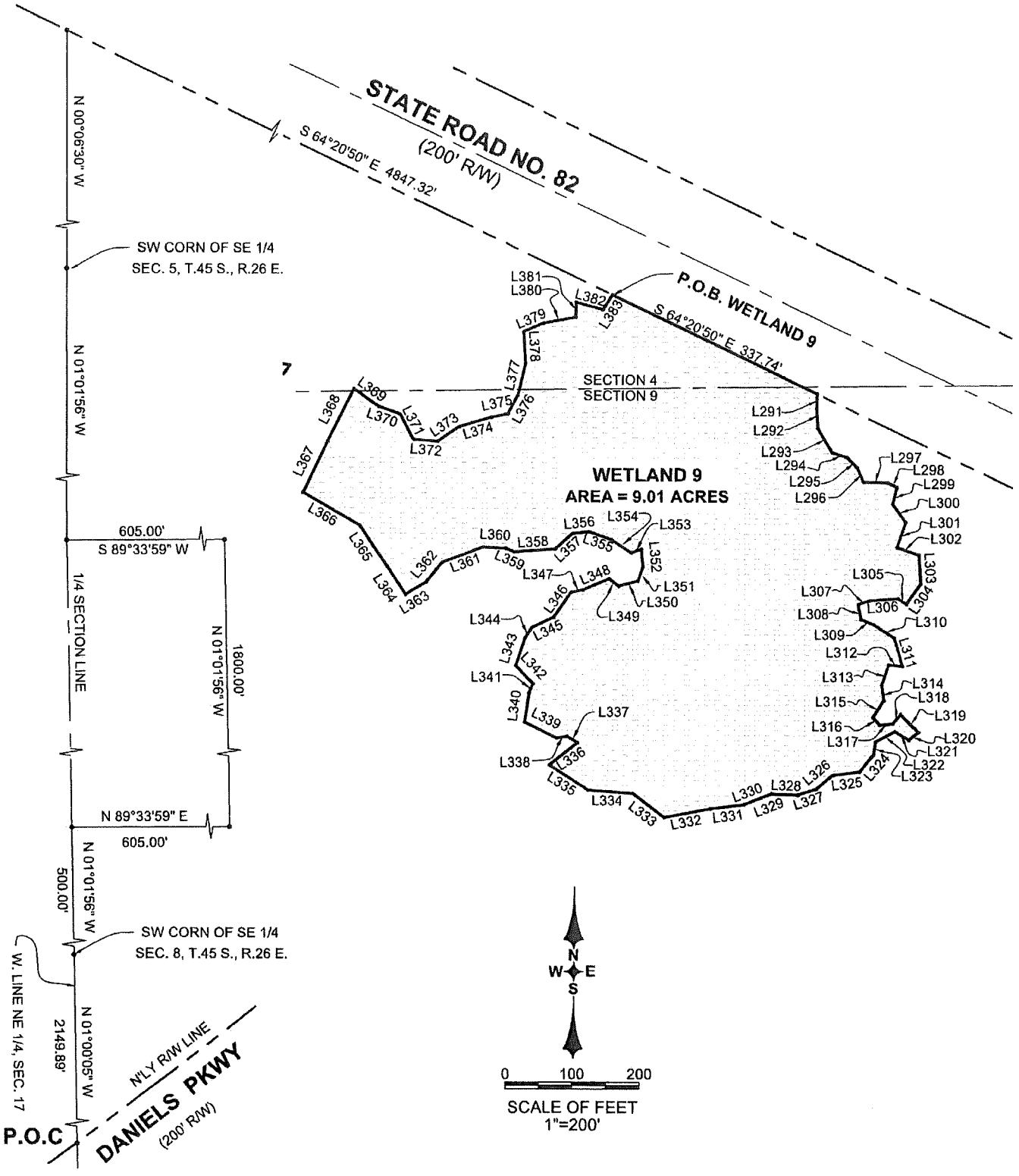
COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (200' RIGHT-OF- WAY) AND THE WESTERLY BOUNDARY LINE OF THE NORTHEAST-QUARTER OF SECTION 17 OF SAID TOWNSHIP 45 SOUTH, RANGE 26 EAST; THENCE N.01°00'05"W., ALONG THE SAID WEST BOUNDARY OF THE NORTHEAST-QUARTER OF SECTION 17, A DISTANCE OF 2149.89 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST-QUARTER OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8, A DISTANCE OF 500.00 FEET; THENCE N.89°33'59"E., A DISTANCE OF 605.00 FEET; THENCE N.01°01'56"W., A DISTANCE OF 1800.00 FEET; THENCE S.89°33'59"W., A DISTANCE OF 605.00 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY LINE OF THE EAST-HALF OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 3027.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE N.00°06'30"W., ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 2271.61 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAYLINE OF STATE ROAD 82 (200' RIGHT-OF-WAY); THENCE S.64°20'50"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4847.32 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE S 64°20'50" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 337.74 FEET; THENCE S 02°35'38" W A DISTANCE OF 22.01 FEET;
THENCE S 03°51'18" E A DISTANCE OF 29.60 FEET;THENCE S 31°25'12" E A DISTANCE OF 41.84 FEET;
THENCE S 72°16'21" E A DISTANCE OF 22.23 FEET;THENCE S 45°27'19" E A DISTANCE OF 22.51 FEET;
THENCE S 23°56'27" E A DISTANCE OF 22.58 FEET; THENCE S 88°23'27" E A DISTANCE OF 34.90 FEET;
THENCE S 64°17'00" E A DISTANCE OF 16.01 FEET; THENCE S 14°35'05" W A DISTANCE OF 25.74 FEET;
THENCE S 37°01'17" E A DISTANCE OF 33.71 FEET; THENCE S 19°53'10" W A DISTANCE OF 39.66 FEET;
THENCE S 70°38'32" E A DISTANCE OF 34.28 FEET; THENCE S 03°24'17" E A DISTANCE OF 43.21 FEET;
THENCE S 34°27'00" W A DISTANCE OF 36.34 FEET; THENCE N 57°43'08" W A DISTANCE OF 15.25 FEET;
THENCE S 85°23'36" W A DISTANCE OF 41.80 FEET; THENCE S 70°45'17" W A DISTANCE OF 18.47 FEET;
THENCE S 11°31'39" E A DISTANCE OF 22.06 FEET; THENCE S 67°27'20" E A DISTANCE OF 21.01 FEET;
THENCE S 56°11'34" E A DISTANCE OF 35.78 FEET; THENCE S 16°54'53" E A DISTANCE OF 43.58 FEET;
THENCE N 84°47'33" W A DISTANCE OF 21.35 FEET; THENCE S 17°47'14" W A DISTANCE OF 31.55 FEET;
THENCE S 07°26'53" E A DISTANCE OF 23.48 FEET; THENCE S 32°13'53" W A DISTANCE OF 29.70 FEET;
THENCE S 41°29'18" E A DISTANCE OF 14.83 FEET; THENCE N 84°04'24" E A DISTANCE OF 19.27 FEET;
THENCE N 40°35'31" E A DISTANCE OF 18.63 FEET; THENCE S 44°21'37" E A DISTANCE OF 37.55 FEET;
THENCE S 50°51'07" W A DISTANCE OF 18.03 FEET; THENCE N 59°42'36" W A DISTANCE OF 24.55 FEET;
THENCE S 61°07'54" W A DISTANCE OF 32.51 FEET;THENCE S 08°29'45" W A DISTANCE OF 19.88 FEET;
THENCE S 39°35'11" W A DISTANCE OF 32.55 FEET; THENCE S 82°26'34" W A DISTANCE OF 39.92 FEET;
THENCE S 50°54'14" W A DISTANCE OF 32.62 FEET; THENCE S 71°30'42" W A DISTANCE OF 28.21 FEET;
THENCE N 87°59'29" W A DISTANCE OF 40.63 FEET; THENCE S 68°29'03" W A DISTANCE OF 17.96 FEET;
THENCE S 69°15'42" W A DISTANCE OF 26.55 FEET; THENCE S 82°38'04" W A DISTANCE OF 50.90 FEET;
THENCE S 79°20'21" W A DISTANCE OF 68.86 FEET; THENCE N 52°01'09" W A DISTANCE OF 58.00 FEET;
THENCE N 85°50'32" W A DISTANCE OF 66.59 FEET; THENCE N 56°57'09" W A DISTANCE OF 68.60 FEET;
THENCE N 51°52'54" E A DISTANCE OF 53.39 FEET; THENCE N 58°29'15" W A DISTANCE OF 18.45 FEET;
THENCE S 81°03'18" W A DISTANCE OF 16.22 FEET; THENCE N 63°48'01" W A DISTANCE OF 53.25 FEET;
THENCE N 08°34'27" E A DISTANCE OF 43.81 FEET; THENCE N 23°02'44" E A DISTANCE OF 15.00 FEET;
THENCE N 43°15'51" W A DISTANCE OF 37.07 FEET; THENCE N 18°13'13" E A DISTANCE OF 42.10 FEET;
THENCE N 32°26'14" E A DISTANCE OF 19.89 FEET; THENCE N 64°54'20" E A DISTANCE OF 36.56 FEET;
THENCE N 34°46'53" E A DISTANCE OF 45.27 FEET; THENCE N 78°46'57" E A DISTANCE OF 17.97 FEET;
THENCE N 66°37'05" E A DISTANCE OF 42.07 FEET;THENCE S 53°12'33" E A DISTANCE OF 17.95 FEET;
THENCE N 75°04'57" E A DISTANCE OF 28.70 FEET; THENCE N 20°44'09" E A DISTANCE OF 22.40 FEET;
THENCE N 05°08'45" W A DISTANCE OF 26.53 FEET; THENCE S 69°43'55" W A DISTANCE OF 15.75 FEET;
THENCE N 56°05'49" W A DISTANCE OF 35.01 FEET; THENCE N 71°03'47" W A DISTANCE OF 36.23 FEET;
THENCE S 83°49'14" W A DISTANCE OF 23.64 FEET; THENCE S 47°49'18" W A DISTANCE OF 34.65 FEET;

MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	• Fort Myers • Tallahassee
DATE: 6-27-16	**WETLAND NO. 9**	Metro Center 1, 2891 Center Pointe Drive, Unit 100, Fort Myers, Florida 33916, (239) 337-3993, Fax: (239) 337-3994, Toll free: 866-337-7341
SHEET 22 OF 50		

DESCRIPTION CONTINUED

THENCE S 86°11'38" W A DISTANCE OF 62.38 FEET; THENCE N 67°33'41" W A DISTANCE OF 14.09 FEET;
THENCE N 87°03'29" W A DISTANCE OF 33.26 FEET; THENCE S 69°08'14" W A DISTANCE OF 65.50 FEET;
THENCE S 39°25'41" W A DISTANCE OF 38.12 FEET; THENCE S 57°43'07" W A DISTANCE OF 34.22 FEET;
THENCE N 32°56'28" W A DISTANCE OF 49.94 FEET; THENCE N 33°31'53" W A DISTANCE OF 72.61 FEET;
THENCE N 59°59'37" W A DISTANCE OF 98.11 FEET; THENCE N 25°40'31" E A DISTANCE OF 84.12 FEET;
THENCE N 26°43'42" E A DISTANCE OF 87.92 FEET; THENCE S 54°21'36" E A DISTANCE OF 45.43 FEET;
THENCE S 70°20'49" E A DISTANCE OF 33.00 FEET; THENCE S 27°56'45" E A DISTANCE OF 42.11 FEET;
THENCE S 84°52'00" E A DISTANCE OF 35.33 FEET; THENCE N 55°43'43" E A DISTANCE OF 39.28 FEET;
THENCE N 74°03'02" E A DISTANCE OF 48.73 FEET; THENCE N 77°18'36" E A DISTANCE OF 25.86 FEET;
THENCE N 29°11'47" E A DISTANCE OF 31.09 FEET; THENCE N 12°59'23" E A DISTANCE OF 48.92 FEET;
THENCE N 02°47'25" W A DISTANCE OF 47.08 FEET; THENCE N 66°43'58" E A DISTANCE OF 31.81 FEET;
THENCE N 79°23'32" E A DISTANCE OF 49.44 FEET;THENCE N 01°27'48" E A DISTANCE OF 22.44 FEET;
THENCE S 74°22'07" E A DISTANCE OF 41.15 FEET; THENCE N 32°57'33" E A DISTANCE OF 26.14 FEET
TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.
CONTAINING 9.01 ACRES, MORE OR LESS.

MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
DATE: 6-27-16	**WETLAND NO. 9**	• Fort Myers • Tallahassee
SHEET 23 OF 50		Metro Center 1 2891 Center Pointe Drive, Unit 100 Fort Myers, Florida 33916 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341



MDA PROJECT: 14012	
CHECKED: MAH / DRAWN: MAH	
DATE: 6-27-16	
SHEET 24 OF 50	

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

WETLAND NO. 9

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

LINE	BEARING	DISTANCE
L291	S 02°35'38" W	22.01'
L292	S 03°51'18" E	29.60'
L293	S 31°25'12" E	41.84'
L294	S 72°16'21" E	22.23'
L295	S 45°27'19" E	22.51'
L296	S 23°56'27" E	22.58'
L297	S 88°23'27" E	34.90'
L298	S 64°17'00" E	16.01'
L299	S 14°35'05" W	25.74'
L300	S 37°01'17" E	33.71'
L301	S 19°53'10" W	39.66'
L302	S 70°38'32" E	34.28'
L303	S 03°24'17" E	43.21'
L304	S 34°27'00" W	36.34'
L305	N 57°43'08" W	15.25'
L306	S 85°23'36" W	41.80'
L307	S 70°45'17" W	18.47'
L308	S 11°31'39" E	22.06'
L309	S 67°27'20" E	21.01'
L310	S 56°11'34" E	35.78'
L311	S 16°54'53" E	43.58'
L312	N 84°47'33" W	21.35'
L313	S 17°47'14" W	31.55'
L314	S 07°26'53" E	23.48'
L315	S 32°13'53" W	29.70'
L316	S 41°29'18" E	14.83'
L317	N 84°04'24" E	19.27'
L318	N 40°35'31" E	18.63'
L319	S 44°21'37" E	37.55'
L320	S 50°51'07" W	18.03'
L321	N 59°42'36" W	24.55'
L322	S 61°07'54" W	32.51'
L323	S 08°29'45" W	19.88'
L324	S 39°35'11" W	32.55'
L325	S 82°26'34" W	39.92'
L326	S 50°54'14" W	32.62'
L327	S 71°30'42" W	28.21'
L328	N 87°59'29" W	40.63'
L329	S 68°29'03" W	17.96'
L330	S 69°15'42" W	26.55'
L331	S 82°38'04" W	50.90'
L332	S 79°20'21" W	68.86'
L333	N 52°01'09" W	58.00'
L334	N 85°50'32" W	66.59'
L335	N 56°57'09" W	68.60'
L336	N 51°52'54" E	53.39'
L337	N 58°29'15" W	18.45'

LINE	BEARING	DISTANCE
L338	S 81°03'18" W	16.22'
L339	N 63°48'01" W	53.25'
L340	N 08°34'27" E	43.81'
L341	N 23°02'44" E	15.00'
L342	N 43°15'51" W	37.07'
L343	N 18°13'13" E	42.10'
L344	N 32°26'14" E	19.89'
L345	N 64°54'20" E	36.56'
L346	N 34°46'53" E	45.27'
L347	N 78°46'57" E	17.97'
L348	N 66°37'05" E	42.07'
L349	S 53°12'33" E	17.95'
L350	N 75°04'57" E	28.70'
L351	N 20°44'09" E	22.40'
L352	N 05°08'45" W	26.53'
L353	S 69°43'55" W	15.75'
L354	N 56°05'49" W	35.01'
L355	N 71°03'47" W	36.23'
L356	S 83°49'14" W	23.64'
L357	S 47°49'18" W	34.65'
L358	S 86°11'38" W	62.38'
L359	N 67°33'41" W	14.09'
L360	N 87°03'29" W	33.26'
L361	S 69°08'14" W	65.50'
L362	S 39°25'41" W	38.12'
L363	S 57°43'07" W	34.22'
L364	N 32°56'28" W	49.94'
L365	N 33°31'53" W	72.61'
L366	N 59°59'37" W	98.11'
L367	N 25°40'31" E	84.12'
L368	N 26°43'42" E	87.92'
L369	S 54°21'36" E	45.43'
L370	S 70°20'49" E	33.00'
L371	S 27°56'45" E	42.11'
L372	S 84°52'00" E	35.33'
L373	N 55°43'43" E	39.28'
L374	N 74°03'02" E	48.73'
L375	N 77°18'36" E	25.86'
L376	N 29°11'47" E	31.09'
L377	N 12°59'23" E	48.92'
L378	N 02°47'25" W	47.08'
L379	N 66°43'58" E	31.81'
L380	N 79°23'32" E	49.44'
L381	N 01°27'48" E	22.44'
L382	S 74°22'07" E	41.15'
L383	N 32°57'33" E	26.14'

MDA PROJECT: 14012
CHECKED: MAH | DRAWN: MAH
DATE: 6-27-16
SHEET 25 OF 50

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

WETLAND NO. 9

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

DESCRIPTION:
WETLAND 10

PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (200' RIGHT-OF- WAY) AND THE WESTERLY BOUNDARY LINE OF THE NORTHEAST-QUARTER OF SECTION 17 OF SAID TOWNSHIP 45 SOUTH, RANGE 26 EAST; THENCE N.01°00'05"W., ALONG THE SAID WEST BOUNDARY OF THE NORTHEAST-QUARTER OF SECTION 17, A DISTANCE OF 1745.99 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N.00°01'05" W., A DISTANCE OF 403.90 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST-QUARTER OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8, A DISTANCE OF 500.00 FEET; THENCE N.89°33'59"E., A DISTANCE OF 605.00 FEET; THENCE N.01°01'56"W., A DISTANCE OF 301.51 FEET; THENCE S 21°08'19" E A DISTANCE OF 23.17 FEET; THENCE S 26°09'21" E A DISTANCE OF 33.62 FEET; THENCE S 72°31'13" E A DISTANCE OF 17.47 FEET; THENCE N 80°31'46" E A DISTANCE OF 80.24 FEET; THENCE N 69°50'00" E A DISTANCE OF 20.93 FEET; THENCE S 21°07'39" E A DISTANCE OF 39.23 FEET; THENCE S 73°15'01" E A DISTANCE OF 29.75 FEET; THENCE S 14°49'37" E A DISTANCE OF 28.65 FEET; THENCE S 06°43'06" E A DISTANCE OF 36.19 FEET; THENCE S 62°07'52" W A DISTANCE OF 14.01 FEET; THENCE S 08°26'50" W A DISTANCE OF 48.18 FEET; THENCE S 18°47'02" E A DISTANCE OF 34.62 FEET; THENCE S 07°56'50" E A DISTANCE OF 45.66 FEET; THENCE S 29°01'47" E A DISTANCE OF 19.79 FEET; THENCE N 72°18'02" W A DISTANCE OF 18.20 FEET; THENCE S 44°43'02" W A DISTANCE OF 23.77 FEET; THENCE N 30°50'54" W A DISTANCE OF 26.80 FEET; THENCE N 50°14'17" W A DISTANCE OF 21.35 FEET; THENCE N 06°43'00" W A DISTANCE OF 37.52 FEET; THENCE N 20°34'42" E A DISTANCE OF 42.65 FEET; THENCE N 24°12'53" E A DISTANCE OF 11.93 FEET; THENCE N 14°18'18" E A DISTANCE OF 26.11 FEET; THENCE N 40°18'01" W A DISTANCE OF 19.25 FEET; THENCE N 27°05'39" E A DISTANCE OF 16.66 FEET; THENCE N 23°49'57" W A DISTANCE OF 26.11 FEET; THENCE N 19°57'51" W A DISTANCE OF 24.21 FEET; THENCE N 78°03'06" W A DISTANCE OF 21.72 FEET; THENCE S 68°53'15" W A DISTANCE OF 28.22 FEET; THENCE S 04°24'23" E A DISTANCE OF 33.68 FEET; THENCE S 89°25'56" W A DISTANCE OF 31.38 FEET; THENCE S 60°03'26" W A DISTANCE OF 15.36 FEET; THENCE S 20°40'56" W A DISTANCE OF 46.72 FEET; THENCE S 34°22'26" E A DISTANCE OF 28.56 FEET; THENCE S 65°03'13" E A DISTANCE OF 36.81 FEET; THENCE S 38°08'38" W A DISTANCE OF 28.14 FEET; THENCE S 08°22'56" W A DISTANCE OF 26.82 FEET; THENCE S 55°22'42" W A DISTANCE OF 44.61 FEET; THENCE S 13°38'15" E A DISTANCE OF 28.01 FEET; THENCE S 49°59'50" W A DISTANCE OF 36.81 FEET; THENCE S 43°16'15" W A DISTANCE OF 29.55 FEET; THENCE S 45°43'35" W A DISTANCE OF 25.88 FEET; THENCE S 29°20'27" E A DISTANCE OF 36.71 FEET; THENCE S 34°03'45" E A DISTANCE OF 57.50 FEET; THENCE S 66°35'19" E A DISTANCE OF 30.48 FEET; THENCE N 88°30'47" E A DISTANCE OF 23.24 FEET; THENCE S 40°20'47" E A DISTANCE OF 39.05 FEET; THENCE S 67°34'55" E A DISTANCE OF 17.70 FEET; THENCE N 56°18'49" E A DISTANCE OF 17.78 FEET; THENCE S 64°54'25" E A DISTANCE OF 25.73 FEET; THENCE S 07°15'34" W A DISTANCE OF 42.22 FEET; THENCE S 27°25'38" W A DISTANCE OF 32.31 FEET; THENCE S 12°29'55" W A DISTANCE OF 29.01 FEET; THENCE S 25°04'06" W A DISTANCE OF 46.18 FEET; THENCE S 64°05'48" W A DISTANCE OF 27.46 FEET; THENCE S 32°50'46" W A DISTANCE OF 35.50 FEET; THENCE S 51°18'21" W A DISTANCE OF 20.51 FEET; THENCE S 23°36'00" W A DISTANCE OF 33.96 FEET; THENCE S 30°59'38" E A DISTANCE OF 20.53 FEET; THENCE S 56°46'33" E A DISTANCE OF 30.05 FEET; THENCE S 45°14'01" E A DISTANCE OF 37.97 FEET; THENCE N 79°59'33" E A DISTANCE OF 56.18 FEET; THENCE N 69°05'21" E A DISTANCE OF 38.23 FEET; THENCE N 49°19'17" E A DISTANCE OF 35.16 FEET; THENCE N 18°46'49" E A DISTANCE OF 51.48 FEET; THENCE N 00°45'50" E A DISTANCE OF 43.87 FEET; THENCE N 23°57'12" E A DISTANCE OF 65.80 FEET; THENCE N 15°05'30" E A DISTANCE OF 52.52 FEET; THENCE N 15°07'53" E A DISTANCE OF 50.84 FEET; THENCE N 00°08'25" E A DISTANCE OF 32.25 FEET; THENCE N 08°50'49" E A DISTANCE OF 64.27 FEET; THENCE N 13°31'44" W A DISTANCE OF 23.69 FEET; THENCE N 55°55'32" E A DISTANCE OF 17.24 FEET; THENCE N 51°25'52" E A DISTANCE OF 28.46 FEET; THENCE N 17°26'44" E A DISTANCE OF 30.06 FEET; THENCE N 11°54'07" W A DISTANCE OF 32.32 FEET; THENCE N 75°33'36" E A DISTANCE OF 27.70 FEET; THENCE N 07°03'06" E A DISTANCE OF 25.06 FEET; THENCE N 30°50'16" E A DISTANCE OF 12.73 FEET; THENCE N 32°13'47" W A DISTANCE OF 20.36 FEET;

REVISION: CORRECT TYPOGRAPHICAL ERROR. 11/01/2016

MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
DATE: 6-27-16	**WETLAND NO. 10**	• Fort Myers • Tallahassee
SHEET 26 OF 50		Metro Center 1, 2891 Center Pointe Drive, Unit 100, Fort Myers, Florida 33916, (239) 337-3993, Fax: (239) 337-3994, Toll free: 866-337-7341

DESCRIPTION WETLAND 10 CONT'D.

THENCE N 60°39'29" E A DISTANCE OF 12.88 FEET; THENCE N 41°31'54" E A DISTANCE OF 43.67 FEET; THENCE N 42°41'24" E A DISTANCE OF 47.75 FEET; THENCE N 84°27'13" E A DISTANCE OF 15.73 FEET; THENCE N 33°18'38" E A DISTANCE OF 33.55 FEET; THENCE N 38°11'41" E A DISTANCE OF 31.79 FEET; THENCE N 43°08'19" E A DISTANCE OF 13.45 FEET; THENCE N 17°29'02" E A DISTANCE OF 35.60 FEET; THENCE N 60°38'54" E A DISTANCE OF 28.98 FEET; THENCE N 21°03'30" E A DISTANCE OF 39.70 FEET; THENCE N 57°28'57" E A DISTANCE OF 27.58 FEET; THENCE N 85°25'33" E A DISTANCE OF 15.49 FEET; THENCE N 56°56'02" E A DISTANCE OF 41.35 FEET; THENCE N 22°07'55" E A DISTANCE OF 39.78 FEET; THENCE N 14°07'46" E A DISTANCE OF 15.81 FEET; THENCE S 78°26'21" E A DISTANCE OF 26.52 FEET; THENCE N 25°57'41" E A DISTANCE OF 17.32 FEET; THENCE N 26°37'12" E A DISTANCE OF 28.93 FEET; THENCE S 56°36'24" E A DISTANCE OF 15.59 FEET; THENCE N 32°50'44" E A DISTANCE OF 29.39 FEET; THENCE N 11°10'07" W A DISTANCE OF 29.13 FEET; THENCE N 54°51'57" E A DISTANCE OF 0.84 FEET; THENCE N 54°54'33" E A DISTANCE OF 2.30 FEET; THENCE N 54°58'03" E A DISTANCE OF 3.43 FEET; THENCE N 55°02'31" E A DISTANCE OF 4.24 FEET; THENCE N 55°08'23" E A DISTANCE OF 4.73 FEET; THENCE N 55°16'24" E A DISTANCE OF 4.89 FEET; THENCE N 55°28'00" E A DISTANCE OF 4.73 FEET; THENCE N 55°46'16" E A DISTANCE OF 4.24 FEET; THENCE N 56°19'12" E A DISTANCE OF 3.43 FEET; THENCE N 57°36'23" E A DISTANCE OF 2.29 FEET; THENCE N 73°33'43" E A DISTANCE OF 26.56 FEET; THENCE N 48°53'55" E A DISTANCE OF 24.32 FEET; THENCE N 39°57'04" W A DISTANCE OF 54.51 FEET; THENCE N 81°18'46" W A DISTANCE OF 22.24 FEET; THENCE N 32°54'49" W A DISTANCE OF 18.42 FEET; THENCE N 86°24'34" W A DISTANCE OF 26.39 FEET; THENCE N 19°34'06" W A DISTANCE OF 15.27 FEET; THENCE N 65°19'39" W A DISTANCE OF 31.71 FEET; THENCE N 57°08'29" W A DISTANCE OF 56.78 FEET; THENCE N 72°50'31" W A DISTANCE OF 28.61 FEET; THENCE N 28°03'44" W A DISTANCE OF 28.69 FEET; THENCE N 18°16'01" E A DISTANCE OF 37.29 FEET; THENCE N 24°53'04" W A DISTANCE OF 22.05 FEET; THENCE N 10°23'18" W A DISTANCE OF 14.69 FEET; THENCE S 84°18'01" W A DISTANCE OF 54.49 FEET; THENCE N 09°03'13" W A DISTANCE OF 10.42 FEET; THENCE N 74°35'56" E A DISTANCE OF 39.68 FEET; THENCE N 16°28'00" W A DISTANCE OF 28.46 FEET; THENCE N 47°30'48" W A DISTANCE OF 17.54 FEET; THENCE N 34°45'25" E A DISTANCE OF 21.83 FEET; THENCE N 25°21'39" W A DISTANCE OF 28.30 FEET; THENCE N 76°13'12" W A DISTANCE OF 14.69 FEET; THENCE N 16°14'23" W A DISTANCE OF 31.49 FEET; THENCE S 62°44'38" W A DISTANCE OF 27.52 FEET; THENCE S 11°35'56" W A DISTANCE OF 12.28 FEET; THENCE S 30°36'27" E A DISTANCE OF 34.66 FEET; THENCE S 13°46'07" E A DISTANCE OF 28.82 FEET; THENCE S 00°02'29" E A DISTANCE OF 35.97 FEET; THENCE S 42°56'06" E A DISTANCE OF 11.60 FEET; THENCE S 09°03'13" E A DISTANCE OF 10.42 FEET; THENCE S 58°49'28" W A DISTANCE OF 40.14 FEET; THENCE N 82°13'44" W A DISTANCE OF 17.41 FEET; THENCE N 04°35'14" E A DISTANCE OF 30.28 FEET; THENCE N 15°57'00" W A DISTANCE OF 33.62 FEET; THENCE N 22°28'47" W A DISTANCE OF 22.10 FEET; THENCE N 20°41'41" W A DISTANCE OF 22.62 FEET; THENCE N 13°31'57" W A DISTANCE OF 21.82 FEET; THENCE N 35°25'06" W A DISTANCE OF 23.69 FEET; THENCE S 87°21'38" W A DISTANCE OF 19.87 FEET; THENCE S 88°56'05" W A DISTANCE OF 27.43 FEET; THENCE N 04°55'38" E A DISTANCE OF 14.25 FEET; THENCE N 78°56'11" W A DISTANCE OF 19.17 FEET; THENCE S 46°25'05" W A DISTANCE OF 18.71 FEET; THENCE N 66°41'51" W A DISTANCE OF 15.72 FEET; THENCE S 54°48'51" W A DISTANCE OF 39.69 FEET; THENCE S 52°56'49" W A DISTANCE OF 33.36 FEET; THENCE S 37°14'24" W A DISTANCE OF 26.33 FEET; THENCE S 54°13'20" W A DISTANCE OF 29.53 FEET; THENCE S 37°05'28" W A DISTANCE OF 39.78 FEET; THENCE S 10°50'42" W A DISTANCE OF 24.50 FEET; THENCE S 06°08'00" W A DISTANCE OF 30.91 FEET; THENCE S 50°19'07" E A DISTANCE OF 18.56 FEET; THENCE S 14°44'14" W A DISTANCE OF 35.54 FEET; THENCE S 89°42'53" W A DISTANCE OF 25.71 FEET; THENCE S 60°59'06" W A DISTANCE OF 20.46 FEET; THENCE S 04°32'50" E A DISTANCE OF 26.00 FEET; THENCE S 37°08'50" W A DISTANCE OF 26.29 FEET; THENCE S 28°32'04" E A DISTANCE OF 44.74 FEET; THENCE S 32°20'33" W A DISTANCE OF 4.20 FEET; THENCE S 73°38'25" W A DISTANCE OF 38.06 FEET; THENCE S 20°48'57" E A DISTANCE OF 46.79 FEET; THENCE S 56°54'01" E A DISTANCE OF 48.84 FEET; THENCE S 69°46'52" E A DISTANCE OF 34.58 FEET; THENCE S 41°54'30" E A DISTANCE OF 26.26 FEET; THENCE S 40°01'30" W A DISTANCE OF 43.26 FEET; THENCE N 74°57'10" W A DISTANCE OF 28.78 FEET; THENCE N 25°37'06" W A DISTANCE OF 16.30 FEET; THENCE N 67°45'59" W A DISTANCE OF 33.04 FEET; THENCE N 82°15'58" W A DISTANCE OF 11.10 FEET;

DESCRIPTION WETLAND 10 CONT'D.

THENCE N 58°39'26" W A DISTANCE OF 55.05 FEET; THENCE S 46°45'19" W A DISTANCE OF 30.89 FEET; THENCE N 88°32'44" W A DISTANCE OF 29.62 FEET; THENCE S 22°37'41" W A DISTANCE OF 27.83 FEET; THENCE N 01°01'56" W A DISTANCE OF 832.53 FEET; THENCE S 86°24'48" E A DISTANCE OF 1.82 FEET; THENCE S 86°24'48" E A DISTANCE OF 25.61 FEET; THENCE N 55°47'43" E A DISTANCE OF 39.42 FEET; THENCE N 32°21'09" E A DISTANCE OF 35.12 FEET; THENCE N 72°41'20" E A DISTANCE OF 26.18 FEET; THENCE N 86°07'47" E A DISTANCE OF 40.62 FEET; THENCE N 57°48'54" E A DISTANCE OF 40.19 FEET; THENCE N 52°01'14" E A DISTANCE OF 25.35 FEET; THENCE N 40°51'21" E A DISTANCE OF 34.04 FEET; THENCE N 31°48'00" E A DISTANCE OF 34.34 FEET; THENCE N 10°01'22" E A DISTANCE OF 42.34 FEET; THENCE N 40°34'18" W A DISTANCE OF 18.21 FEET; THENCE N 33°08'08" W A DISTANCE OF 37.92 FEET; THENCE N 54°10'15" W A DISTANCE OF 20.70 FEET; THENCE N 83°45'55" W A DISTANCE OF 11.65 FEET; THENCE S 50°35'01" W A DISTANCE OF 18.28 FEET; THENCE S 83°59'16" W A DISTANCE OF 25.32 FEET; THENCE S 68°24'54" W A DISTANCE OF 24.82 FEET; THENCE N 33°20'27" E A DISTANCE OF 31.43 FEET; THENCE N 55°10'26" E A DISTANCE OF 17.85 FEET; THENCE N 74°28'59" E A DISTANCE OF 56.73 FEET; THENCE S 80°20'10" E A DISTANCE OF 38.89 FEET; THENCE N 74°38'20" E A DISTANCE OF 47.61 FEET; THENCE N 57°04'48" E A DISTANCE OF 36.11 FEET; THENCE S 83°01'15" E A DISTANCE OF 21.94 FEET; THENCE N 78°49'51" E A DISTANCE OF 59.44 FEET; THENCE N 72°32'35" E A DISTANCE OF 35.05 FEET; THENCE N 83°42'52" E A DISTANCE OF 38.20 FEET; THENCE S 82°48'09" E A DISTANCE OF 33.19 FEET; THENCE N 66°00'27" E A DISTANCE OF 28.83 FEET; THENCE N 63°32'48" E A DISTANCE OF 35.98 FEET; THENCE S 89°21'21" E A DISTANCE OF 34.42 FEET; THENCE N 65°19'14" E A DISTANCE OF 39.78 FEET; THENCE S 76°38'03" E A DISTANCE OF 25.58 FEET; THENCE S 65°14'15" E A DISTANCE OF 35.10 FEET; THENCE S 05°32'38" E A DISTANCE OF 37.16 FEET; THENCE S 10°47'18" W A DISTANCE OF 21.94 FEET; THENCE S 69°57'01" E A DISTANCE OF 70.37 FEET; THENCE S 82°49'58" E A DISTANCE OF 10.79 FEET; THENCE N 41°58'46" E A DISTANCE OF 37.84 FEET; THENCE N 72°06'12" E A DISTANCE OF 35.37 FEET; THENCE S 78°35'30" E A DISTANCE OF 35.93 FEET; THENCE N 88°47'45" E A DISTANCE OF 33.36 FEET; THENCE S 17°41'48" E A DISTANCE OF 56.59 FEET; THENCE S 26°33'56" E A DISTANCE OF 41.22 FEET; THENCE S 37°31'04" E A DISTANCE OF 35.43 FEET; THENCE S 79°57'19" E A DISTANCE OF 35.26 FEET; THENCE S 33°02'27" E A DISTANCE OF 28.52 FEET; THENCE N 80°00'57" E A DISTANCE OF 38.82 FEET; THENCE S 82°19'38" E A DISTANCE OF 28.54 FEET; THENCE N 55°20'40" E A DISTANCE OF 42.58 FEET; THENCE N 72°37'30" E A DISTANCE OF 43.83 FEET; THENCE S 03°10'26" W A DISTANCE OF 25.48 FEET; THENCE S 48°16'17" E A DISTANCE OF 32.29 FEET; THENCE S 37°41'07" E A DISTANCE OF 25.76 FEET; THENCE S 56°44'15" E A DISTANCE OF 19.07 FEET; THENCE S 40°35'44" E A DISTANCE OF 43.57 FEET; THENCE S 16°51'18" W A DISTANCE OF 24.12 FEET; THENCE S 23°13'14" E A DISTANCE OF 38.39 FEET; THENCE S 36°10'05" E A DISTANCE OF 40.78 FEET; THENCE S 22°56'08" E A DISTANCE OF 51.51 FEET; THENCE S 26°30'57" E A DISTANCE OF 18.70 FEET; THENCE N 52°25'46" E A DISTANCE OF 15.60 FEET; THENCE N 25°35'53" W A DISTANCE OF 31.61 FEET; THENCE S 67°01'52" E A DISTANCE OF 28.64 FEET; THENCE S 75°58'37" E A DISTANCE OF 35.83 FEET; THENCE S 63°37'05" E A DISTANCE OF 28.15 FEET; THENCE S 75°42'06" E A DISTANCE OF 24.55 FEET; THENCE S 42°18'47" E A DISTANCE OF 36.86 FEET; THENCE N 73°34'58" E A DISTANCE OF 28.51 FEET; THENCE N 44°29'51" E A DISTANCE OF 38.55 FEET; THENCE S 53°57'44" E A DISTANCE OF 48.59 FEET; THENCE N 82°58'49" E A DISTANCE OF 38.87 FEET; THENCE S 23°29'49" W A DISTANCE OF 29.22 FEET; THENCE S 50°59'23" W A DISTANCE OF 24.81 FEET; THENCE S 04°45'31" W A DISTANCE OF 35.07 FEET; THENCE S 07°48'51" W A DISTANCE OF 37.52 FEET; THENCE S 74°31'34" W A DISTANCE OF 30.72 FEET; THENCE S 80°15'48" W A DISTANCE OF 36.03 FEET; THENCE S 24°00'06" W A DISTANCE OF 22.79 FEET; THENCE S 24°38'57" W A DISTANCE OF 39.05 FEET; THENCE S 29°34'25" E A DISTANCE OF 33.76 FEET; THENCE S 22°30'18" E A DISTANCE OF 34.82 FEET; THENCE S 62°33'05" E A DISTANCE OF 13.75 FEET; THENCE S 77°52'36" E A DISTANCE OF 33.83 FEET; THENCE S 62°14'31" E A DISTANCE OF 40.72 FEET; THENCE S 60°08'27" E A DISTANCE OF 39.45 FEET; THENCE N 32°56'56" E A DISTANCE OF 9.93 FEET; THENCE N 30°34'48" E A DISTANCE OF 58.13 FEET; THENCE S 86°39'06" E A DISTANCE OF 44.05 FEET; THENCE S 47°37'27" E A DISTANCE OF 29.68 FEET; THENCE S 76°41'56" E A DISTANCE OF 28.28 FEET; THENCE S 75°03'34" E A DISTANCE OF 61.82 FEET; THENCE S 62°34'17" E A DISTANCE OF 34.72 FEET; THENCE S 16°03'31" W A DISTANCE OF 57.58 FEET;

DESCRIPTION WETLAND 10 CONT'D.

THENCE S 30°11'58" E A DISTANCE OF 51.76 FEET; THENCE S 68°08'21" E A DISTANCE OF 38.08 FEET; THENCE S 72°00'11" E A DISTANCE OF 21.43 FEET; THENCE S 34°58'00" E A DISTANCE OF 37.83 FEET; THENCE S 39°09'49" E A DISTANCE OF 35.23 FEET; THENCE S 34°32'49" E A DISTANCE OF 50.03 FEET; THENCE S 01°25'39" W A DISTANCE OF 54.47 FEET; THENCE S 09°38'00" W A DISTANCE OF 51.10 FEET; THENCE S 03°20'37" E A DISTANCE OF 69.39 FEET; THENCE S 88°02'40" W A DISTANCE OF 135.31 FEET; THENCE N 15°13'01" W A DISTANCE OF 31.00 FEET; THENCE N 45°58'15" W A DISTANCE OF 30.13 FEET; THENCE N 63°14'07" W A DISTANCE OF 33.36 FEET; THENCE S 73°28'17" W A DISTANCE OF 46.64 FEET; THENCE S 66°34'49" W A DISTANCE OF 71.78 FEET; THENCE S 04°22'00" W A DISTANCE OF 26.29 FEET; THENCE S 33°41'21" E A DISTANCE OF 35.86 FEET; THENCE S 39°22'06" E A DISTANCE OF 20.04 FEET; THENCE S 56°06'26" E A DISTANCE OF 53.90 FEET; THENCE S 23°08'17" W A DISTANCE OF 25.65 FEET; THENCE S 74°39'34" W A DISTANCE OF 16.85 FEET; THENCE S 26°30'05" W A DISTANCE OF 25.40 FEET; THENCE S 12°21'51" E A DISTANCE OF 32.41 FEET; THENCE S 29°19'09" E A DISTANCE OF 40.68 FEET; THENCE S 58°06'18" E A DISTANCE OF 21.18 FEET; THENCE N 85°17'41" E A DISTANCE OF 23.35 FEET; THENCE N 87°27'52" E A DISTANCE OF 28.37 FEET; THENCE N 63°22'29" E A DISTANCE OF 22.11 FEET; THENCE N 27°40'15" E A DISTANCE OF 34.16 FEET; THENCE N 01°29'58" E A DISTANCE OF 20.37 FEET; THENCE N 46°03'48" W A DISTANCE OF 29.30 FEET; THENCE N 16°13'43" W A DISTANCE OF 34.75 FEET; THENCE N 02°43'03" E A DISTANCE OF 43.11 FEET; THENCE N 42°49'03" E A DISTANCE OF 28.54 FEET; THENCE N 20°08'14" E A DISTANCE OF 26.89 FEET; THENCE N 88°02'40" E A DISTANCE OF 135.31 FEET; THENCE S 08°28'41" W A DISTANCE OF 44.25 FEET; THENCE S 06°08'39" E A DISTANCE OF 63.17 FEET; THENCE S 00°32'14" W A DISTANCE OF 55.57 FEET; THENCE S 05°39'46" W A DISTANCE OF 92.14 FEET; THENCE S 04°14'17" E A DISTANCE OF 58.10 FEET; THENCE S 02°23'44" E A DISTANCE OF 78.17 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY THENCE S 40°00'00" W , ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 719.75 FEET; THENCE N 50°00'00" W A DISTANCE OF 27.17 FEET; THENCE N 05°09'23" W A DISTANCE OF 15.01 FEET; THENCE N 16°10'47" W A DISTANCE OF 24.88 FEET; THENCE N 02°54'13" E A DISTANCE OF 40.59 FEET; THENCE N 05°22'06" W A DISTANCE OF 36.03 FEET; THENCE N 04°57'41" W A DISTANCE OF 74.84 FEET; THENCE N 00°34'16" W A DISTANCE OF 61.29 FEET; THENCE N 06°31'43" W A DISTANCE OF 76.91 FEET; THENCE N 62°51'47" E A DISTANCE OF 39.96 FEET; THENCE N 22°38'32" E A DISTANCE OF 53.40 FEET; THENCE N 88°29'36" E A DISTANCE OF 46.29 FEET; THENCE N 61°04'40" E A DISTANCE OF 18.92 FEET; THENCE N 79°11'31" E A DISTANCE OF 27.29 FEET; THENCE N 82°07'31" E A DISTANCE OF 34.78 FEET; THENCE N 84°37'41" E A DISTANCE OF 39.10 FEET; THENCE N 88°31'20" E A DISTANCE OF 49.55 FEET; THENCE N 82°23'33" E A DISTANCE OF 38.77 FEET; THENCE N 85°31'15" E A DISTANCE OF 37.30 FEET; THENCE S 20°18'22" E A DISTANCE OF 16.63 FEET; THENCE N 51°52'14" E A DISTANCE OF 33.34 FEET; THENCE N 78°07'16" E A DISTANCE OF 31.58 FEET; THENCE N 43°13'26" E A DISTANCE OF 22.38 FEET; THENCE N 27°10'07" E A DISTANCE OF 33.50 FEET; THENCE N 28°26'23" E A DISTANCE OF 20.37 FEET; THENCE N 45°21'05" E A DISTANCE OF 20.98 FEET; THENCE N 54°15'34" E A DISTANCE OF 10.47 FEET; THENCE N 42°48'53" W A DISTANCE OF 18.84 FEET; THENCE N 60°40'13" W A DISTANCE OF 22.68 FEET; THENCE S 68°34'27" W A DISTANCE OF 22.58 FEET; THENCE S 21°55'04" W A DISTANCE OF 14.26 FEET; THENCE S 38°37'25" W A DISTANCE OF 18.09 FEET; THENCE N 52°00'13" W A DISTANCE OF 16.28 FEET; THENCE N 73°24'10" W A DISTANCE OF 25.21 FEET; THENCE N 45°52'27" W A DISTANCE OF 17.66 FEET; THENCE N 79°14'45" W A DISTANCE OF 38.24 FEET; THENCE S 16°32'10" W A DISTANCE OF 26.35 FEET; THENCE N 21°48'41" W A DISTANCE OF 25.66 FEET; THENCE N 15°49'53" W A DISTANCE OF 23.75 FEET; THENCE N 56°48'22" W A DISTANCE OF 22.70 FEET; THENCE N 70°47'20" W A DISTANCE OF 28.11 FEET; THENCE N 60°20'55" W A DISTANCE OF 33.18 FEET; THENCE N 78°34'40" W A DISTANCE OF 14.21 FEET; THENCE S 78°55'44" W A DISTANCE OF 25.04 FEET; THENCE N 43°28'17" W A DISTANCE OF 43.42 FEET; THENCE N 31°05'55" E A DISTANCE OF 32.62 FEET; THENCE N 08°19'40" E A DISTANCE OF 13.48 FEET; THENCE N 66°52'11" E A DISTANCE OF 28.22 FEET; THENCE N 33°08'16" W A DISTANCE OF 53.69 FEET; THENCE N 17°15'54" W A DISTANCE OF 43.43 FEET; THENCE N 26°51'18" W A DISTANCE OF 30.85 FEET; THENCE N 73°12'59" W A DISTANCE OF 50.26 FEET; THENCE N 13°14'13" E A DISTANCE OF 42.60 FEET; THENCE N 19°18'14" W A DISTANCE OF 24.73 FEET; THENCE N 74°10'46" W A DISTANCE OF 15.57 FEET;

DESCRIPTION WETLAND 10 CONT'D.

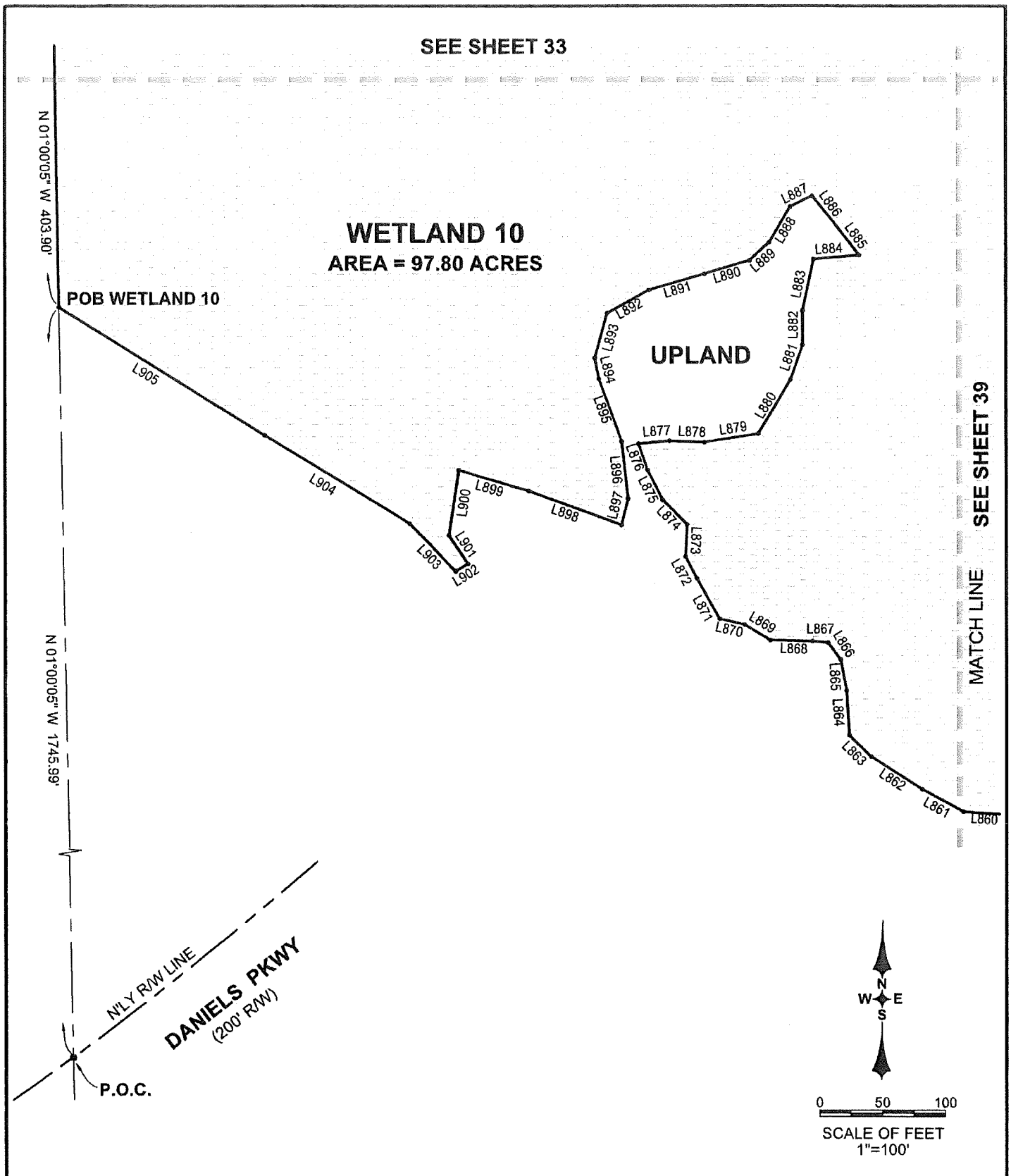
THENCE N 15°23'40" W A DISTANCE OF 21.14 FEET; THENCE N 38°17'03" W A DISTANCE OF 25.99 FEET; THENCE N 15°31'28" W A DISTANCE OF 33.06 FEET; THENCE N 69°58'29" W A DISTANCE OF 36.58 FEET; THENCE S 30°28'38" W A DISTANCE OF 62.20 FEET; THENCE S 20°54'39" E A DISTANCE OF 32.10 FEET; THENCE S 10°47'30" E A DISTANCE OF 29.44 FEET; THENCE S 55°37'57" E A DISTANCE OF 22.61 FEET; THENCE S 77°35'27" E A DISTANCE OF 17.54 FEET; THENCE S 02°57'29" E A DISTANCE OF 43.02 FEET; THENCE S 15°45'09" W A DISTANCE OF 38.12 FEET; THENCE S 36°16'04" E A DISTANCE OF 35.13 FEET; THENCE S 16°55'14" E A DISTANCE OF 22.10 FEET; THENCE S 10°40'25" W A DISTANCE OF 31.39 FEET; THENCE S 58°42'53" W A DISTANCE OF 25.00 FEET; THENCE S 28°48'32" E A DISTANCE OF 24.72 FEET; THENCE S 04°25'40" E A DISTANCE OF 34.27 FEET; THENCE N 89°33'52" E A DISTANCE OF 15.92 FEET; THENCE S 73°15'25" E A DISTANCE OF 26.40 FEET; THENCE S 89°10'23" E A DISTANCE OF 19.96 FEET; THENCE N 30°22'34" E A DISTANCE OF 15.95 FEET; THENCE N 49°21'30" E A DISTANCE OF 35.20 FEET; THENCE S 66°48'02" E A DISTANCE OF 15.52 FEET; THENCE S 43°28'17" E A DISTANCE OF 43.42 FEET; THENCE S 11°46'46" W A DISTANCE OF 25.72 FEET; THENCE S 17°38'30" W A DISTANCE OF 28.92 FEET; THENCE S 84°40'51" W A DISTANCE OF 33.66 FEET; THENCE S 67°38'04" W A DISTANCE OF 23.87 FEET; THENCE S 85°10'52" W A DISTANCE OF 27.71 FEET; THENCE N 81°53'41" W A DISTANCE OF 25.15 FEET; THENCE S 76°05'21" W A DISTANCE OF 34.88 FEET; THENCE S 29°06'00" W A DISTANCE OF 28.63 FEET; THENCE S 01°15'03" E A DISTANCE OF 23.14 FEET; THENCE S 50°02'43" W A DISTANCE OF 30.40 FEET; THENCE S 10°27'12" W A DISTANCE OF 30.77 FEET; THENCE S 01°07'18" E A DISTANCE OF 22.27 FEET; THENCE S 72°13'40" W A DISTANCE OF 22.34 FEET; THENCE S 35°02'20" E A DISTANCE OF 26.13 FEET; THENCE S 59°42'15" E A DISTANCE OF 14.36 FEET; THENCE S 23°07'48" W A DISTANCE OF 13.05 FEET; THENCE S 24°23'40" E A DISTANCE OF 26.65 FEET; THENCE S 07°01'50" W A DISTANCE OF 40.74 FEET; THENCE S 08°05'02" W A DISTANCE OF 33.92 FEET; THENCE S 03°07'15" W A DISTANCE OF 26.82 FEET; THENCE S 16°12'13" E A DISTANCE OF 37.08 FEET; THENCE S 00°10'58" W A DISTANCE OF 70.26 FEET; THENCE S 04°55'37" W A DISTANCE OF 16.62 FEET; THENCE S 38°26'19" W A DISTANCE OF 22.69 FEET; THENCE S 64°07'06" W A DISTANCE OF 20.85 FEET; THENCE S 56°00'38" W A DISTANCE OF 30.15 FEET; THENCE S 37°06'47" W A DISTANCE OF 15.56 FEET; THENCE S 24°25'14" E A DISTANCE OF 13.77 FEET; THENCE S 40°52'13" E A DISTANCE OF 15.50 FEET; THENCE S 70°57'26" E A DISTANCE OF 18.21 FEET; THENCE S 08°13'52" W A DISTANCE OF 38.25 FEET; THENCE S 30°40'32" E A DISTANCE OF 33.86 FEET; THENCE S 39°10'28" E A DISTANCE OF 23.77 FEET; THENCE N 28°50'47" E A DISTANCE OF 31.29 FEET; THENCE N 50°57'50" E A DISTANCE OF 37.29 FEET; THENCE S 50°00'00" E A DISTANCE OF 27.17 FEET TO AN INTERSECTION WITH THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY; THENCE S 40°00'00" W , ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1639.90 FEET; THENCE N 53°18'39" W A DISTANCE OF 39.95 FEET; THENCE N 29°51'21" W A DISTANCE OF 28.69 FEET; THENCE N 00°38'10" W A DISTANCE OF 58.18 FEET; THENCE N 11°45'57" W A DISTANCE OF 23.36 FEET; THENCE N 83°23'17" W A DISTANCE OF 24.33 FEET; THENCE N 62°04'59" W A DISTANCE OF 28.42 FEET; THENCE N 05°50'39" E A DISTANCE OF 39.92 FEET; THENCE N 25°02'46" E A DISTANCE OF 19.86 FEET; THENCE N 46°41'30" E A DISTANCE OF 22.59 FEET; THENCE N 46°19'02" W A DISTANCE OF 16.09 FEET; THENCE N 11°41'45" W A DISTANCE OF 22.48 FEET; THENCE N 49°35'21" E A DISTANCE OF 16.31 FEET; THENCE N 07°53'27" W A DISTANCE OF 30.32 FEET; THENCE N 62°26'10" W A DISTANCE OF 14.50 FEET; THENCE N 41°41'15" E A DISTANCE OF 17.06 FEET; THENCE S 61°08'19" E A DISTANCE OF 17.03 FEET; THENCE S 69°15'23" E A DISTANCE OF 10.98 FEET; THENCE N 62°31'05" E A DISTANCE OF 29.62 FEET; THENCE N 60°07'38" E A DISTANCE OF 18.46 FEET; THENCE N 07°27'53" E A DISTANCE OF 30.19 FEET; THENCE N 69°04'11" E A DISTANCE OF 5.45 FEET; THENCE N 16°58'52" W A DISTANCE OF 22.28 FEET; THENCE N 56°20'51" W A DISTANCE OF 26.57 FEET; THENCE S 65°33'15" W A DISTANCE OF 26.18 FEET; THENCE N 86°26'05" W A DISTANCE OF 16.88 FEET; THENCE N 35°58'50" W A DISTANCE OF 10.36 FEET; THENCE N 33°12'21" W A DISTANCE OF 32.96 FEET; THENCE N 78°13'16" W A DISTANCE OF 13.04 FEET; THENCE S 68°02'39" W A DISTANCE OF 19.56 FEET; THENCE S 39°55'24" W A DISTANCE OF 30.78 FEET; THENCE S 46°06'34" E A DISTANCE OF 44.37 FEET; THENCE S 47°03'30" E A DISTANCE OF 25.79 FEET; THENCE S 30°41'00" E A DISTANCE OF 32.85 FEET; THENCE S 41°41'15" W A DISTANCE OF 17.06 FEET; THENCE N 81°42'49" W A DISTANCE OF 25.50 FEET; THENCE N 70°40'07" W A DISTANCE OF 20.31 FEET;

MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
DATE: 6-27-16	**WETLAND NO. 10**	• Fort Myers • Tallahassee
SHEET 30 OF 50		Metro Center 1 2891 Center Pointe Drive, Unit 100 Fort Myers, Florida 33916 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341

DESCRIPTION WETLAND 10 CONT'D.

THENCE S 37°35'35" W A DISTANCE OF 13.82 FEET; THENCE N 16°25'15" W A DISTANCE OF 23.11 FEET; THENCE N 37°08'02" W A DISTANCE OF 27.77 FEET; THENCE N 09°52'18" W A DISTANCE OF 26.41 FEET; THENCE N 55°55'50" W A DISTANCE OF 29.66 FEET; THENCE N 26°45'27" W A DISTANCE OF 26.88 FEET; THENCE N 86°08'45" W A DISTANCE OF 41.25 FEET; THENCE N 61°21'53" W A DISTANCE OF 37.31 FEET; THENCE N 56°50'30" W A DISTANCE OF 47.79 FEET; THENCE N 45°29'24" W A DISTANCE OF 24.48 FEET; THENCE N 03°26'41" W A DISTANCE OF 35.90 FEET; THENCE N 10°36'34" W A DISTANCE OF 25.13 FEET; THENCE N 35°50'14" W A DISTANCE OF 16.86 FEET; THENCE N 84°46'45" W A DISTANCE OF 12.62 FEET; THENCE N 88°43'23" W A DISTANCE OF 34.15 FEET; THENCE N 58°45'30" W A DISTANCE OF 24.01 FEET; THENCE N 76°55'17" W A DISTANCE OF 20.78 FEET; THENCE N 29°18'46" W A DISTANCE OF 37.17 FEET; THENCE N 27°45'59" W A DISTANCE OF 19.69 FEET; THENCE N 03°05'37" E A DISTANCE OF 25.63 FEET; THENCE N 44°50'06" W A DISTANCE OF 27.51 FEET; THENCE N 26°24'28" W A DISTANCE OF 27.06 FEET; THENCE N 19°21'38" W A DISTANCE OF 21.96 FEET; THENCE N 84°26'53" E A DISTANCE OF 24.74 FEET; THENCE S 87°35'14" E A DISTANCE OF 28.12 FEET; THENCE N 81°07'44" E A DISTANCE OF 44.21 FEET; THENCE N 31°04'16" E A DISTANCE OF 50.38 FEET; THENCE N 19°27'35" E A DISTANCE OF 29.60 FEET; THENCE N 00°19'50" E A DISTANCE OF 27.40 FEET; THENCE N 11°47'40" E A DISTANCE OF 41.91 FEET; THENCE N 84°50'29" E A DISTANCE OF 36.38 FEET; THENCE N 37°30'22" W A DISTANCE OF 36.29 FEET; THENCE N 39°10'42" W A DISTANCE OF 23.71 FEET; THENCE S 63°29'36" W A DISTANCE OF 19.75 FEET; THENCE S 31°02'58" W A DISTANCE OF 32.92 FEET; THENCE S 47°16'55" W A DISTANCE OF 21.42 FEET; THENCE S 73°35'49" W A DISTANCE OF 38.16 FEET; THENCE S 73°49'07" W A DISTANCE OF 46.10 FEET; THENCE S 61°07'59" W A DISTANCE OF 38.35 FEET; THENCE S 15°39'17" W A DISTANCE OF 36.97 FEET; THENCE S 11°06'47" E A DISTANCE OF 16.88 FEET; THENCE S 19°51'43" E A DISTANCE OF 53.29 FEET; THENCE S 06°06'04" E A DISTANCE OF 46.01 FEET; THENCE S 13°59'22" W A DISTANCE OF 21.70 FEET; THENCE N 69°46'25" W A DISTANCE OF 78.96 FEET; THENCE N 73°28'05" W A DISTANCE OF 57.89 FEET; THENCE S 08°35'40" W A DISTANCE OF 52.60 FEET; THENCE S 32°39'12" E A DISTANCE OF 27.28 FEET; THENCE S 58°04'24" W A DISTANCE OF 11.25 FEET; THENCE N 43°43'03" W A DISTANCE OF 52.82 FEET; THENCE N 58°29'28" W A DISTANCE OF 135.47 FEET; THENCE N 58°09'40" W A DISTANCE OF 193.62 FEET TO THE SAID POINT-OF- BEGINNING OF THIS DESCRIPTION.
CONTAINING 97.80 ACRES, MORE OR LESS.

MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
CHECKED: MAH DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	• Fort Myers • Tallahassee
DATE: 6-27-16	**WETLAND NO. 10**	Metro Center 1, 2891 Center Pointe Drive, Unit 100, Fort Myers, Florida 33916, (239) 337-3993, Fax: (239) 337-3994, Toll free: 866-337-7341
SHEET 31 OF 50		



MDA PROJECT:	14012
CHECKED:	MAH
DRAWN:	MAH
DATE:	6-27-16
SHEET	32 OF 50

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

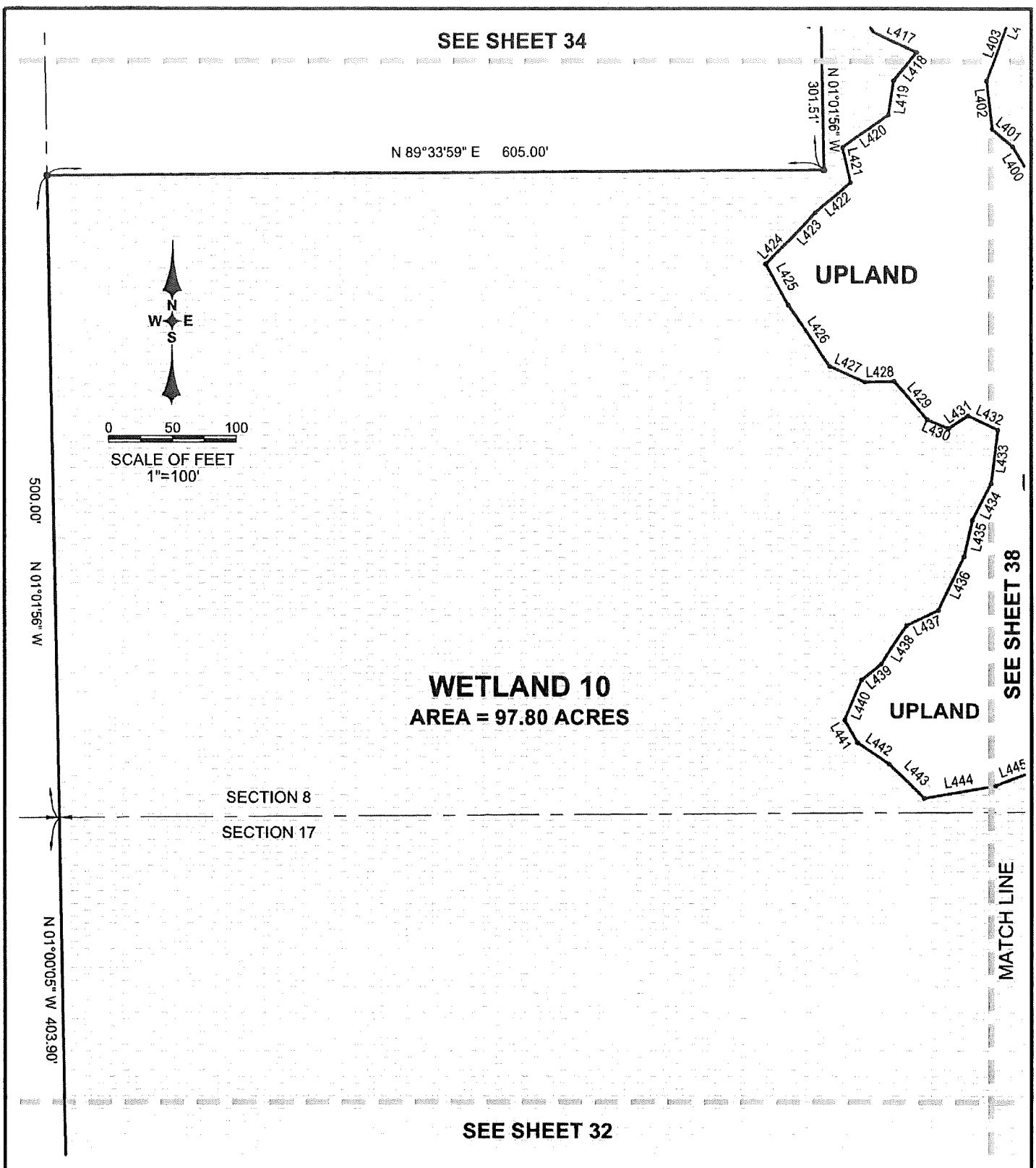
WETLAND NO. 10

MORRIS DEPEW

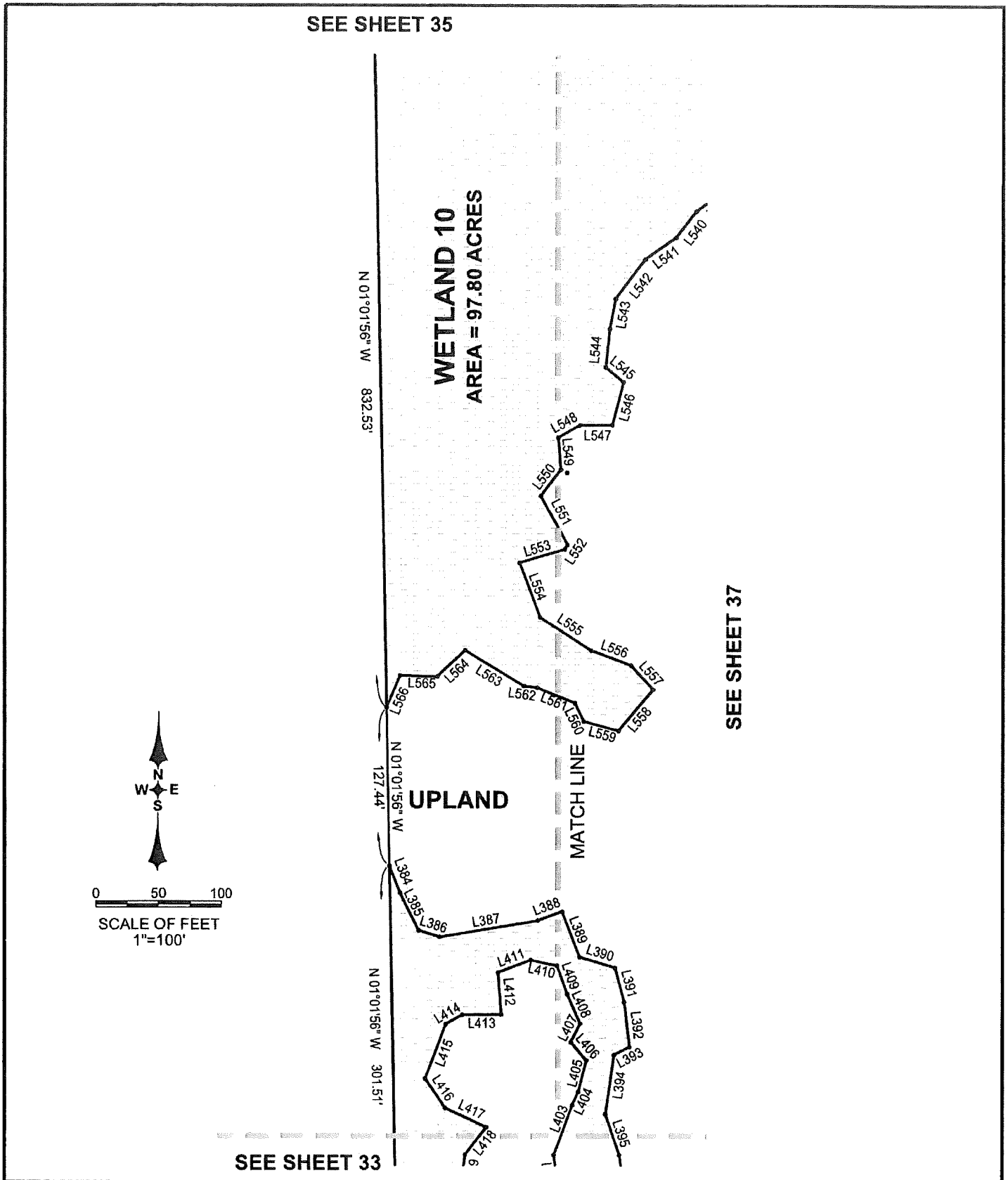
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341



MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW • Fort Myers • Tallahassee
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS
DATE: 6-27-16	**WETLAND NO. 10**	FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
SHEET 33 OF 50		Metro Center 1, 2801 Center Pointe Drive, Unit 100, Fort Myers, Florida 33916, (239) 337-3903, Fax: (239) 337-3994, Toll free: 866-337-7341



MDA PROJECT: 14012	
CHECKED: MAH / DRAWN: MAH	
DATE: 6-27-16	
SHEET 34 OF 50	

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

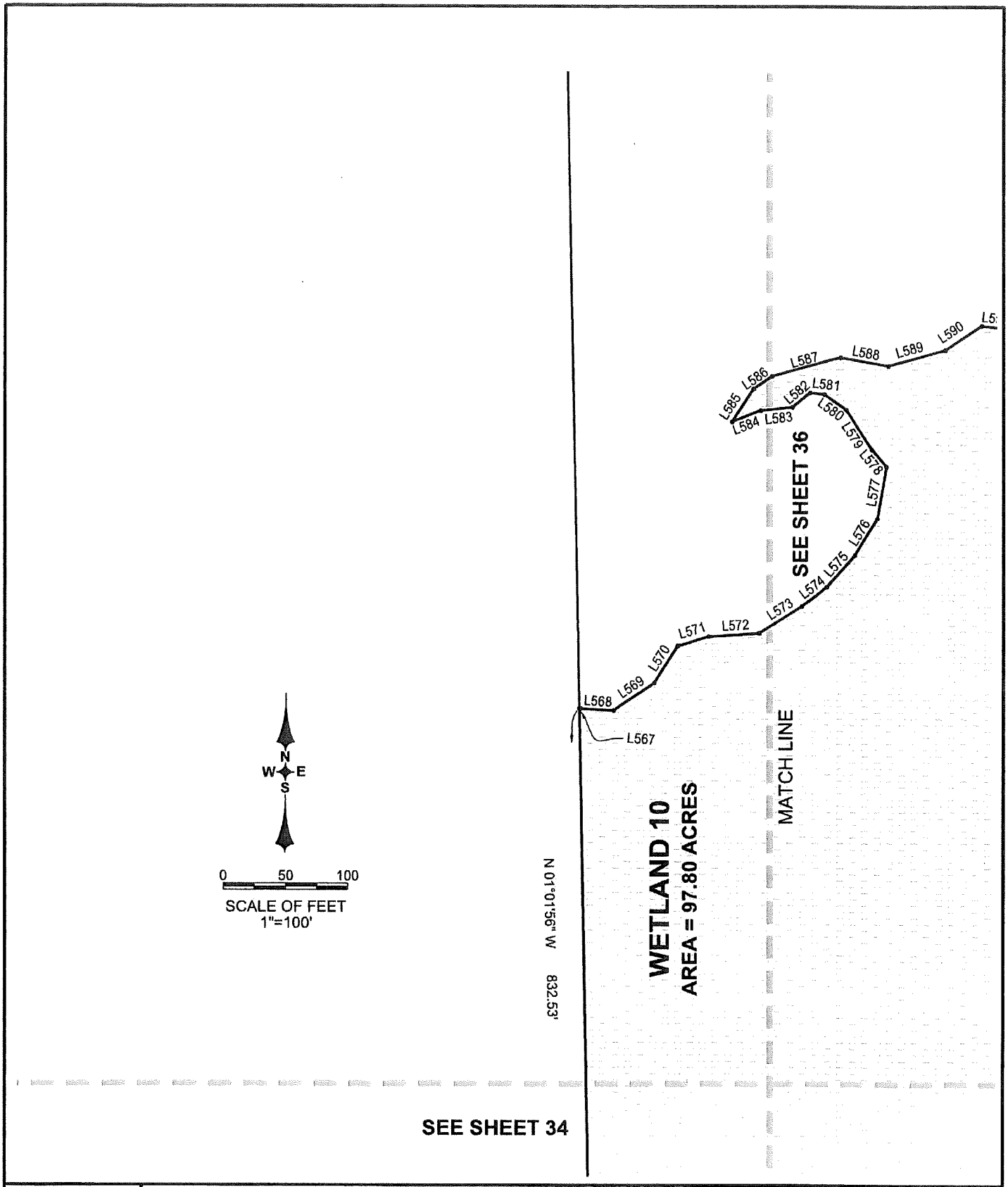
WETLAND NO. 10

MORRIS DEPEW

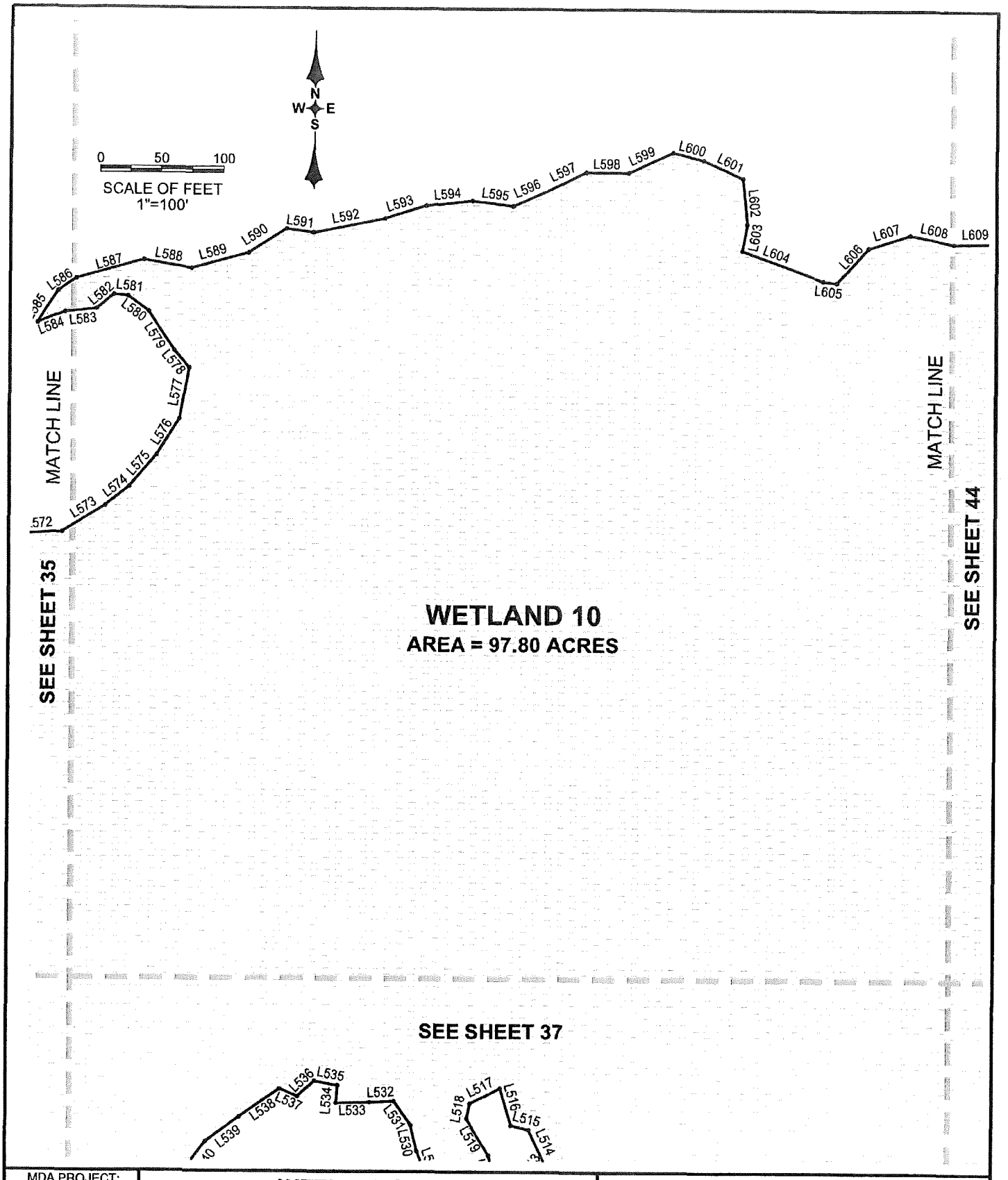
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

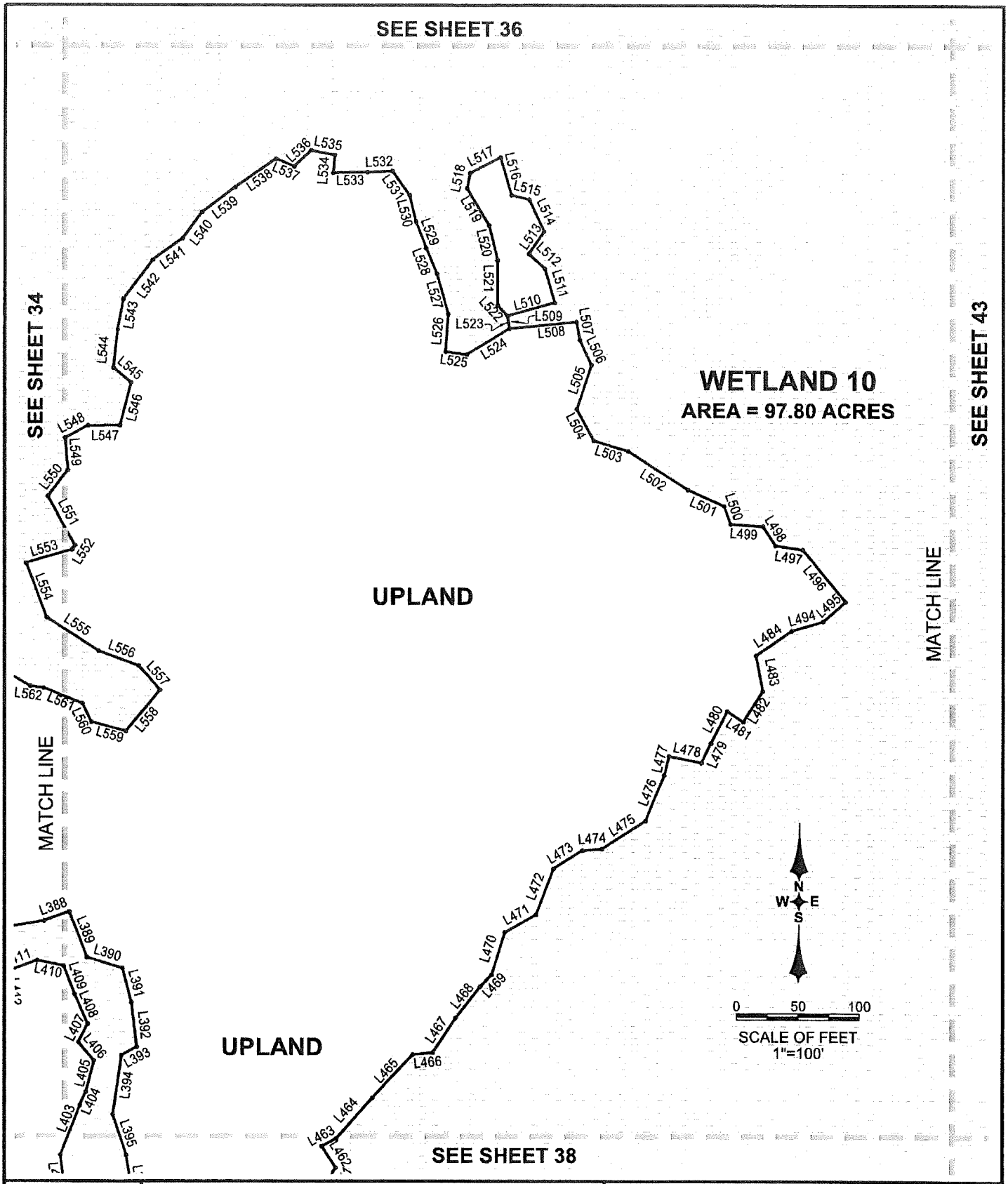
Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341



MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	• Fort Myers • Tallahassee
DATE: 6-27-16	**WETLAND NO. 10**	Metro Center 1, 2891 Center Pointe Drive, Unit 100, Fort Myers, Florida 33916, (239) 337-3993, Fax: (239) 337-3994, Toll free: 866-337-7341
SHEET 35 OF 50		



MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	• Fort Myers • Tallahassee
DATE: 6-27-16	**WETLAND NO. 10**	Metro Center I, 2891 Center Pointe Drive, Unit 100, Fort Myers, Florida 33916, (239) 337-3993, Fax: (239) 337-3994, Toll free: 866-337-7341
SHEET 36 OF 50		



MDA PROJECT:	14012
CHECKED:	MAH
DRAWN:	MAH
DATE:	6-27-16
SHEET	37 OF 50

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

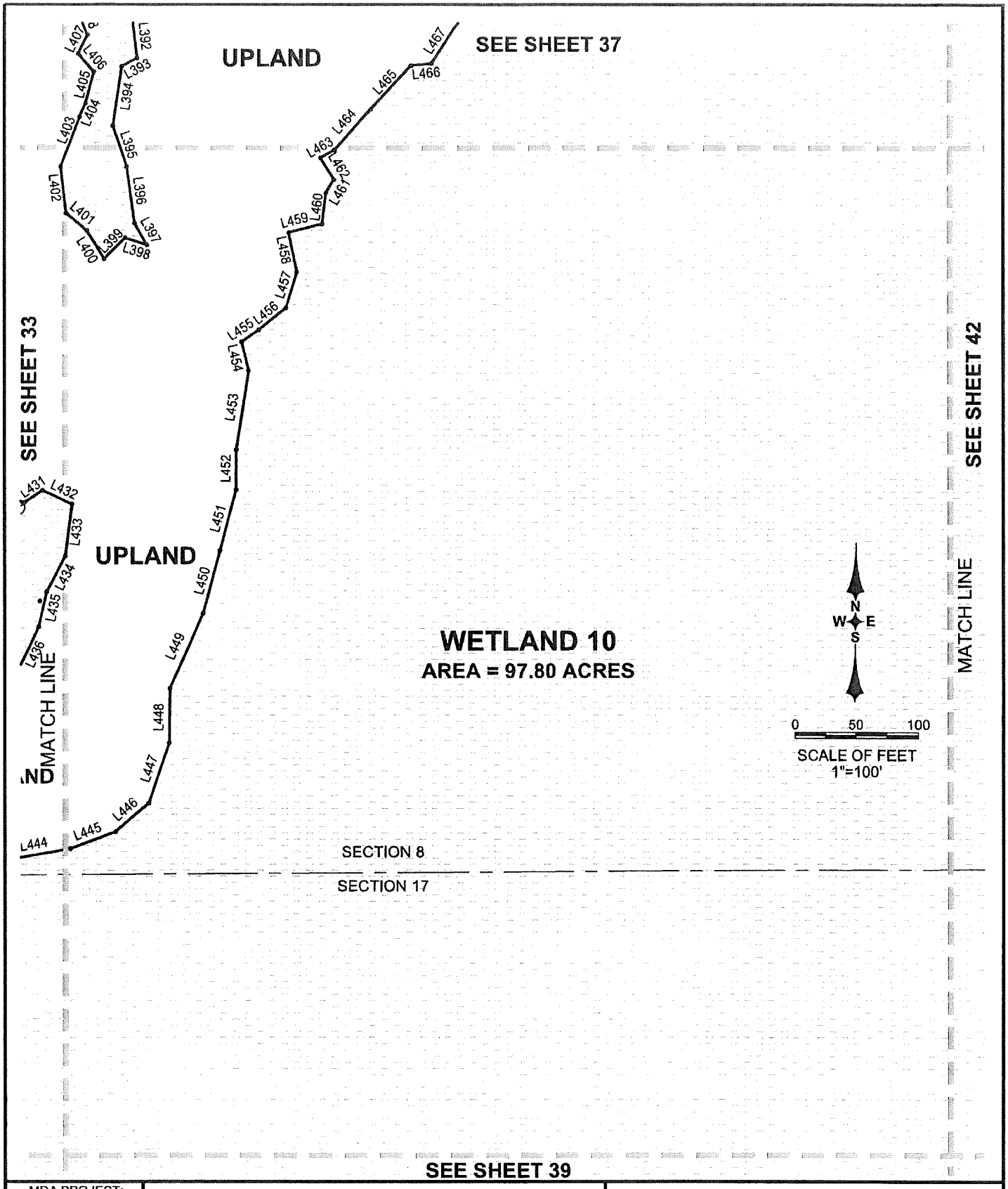
WETLAND NO. 10

MORRIS DEPEW

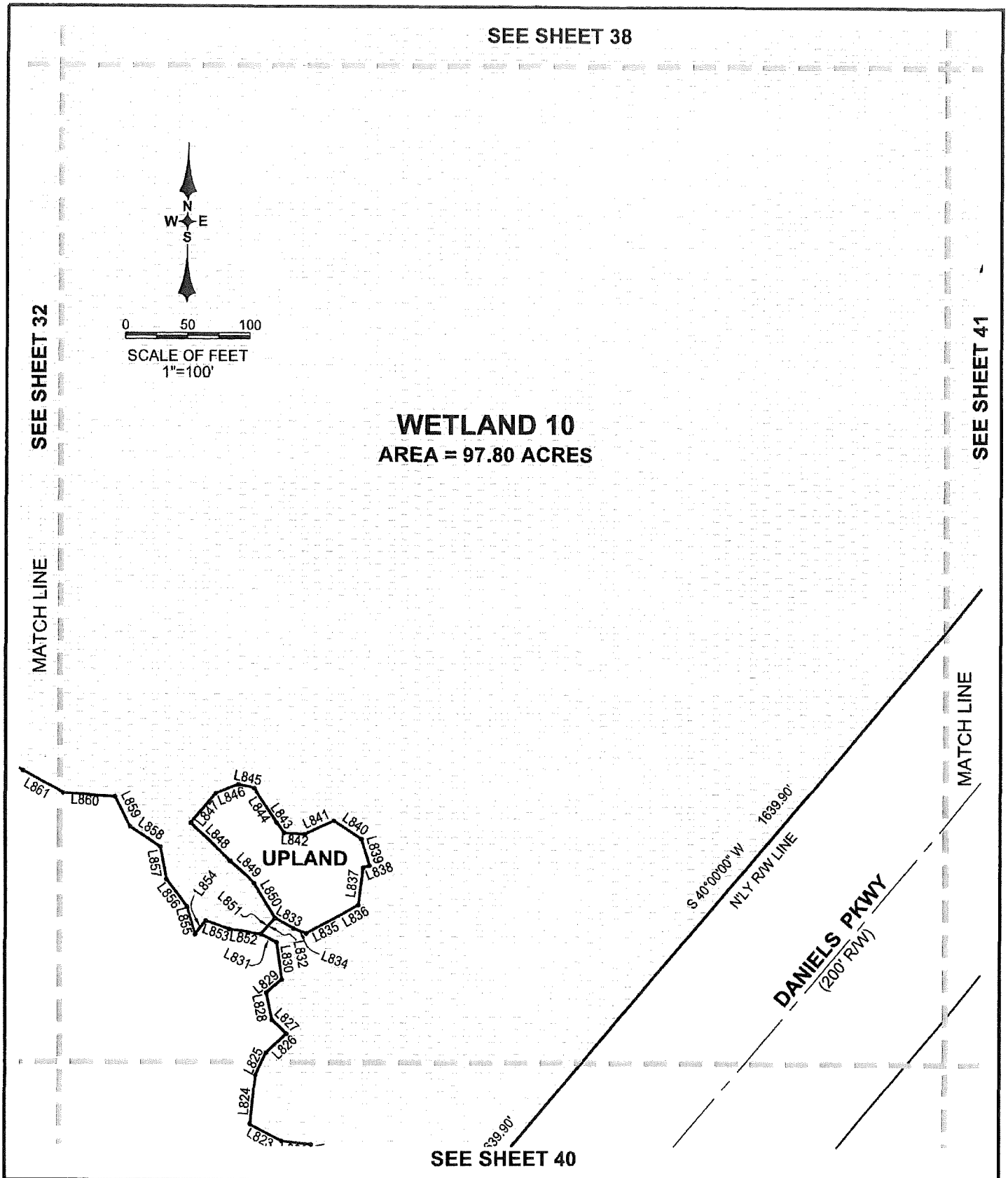
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341



MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	• Fort Myers • Tallahassee
DATE: 6-27-16	**WETLAND NO. 10**	Metro Center 1, 2891 Center Pointe Drive, Unit 100, Fort Myers, Florida 33916, (239) 337-3993, Fax: (239) 337-3994, Toll free: 866-337-7341
SHEET 38 OF 50		



MDA PROJECT: 14012	
CHECKED: MAH / DRAWN: MAH	
DATE: 6-27-16	
SHEET 39 OF 50	

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

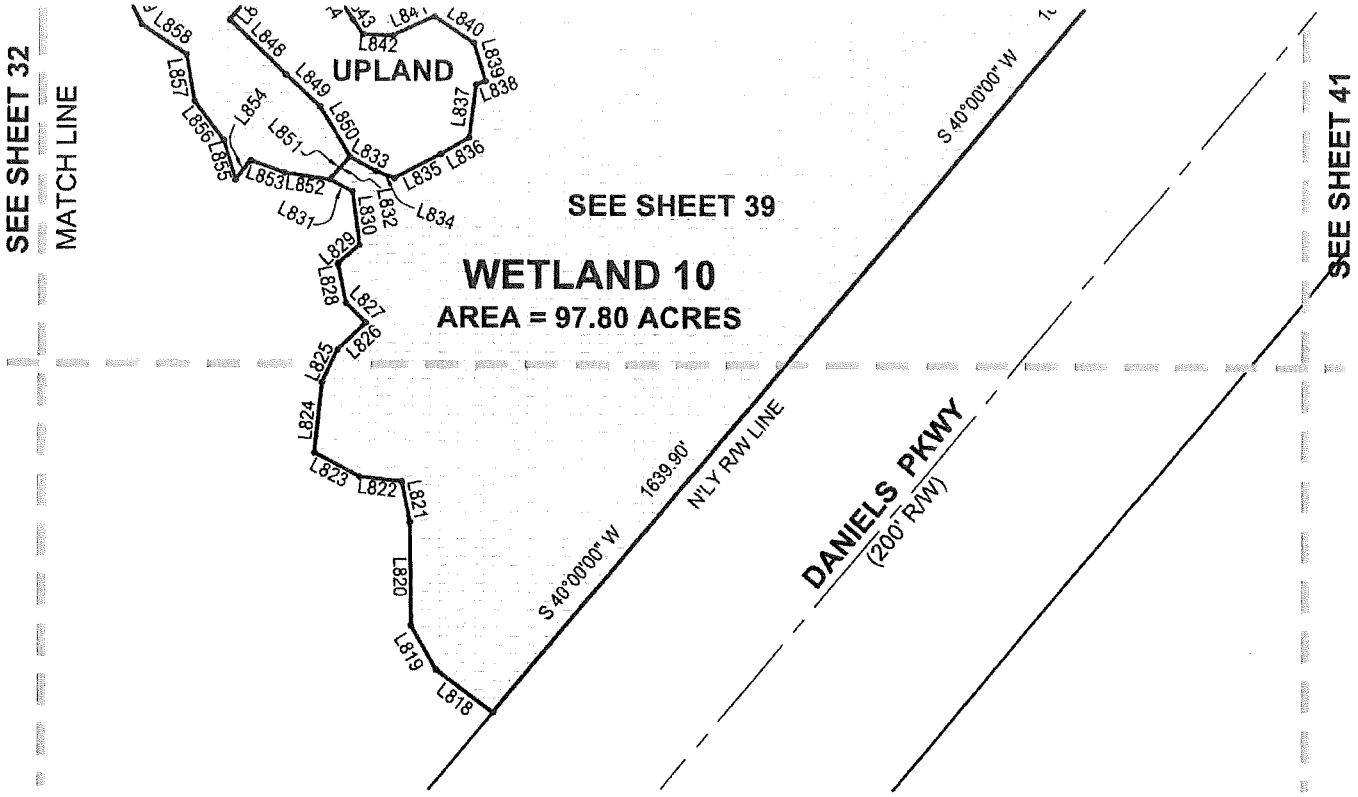
WETLAND NO. 10

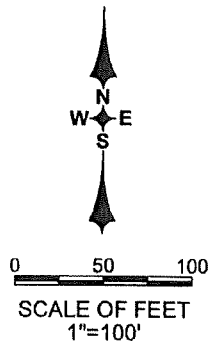
MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

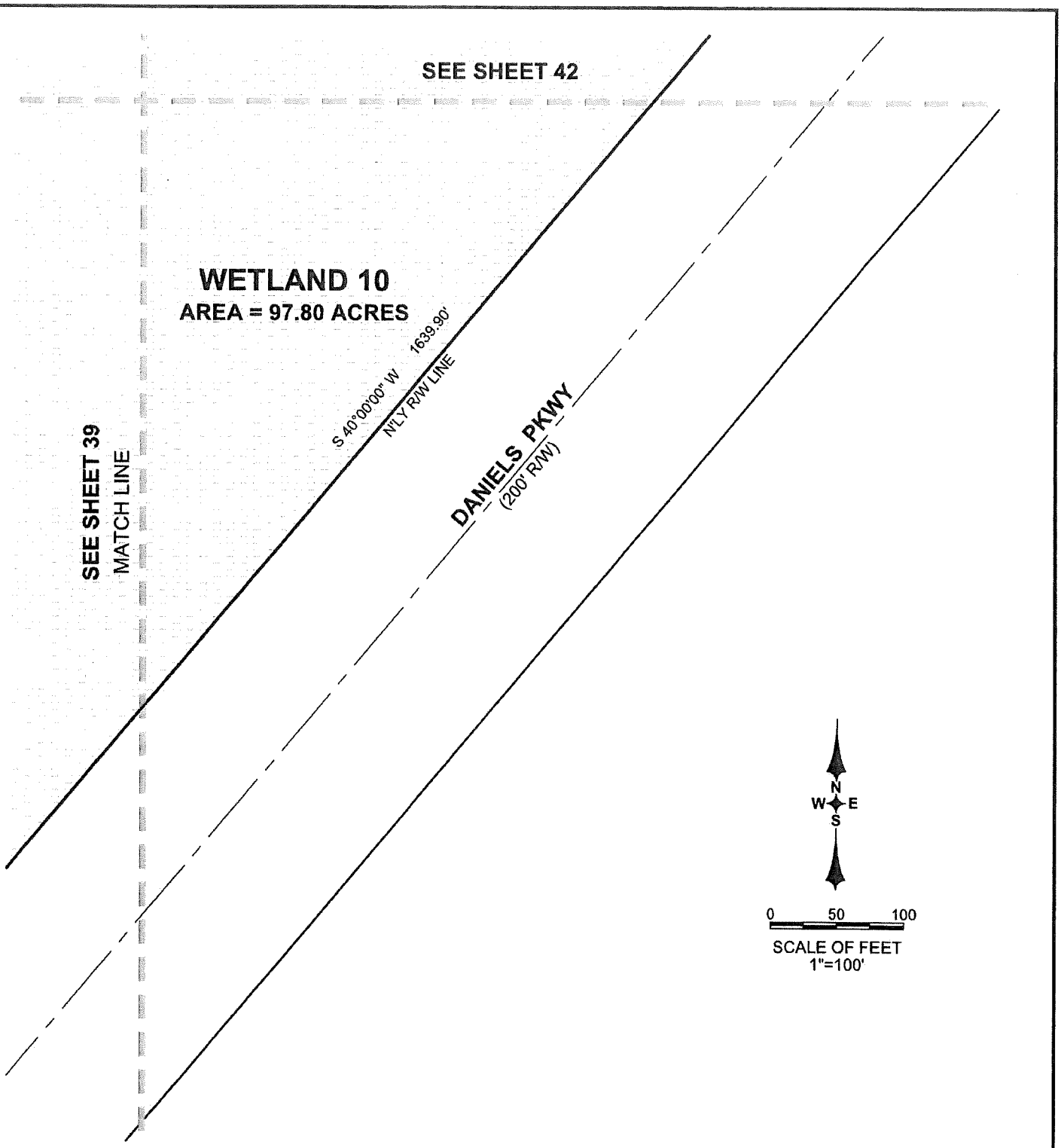
• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341





MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
DATE: 6-27-16	**WETLAND NO. 10**	• Fort Myers • Tallahassee
SHEET 40 OF 50		Metro Center 1 2891 Center Pointe Drive, Unit 100 Fort Myers, Florida 33916 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341



MDA PROJECT:	14012
CHECKED:	MAH
DRAWN:	MAH
DATE:	6-27-16
SHEET	41 OF 50

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

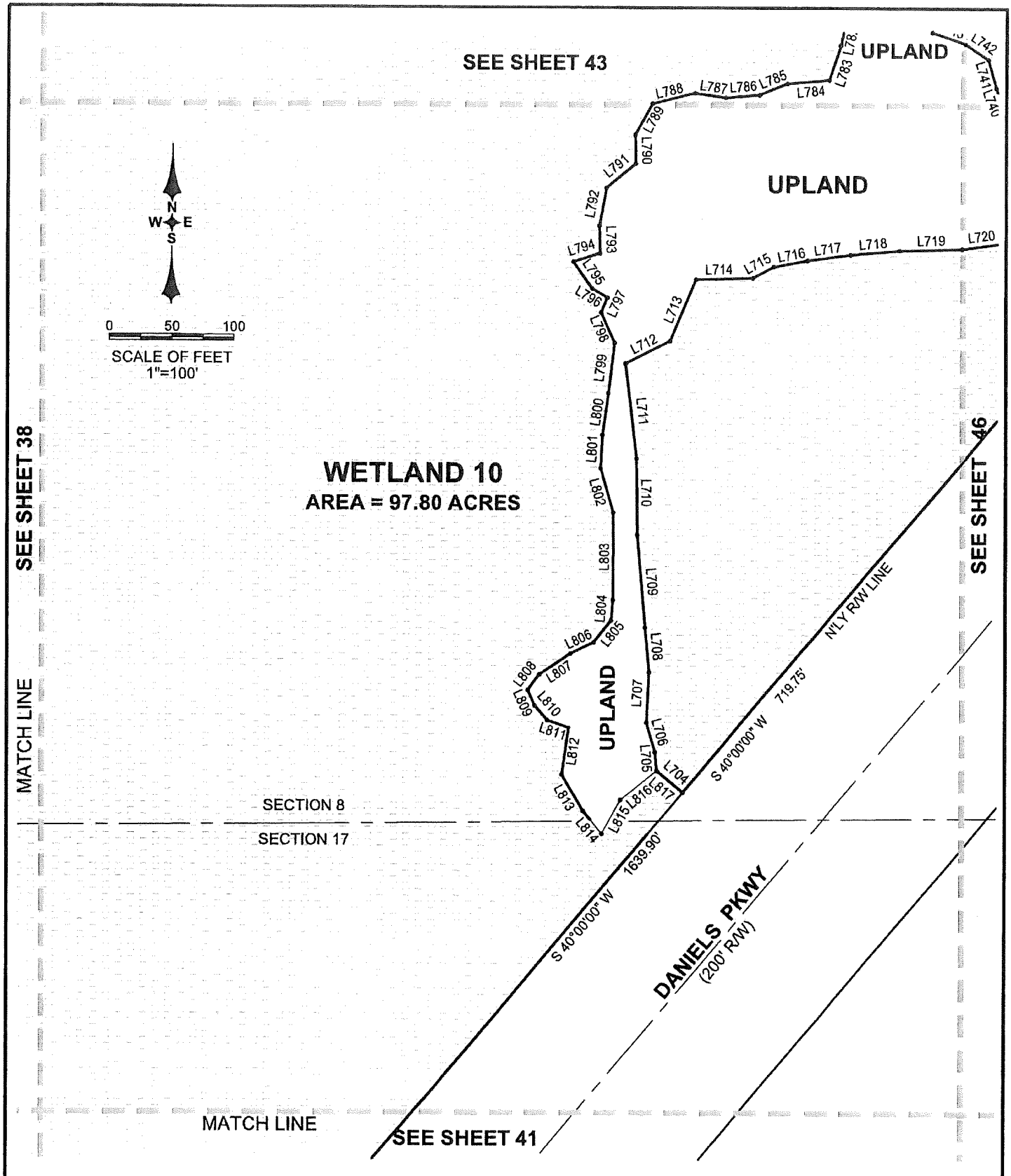
WETLAND NO. 10

MORRIS DEPEW

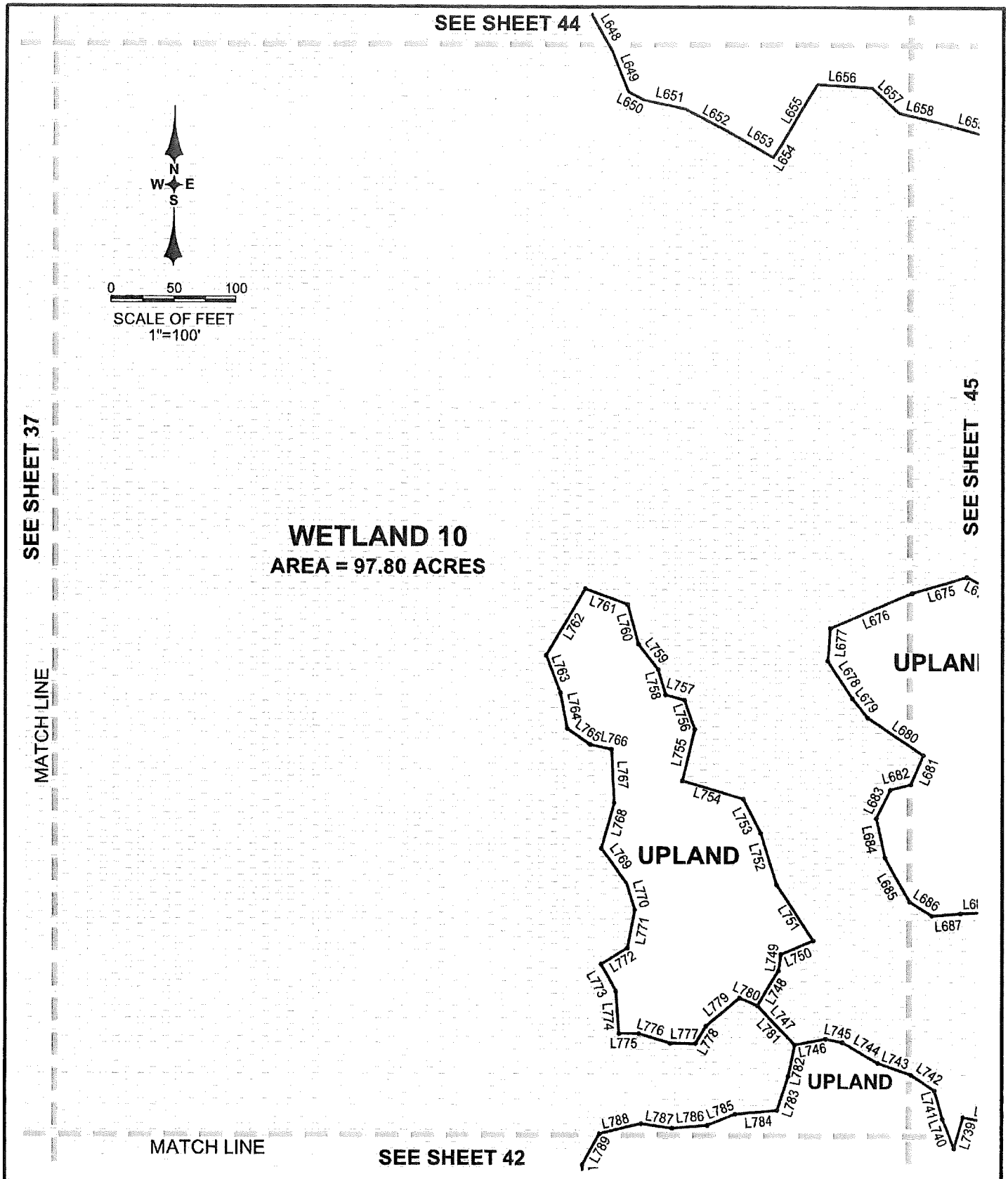
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

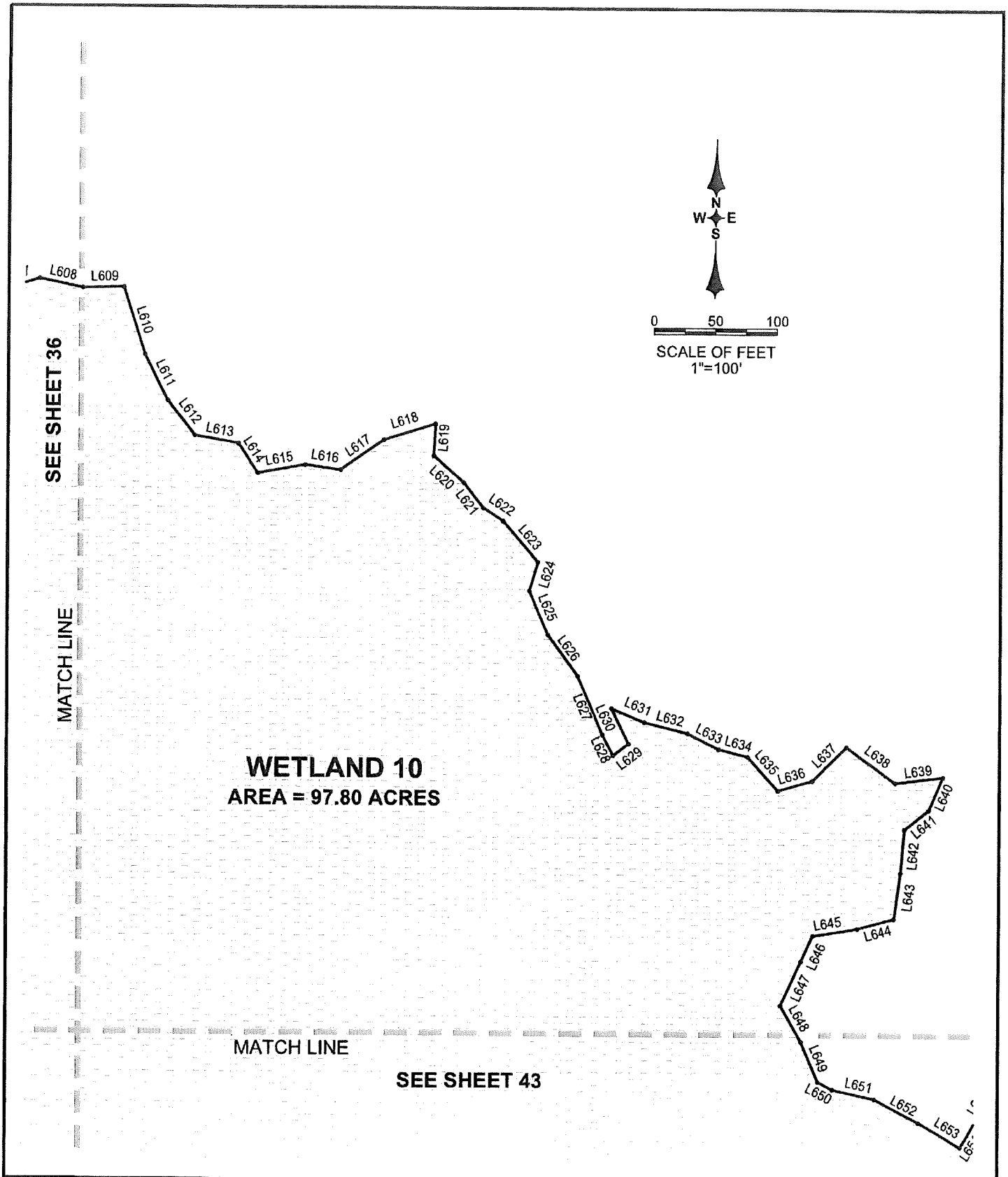


MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	• Fort Myers • Tallahassee
DATE: 6-27-16	**WETLAND NO. 10**	Metro Center I, 2891 Center Pointe Drive, Unit 100, Fort Myers, Florida 33916, (239) 337-3993, Fax: (239) 337-3994, Toll free: 866-337-7341
SHEET 42 OF 50		

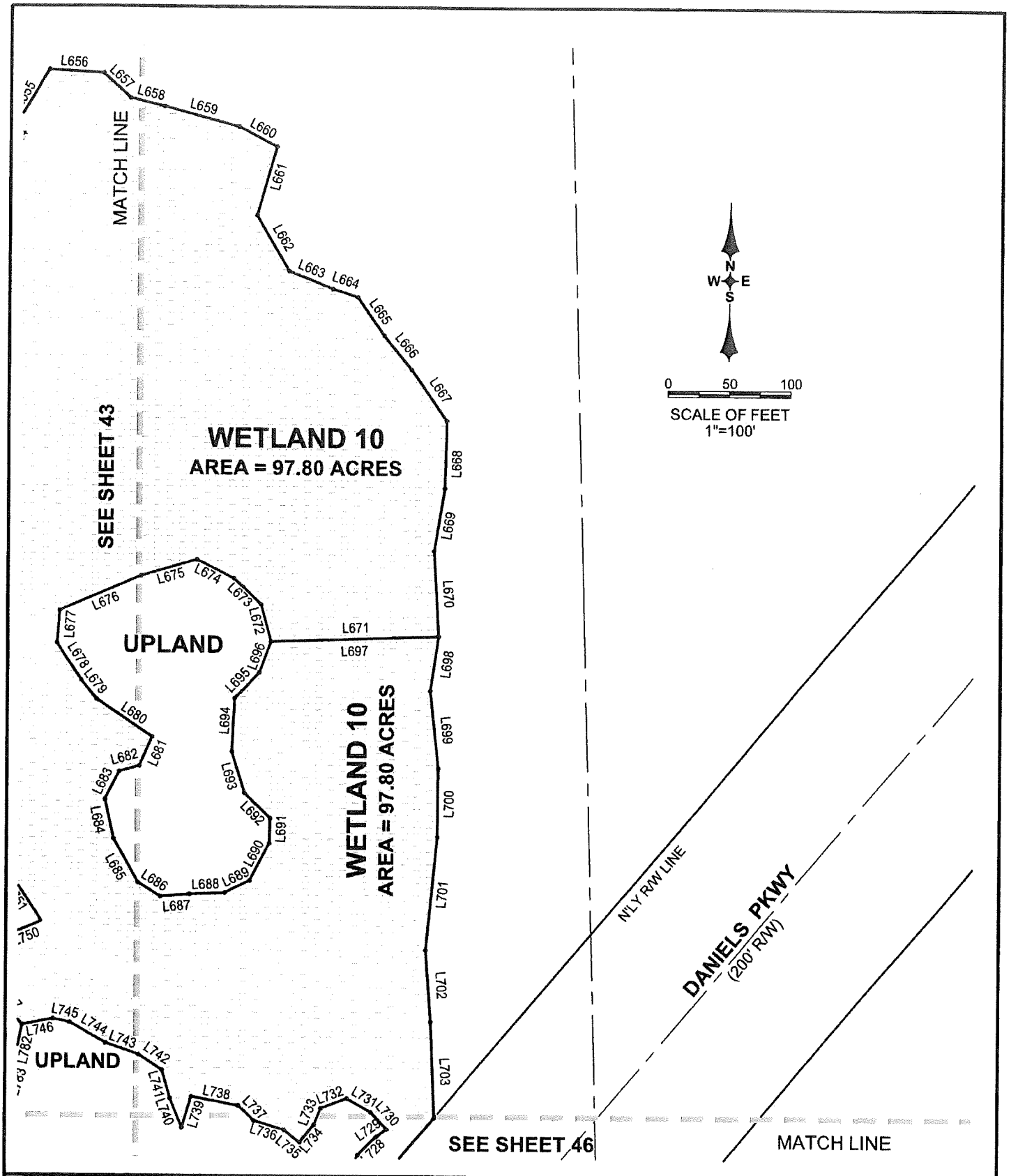


MDA PROJECT: 14012	**WETLANDS MAP**
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA
DATE: 6-27-16	**WETLAND NO. 10**
SHEET 43 OF 50	

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
• Fort Myers
• Tallahassee
Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341



MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
DATE: 6-27-16	**WETLAND NO. 10**	• Fort Myers • Tallahassee
SHEET 44 OF 50		Metro Center 1 2891 Center Pointe Drive, Unit 100 Fort Myers, Florida 33916 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341



MDA PROJECT: 14012	
CHECKED: MAH / DRAWN: MAH	
DATE: 6-27-16	
SHEET 45 OF 50	

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

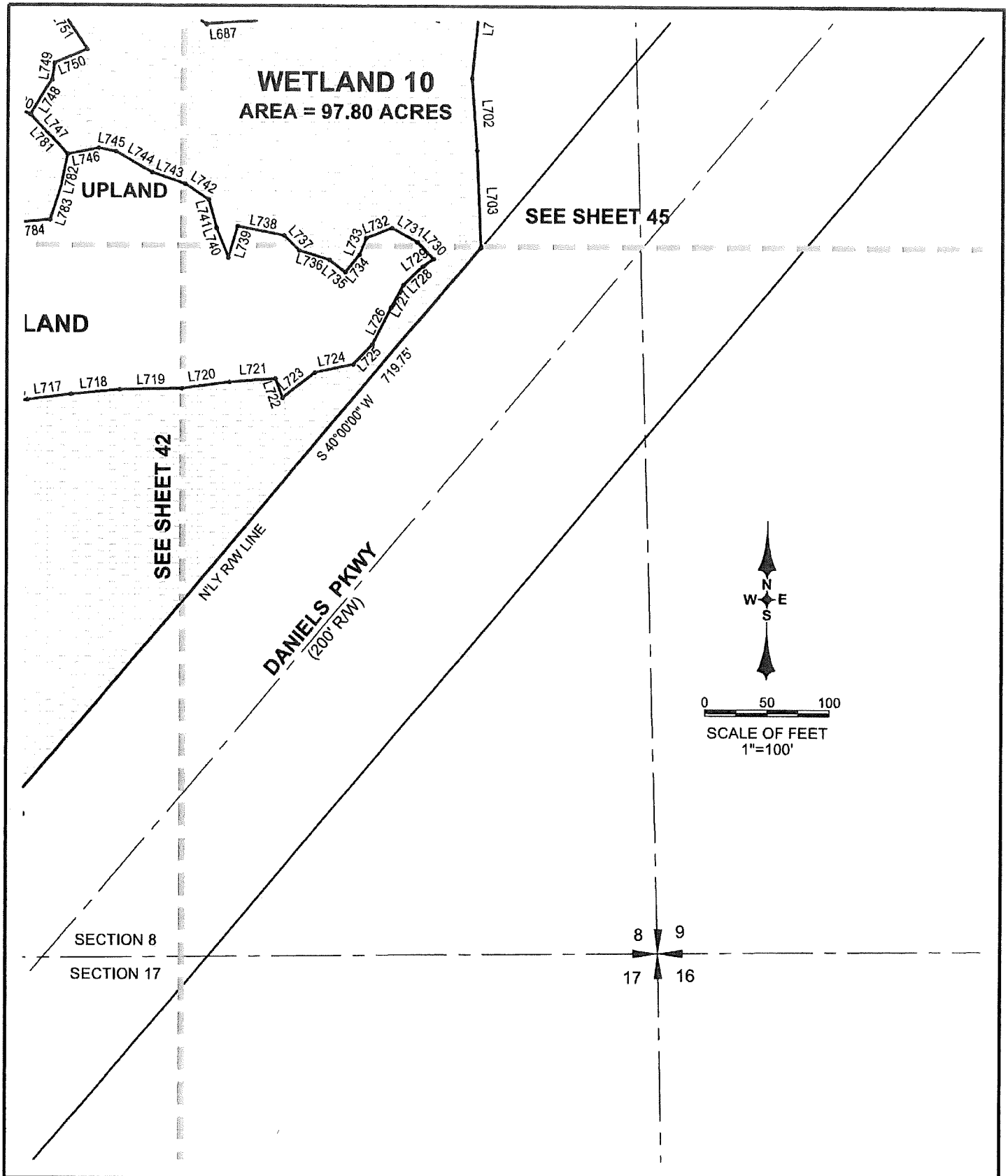
WETLAND NO. 10

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341



MDA PROJECT: 14012	**WETLANDS MAP**	MORRIS DEPEW
CHECKED: MAH / DRAWN: MAH	WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
DATE: 6-27-16	**WETLAND NO. 10**	• Fort Myers • Tallahassee
SHEET 46 OF 50		Metro Center 1 2891 Center Pointe Drive, Unit 100 Fort Myers, Florida 33916 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341

LINE	BEARING	DISTANCE
L384	S 21°08'19" E	23.17'
L385	S 26°09'21" E	33.62'
L386	S 72°31'13" E	17.47'
L387	N 80°31'46" E	80.24'
L388	N 69°50'00" E	20.93'
L389	S 21°07'39" E	39.23'
L390	S 73°15'01" E	29.75'
L391	S 14°49'37" E	28.65'
L392	S 06°43'06" E	36.19'
L393	S 62°07'52" W	14.01'
L394	S 08°26'50" W	48.18'
L395	S 18°47'02" E	34.62'
L396	S 07°56'50" E	45.66'
L397	S 29°01'47" E	19.79'
L398	N 72°18'02" W	18.20'
L399	S 44°43'02" W	23.77'
L400	N 30°50'54" W	26.80'
L401	N 50°14'17" W	21.35'
L402	N 06°43'00" W	37.52'
L403	N 20°34'42" E	42.65'
L404	N 24°12'53" E	11.93'
L405	N 14°18'18" E	26.11'
L406	N 40°18'01" W	19.25'
L407	N 27°05'39" E	16.66'
L408	N 23°49'57" W	26.11'
L409	N 19°57'51" W	24.21'
L410	N 78°03'06" W	21.72'
L411	S 68°53'15" W	28.22'
L412	S 04°24'23" E	33.68'
L413	S 89°25'56" W	31.38'
L414	S 60°03'26" W	15.36'
L415	S 20°40'56" W	46.72'
L416	S 34°22'26" E	28.56'
L417	S 65°03'13" E	36.81'
L418	S 38°08'38" W	28.14'
L419	S 08°22'56" W	26.82'
L420	S 55°22'42" W	44.61'
L421	S 13°38'15" E	28.01'
L422	S 49°59'50" W	36.81'
L423	S 43°16'15" W	29.55'
L424	S 45°43'35" W	25.88'
L425	S 29°20'27" E	36.71'
L426	S 34°03'45" E	57.50'
L427	S 66°35'19" E	30.48'
L428	N 88°30'47" E	23.24'
L429	S 40°20'47" E	39.05'

LINE	BEARING	DISTANCE
L430	S 67°34'55" E	17.70'
L431	N 56°18'49" E	17.78'
L432	S 64°54'25" E	25.73'
L433	S 07°15'34" W	42.22'
L434	S 27°25'38" W	32.31'
L435	S 12°29'55" W	29.01'
L436	S 25°04'06" W	46.18'
L437	S 64°05'48" W	27.46'
L438	S 32°50'46" W	35.50'
L439	S 51°18'21" W	20.51'
L440	S 23°36'00" W	33.96'
L441	S 30°59'38" E	20.53'
L442	S 56°46'33" E	30.05'
L443	S 45°14'01" E	37.97'
L444	N 79°59'33" E	56.18'
L445	N 69°05'21" E	38.23'
L446	N 49°19'17" E	35.16'
L447	N 18°46'49" E	51.48'
L448	N 00°45'50" E	43.87'
L449	N 23°57'12" E	65.80'
L450	N 15°05'30" E	52.52'
L451	N 15°07'53" E	50.84'
L452	N 00°08'25" E	32.25'
L453	N 08°50'49" E	64.27'
L454	N 13°31'44" W	23.69'
L455	N 55°55'32" E	17.24'
L456	N 51°25'52" E	28.46'
L457	N 17°26'44" E	30.06'
L458	N 11°54'07" W	32.32'
L459	N 75°33'36" E	27.70'
L460	N 07°03'06" E	25.06'
L461	N 30°50'16" E	12.73'
L462	N 32°13'47" W	20.36'
L463	N 60°39'29" E	12.88'
L464	N 41°31'54" E	43.67'
L465	N 42°41'24" E	47.75'
L466	N 84°27'13" E	15.73'
L467	N 33°18'38" E	33.55'
L468	N 38°11'41" E	31.79'
L469	N 43°08'19" E	13.45'
L470	N 17°29'02" E	35.60'
L471	N 60°38'54" E	28.98'
L472	N 21°03'30" E	39.70'
L473	N 57°28'57" E	27.58'
L474	N 85°25'33" E	15.49'
L475	N 56°56'02" E	41.35'

LINE	BEARING	DISTANCE
L476	N 22°07'55" E	39.78'
L477	N 14°07'46" E	15.81'
L478	S 78°26'21" E	26.52'
L479	N 25°57'41" E	17.32'
L480	N 26°37'12" E	28.93'
L481	S 56°36'24" E	15.59'
L482	N 32°50'44" E	29.39'
L483	N 11°10'07" W	29.13'
L484	N 55°30'16" E	35.12'
L494	N 73°33'43" E	26.56'
L495	N 48°53'55" E	24.32'
L496	N 39°57'04" W	54.51'
L497	N 81°18'46" W	22.24'
L498	N 32°54'49" W	18.42'
L499	N 86°24'34" W	26.39'
L500	N 19°34'06" W	15.27'
L501	N 65°19'39" W	31.71'
L502	N 57°08'29" W	56.78'
L503	N 72°50'31" W	28.61'
L504	N 28°03'44" W	28.69'
L505	N 18°16'01" E	37.29'
L506	N 24°53'04" W	22.05'
L507	N 10°23'18" W	14.69'
L508	S 84°18'01" W	54.49'
L509	N 09°03'13" W	10.42'
L510	N 74°35'56" E	39.68'
L511	N 16°28'00" W	28.46'
L512	N 47°30'48" W	17.54'
L513	N 34°45'25" E	21.83'
L514	N 25°21'39" W	28.30'
L515	N 76°13'12" W	14.69'
L516	N 16°14'23" W	31.49'
L517	S 62°44'38" W	27.52'
L518	S 11°35'56" W	12.28'
L519	S 30°36'27" E	34.66'
L520	S 13°46'07" E	28.82'
L521	S 00°02'29" E	35.97'
L522	S 42°56'06" E	11.60'
L523	S 09°03'13" E	10.42'
L524	S 58°49'28" W	40.14'
L525	N 82°13'44" W	17.41'
L526	N 04°35'14" E	30.28'
L527	N 15°57'00" W	33.62'
L528	N 22°28'47" W	22.10'
L529	N 20°41'41" W	22.62'
L530	N 13°31'57" W	21.82'

MDA PROJECT: 14012
CHECKED: MAH | DRAWN: MAH
DATE: 6-27-16
SHEET 47 OF 50

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

WETLAND NO. 10

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

LINE	BEARING	DISTANCE
L531	N 35°25'06" W	23.69'
L532	S 87°21'38" W	19.87'
L533	S 88°56'05" W	27.43'
L534	N 04°55'38" E	14.25'
L535	N 78°56'11" W	19.17'
L536	S 46°25'05" W	18.71'
L537	N 66°41'51" W	15.72'
L538	S 54°48'51" W	39.69'
L539	S 52°56'49" W	33.36'
L540	S 37°14'24" W	26.33'
L541	S 54°13'20" W	29.53'
L542	S 37°05'28" W	39.78'
L543	S 10°50'42" W	24.50'
L544	S 06°08'00" W	30.91'
L545	S 50°19'07" E	18.56'
L546	S 14°44'14" W	35.54'
L547	S 89°42'53" W	25.71'
L548	S 60°59'06" W	20.46'
L549	S 04°32'50" E	26.00'
L550	S 37°08'50" W	26.29'
L551	S 28°32'04" E	44.74'
L552	S 32°20'33" W	4.20'
L553	S 73°38'25" W	38.06'
L554	S 20°48'57" E	46.79'
L555	S 56°54'01" E	48.84'
L556	S 69°46'52" E	34.58'
L557	S 41°54'30" E	26.26'
L558	S 40°01'30" W	43.26'
L559	N 74°57'10" W	28.78'
L560	N 25°37'06" W	16.30'
L561	N 67°45'59" W	33.04'
L562	N 82°15'58" W	11.10'
L563	N 58°39'26" W	55.05'
L564	S 46°45'19" W	30.89'
L565	N 88°32'44" W	29.62'
L566	S 22°37'41" W	27.83'
L567	S 86°24'48" E	1.82'
L568	S 86°24'48" E	25.61'
L569	N 55°47'43" E	39.42'
L570	N 32°21'09" E	35.12'
L571	N 72°41'20" E	26.18'
L572	N 86°07'47" E	40.62'
L573	N 57°48'54" E	40.19'
L574	N 52°01'14" E	25.35'
L575	N 40°51'21" E	34.04'
L576	N 31°48'00" E	34.34'

LINE	BEARING	DISTANCE
L577	N 10°01'22" E	42.34'
L578	N 40°34'18" W	18.21'
L579	N 33°08'08" W	37.92'
L580	N 54°10'15" W	20.70'
L581	N 83°45'55" W	11.65'
L582	S 50°35'01" W	18.28'
L583	S 83°59'16" W	25.32'
L584	S 68°24'54" W	24.82'
L585	N 33°20'27" E	31.43'
L586	N 55°10'26" E	17.85'
L587	N 74°28'59" E	56.73'
L588	S 80°20'10" E	38.89'
L589	N 74°38'20" E	47.61'
L590	N 57°04'48" E	36.11'
L591	S 83°01'15" E	21.94'
L592	N 78°49'51" E	59.44'
L593	N 72°32'35" E	35.05'
L594	N 83°42'52" E	38.20'
L595	S 82°48'09" E	33.19'
L596	N 66°00'27" E	28.83'
L597	N 63°32'48" E	35.98'
L598	S 89°21'21" E	34.42'
L599	N 65°19'14" E	39.78'
L600	S 76°38'03" E	25.58'
L601	S 65°14'15" E	35.10'
L602	S 05°32'38" E	37.16'
L603	S 10°47'18" W	21.94'
L604	S 69°57'01" E	70.37'
L605	S 82°49'58" E	10.79'
L606	N 41°58'46" E	37.84'
L607	N 72°06'12" E	35.37'
L608	S 78°35'30" E	35.93'
L609	N 88°47'45" E	33.36'
L610	S 17°41'48" E	56.59'
L611	S 26°33'56" E	41.22'
L612	S 37°31'04" E	35.43'
L613	S 79°57'19" E	35.26'
L614	S 33°02'27" E	28.52'
L615	N 80°00'57" E	38.82'
L616	S 82°19'38" E	28.54'
L617	N 55°20'40" E	42.58'
L618	N 72°37'30" E	43.83'
L619	S 03°10'26" W	25.48'
L620	S 48°16'17" E	32.29'
L621	S 37°41'07" E	25.76'
L622	S 56°44'15" E	19.07'

LINE	BEARING	DISTANCE
L623	S 40°35'44" E	43.57'
L624	S 16°51'18" W	24.12'
L625	S 23°13'14" E	38.39'
L626	S 36°10'05" E	40.78'
L627	S 22°56'08" E	51.51'
L628	S 26°30'57" E	18.70'
L629	N 52°25'46" E	15.60'
L630	N 25°35'53" W	31.61'
L631	S 67°01'52" E	28.64'
L632	S 75°58'37" E	35.83'
L633	S 63°37'05" E	28.15'
L634	S 75°42'06" E	24.55'
L635	S 42°18'47" E	36.86'
L636	N 73°34'58" E	28.51'
L637	N 44°29'51" E	38.55'
L638	S 53°57'44" E	48.59'
L639	N 82°58'49" E	38.87'
L640	S 23°29'49" W	29.22'
L641	S 50°59'23" W	24.81'
L642	S 04°45'31" W	35.07'
L643	S 07°48'51" W	37.52'
L644	S 74°31'34" W	30.72'
L645	S 80°15'48" W	36.03'
L646	S 24°00'06" W	22.79'
L647	S 24°38'57" W	39.05'
L648	S 29°34'25" E	33.76'
L649	S 22°30'18" E	34.82'
L650	S 62°33'05" E	13.75'
L651	S 77°52'36" E	33.83'
L652	S 62°14'31" E	40.72'
L653	S 60°08'27" E	39.45'
L654	N 32°56'56" E	9.93'
L655	N 30°34'48" E	58.13'
L656	S 86°39'06" E	44.05'
L657	S 47°37'27" E	29.68'
L658	S 76°41'56" E	28.28'
L659	S 75°03'34" E	61.82'
L660	S 62°34'17" E	34.72'
L661	S 16°03'31" W	57.58'
L662	S 30°11'58" E	51.76'
L663	S 68°08'21" E	38.08'
L664	S 72°00'11" E	21.43'
L665	S 34°58'00" E	37.83'
L666	S 39°09'49" E	35.23'
L667	S 34°32'49" E	50.03'
L668	S 01°25'39" W	54.47'

MDA PROJECT: 14012
CHECKED: MAH | DRAWN: MAH
DATE: 6-27-16
SHEET 48 OF 50

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

WETLAND NO. 10

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

LINE	BEARING	DISTANCE
L669	S 09°38'00" W	51.10'
L670	S 03°20'37" E	69.39'
L671	S 88°02'40" W	135.31'
L672	N 15°13'01" W	31.00'
L673	N 45°58'15" W	30.13'
L674	N 63°14'07" W	33.36'
L675	S 73°28'17" W	46.64'
L676	S 66°34'49" W	71.78'
L677	S 04°22'00" W	26.29'
L678	S 33°41'21" E	35.86'
L679	S 39°22'06" E	20.04'
L680	S 56°06'26" E	53.90'
L681	S 23°08'17" W	25.65'
L682	S 74°39'34" W	16.85'
L683	S 26°30'05" W	25.40'
L684	S 12°21'51" E	32.41'
L685	S 29°19'09" E	40.68'
L686	S 58°06'18" E	21.18'
L687	N 85°17'41" E	23.35'
L688	N 87°27'52" E	28.37'
L689	N 63°22'29" E	22.11'
L690	N 27°40'15" E	34.16'
L691	N 01°29'58" E	20.37'
L692	N 46°03'48" W	29.30'
L693	N 16°13'43" W	34.75'
L694	N 02°43'03" E	43.11'
L695	N 42°49'03" E	28.54'
L696	N 20°08'14" E	26.89'
L697	N 88°02'40" E	135.31'
L698	S 08°28'41" W	44.25'
L699	S 06°08'39" E	63.17'
L700	S 00°32'14" W	55.57'
L701	S 05°39'46" W	92.14'
L702	S 04°14'17" E	58.10'
L703	S 02°23'44" E	78.17'
L704	N 50°00'00" W	27.17'
L705	N 05°09'23" W	15.01'
L706	N 16°10'47" W	24.88'
L707	N 02°54'13" E	40.59'
L708	N 05°22'06" W	36.03'
L709	N 04°57'41" W	74.84'
L710	N 00°34'16" W	61.29'
L711	N 06°31'43" W	76.91'
L712	N 62°51'47" E	39.96'
L713	N 22°38'32" E	53.40'
L714	N 88°29'36" E	46.29'

LINE	BEARING	DISTANCE
L715	N 61°04'40" E	18.92'
L716	N 79°11'31" E	27.29'
L717	N 82°07'31" E	34.78'
L718	N 84°37'41" E	39.10'
L719	N 88°31'20" E	49.55'
L720	N 82°23'33" E	38.77'
L721	N 85°31'15" E	37.30'
L722	S 20°18'22" E	16.63'
L723	N 51°52'14" E	33.34'
L724	N 78°07'16" E	31.58'
L725	N 43°13'26" E	22.38'
L726	N 27°10'07" E	33.50'
L727	N 28°26'23" E	20.37'
L728	N 45°21'05" E	20.98'
L729	N 54°15'34" E	10.47'
L730	N 42°48'53" W	18.84'
L731	N 60°40'13" W	22.68'
L732	S 68°34'27" W	22.58'
L733	S 21°55'04" W	14.26'
L734	S 38°37'25" W	18.09'
L735	N 52°00'13" W	16.28'
L736	N 73°24'10" W	25.21'
L737	N 45°52'27" W	17.66'
L738	N 79°14'45" W	38.24'
L739	S 16°32'10" W	26.35'
L740	N 21°48'41" W	25.66'
L741	N 15°49'53" W	23.75'
L742	N 56°48'22" W	22.70'
L743	N 70°47'20" W	28.11'
L744	N 60°20'55" W	33.18'
L745	N 78°34'40" W	14.21'
L746	S 78°55'44" W	25.04'
L747	N 43°28'17" W	43.42'
L748	N 31°05'55" E	32.62'
L749	N 08°19'40" E	13.48'
L750	N 66°52'11" E	28.22'
L751	N 33°08'16" W	53.69'
L752	N 17°15'54" W	43.43'
L753	N 26°51'18" W	30.85'
L754	N 73°12'59" W	50.26'
L755	N 13°14'13" E	42.60'
L756	N 19°18'14" W	24.73'
L757	N 74°10'46" W	15.57'
L758	N 15°23'40" W	21.14'
L759	N 38°17'03" W	25.99'
L760	N 15°31'28" W	33.06'

LINE	BEARING	DISTANCE
L761	N 69°58'29" W	36.58'
L762	S 30°28'38" W	62.20'
L763	S 20°54'39" E	32.10'
L764	S 10°47'30" E	29.44'
L765	S 55°37'57" E	22.61'
L766	S 77°35'27" E	17.54'
L767	S 02°57'29" E	43.02'
L768	S 15°45'09" W	38.12'
L769	S 36°16'04" E	35.13'
L770	S 16°55'14" E	22.10'
L771	S 10°40'25" W	31.39'
L772	S 58°42'53" W	25.00'
L773	S 28°48'32" E	24.72'
L774	S 04°25'40" E	34.27'
L775	N 89°33'52" E	15.92'
L776	S 73°15'25" E	26.40'
L777	S 89°10'23" E	19.96'
L778	N 30°22'34" E	15.95'
L779	N 49°21'30" E	35.20'
L780	S 66°48'02" E	15.52'
L781	S 43°28'17" E	43.42'
L782	S 11°46'46" W	25.72'
L783	S 17°38'30" W	28.92'
L784	S 84°40'51" W	33.66'
L785	S 67°38'04" W	23.87'
L786	S 85°10'52" W	27.71'
L787	N 81°53'41" W	25.15'
L788	S 76°05'21" W	34.88'
L789	S 29°06'00" W	28.63'
L790	S 01°15'03" E	23.14'
L791	S 50°02'43" W	30.40'
L792	S 10°27'12" W	30.77'
L793	S 01°07'18" E	22.27'
L794	S 72°13'40" W	22.34'
L795	S 35°02'20" E	26.13'
L796	S 59°42'15" E	14.36'
L797	S 23°07'48" W	13.05'
L798	S 24°23'40" E	26.65'
L799	S 07°01'50" W	40.74'
L800	S 08°05'02" W	33.92'
L801	S 03°07'15" W	26.82'
L802	S 16°12'13" E	37.08'
L803	S 00°10'58" W	70.26'
L804	S 04°55'37" W	16.62'
L805	S 38°26'19" W	22.69'
L806	S 64°07'06" W	20.85'

MDA PROJECT: 14012
CHECKED: MAH | DRAWN: MAH
DATE: 6-27-16
SHEET 49 OF 50

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

WETLAND NO. 10

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee

Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

LINE	BEARING	DISTANCE
L807	S 56°00'38" W	30.15'
L808	S 37°06'47" W	15.56'
L809	S 24°25'14" E	13.77'
L810	S 40°52'13" E	15.50'
L811	S 70°57'26" E	18.21'
L812	S 08°13'52" W	38.25'
L813	S 30°40'32" E	33.86'
L814	S 39°10'28" E	23.77'
L815	N 28°50'47" E	31.29'
L816	N 50°57'50" E	37.29'
L817	S 50°00'00" E	27.17'
L818	N 53°18'39" W	39.95'
L819	N 29°51'21" W	28.69'
L820	N 00°38'10" W	58.18'
L821	N 11°45'57" W	23.36'
L822	N 83°23'17" W	24.33'
L823	N 62°04'59" W	28.42'
L824	N 05°50'39" E	39.92'
L825	N 25°02'46" E	19.86'
L826	N 46°41'30" E	22.59'
L827	N 46°19'02" W	16.09'
L828	N 11°41'45" W	22.48'
L829	N 49°35'21" E	16.31'
L830	N 07°53'27" W	30.32'
L831	N 62°26'10" W	14.50'
L832	N 41°41'15" E	17.06'
L833	S 61°08'19" E	17.03'
L834	S 69°15'23" E	10.98'
L835	N 62°31'05" E	29.62'
L836	N 60°07'38" E	18.46'
L837	N 07°27'53" E	30.19'
L838	N 69°04'11" E	5.45'
L839	N 16°58'52" W	22.28'
L840	N 56°20'51" W	26.57'
L841	S 65°33'15" W	26.18'
L842	N 86°26'05" W	16.88'
L843	N 35°58'50" W	10.36'
L844	N 33°12'21" W	32.96'
L845	N 78°13'16" W	13.04'
L846	S 68°02'39" W	19.56'
L847	S 39°55'24" W	30.78'
L848	S 46°06'34" E	44.37'
L849	S 47°03'30" E	25.79'
L850	S 30°41'00" E	32.85'
L851	S 41°41'15" W	17.06'
L852	N 81°42'49" W	25.50'

LINE	BEARING	DISTANCE
L853	N 70°40'07" W	20.31'
L854	S 37°35'35" W	13.82'
L855	N 16°25'15" W	23.11'
L856	N 37°08'02" W	27.77'
L857	N 09°52'18" W	26.41'
L858	N 55°55'50" W	29.66'
L859	N 26°45'27" W	26.88'
L860	N 86°08'45" W	41.25'
L861	N 61°21'53" W	37.31'
L862	N 56°50'30" W	47.79'
L863	N 45°29'24" W	24.48'
L864	N 03°26'41" W	35.90'
L865	N 10°36'34" W	25.13'
L866	N 35°50'14" W	16.86'
L867	N 84°46'45" W	12.62'
L868	N 88°43'23" W	34.15'
L869	N 58°45'30" W	24.01'
L870	N 76°55'17" W	20.78'
L871	N 29°18'46" W	37.17'
L872	N 27°45'59" W	19.69'
L873	N 03°05'37" E	25.63'
L874	N 44°50'06" W	27.51'
L875	N 26°24'28" W	27.06'
L876	N 19°21'38" W	21.96'
L877	N 84°26'53" E	24.74'
L878	S 87°35'14" E	28.12'
L879	N 81°07'44" E	44.21'
L880	N 31°04'16" E	50.38'
L881	N 19°27'35" E	29.60'
L882	N 00°19'50" E	27.40'
L883	N 11°47'40" E	41.91'
L884	N 84°50'29" E	36.38'
L885	N 37°30'22" W	36.29'
L886	N 39°10'42" W	23.71'
L887	S 63°29'36" W	19.75'
L888	S 31°02'58" W	32.92'
L889	S 47°16'55" W	21.42'
L890	S 73°35'49" W	38.16'
L891	S 73°49'07" W	46.10'
L892	S 61°07'59" W	38.35'
L893	S 15°39'17" W	36.97'
L894	S 11°06'47" E	16.88'
L895	S 19°51'43" E	53.29'
L896	S 06°06'04" E	46.01'
L897	S 13°59'22" W	21.70'
L898	N 69°46'25" W	78.96'

LINE	BEARING	DISTANCE
L899	N 73°28'05" W	57.89'
L900	S 08°35'40" W	52.60'
L901	S 32°39'12" E	27.28'
L902	S 58°04'24" W	11.25'
L903	N 43°43'03" W	52.82'
L904	N 58°29'28" W	135.47'
L905	N 58°09'40" W	193.62'

MDA PROJECT: 14012
CHECKED: MAH | DRAWN: MAH
DATE: 6-27-16
SHEET 50 OF 50

WETLANDS MAP

WETLANDS LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

WETLAND NO. 10

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
• Fort Myers
• Tallahassee
Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

Timber Creek

Comprehensive Plan Amendment

Project Narrative
September 15, 2016

The subject property is an approximately ±628 acre parcel including STRAPS: 09-45-26-00-00001.0000, 04-45-26-00-00001.0020, 05-45-26-00-00002.0010, 08-45-26-00.00001.0010, 17-45-26-00-00001.0020 located at the southwest corner of Daniels Parkway and SR 82. The property is in a unique location in the County and due to its size and configuration is within service boundaries for Lehigh Acres as well as Lee County.

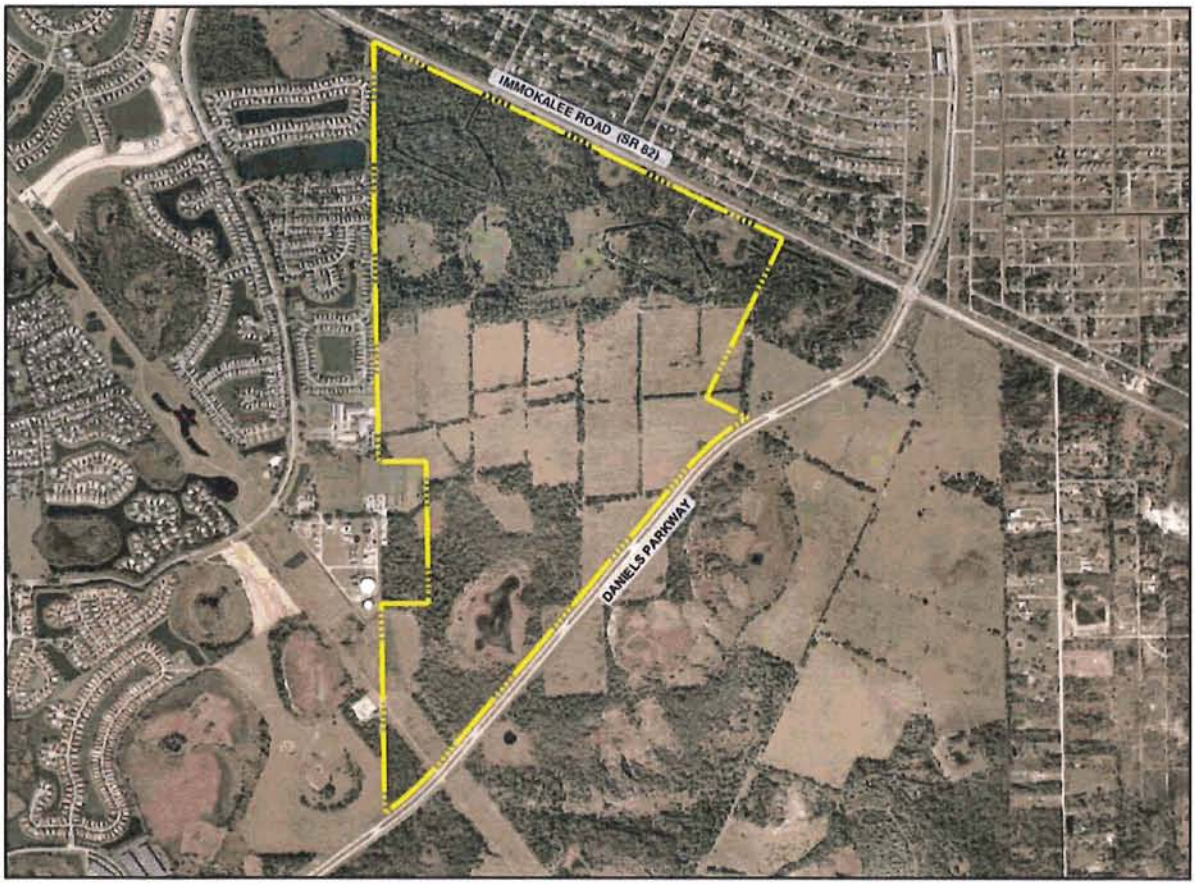


Figure 1. Property Location

Previously, in 2006-2012 the subject property was part of a Development of Regional Impact and concurrent Planned Development rezoning known as The Fountains. On December 20, 2012, Lee County published a notification that both applications were considered withdrawn due to lack of activity.

The subject property is currently an active cattle grazing farm. The entirety of the Jared Holes Trust ownership includes ±695 acres at the southwest corner of the intersection of SR 82 north of Daniels Parkway. The Trust also owns significant lands southeast of Daniels Parkway and SR 82. Lennar Corporation has a contract to purchase ±655 acres of the lands at the southwest corner of SR 82 and Daniels Parkway. Only ±628 acres of this piece are included in the request to amend the Lee Plan Future Land Use Map from DR/GR to Sub-Outlying Suburban. The remaining ±27 acres are included in the Central Urban FLU. The proposed development by Lennar Corporation will undergo a concurrent Planned Development application to permit a residential community on the ±655 acre parcel with a mix of housing types of up to 1,315 dwelling units, approximately 2 dwelling units per acre. The proposed FLUM Map amendment will permit the allowable density associated with both categories to be more uniformly distributed over the entire site, establishing a density that transitions from slightly higher densities in Gateway (6 du/ac) and Lehigh Acres (10 du/ac) communities to the DR/GR lands on the east side of Daniels Parkway. The concurrent Planned Development will delineate the locations of the housing types as well show consistency with the Lehigh Acres Planning Community and surrounding residential developments in addition to the analysis provided below.

Future Land Use

The ±628 acres of the Timber Creek Property subject to the FLUM Map amendment is presently within the DR/GR and Wetlands Future Land Use categories as well as in the Southeast Lee County Planning Community Area. The Lee County Comprehensive Plan (Lee Plan) outlines the permitted densities and intensities for each Future Land Use Category as well as additional planning requirements for development within the Planning Communities.

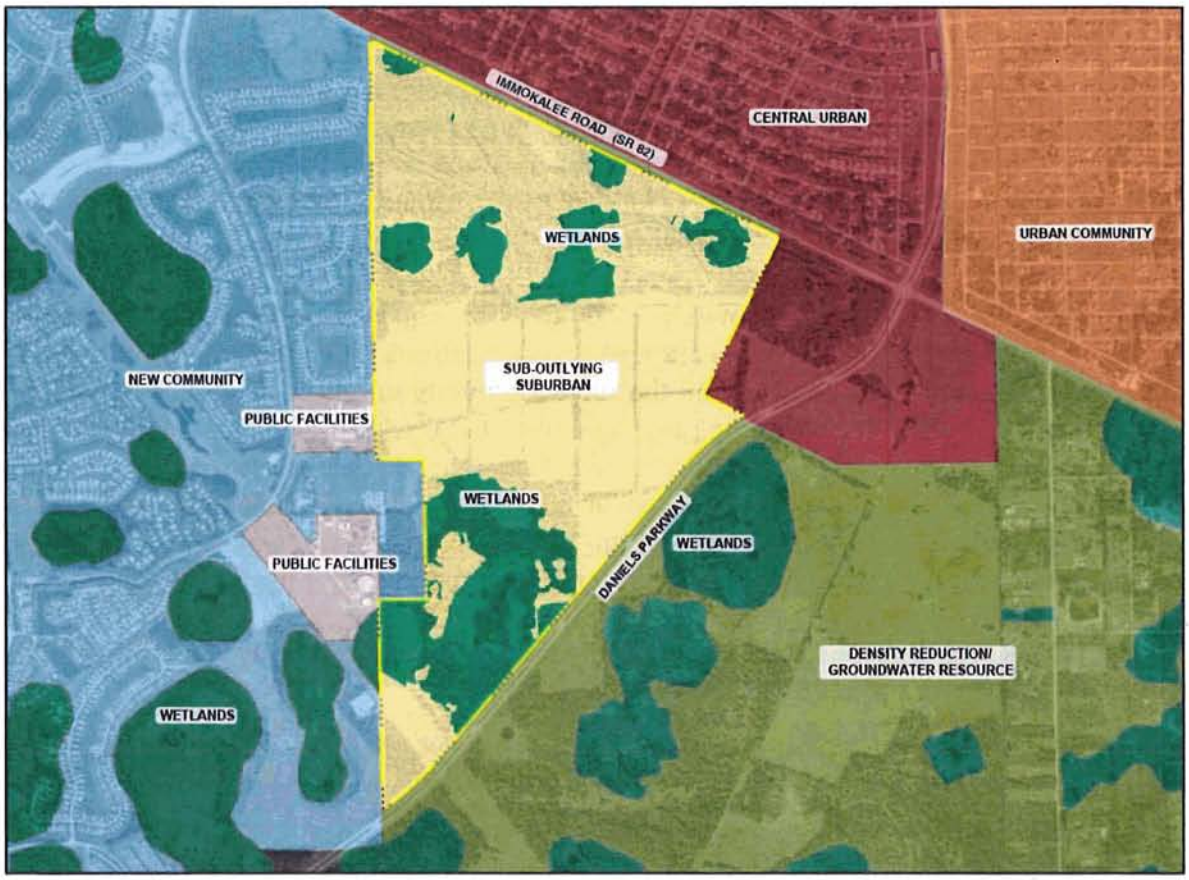


Figure 2. Proposed Future Land Use Map

DR/GR

The Lee Plan defines the Density Reduction Groundwater Resource (DR/GR) Future Land Use category as an area comprised of uplands that provide substantial recharge to aquifers, which are suitable for future wellfield development. Development within the DR/GR is required to demonstrate compatibility with maintaining surface and ground water levels at their historic levels. The permitted land uses, include agriculture, natural resource extraction and related facilities, conservation, public and private recreation facilities, and residential uses. The ±628 acre subject property on the west side of Daniels Parkway is triangular in shape and adjacent on the north side to SR 82, an arterial road. On the east side is Daniels Parkway, another arterial roadway which separates the property from the remainder of the DR/GR land use category and the Southeast Lee County Planning Community. The property's remaining boundary to the west is the existing Gateway community. The Subject ±628 acres is separated by Daniels Parkway, berms and other improvements from the remainder of the Jared Holes property east of Daniels Parkway and the remaining DR/GR lands, thus ensuring that water and wildlife do not freely flow from one property to another. As a result of these conditions, the subject property does not provide regional hydrological or wildlife connections to the larger DR/GR Future Land Use and Southeast Lee County Planning Community southeast of Daniels Parkway.

Wetlands

The DR/GR Future Land Use category is a major portion of the subject property however, this land use only governs the upland areas. The Wetlands FLU category is also a portion of the subject property and governs the areas identified as Wetlands per aerial imagery. Lee Plan Policy 1.5.1, permits low-density residential and recreational uses within the Wetland Future Land Use category. However, development may not negatively affect ecological functions and the maximum permitted density is one dwelling unit per 20 acres (1DU/20 AC).

The subject property has approximately ±149 acres of wetlands per the FLUCCS mapping produced by Passarella and Associates. A jurisdictional determination would amend the areas designated Wetland Future Land Use on the subject property to reflect the current conditions. Per the Lee Plan, this can be accomplished administratively with the completed jurisdictional determination at the time of a Comprehensive Plan Amendment or Planned Development Approval. The applicant is undergoing a concurrent jurisdictional determination regarding the wetlands located on the property. The locations of the wetlands have been verified by SFWMD during a wetland jurisdictional determination and a confirmation letter has been received.

Per the DR/GR and Wetlands FLU categories, the following existing density is permitted under current conditions for the ±628 acres.

Future Land Use	Acreage	Density	Residential Units
DR/GR	479	1DU/10AC	47
Wetlands	149	1DU/20AC	7
TOTAL RESIDENTIAL UNITS			**54**

Project Request

The property included in the Comprehensive Plan Amendment Request is the ±628 acres currently within the DR/GR Future Land Use Category. The requested amendment would remove the property from the DR/GR FLU and allocate the property to the Sub-Outlying Suburban Category. The detailed analysis provided by Passarella and Associates and Progressive Water Resources demonstrates that the existing conditions of the property are not consistent with the Density Reduction/Groundwater Resource FLU category. Given the existing land uses in the immediate proximity to this ±628 acres (Gateway and the Lehigh Estates subdivision) the DR/GR permitted uses including agriculture or natural resources extraction and related facilities are clearly no longer appropriate for this property. The Daniels Parkway/SR 82 boundaries also serve as substantial barriers effectively cutting off the subject property from any significant contribution or connection to any conservation or natural resources connections to wildlife activity in Southeast Lee County located outside of those barriers. The request to change the property's land use designation to the more appropriate low density residential Sub-Outlying Suburban FLU category would provide the ability to develop the ±628 acres with a residential subdivision that transitions in density from the adjacent Gateway and Lehigh Acres Communities while it also supports the Mixed Use Overlay already planned at the intersection of SR 82 and Daniels Rd. A concurrent Planned Development application will be submitted including the ±27

acres of Central Urban. This request will limit the maximum density of the property to 1,315 dwelling units as depicted in the second table below.

Proposed Land Use

Category	Acreage	Units/Acre	Total Units
Sub-Outlying Suburban	479	2 DU/AC	958
Wetlands	149	2 DU/AC*	298
TOTAL			**1,256**

*Per table 1(a) of the Lee Plan

Concurrent Planned Development

Category	Acreage	Units/Acre	Total Units
Sub-Outlying Suburban	479	2 DU/AC	958
Wetlands (preserved)	113	2 DU/AC*	226
Central Urban	27	10 DU/AC	270
TOTAL			**1,454**
REQUESTED			**1,315**

*Per table 1(a) of the Lee Plan

The Sub-Outlying Suburban Future Land Use as described by Policy 1.1.11 of the Lee Plan, promotes "lower residential densities than other Future Urban Areas and are placed within communities where higher densities are incompatible with the surrounding area and where there is a desire to retain a low-density community character." The proposed Sub-Outlying Suburban would permit the subject property to act as a transition, providing a step down from the higher densities found in the existing Gateway Planned Development to the west and the approx. 3-4 dwelling units per acre in the Lehigh Acres platted subdivisions to the north to the very low density permitted within the DR/GR located to the southeast across Daniels Parkway. Like Gateway, the proposed Timber Creek residential community will be master planned with a meandering transportation network that promotes pedestrian walkability, multi-modal connectivity and various sized home sites clustered and distributed across the property among existing and manmade waterbodies and open spaces. The concurrent Planned Development request includes a Master Concept Plan, Schedule of Uses and Property Development Regulations to accomplish this.

Surrounding Land Uses

The Timber Creek Property is surrounded by a mix of uses in an area of Lee County that has significant residential and airport related development as well as vacant land and preservation areas.

West

The Gateway Community PUD and DRI is located adjacent to the western boundary of the subject property. This planned development is mostly built out with single family residential homes and is within the New Community future land use category which permits 6 dwelling units per acre. A portion of the Gateway Community adjacent to the subject property is utilized for recreational facilities as well as water and wastewater utilities. The entirety of the Gateway Community supports mostly single family with some multi-family residential, golf courses, soccer fields, a charter school, and neighborhood supporting commercial uses. The commercial uses include Bank of America, Gartner, Comcast, 7-11, local restaurants and Office/Business Complexes with multiple users. The Gateway DRI Development Order was amended in 2013 by resolution Z-13-013, to allow 4,585 dwelling units and 1,950,000 SF of Business, Office and Commercial Uses.

The Daniels Preserve Mixed Use Planned Development is located adjacent to the southwest boundary of the subject property, abutting Daniels Parkway. Daniels Preserve is partially developed with Residential and Commercial uses. The property was approved for development by Resolution Z-11-016 for a maximum of 876 dwelling units (approximately 10 dwelling units per acre), maximum of 606,675 square feet of industrial floor area, maximum of 30,000 square feet of commercial office and a maximum of 45,000 square feet of commercial retail uses. The portion of the development area closest to the subject property is allocated toward Industrial Uses.

North

The subject property is bounded on the north by State Road 82, also known as Immokalee Road. On the northern side of SR 82 is the platted community of Lehigh Acres, which is more than 500 acres of single and multi-family residential. This portion of the Lehigh Community is within the Central Urban Future Land Use which permits 10 dwelling units to the acre. The Lehigh Community is in various stages of build out. Many of the approximately ¼ acre parcels near the intersection of SR 82 and Daniels Parkway have been developed with single family homes. Some parcels immediately adjacent to SR 82 are available for commercial development. Lee County and the Lehigh Community Plan encourage the development of commercial uses adjacent to major arterial roadways, as a result, some minor commercial uses exist along SR 82 and Gunnery Road (the name of Daniels Parkway north of SR 82).

East

The subject property is bounded to the east by a ±40 acre parcel proposed for Commercial Uses and Daniels Parkway. The ±27 acres within the Central Urban FLU and the ±40 acre Commercial Parcel and the lands east of Daniels Parkway are owned by Jared Holes Trust but are not part of this application. The Commercial Tract is within the Central Urban Future Land Use Category and may be developed in the future with residential uses from 4 to 10 units per acre and high intensity commercial uses. The lands east of Daniels Parkway do not have entitlements and are within the Central Urban, Tradeport, DR/GR and Wetlands Future Land Use category. The upland portions of the property have been cleared for a previous agricultural operation.

South

To the south of the subject property across Daniels Parkway is the Southwest Florida International Airport as well as additional parcels owned by the Trust. The airport occupies a majority of land southeast of Daniels Parkway and I-75 exchange. According to the Airport Layout Plan, the development of the airport will take place in two phases and is expected to extend into the year 2025. The Airport Layout Plan indicates that at some point in the future an expansion will occur for a second runway to be located south of the current runway. In addition, Commercial, Retail and Industrial Flex Spaces are proposed to be added to the airport in the future. Most of these services will be located along the northern boundary of the airport adjacent to Daniels Parkway, with a minor amount located adjacent to Daniels Preserve north of Daniels Parkway.

	Future Land Use	Zoning	Relevant Notes
North	Central Urban, Urban Community	RM-2, RS-1	Single & Multi Family, Commercial and Vacant
South	DR/GR, Airport, Tradeport	AOPD, AG-2	Airport, Vacant, Previous Agriculture Activities
East	Conservation Lands- Upland, Conservation Lands- Upland, DR/GR	AG-2	Vacant Residential, Vacant Governmental, County Land
West	New Community, Public Facilities,	MPD, PUD	Single & Multi Family, Commercial, Industrial, Airport Related

Water Resources

The subject property is currently within the DR/GR Future Land Use, a category that seeks to "provide substantial recharge to aquifers most suitable for future wellfield development" through limited low density development. Preliminary investigations were conducted with Passarella and Associates as well as Progressive Water Resources regarding the subject property's ability to support regional environmental and hydrological connections. The ±628 acre subject property is on the north side of Daniels Parkway, an arterial road which separates the property from the remainder of the DR/GR land use category and the Southeast Lee County Planning Community. The Subject ±628 acres is separated by Daniels Parkway, berms and other improvements from the remainder of the Jared Holes property southeast of Daniels Parkway and the remaining DR/GR lands, thus ensuring that water and wildlife do not freely flow from one property to another. As a result of these conditions, the subject property does not provide regional hydrological or wildlife connections to the larger DR/GR Future Land Use and Southeast Lee County Planning Community southeast of Daniels Parkway. Due to the characteristics of the subject property identified by Passarella and Associates & Progressive Water Resources, the subject property does not and will not support regional environmental and hydrological connections.

The property is triangular in shape and bounded by the Gateway Community, SR 82 and Daniels Parkway. The existing roadway network bifurcates the Jared Holes Trust property and no flowways or rare and unique habitats were identified on the property northwest of Daniels

Parkway. The existing agricultural activity on the property impacts surface water quality and utilizes wells from the shallow Water Table Aquifer for irrigation. As discussed in the report provided by Progressive Water Resources, approval of the proposed development will result in the elimination of 2/3 of the permitted water quantities approved to be withdrawn from the shallow Water Table Aquifer and will also eliminate the existing cattle operation, improved pasture areas and historic agricultural ditches. These changes as a result of the proposed amendment will provide a positive net benefit to the remaining DR/GR through the improved protection of the shallow Water Table Aquifer, improvement of local water resources, and increased recharge opportunities.

Infrastructure

The subject property is located in an area of the County that has been designated for urban services. All urban services are located adjacent to the subject property or available to serve the property. A copy of all received Letters of Availability from each service provided are attached to the application for reference.

Utilities

The subject property is partially within the service area for Lee County Utilities and a Letter of Availability has been included in the application materials to demonstrate adequate capacity is available to serve the proposed development. Amendments to Lee Plan Maps 6 and 7 are proposed to incorporate the entire ±628 acre parcel into the Lee County Utilities service area. The provision of central water and sewer to the subject property would eliminate the potential 54 wells and septic systems that would be required under the existing DR/GR future land use category.

Public Safety

The subject property is able to be served by multiple providers for Emergency Medical Services, Fire and Police. Lee County Emergency Medical Services are the primary EMS transport for the subject property. However, the property is also within the Lehigh Acres Fire District which provides medical transport as well. Both service providers would work together to serve the subject property. Lee County EMS does not have a resource in this area, but expansion of service to meet the needs in this part of the county is under consideration. According to the Letter of Availability received from Lee County: "at the time of Comprehensive Plan Amendment, there will be an indication what EMS and police resources are available for the area." Per a phone conversation with Lee County EMS it is likely by the time entitlement efforts are complete for the subject property an additional station with EMS transport will be in close proximity to the property.

The subject property is also served by the South Trail Fire District and the Lehigh Acres Fire District. The South Trail Fire District would serve the southern portion of the property from Station 63 located at 5531 Halifax Ave. The Lehigh Acres Fire Department would serve the northern portion of the property from the located at 636 Thomas Sherwin Ave. S. Each agency is capable of providing services to the subject property as it falls within the boundaries of the fire district.

The subject property is located wholly within the service area for the Lee County Sheriff. The Central District Station located at 14750 Six Mile Cypress Parkway is responsible for providing service to the subject property.

Schools
The subject property is within the Lee County School District East Zone, E2. According the received Letter of Availability from the Lee County School District the proposed development will generate 378 school-age children. There is capacity within the entire school district to accommodate the additional children.

Lee Tran
The property is not serviced by Lee Tran and a bus route does not extend to the intersection of SR 82 and Daniels Rd.

Solid Waste
The property is within the Lee County Solid Waste Franchise and is served through Lee County's franchised hauling contractor. Disposal of waste generated from the subject property will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Service is available to the subject property and plans have been established that target growth and long term disposal capacity for this particular area.

Electric
The subject property is within service area for Florida Power and Light. In order to serve the subject property improvements to infrastructure may be necessary. FPL engineering can determine the infrastructure improvements required to serve the subject property. Those improvements can include routes for distribution lines, a corridor for transmission facilities, or a site for a substation.

Cable and Phone
The subject property will be served for cable, phone and internet by Comcast located at 12600 West Links Drive. A cable television installation and service agreement will be needed in order to provide service for the subject property at the time of development.

Gas
The subject property is located within the TECO Peoples Gas System. TECO Peoples Gas System has a 6" Plastic Gas Main along the north side right-of-way of SR 82 Immokalee Road (stopping at Griffin Drive) and a 6" Plastic Gas Main along the north side right-of-way of Daniels Parkway (South of Gateway Boulevard) which is in close proximity to subject property. Connection to the main pipe system may be required and is subject to the TECO Gas Service Agreement at the time of development.

MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

Timber Creek

Comprehensive Plan Amendment

Future Land Use Analysis
November 15, 2016

Property Description

The subject property is an approximately ±628 acre parcel including STRAPS: 09-45-26-00-00001.0000, 04-45-26-00-00001.0020, 05-45-26-00-00002.0010, 08-45-26-00.00001.0010, 17-45-26-00-00001.0020 located at the southwest corner of Daniels Parkway and SR 82. The property is currently designated within the Density Reduction /Groundwater Resource Future Land Use category. However due to its unique location relative to the balance of the DR/GR and the existing surrounding land uses and infrastructure, the subject property would be more appropriately designated as Sub-Outlying Suburban as described in this application.

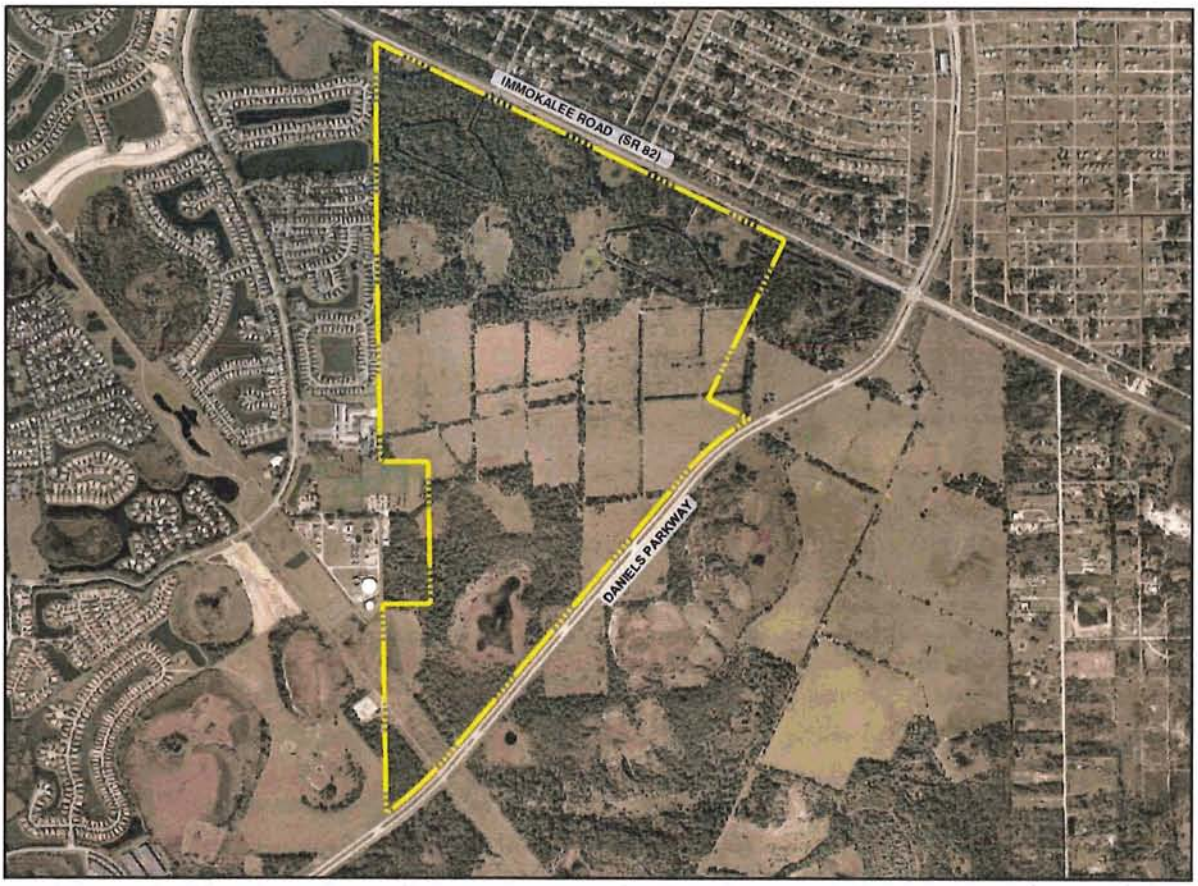


Figure 1. Property Location

When compared to the characteristics of the larger DR/GR FLU as well as the vision for this area in the Lee Plan, the subject property, due to its complex history, is distinctly different from the balance of the DR/GR and Southeast Lee Planning Community as described in the Lee Plan.

The subject property is triangular in shape, has been significantly disturbed over time and is isolated from the balance of the DR/GR as it is wedged into the southwest corner of the two adjacent, converging arterial roadways between the Central Urban land use category of the Lehigh community and the Gateway DRI New Community along its property boundaries. These existing infrastructure improvements and existing developments have separated the subject property from the larger, more consolidated DR/GR area and do not enable significant surface, groundwater, habitat, or wildlife connections to the surrounding properties as described below relative to Policy 1.4.5 and Goal 33.

Property History & Characteristics

The subject property is highly disturbed and has been for decades. The property from the early 1940s was part of a military training facility, during which time the property was extensively cleared for the installation of a US Army Air Corps Air Field Artillery Range. The two historic range facilities on-site are triangular shaped, bermed, "Coat Hanger" areas, and are clearly visible on 1944 historic aerials.

A further review of historical aerials also demonstrates that land disturbance on the subject property continued into the 1950s when the central portion of the project was cleared for the installation of row crop activities. Historic aerials confirm that row cropping activity began by 1958 and extended into the southeast portion of the property by 1968. Agricultural activities included the installation of large drainage ditches across the site, particularly in the wetland systems, to facilitate drainage. Row crop farming activities were recently discontinued, and the property is currently used for cattle grazing.

By 1968, clearing for the Florida Power and Light (FPL) electrical transmission line had commenced in the southern portion of the property and roads were cleared and constructed as part of Lehigh Acres to the north of SR 82. Portions of Gateway were developed and under construction west of the project by 1996 and by 2001, the Daniels Parkway extension had been constructed along the eastern boundary of the property.

As described in the Environmental Analysis of the subject property provided by Passarella and Associates, due to that previous activity a majority of the property has been disturbed and the remaining lands now consist of disturbed native wetland systems, non-native wetlands and wetlands with high levels of exotic infestation[1]. A majority of the wetlands areas have been highly disturbed by ditching, cattle grazing activities, and infestation by exotic vegetation[2]. Agricultural ditches historically altered the hydrology of the wetlands by artificially draining the landscape, leading to a variety of exotic species establishing on the subject property. The cattle grazing has

[1] Passarella and Associates. November 10, 2016. *Environmental Assessment Report.* Page 3
[2] *Ibid*

also led to the over grazing of native vegetation and degradation of water quality within the on-site wetland systems. The existing wetlands have been surveyed and were field-reviewed and approved during a wetland jurisdictional determination conducted by the South Florida Water Management District. Historically, the wetlands on the subject property were isolated and depressional in nature, and due to these characteristics they tended to hold surface water rather than conveying it through a continuous flowing system off-site. Currently, the highly disturbed and isolated nature of the subject property does not promote large-scale ecosystem integrity as required by Policy 33.2.1 for properties within the DR/GR. Nor do these conditions promote surface water flows to larger/regional systems or establish a defined channel for a flow-way as described by Policy 33.2.2.

Surrounding Development

In addition to the existing, disturbed nature of the subject property, the development of infrastructure and residential communities immediately adjacent to the subject property has also eliminated the property's ability to support the vision, Goals, Objectives and Policies of the DR/GR FLU and Southeast Lee Planning Community. The subject property is triangular in shape and within a unique location in Lee County. The property's northern boundary is adjacent to SR 82, a two lane arterial southeast/northwest roadway. This roadway is currently undergoing construction planning by the Florida Department of Transportation to expand the lanes of service as well as implement a continuous flow intersection. Work is due to commence in mid-2017, for the approved six-laning of SR 82. North of SR 82 is the platted community of Lehigh Acres, which permits a residential density of 10 dwelling units to the acre. In the vicinity of the subject property, the platted lots in Lehigh are zoned for commercial development and have been previously cleared. No central stormwater management system exists in Lehigh Acres, but surface water does not reach the subject property from this area to the north due to SR 82 which effectively acts as a dike to prevent that flow. This condition is expected to remain with the proposed improvements to SR 82. The existing cleared nature of the Lehigh Acres Community and construction of SR 82 eliminate interconnections to the subject property for purposes of surface water, habitat or wildlife. In addition, there are no large-scale conservation lands adjacent to the subject property that provide such connections[3]. Protection or restoration of land on the subject property would not change these characteristics, therefore the property cannot support the intent of Lee Plan Policies 33.2.1 and 33.2.2

The property's longest boundary is to the southeast, which is immediately adjacent to Daniels Parkway a 4-lane arterial running northeast/southwest in this location. Southeast of Daniels Parkway are additional agricultural lands owned by the property owner, which have also been previously disturbed by similar military and agricultural activities. The subject property northwest of Daniels Parkway is not well connected to the property southeast of Daniels. The arterial roadway has eliminated any possible interconnection or the ability to establish a wildlife corridor between the subject property and the lands on the opposite side of Daniels Parkway for habitat or wildlife[4]. The absence of a wildlife corridor on the subject property is evidenced by the lack of

[3] Passarella & Associates. November 10, 2016. *Environmental Assessment Report.* Page 9.
[4] *Ibid*

Florida Black Bear and Florida Panther telemetry within the property boundaries[5]. Existing culverts under Daniels Parkway significantly limit the amount of surface water that can be transferred from the larger DR/GR area to the subject property. The South Florida Water Management District (SFWMD) considers the basin divide slightly to the southeast of Daniels Parkway[6]. This basin divide places the subject property within the Six Mile Cypress Watershed Basin and due to the limitation of the culverts underneath Daniels Parkway and the close proximity of the basin divide, appreciable surface water interaction does not occur, nor has it occurred for decades[7]. According to the *2008 Prospectus for Lee County*, the restoration of historic surface water flows within the DR/GR through major flow-ways is to support the "larger water migration in" the Estero Bay watershed. A historic farm road exists east of Daniels Parkway and the subject property, which established prior to 1953, isolates the Timber Creek property from the balance of the DR/GR[8]. Historical aerials in the vicinity of the historic farm road confirm there is no naturally-defined surface water connection, defined conveyance or flow-way from the historic farm road west to the Timber Creek property[9]. Due to the subject property's location in a separate surface water basin and the existing infrastructure improvements that limit surface water flows underneath Daniels Parkway and across the existing historic farm road, and the significantly limited connections for habitat and wildlife, the subject property does not support the vision for the DR/GR as outlined in Lee Plan Policies 33.2.1 and 33.2.2.

The subject property's western boundary abuts the master planned community of Gateway, which permits a residential density of 6 dwelling units to the acre. Due to the community's development as a Development of Regional Impact, a central water management system was implemented. However, it does not provide a surface water interconnection to the subject property. Rather the connection is limited to one location, a culvert connecting a small pond on the subject property to a wetland within the Gateway DRI. The culvert offers only a limited opportunity for surface water to move and is designed to significantly restrict the movement of surface water to ensure the water level on either side does not exceed the engineering designed level. A free-flowing connection to create a continuous flow path is not available through the engineered design. No additional interconnections exist between the subject property and the existing Gateway Community significantly restricting the movement of wildlife and surface water. Therefore the subject property does not support the vision for the DR/GR as outline by Lee Plan Policies 33.2.1 and 33.2.2.

These existing infrastructure improvements and neighboring communities eliminate the opportunity to establish surface water, habitat and wildlife interconnections from the subject property to surrounding lands. The isolation of the subject property also eliminates any opportunity for hydrologic interconnections to be established off-site and therefore does not

---

[5] *Ibid*
[6] Progressive Water Resources. November 9, 2016. *Response to October 21, 2016 Timber Creek Request for Additional Information.* Page 3
[7] *Ibid*
[8] Progressive Water Resources. November 9, 2016. *Response to October 21, 2016 Timber Creek Request for Additional Information.* Page 4
[9] *Ibid*

support the restoration of historic surface water levels as anticipated by Objective 33.2 of the Lee Plan. Interconnections to existing corridors and conservation areas for habitat and wildlife are also not available between the subject property and adjacent lands, due to the existing conditions. As a result, protection and restoration of lands that provide these types of connections as desired by Policy 33.2.1. is not available to the subject property. Furthermore, the location of the subject property on the western outer edge of the DR/GR, northwest of Daniels Parkway is not near or connected to any of the 7 Tiers potentially eligible for protection and restoration as shown in the Priority Restoration areas described in Policy 33.2.2 as being most critical to restore surface and groundwater levels and to connect corridors or conservation areas. Therefore it cannot be considered critical to restoring historic surface and groundwater flows or serving as the mainstay for water resource management within the DR/GR as described by Policies 33.2.2 and 33.2.3. As a result, improvements, preservation, or restoration would not promote interconnections consistent with the Goals, Objectives and Policies of the DR/GR.

Water Resources

The analysis conducted by Progressive Water Resources included a review of the historic aerial photographs of the property from 1950 to present and did not indicate the presence of defined flow-ways but instead historic aerials indicate drier conditions[10] . A detailed site inspection was conducted by Progressive Water Resources and Morris-Depew Associates in August 2016, and, Progressive Water Resources concluded that no prominent historical surface water flow-ways were observed on the historical aerial photographs, LIDAR imagery and on-site observations[11]. The development of the north/south and east/west drainage ditches to support the agricultural operations interrupted the natural westward flow of surface water on the property and shifted flow to the north and west[12]. Also as mentioned, Daniels Parkway bifurcates the subject property from the remainder of the DR/GR and the existing culverts under Daniels only permit a minimal amount of surface water from passing underneath Daniels Parkway.

According to an analysis provided by Progressive Water Resources the ±628 acre subject property exhibits substantially different hydrogeologic characteristics from the remainder of the DR/GR area[13]. Specifically, the subject property **does not** provide prime recharge due to the hydrogeology present on the subject property that separates the Water Table Aquifer from the underlying Sandstone Aquifer.

There are three (3) principal aquifer systems underlying the subject property:

1. Surficial Aquifer System – also known as the Water Table Aquifer which is unconfined and includes the vertical extent of the Tamiami Formation.

---

[10] Progressive Water Resources. November 9, 2016. *Response to October 21, 2016 Timber Creek Request for Additional Information.* Page 2.

[11] Progressive Water Resources. November 9, 2016. *Response to October 21, 2016 Timber Creek Request for Additional Information.* Page 7.

[12] Progressive Water Resources. November 9, 2016. *Response to October 21, 2016 Timber Creek Request for Additional Information.* Page 3.

[13] Progressive Water Resources. November 9, 2016. *Response to October 21, 2016 Timber Creek Request for Additional Information.* Page 7.

2. Intermediate Aquifer – generally has two producing units (upper and lower) with the upper producing unit known as the Sandstone Aquifer, which is confined; and the

3. Upper Floridan Aquifer System, which is also confined.

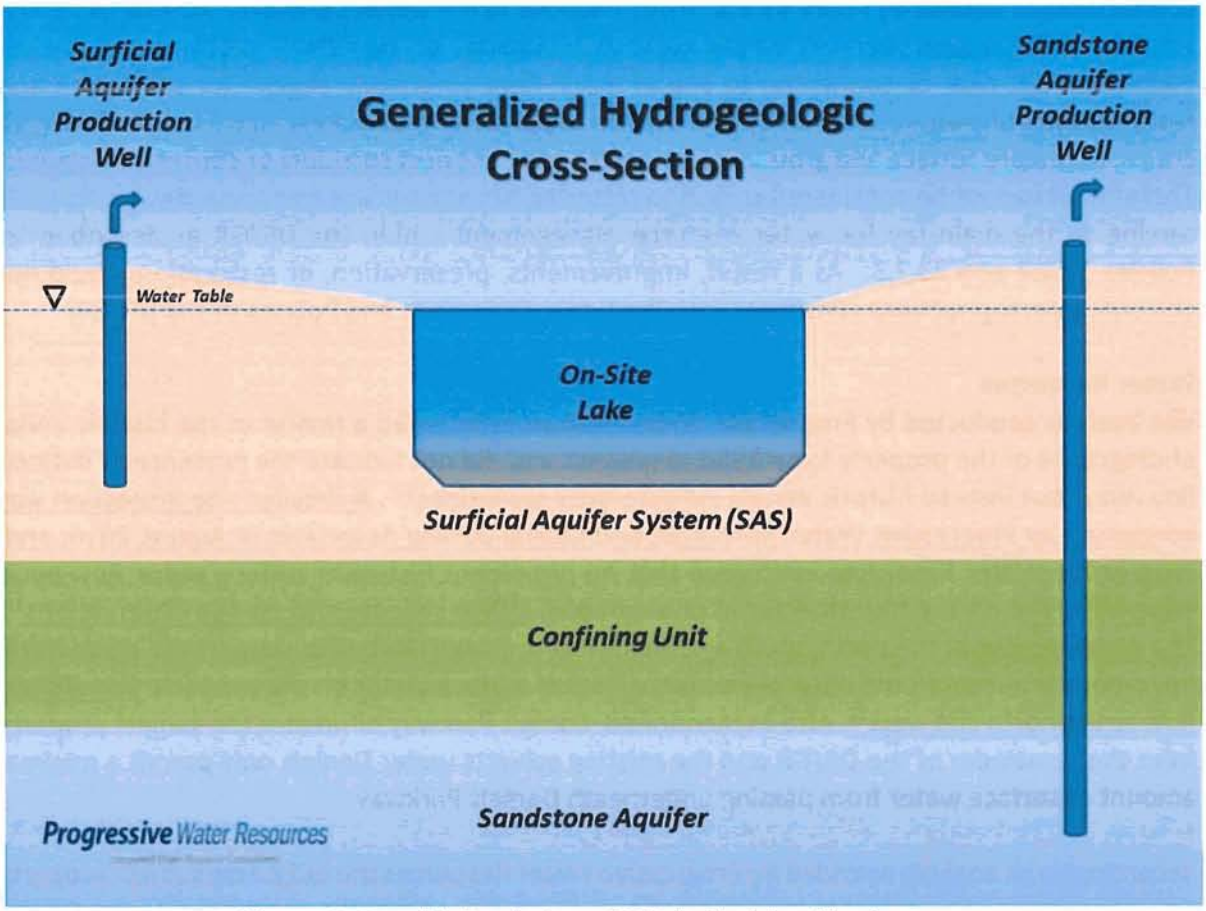


Figure 2. Graphic Depiction of 3 Principal Aquifer Systems

Aquifer recharge occurs when rain water/surface water enters the shallow Surficial Aquifer System (aka Water Table Aquifer) and increases the water level. The recharge rate for the subject property is less than projected by the USGS and SFWMD due the existing onsite internal drainage ditches which direct surface water to specific locations. This limits the area of the subject property that provides the opportunity to recharge the underlying Water Table Aquifer. In the location of the subject property, the limestones of the Tamiami Formation exhibit variable thicknesses and are potentially absent in some locations. This is a significant departure from the balance of the DR/GR where properties can exhibit Upper Tamiami Formation limestones in excess of 100 feet in thickness. Locations of thicker sequences of the Tamiami Formation are easily discernable on aerial photography as they are typically coincident with active mining operations within the DR/GR.

In the area of the subject property there are relatively thick sequences of clayey sediments which **restrict** surface water from easily seeping from through the Water Table Aquifer downward to

the Sandstone Aquifer. It is estimated in the vicinity of the subject property the Sandstone Aquifer occurs at depths of approximately 70 feet below land surface. The thick clayey sediments in the area of the subject property are considerably different than the remainder of the DR/GR which typically exhibits a thick limestone layer[14]. The difference between the sediments found in proximity to the Timber Creek property and the remainder of the DR/GR are demonstrated in **Figure 5** provided by Progressive Water Resources (PWR)[15]. Furthermore, after reviewing the comparison provided in **Figure 5,** PWR concludes "the thicker sequences of limestone found in the bulk of the DR/GR, particularly those with thin or absent confinement, are much more promote to accepting recharge during the rainy season[16].

The Lee County Division of Natural Resources is to evaluate the impacts of proposed land disturbances on surface and groundwater resources with site specific data to assess "potential adverse impacts on water resources and natural systems." Consistent with Policy 33.2.7 Progressive Water Resources conducted analysis of the existing conditions vs the proposed conditions. However, it should be noted that the subject property has been disturbed since the early 1940's and continues to be disturbed with agricultural activities, ditches, berms and other alterations that direct and control surface water flow as well as existing permitted wells that utilize groundwater for the agricultural operations. The property is bounded by arterial roads to the north and east and a DRI master planned community to the west which also direct and controls surface water flow. These characteristics significantly prohibit interconnectivity for the purposes of continuance flow-way systems, natural habitat and wildlife. The subject property is also located on the northwestern limit of the DR/GR and exhibits substantially different hydrogeologic characteristics than the balance of the DR/GR therefore no adverse impacts will occur from the proposed amendment.

1. The Subject Timber Creek property does not exhibit the characteristics describing the DR/GR Future Land Use Category as set forth in Policy 1.4.5.

Policy 1.4.5: The Density Reduction/Groundwater Resource (DR/GR) land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers...." As outlined above, the subject property is not an area to provide substantial recharge for aquifers nor is it a most suitable or favorable location for the physical withdrawal of water from those aquifers.

Policy 1.4.5.1 requires that new land uses in these areas must demonstrate compatibility with maintaining surface and ground water levels at historic levels utilizing hydrologic modeling and that shows that no adverse impacts will result to properties located upstream, downstream or adjacent to the site. As demonstrated from the reports included herein and described above, the modeling shows that there will be no adverse impacts and that surface and groundwater levels

[14] Progressive Water Resources. November 9, 2016. *Response to October 21, 2016 Timber Creek Request for Additional Information.* Page 7.
[15] Progressive Water Resources. November 9, 2016. *Response to October 21, 2016 Timber Creek Request for Additional Information.* Page 7-8.
[16] *Ibid*

will be maintained at historic levels. The subject property is hydrologically and ecologically isolated from the substantial balance of DR/GR lands by a number of physical barriers including the existing four-laned Daniels Parkway and the two-laned (scheduled for 2017 six-laning) SR 82.

Policy 1.4.5.2 specifies that permitted land uses in the DR/GR include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreational facilities, and residential use at a maximum 1 unit per 10 acres. The subject property is located immediately adjacent on the west to the Gateway DRI New Community future land-use category (nearly build out at up to 6 units per acre). It is immediately south of the soon to be six-laned SR 82 adjacent to the platted Lehigh Acres area designated as Central Urban at up to 10 units per acre. It is also adjacent on the Northeast (at the SR 82/Daniels Parkway intersection) to 40 acres of Central Urban land in the Lehigh planning community designated for Specialized Mixed Use Community intended to serve Lehigh and the surrounding areas. The applicant submits that these existing and planned uses demonstrate that the subject property is not appropriately limited to agricultural, natural resource extraction, conservation uses, recreational facilities or residential use at only 1 unit per 10 acres as required in the DR/GR per Policy 1.4.5.

The DR/GR area is included as a Special Treatment Area in Policy 1.7.13: The Southeast Density Reduction/Groundwater Resource overlay (Map 17). As described in Policies 33.3.1 through 33.3.5 this overlay affects only Southeast Lee County and identifies five types of land:

1. Existing acreage subdivisions;
2. Rural golf course communities;
3. Mixed – use communities;
4. Improved residential communities; and
5. Environmental Enhancement and Preservation communities.

The communities listed in 1, 2, 4, and 5 do not apply to the subject property, but the property is included in the third category as a mixed – use community. As described in more detail in the concurrent planned development application, the subject property is proposed as a low density mixed-use community, but is otherwise not consistent with the balance of the DR/GR goals, objectives and policies, and so it is proposed to be amended to the Sub –Outlying Suburban land-use category.

2. The subject property does not exhibit the characteristics of Goal 33: Southeast Lee County and is proposed for amendment to the Gateway Planning Community.

The purpose of the Southeast Lee County planning community is:

> "... to protect natural resources in accordance with the County's 1990 designation of Southeast Lee County as a groundwater resource area...."

That protection is accomplished by a strategy that consolidates mining on the Alico Road corridor and restoration of natural habitat and water resources in the land to the south and east. That strategy will still be accomplished southeast of Daniels Parkway, but is inappropriate on the subject property to the northwest wedged between Daniels Parkway, SR 82, the Gateway DRI

and the Lehigh Acres Central Urban Specialized Mixed-Use Node. Policy 33.2.1 describes the restoration as being applicable to the large-scale ecosystem integrity of the Southeast Lee County area where it connects existing corridors and conservation areas. As described herein, the subject property **does not** connect wetlands and wildlife corridors or natural resources and conservation areas. Policy 33.2.2 describes that restoration as being in the areas which are "most critical to restore historic surface and groundwater levels and to connect to existing corridors or conservation areas." As demonstrated, the subject property **does not** contribute to those goals. The subject property is located in the Six Mile Cypress Sub-watershed which does not have any significant hydropattern connection with the property in the Estero River Sub-watershed. Policy 33.2.7 describes that impacts of proposed land disturbances on surface and groundwater resources will be analyzed using models that utilize site specific data to assess potential adverse impacts on water resources and natural systems within Southeast Lee County. As demonstrated by the accompanying reports describing the Enhanced Lake Management Plan and the research and modeling done by PWR, changing the land for the subject property from DR/GR to Sub-Outlying Suburban in conjunction with the proposed Planned Development **does not** have adverse impacts on the surface and groundwater of the remaining land southeast of Daniels Parkway which is appropriately designated within Southeast Lee County planning community, but will have a substantial net benefit to the water resources compared to the historic agricultural use.

3.The Subject Property is more consistent with the Sub – Outlying Suburban land use category due to its location and the surrounding uses and infrastructure.

Policy 1.1.11 describes the Sub-Outlying Suburban areas as "residential areas that are predominantly low density development.... It is intended that these areas will develop at lower residential densities than other future urban areas and are placed within communities where higher densities are incompatible with the surrounding area and where there is a desire to retain a low density community character." As described in the concurrent planned development application for the subject property, the applicant proposes a low density residential development in the area previously designated as DR/GR. Policy 1.7.13.3 describes Mixed-Use Communities of which the subject property was shown as a part. While the low density residential use will still take place on the area previously designated as DR/GR, the commercial mixed-use community characteristics of the planned development will be accomplished within the adjacent Central Urban land use category in the areas already designated to accommodate those commercial and mixed-use uses. The hydrological report provided by PWR demonstrates that the Timber Creek Planned Development will meet and in many cases exceed the DR/GR policies and standards with regard to water resources.

Progressive Water Resources
Integrated Water Resource Consultants
6561 Palmer Park Circle • Suite D • Sarasota, FL 34238 • (941) 552-5657

November 9, 2016

Brandon Dunn, Principal Planner
Lee County Board of County Commissioners
Dept. of Community Development – Planning Section
PO Box 398
Fort Myers, FL 33902-0398

RE: Response to October 21, 2016 Timber Creek Request for Additional Information
CPA2016-00007 (Map Amendment Application)

Dear Mr. Dunn:

This correspondence is provided to further assist the Lee County Board of County Commissioner's and County staffs' understanding of the technical documentation previously provided by Progressive Water Resources, LLC (PWR) and additionally supports the request to reclassify the subject property as Sub-Outlying Suburban. The supplementary technical information provided herein not only validates PWR's previous work but builds upon the project's isolated hydrologic setting and further differentiates the project site from geographic areas located more central to the Density Reduction/Groundwater Resource (DR/GR) area.

Supplemental Analysis of the Six-Mile Cypress Sub-Watershed Divide

As directed by County staff, PWR has carefully reviewed Lee County's Map 25, including its associated Geographic Information System (GIS) metadata regarding the estimated pre-development sub-watershed divides within the DR/GR. As shown in **Figure 1** below, the estimated Map 25 pre-development Six-Mile Cypress Sub-Watershed (yellow shaded area) occupies approximately 1.2 percent of the DR/GR and has a boundary divide that occurs just east of the Timber Creek property (approximately ½ mile to the east of Daniels Parkway). This same pre-development sub-watershed divide was depicted on *Figure 1 DRGR Study Area Historical Hydropatterns* of the 2008 Ecological Memorandum authored by Kevin Erwin Consulting Ecologist, Inc. As depicted below, surface water within the sub-watershed generally flows to the west-northwest, towards the Timber Creek property and the Six-Mile Cypress Slough. As shown, the Timber Creek property has been superimposed on the pre-development sub-watershed portrayed on **Figure 1** and occupies less than 1 percent of the DR/GR.

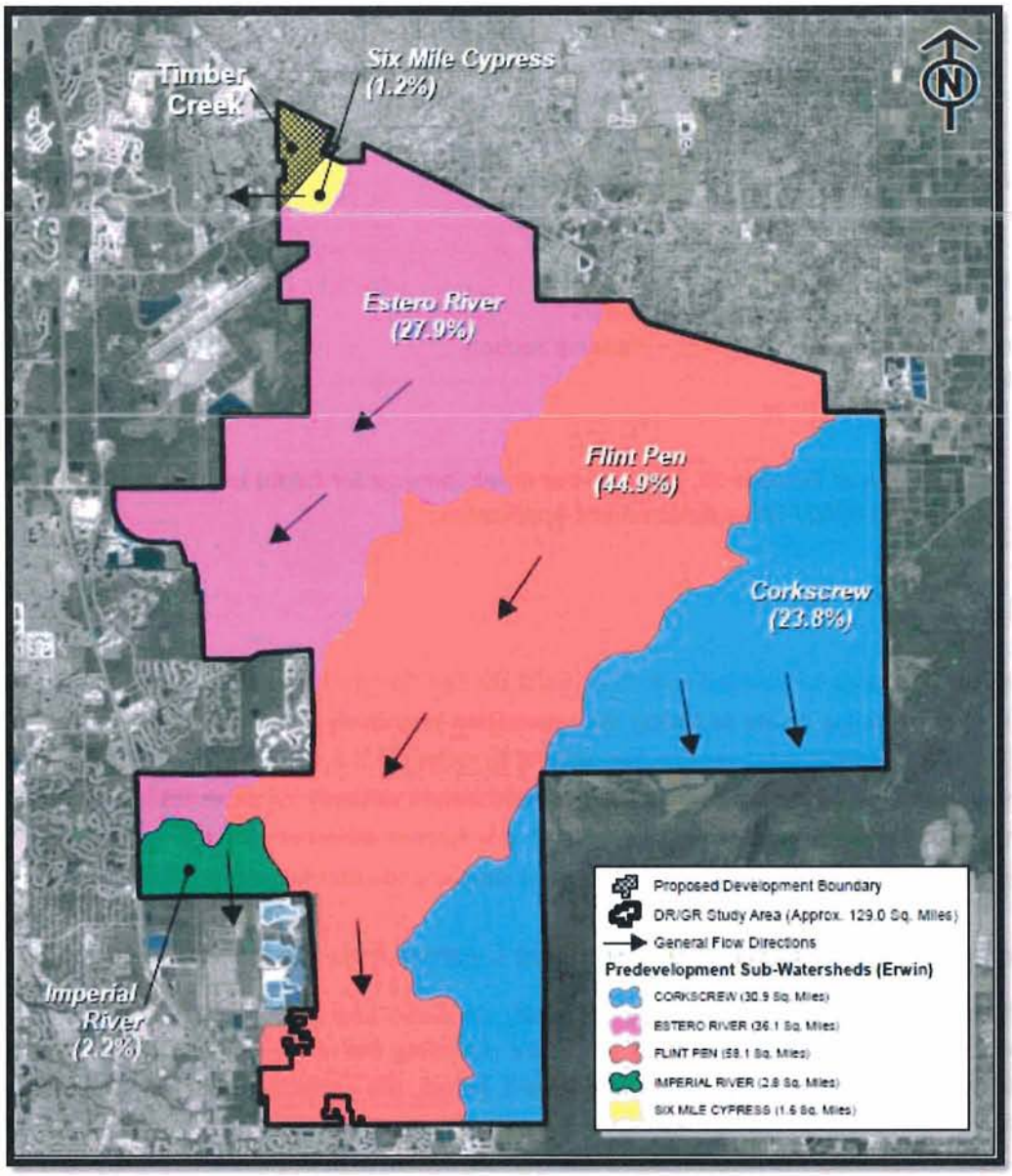


Figure 1. DR/GR Pre-Development Sub-Watersheds

In the early 1950's, the Timber Creek project site and surrounding areas appear to have been used for row crop cultivation and the surface water drainage was altered to facilitate farming. Farming areas were ditched and subsequently expanded throughout the central section of the Timber Creek property. Using historic aerial photographs and 2007 LIDAR imagery it appears that the historic farm ditches were constructed to drain the fields to the nearest wetland feature(s), or lower elevations as shown on **Figure 2**. The ditching and draining activities appear to have locally altered onsite surface water flows, with the northern farming areas draining internally to the north and west and the southern farm areas draining internally to the south and west as shown below.

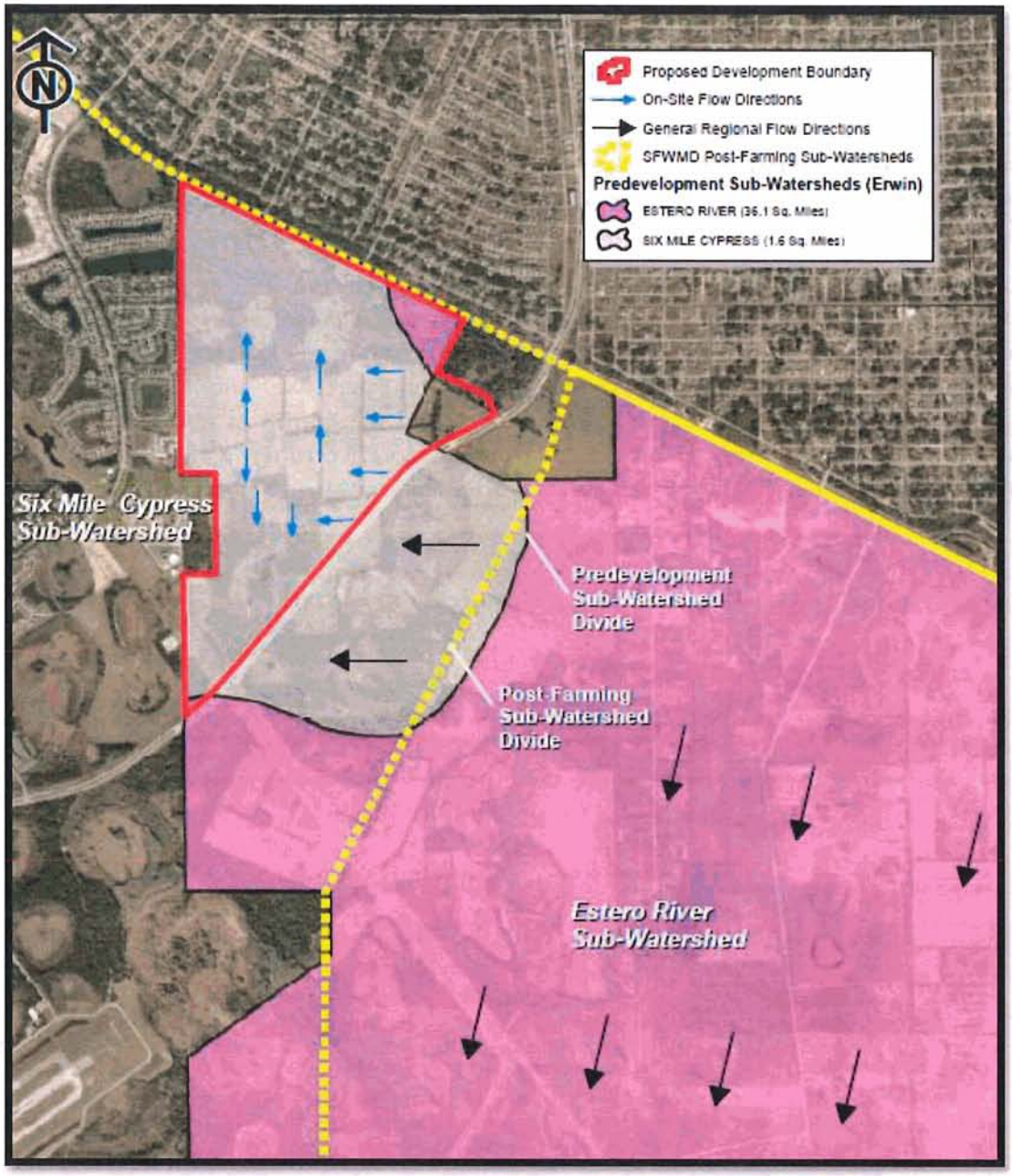


Figure 2. Predevelopment and Post-Farming Sub-Watersheds and Flow Directions

As farming areas were expanded, farm roads were constructed to facilitate equipment and labor access to farm fields and a significant farm road was constructed approximately ½ mile east of the subject property very near to the Pre-Development Six-Mile Cypress Sub-Watershed Divide. This historic farm road, observed in 1953 aerial photographs, was subsequently designated by the South Florida Water Management District (SFWMD) as the Six-Mile Cypress Sub-Watershed Divide (straight dashed yellow line) shown in **Figure 2** and described as the Post-Farming Sub-Watershed Divide. Similar to the Pre-Development Sub-watershed Divide,

the Post-Farming Sub-Watershed Divide separates the Timber Creek project site from other larger surface water watersheds within the DR/GR.

To further investigate the Six-Mile Cypress Sub-Watershed Divide, PWR reviewed the January 26, 1953 aerial photograph presented in **Figure 3** below which appears to indicate that the historic farm road was purposely built and aligned through higher topographic areas. However, the historic farm road transects a reported hydropattern connection shown on Lee County's Map 25 that was previously questioned in PWR's September 15, 2016 Sufficiency Response. Please see the **Updated Figure 10** attached.

Consistent with PWR's September 2016 Sufficiency Response, the 1953 aerial shown below appears to indicate that no naturally-defined surface water connection, defined conveyance, or flow-way crosses the historic farm road located to the east of Timber Creek. Therefore, this feature appears to correctly represent SFWMD's basin divide between the Six-Mile Cypress and Estero River Sub-Watersheds and consequently isolates the Timber Creek property from the balance of the DR/GR. As also shown in the 1953 aerial photograph, considerable row crop farming activity was already occurring in the area and several additional access roads that intersect the main access route are visible.

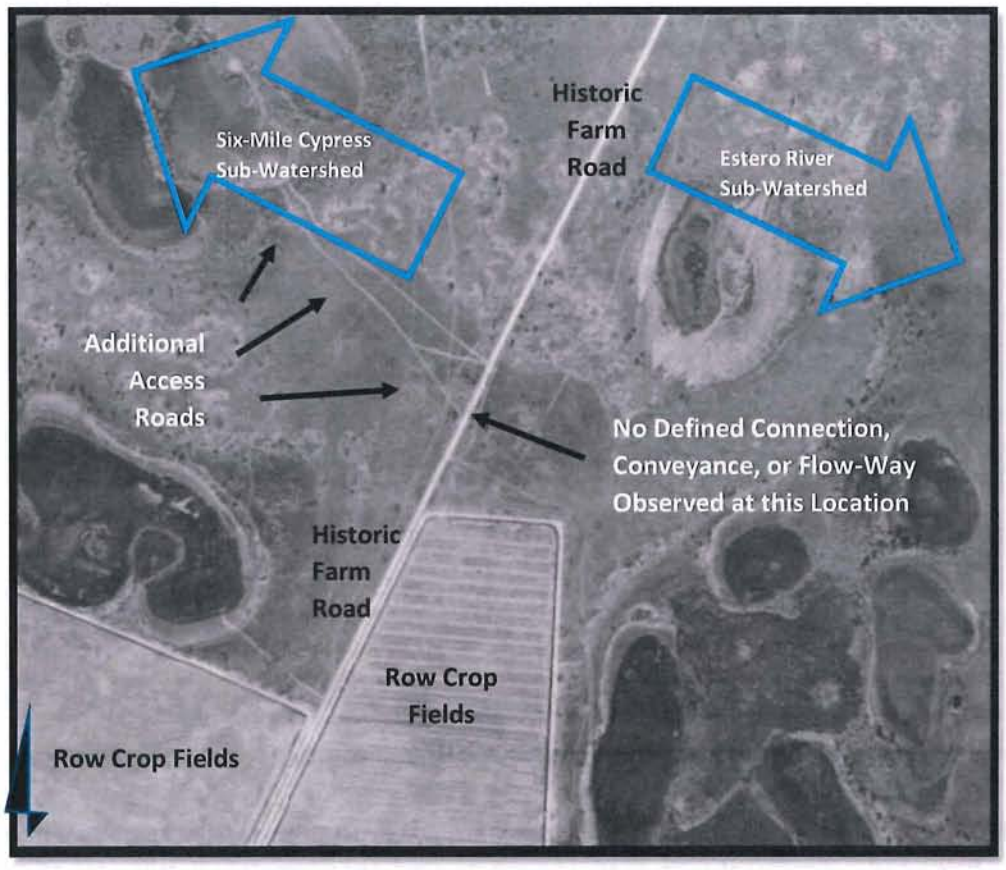


Figure 3. 1953 Aerial Photography of the Historic Farm Road/Sub-Watershed Divide Located to the east of the Timber Creek Property and Serves to Isolate and Separate the Project Site from the Balance of the DR/GR.

As presented in PWR's September 2016 Sufficiency Response, the historic farm road has been identified by the SFWMD as the sub-watershed boundary or basin divide and **Figure 3** appears to corroborate that designation and verifies the isolated nature of the Timber Creek property due to a lack of historically interconnected flow-ways, defined surface water connections or conveyances.

Comparatively, a February 2016 Google Earth aerial image shown in **Figure 4** for the same area depicted above, indicates that farming activities continued to expand post-1953. As shown in the 2016 aerial imagery below, there has been a significant increase in vegetative cover since 1953, but the area remains relatively unchanged topographically and many of the features observed in 1953 are still clearly visible. Also, a closer inspection of the 2016 aerial image indicates potentially wetter conditions than those observed in 1953. Therefore, PWR made a detailed site inspection of the historic farm road in August 2016 to more thoroughly examine its characterization as a watershed divide, i.e., a sub-watershed boundary. It should be noted that the area experienced substantial rainfall prior to PWR's August site inspection, presenting optimal conditions for the investigation of surface water flows.

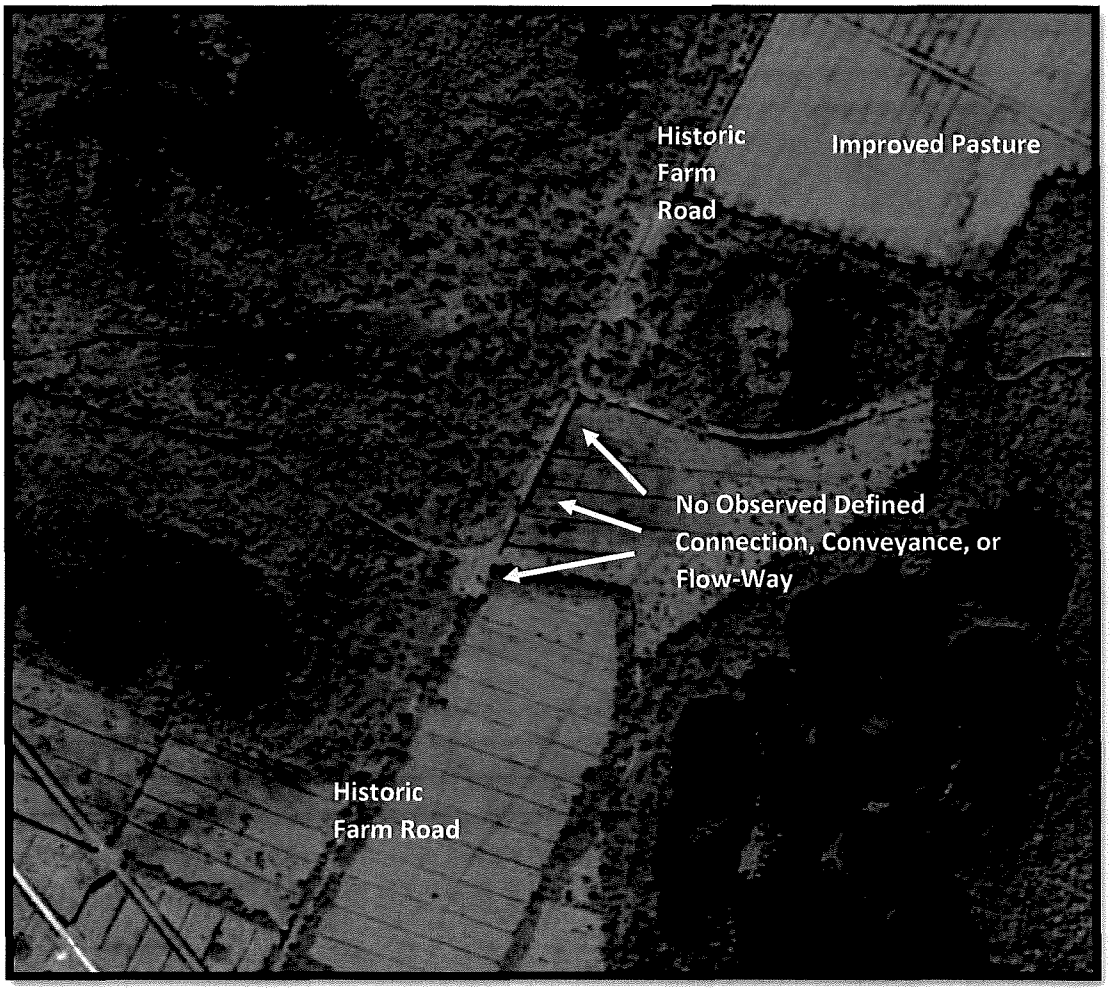


Figure 4. February 2016 Google Earth Aerial Photography of Historic Farm Road/Sub-Watershed Divide located to the east of Timber Creek

On August 26, 2016 PWR staff inspected the full length (approximately 1.9 miles) of the historic farm road from Highway 82 south to the Florida Power easement. The historic farm road was accessed from the south and was observed on both a trip north towards Highway 82 and back south again. Several stops were undertaken to inspect features and to take photographs. It is important to note that there were no culverts observed crossing underneath the historic farm road and no evidence of flowing surface water was observed. Photographs taken of the historic farm road are provided below.





Upper Left Photograph: August 26, 2016 looking south of Hwy 82 along old farm road located to the east of Timber Creek confirming SFWMD's designation of the feature as a sub-watershed boundary. Upper Right Photograph: August 26, 2016 looking further south along old farm road confirming SFWMD's sub-watershed boundary designation.





Upper Left Photograph: August 26, 2016 looking north along old farm road (vehicle ruts run along the eastern side of the elevated roadway (with the crest of the roadway to the left) at the reported Map 25 hydropattern connection. No culverts or defined flow-ways were observed at this location confirming that the historic farm road acts as sub-watershed boundary. Upper Right Photograph: August 26, 2016 looking along old farm road located to the east of Timber Creek that confirms SFWMD's sub-watershed boundary designation and isolates and separates the Timber Creek project from the balance of the DR/GR. No culverts or defined flow-ways were observed at any location along the old farm road.

Based on PWR's additional examination of historic aerial photographs, LIDAR imagery and onsite observations, PWR concluded that there is no evidence that a defined connection, conveyance or flow-way historically occurred as depicted in Map 25 that connected the Six-Mile Cypress and Estero River Sub-Watersheds. Based on PWR's subsequent analyses we also believe it is necessary to update and clarify **Figures 9** and **10**, previously submitted in our September 15, 2016 Sufficiency Response. The black arrow, located near the bottom of **Figure 9** and denoting direction of surface water flow has now been removed. Please note that the flow arrow originally portrayed in **Figure 9** was a default hydrographic feature in the Historic Flow-Ways GIS shape-file provided to PWR by Lee County staff. Based on PWR's subsequent research and fieldwork, the direction of surface water flow shown (black arrow) in Lee County's GIS file is considered incorrect near the subject project. Therefore, the flow arrow was removed from PWR's attached **Updated Figure 9**. PWR recommends that Lee County consider making the same correction to their GIS hydrographic database.

In addition, in consideration of PWR's additional investigative efforts, **Figure 10** from PWR's September Sufficiency Response has also been updated. Although PWR's text was clear in regards to the lack of connectivity, the attached **Updated Figure 10** more clearly portrays PWR's September Sufficiency Response verbiage and the subsequent analyses that demonstrate that the Timber Creek project site is isolated from the balance of the DR/GR.

Differences in Hydrogeology

As stated in PWR's April 2016 Characterization of Ground and Surface Water Resources Report previously submitted to the County, the hydrogeology of the project site area is distinctly different from areas more centrally located in the DR/GR. As shown in **Figure 5**, stratigraphic columns were developed from data presented in the 1986 United States Geological Service (USGS) Water Resources Investigations Report 85-4161, which illustrates the differences between the shallow, clayey and lower permeability sediments found in the northern DR/GR, i.e., in proximity to the Timber Creek project, as compared to thick sequences of unconfined limestone found in the central and southern sections of the DR/GR. The geologic data presented in **Figure 5** is taken from two (2) boreholes, with one borehole (L-1993) located near the Southwest Florida International Airport (near the Timber Creek project) and the second borehole located within the east-central section of the DR/GR (L-615) and is more typical of the hydrogeology for the bulk of the DR/GR.

As shown in **Figure 5**, the near-surface sediments for L-1993 (near Timber Creek) are highly variable and exhibit significant vertical sections of clay and low permeability clayey sediments. These sediments closely match some of the shallower borings performed on the Timber Creek property and generally prevent the site as serving as a significant recharge area. Although the Timber Creek site is variable in regards to thicknesses of particular sediments, it is considerably different from the thicker sequences of limestone encountered in the central sections of the DR/GR (exhibited by core hole L-615). The thicker sequences of limestone found in the bulk of the DR/GR, particularly those with thin or absent confinement, are much more prone to accepting recharge during the rainy season.

The significant thickness of limestone in L-615 demonstrates an entirely different hydrogeology and is the reason that several historic, active, and proposed mining operations are located within the central DR/GR. As described in PWR's April 2016 report, recent aerial photographs clearly show the limestone mining operations and generally mark the limits of economically recoverable limestone reserves. The shallow upper contact and extensive vertical thickness of the limestone within the central DR/GR differentiates it from the Timber Creek project area. The limestone unit also plays an important role in the unique hydrogeology of the central DR/GR.

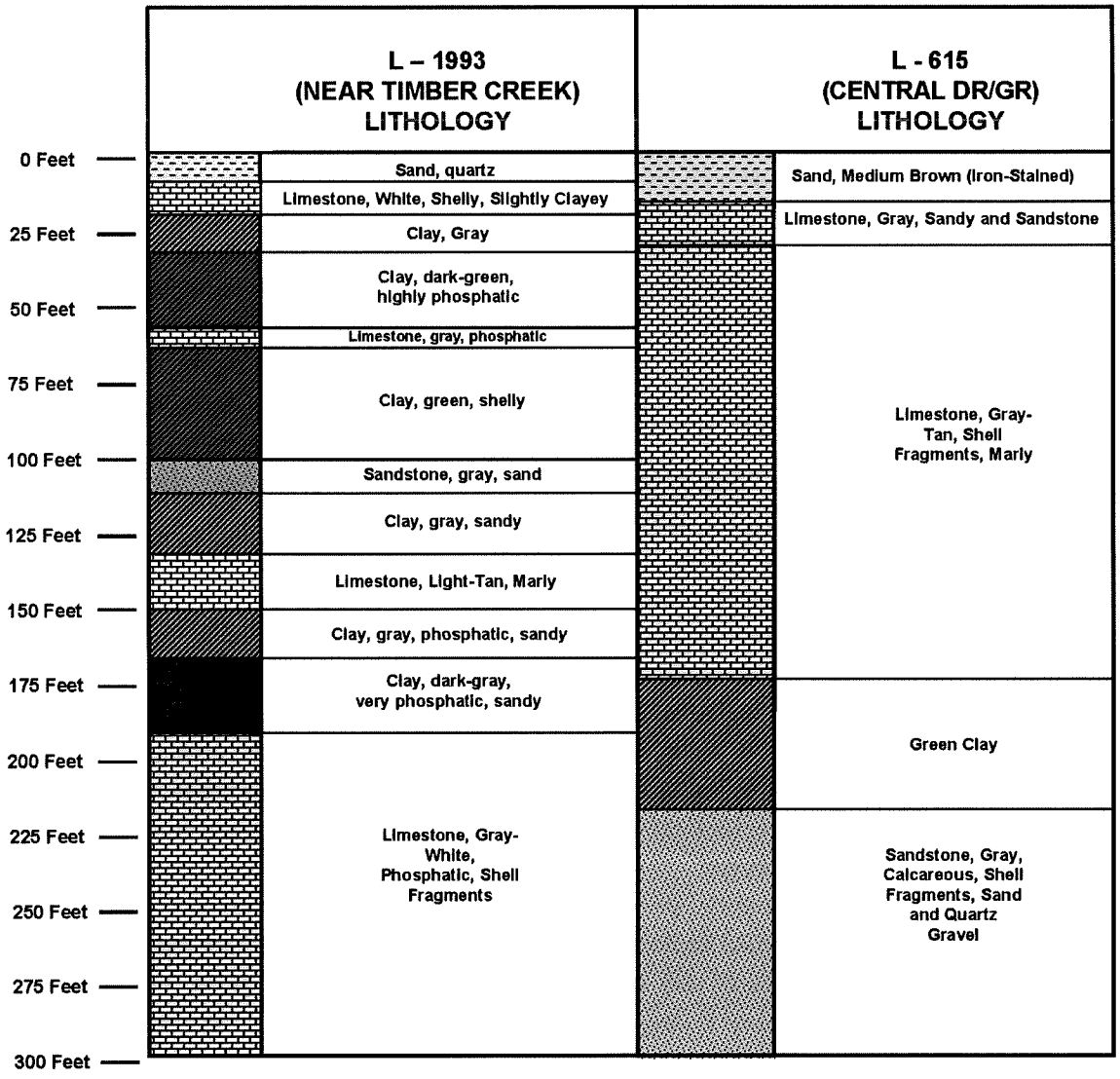


Figure 5. Stratigraphic Column of Boreholes L-1993 (near Timber Creek) and L-615 in East Central DR/GR illustrating the distinct differences in Hydrogeology.

Other Supporting Information

In September 2009, DHI Water & Environment, Inc. (DHI) published their Final Report of the MIKE SHE Model Development and Results for Lee County Natural Resources. The report states that "*all major hydrologic processes such as rainfall, evapotranspiration (ET), surface water runoff, infiltration, ground-water recharge, ground-water flow, and surface flow through canals*" were integrated into the model to provide the County with a means of predicting potential future outcomes concerning water resources. To determine possible hydrologic changes resulting from possible land use changes in the DR/GR, four (4) separate Future Conditions Models (FCMs) were developed by DHI. It is important to note that future limestone mining operations played a major role in the predictive models. However, predicted future land use changes were also simultaneously simulated.

The DHI report presented some conclusions that appear to be relevant to the proposed Timber Creek project. The report states *"Wetland areas converted from agricultural areas in the future condition alternatives help to increase the water table elevations during the dry season and to extend the period of time that those areas are wet (hydroperiod)."*

In addition, the report also stated that *"The conversion of natural and agricultural areas to urban development slightly lowers the water table during the wet season due to the new urban drainage system. The water table in the new urban areas is typically higher at the end of the dry season compared to the existing conditions, which is likely related to a reduction in the ET losses."*

Although it is unclear if the DHI model was constructed to specifically predict the hydrologic improvements resulting from the proposed land use change at Timber Creek, the report does appear to indicate that improved environmental and hydrologic conditions can be achieved through the conversion of grandfathered, highly-drained agricultural areas into engineered stormwater management systems.

A review of DHI Report Figure 77, which was based on model run FCM No. 3 Dry Season, indicates predicted increases in surficial aquifer (water table aquifer) water levels in the simulated new urban areas (denoted by light green to blue shading indicating increases in water levels). As shown on Figure 77, a proposed new urban area (black rectangle) immediately east of the proposed Timber Creek project appears to have resulted in a predicted increase of water levels in the surficial aquifer between 0.5 to 1.0 feet. The model simulation appears consistent with PWR's previous statements that the Timber Creek property in its current highly altered state, is overdrained by the historic agricultural drainage and that through the construction of an engineered stormwater management system, surface water will be detained onsite and result in increases to the Surfical Aquifer System (Water Table Aquifer) water levels.

For ease of reference, DHI Report Figure 77 is provided in **Figure 6** below. As shown, the isolated Timber Creek project has been superimposed in the northwest corner of the DR/GR for reference.

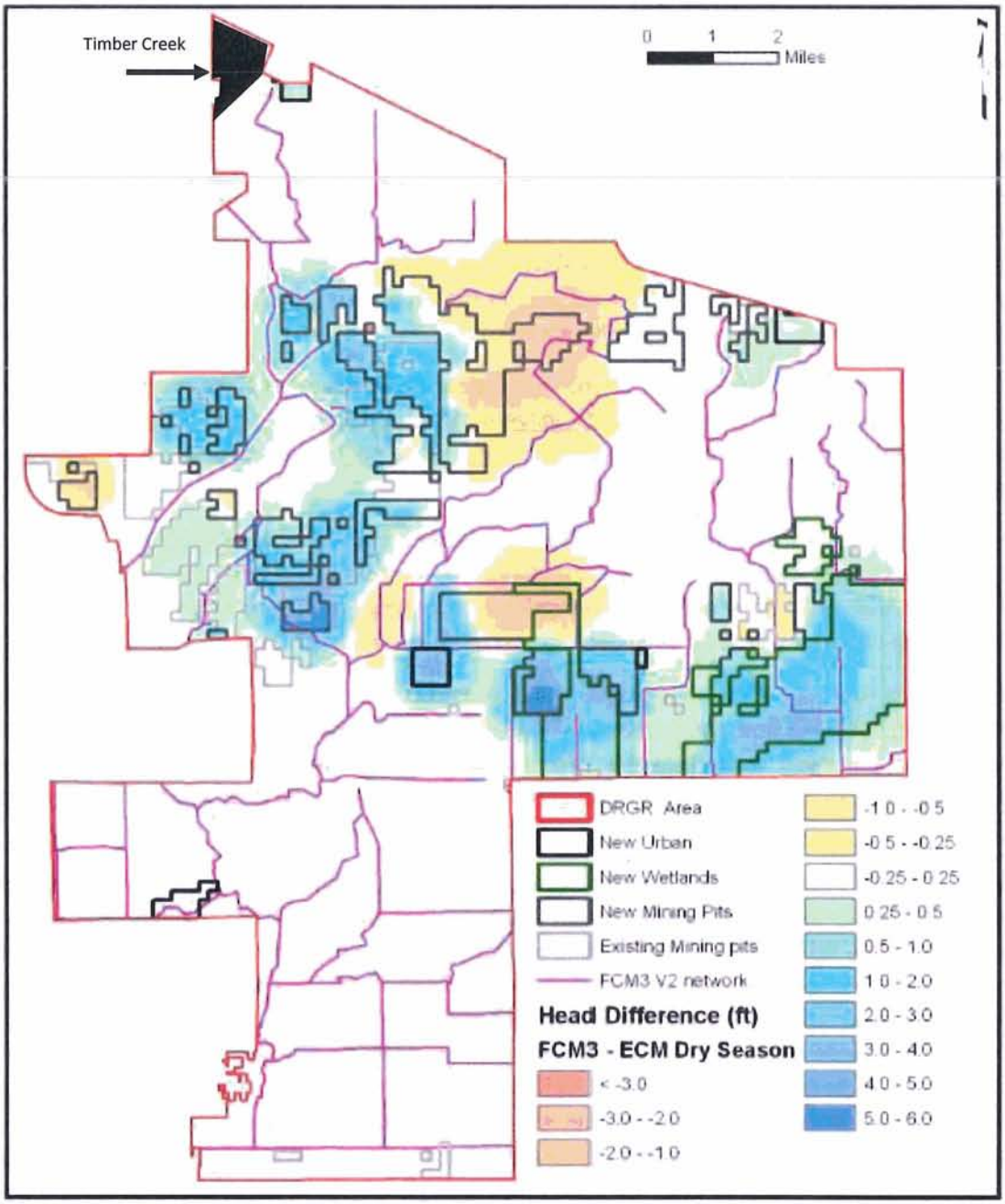


Figure 6. Taken from the DHI Report Figure 77. Increased water levels are shown in light green to dark blue shading.

We trust that the information provided herein demonstrates the unique hydrologic aspects of the project area, differentiates it from the balance of the DR/GR, and assists in bringing the proposed comprehensive plan amendment application to completion with a recommendation to remove the project area from the DR/GR for the reasons provided.

If you have any questions or if we can be of further assistance please do not hesitate to contact us at (941) 552-5657, extension 104.

Sincerely,

David J. Brown, P.G.
Principal
Progressive Water Resources, LLC

cc: Tina Ekblad, Morris-Depew Associates, Inc.

Attachments

TIMBER CREEK
ENVIRONMENTAL ASSESSMENT

Revised November 2016

Prepared For:

Lennar
10481 Ben C. Pratt/Six Mile Cypress Parkway
Fort Myers, Florida 33966
(239) 278-1177

Prepared By:

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

Project No. 15LLL2404

TABLE OF CONTENTS

Page

Introduction 1

Land Uses and Vegetation Associations 1

Soils 3

Jurisdictional Wetlands 3

Listed Species 4

Summary 11

References 12

LIST OF FIGURES

Page

Figure 1. Project Location Map.....2

LIST OF TABLES

Page

Table 1. SFWMD Wetland and OSW Acreages by FLUCFCS Code 3

Table 2. Listed Wildlife Species That Could Potentially Occur within the Project 5

Table 3. Listed Plant Species That Could Potentially Occur within the Project 8

Table 4. Listed Wildlife Species Observed within the Project 10

Table 5. Listed Wildlife Species Sign Documented within the Project 10

LIST OF EXHIBITS

		Page
Exhibit A.	Aerial with Boundary	A-1
Exhibit B.	FLUCFCS and SFWMD Wetlands Map	B-1
Exhibit C.	Aerial with FLUCFCS and SFWMD Wetlands Map	C-1
Exhibit D.	Existing Land Use and Cover Summary Table and FLUCFCS Descriptions	D-1
Exhibit E.	Soils Map	E-1
Exhibit F.	Soils Summary Table and Descriptions	F-1
Exhibit G.	Quad Sheet	G-1
Exhibit H.	Documented Occurrences of Listed Species	H-1
Exhibit I.	Aerial with FLUCFCS Map, Survey Transects, and Listed Species Locations	I-1

INTRODUCTION

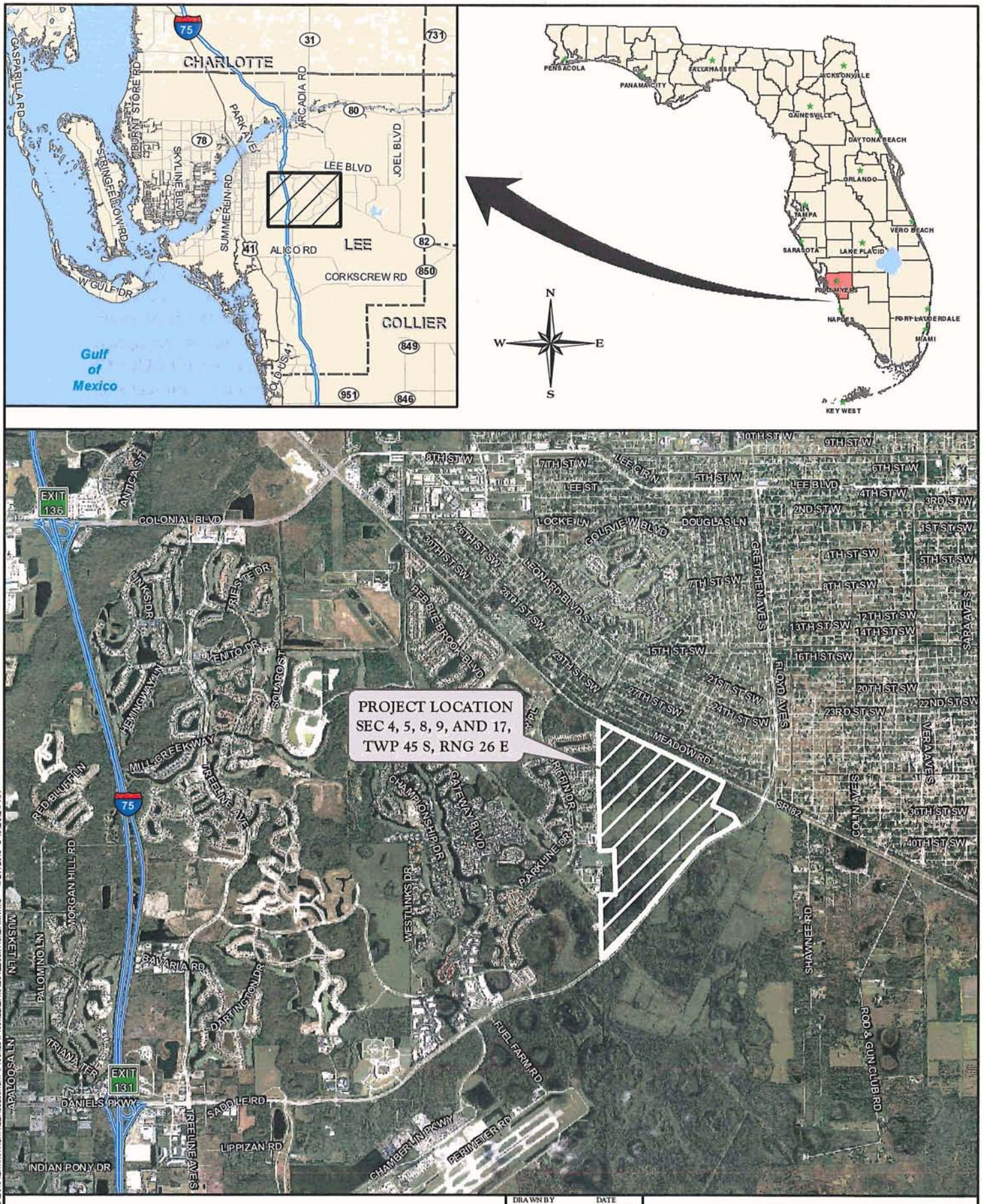
An environmental assessment was conducted on Timber Creek (Project) to document existing land uses and vegetative cover; document the presence of state jurisdictional wetlands; research potential utilization by wildlife and plant species listed by the Florida Fish and Wildlife Conservation Commission (FWCC), the Florida Department of Agriculture and Consumer Services (FDACS), and the U.S. Fish and Wildlife Service (USFWS) as Threatened, Endangered, or Species of Special Concern; and document listed species utilization within the Project site. The assessment included field surveys to map vegetation communities, an office review of agency records for documented occurrences of listed species on the property, and field surveys to document listed species utilization within the Project. This report summarizes the results of the environmental assessment.

The Project totals 654.36± acres and is located in Sections 4, 5, 8, 9, and 17; Township 45 South; Range 26 East; Lee County (Figure 1). The Project site falls within two future land use categories as designated for Lee County's Comprehensive Plan: Central Urban and Density Reduction/Groundwater Resource (DR/GR). As such, the Project has been divided into two separate tracts consisting of the Central Urban Tract and the DR/GR Tract for the purpose of this assessment. The site is bounded by State Road 82 and single-family residences to the north; single-family residential development, Gateway Elementary School, Gateway Services Community Development District, a Florida Power & Light (FPL) easement, and agricultural land to the west; and Daniels Parkway, an FPL easement, undeveloped land, and agricultural land to the south and east (Exhibit A).

The property currently consists of indigenous and non-indigenous upland and wetland habitats, ditches, and pasture that is currently being utilized for cattle grazing. A former army air corps target range established around 1940 occurs within the northern portion of the Project site. Clearing and ditching of portions of the Project site for agricultural activities began by 1953 and appear to have been completed sometime between 1958 and 1968.

LAND USES AND VEGETATION ASSOCIATIONS

The vegetation mapping for the Project was conducted by Passarella & Associates, Inc. (PAI) using 2015 rectified color aerials. Groundtruthing to map the vegetative communities was conducted in October 2015 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. To identify levels of exotic infestation (i.e., Brazilian pepper (*Schinus terebinthifolius*), melaleuca (*Melaleuca quinquenervia*), West Indian marsh grass (*Hymenachne amplexicaulis*), Wright's nutrush (*Scleria lacustris*), and torpedograss (*Panicum repens*)), "E" codes were used. AutoCAD Map 3D 2015 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS and wetlands map (Exhibit B). An aerial photograph of the property with an overlay of the FLUCFCS and wetlands map is provided as Exhibit C.



J:\2015\15LL2204\GIS\2016\Environmental_Assessment\Figures\Figure_1_Project_Location_Map.mxd - 4/27/2016 @ 10:26:24 AM

FIGURE 1. PROJECT LOCATION MAP
TIMBER CREEK

DRAWN BY	DATE
D.B.	3/15/16
REVIEWED BY	DATE
S.J.	3/15/16
REVISED	DATE

PASSARELLA & ASSOCIATES INC.

A total of 35 vegetative associations and land uses (i.e., FLUCFCS codes) were identified within the DR/GR Tract. A total of 5 vegetative associations and land uses were identified on the Central Urban Tract. The dominant land uses on the property are agricultural, which occupy 276.29± acres or 42.2 percent of the site. Ditches, berms, and disturbed land associated with the agricultural uses and former target range on-site occupy 52.20± acres or 8.0 percent of the site. The site contains disturbed native wetland systems including mixed wetland hardwoods, hydric pine, wetland shrub, freshwater marsh, and wet prairie habitats. The site also contains non-native wetland habitats including low pasture, hydric melaleuca, and hydric disturbed land. The wetland habitats on-site have been disturbed by ditching, cattle grazing activities, and exotic vegetation infestation. Approximately 83.51 acres of the wetlands contain high levels of exotic vegetation, primarily melaleuca, West Indian marsh grass, Wright's nutrush, and torpedograss. A summary of the FLUCFCS codes with acreage breakdown and description of each FLUCFCS code is presented in Exhibit D. No rare or unique uplands were identified within the Project site.

SOILS

The soils for the property, per the Natural Resource Conservation Service (formerly the Soil Conservation Service), are shown on Exhibit E. A brief description for each soil type per the Soil Survey of Lee County, Florida (Soil Conservation Service 1998) is presented in Exhibit F.

JURISDICTIONAL WETLANDS

The jurisdictional wetlands and "other surface waters" (OSWs) by FLUCFCS code are summarized in Table 1. South Florida Water Management District (SFWMD) jurisdictional wetlands constitute a total of 149.56± acres or approximately 22.9 percent of the DR/GR Tract. There are no SFWMD jurisdictional wetlands within the Central Urban Tract. SFWMD OSWs constitute a total of 1.54± acres or approximately 0.2 percent of the Central Urban Tract and 15.87± acres or approximately 2.4 percent of the DR/GR Tract.

Table 1. SFWMD Wetland and OSW Acreages by FLUCFCS Code

FLUCFCS Code	Description	Acreage
Wetlands		
DR/GR Tract		
262	Low Pasture	35.60
4241	Melaleuca, Hydric	12.81
514H	Ditch, Hydric	0.11
6179 E2	Mixed Wetland Hardwoods, Disturbed (25-49% Exotics)	0.55
6259 E2	Pine, Hydric, Disturbed (25-49% Exotics)	0.34
6259 E3	Pine, Hydric, Disturbed (50-75% Exotics)	1.03
6259 E4	Pine, Hydric, Disturbed (76-100% Exotics)	34.40

Table 1. (Continued)

FLUCFCS Code	Description	Acreage
Wetlands (Continued)		
DR/GR Tract (Continued)		
6319 E1	Wetland Shrub, Disturbed (0-24% Exotics)	1.98
6319 E2	Wetland Shrub, Disturbed (25-49% Exotics)	5.57
6419 E1	Freshwater Marsh, Disturbed (0-24% Exotics)	25.18
6419 E2	Freshwater Marsh, Disturbed (25-49% Exotics)	6.24
6419 E3	Freshwater Marsh, Disturbed (50-75% Exotics)	1.68
6439 E1	Wet Prairie, Disturbed (0-24% Exotics)	22.61
6439 E4	Wet Prairie, Disturbed (76-100% Exotics)	0.70
7401	Disturbed Land, Hydric	0.76
Wetlands Total		**149.56**
OSWs		
Central Urban Tract		
514	Ditch	1.54
Central Urban Tract Sub-Total		**1.54**
DR/GR Tract		
514	Ditch	15.79
525	Shallow Pond	0.08
DR/GR Tract Sub-Total		**15.87**
OSWs Total		**17.41**

The prominent wetland features consist of low pasture areas in the northern portion of the Project site and a mix of forested and herbaceous habitats in the southern portion of the Project site. A U.S. Geological Survey Quadrangle Map is provided as Exhibit G. This map shows the location of some of the wetland systems within the Project.

LISTED SPECIES

Listed wildlife species as listed by the FWCC and the USFWS (FWCC 2016) that have the potential to occur on the Project site are listed in Table 2. Listed plant species as listed by the FDACS and the USFWS (FDACS Chapter 5B-40) that have the potential to occur on the Project site are listed in Table 3. Information used in assessing the potential occurrence of these species included the Lee County Land Development Code, Field Guide to the Rare Plants of Florida (Chafin 2000), Atlas of Florida Vascular Plants (Wunderlin 2004), and professional experience and knowledge of the geographic region. In addition, FWCC and USFWS records for documented listed species were reviewed for listed species records on or adjacent to the property (Exhibit H).

Table 2. Listed Wildlife Species That Could Potentially Occur within the Project

Common Name	Scientific Name	Designated Status		Potential Habitats (FLUCFCS Code)
		FWCC	USFWS	
Amphibians and Reptiles				
American Alligator	*Alligator mississippiensis*	FT(S/A)	FT(S/A)	514, 525, 6419
Eastern Indigo Snake	*Drymarchon corais couperi*	FT	FT	3219, 4119, 4159, 4279, 4349, 6259, 6319, 740, 747
Gopher Frog	*Rana capito*	SSC	-	3219, 4119, 4159, 4349, 6259
Gopher Tortoise	*Gopherus polyphemus*	ST	*	3219, 4119, 4159, 4279, 4349, 740, 747
Birds				
Crested Caracara	*Caracara cheriway*	FT	FT	3219
Everglade Snail Kite	*Rostrhamus sociabilis plumbeus*	FE	FE	514, 6419, 6439
Florida Burrowing Owl	*Athene cunicularia floridana*	SSC	-	211, 740
Florida Sandhill Crane	*Grus canadensis pratensis*	ST	-	211, 3219, 6419, 6439, 7401
Limpkin	*Aramus guarauna*	SSC	-	514, 525, 6179, 6419, 6439
Red-Cockaded Woodpecker	*Picoides borealis*	FE	FE	4119, 4159, 6259
Reddish Egret	*Egretta rufescens*	SSC	-	514, 525
Roseate Spoonbill	*Ajaia ajaja*	SSC	-	514, 525, 6419
Southeastern American Kestrel	*Falco sparverius paulus*	ST	-	3219, 4119, 4159, 740
Little Blue Heron	*Egretta caerulea*	SSC	-	514, 525, 6259, 6319, 6419, 6439, 7401
Snowy Egret	*Egretta thula*	SSC	-	
Tri-Colored Heron	*Egretta tricolor*	SSC	-	
White Ibis	*Eudocimus albus*	SSC	-	
Wood Stork	*Mycteria americana*	FT	FT	
Mammals				
Big Cypress Fox Squirrel	*Sciurus niger avicennia*	ST	-	4119, 4159, 4241, 6259
Everglades Mink	*Neovison vison evergladensis*	ST	-	514, 525, 6259, 6419, 6439
Florida Black Bear	*Ursus americanus floridanus*	**	-	3219, 4119, 4159, 4279, 4349, 6179, 6259

Table 2. (Continued)

Common Name	Scientific Name	Designated Status		Potential Habitats (FLUCFCS Code)
		FWCC	USFWS	
Mammals (Continued)				
Florida Bonneted Bat	*Eumops floridanus*	FE	FE	4119, 4159, 4349, 6259
Florida Panther	*Puma concolor coryi*	FE	FE	211, 3219, 4119, 4159, 4279, 4349, 6179, 6259, 6439

FWCC – Florida Fish and Wildlife Conservation Commission
USFWS – U.S. Fish and Wildlife Service
FE – Federally Endangered
FT – Federally Threatened
FT(S/A) – Federally Threatened due to similarity of appearance
SSC – Species of Special Concern
ST – State Threatened
*The gopher tortoise is currently listed as a candidate species by the USFWS.
**No longer listed by the FWCC; however, certain protection measures still apply.

American Alligator (*Alligator mississippiensis*)
The American alligator could potentially occur within the ditches, open water habitats, and native herbaceous wetlands within the site.

Eastern Indigo Snake (*Drymarchon corais couperi*)
The Eastern indigo snake could potentially occur within the native upland and wetland habitats and disturbed land on the Project site. The Eastern indigo snake is typically found in association with populations of gopher tortoise (*Gopherus polyphemus*).

Gopher Frog (*Rana areolata*)
The gopher frog is typically found in association with populations of gopher tortoise. Preferred breeding habitat includes seasonally flooded, grassy ponds and cypress ponds that lack fish populations (Moler 1992).

Gopher Tortoise
Potential habitat for gopher tortoises on the Project site includes the palmetto prairies, upland pine and hardwood habitats, disturbed lands, and berms.

Crested Caracara (*Caracara cheriway*)
Potential foraging habitat for the crested caracara on the Project site includes palmetto prairies, freshwater marshes, wet prairies, improved pasture, and disturbed lands. Its primary habitat in Florida is the native prairie with associated marshes, cabbage palm (*Sabal palmetto*), and cabbage palm-live oak (*Quercus virginiana*) hammocks (Rodgers *et al.* 1996).

Everglade Snail Kite (*Rostrhamus sociabilis plumbeus*)
Potential foraging habitat for the Everglade snail kite includes ditches, freshwater marshes, and wet prairies on the Project site.

Florida Burrowing Owl (*Athene cunicularia floridana*)
Potential burrowing owl habitat exists within the improved pasture and disturbed land on the Project site.

Florida Sandhill Crane (*Grus canadensis pratensis*)
Potential foraging habitat for the Florida sandhill crane may exist within the Project's improved pastures, palmetto prairies, freshwater marshes, wet prairies, and hydric disturbed lands. Preferred sandhill crane habitat includes prairies and shallow marshes dominated by pickerelweed (*Pontedaria cordata*) and maidencane (*Panicum hemitomon*).

Limpkin (*Aramus guarauna*)
Potential habitat for the limpkin on the Project site includes the freshwater marshes, wet prairie, and mixed wetland hardwood habitats, as well as ditches and the edges of the open water habitats.

Little Blue Heron (*Egretta caerulea*), Snowy Egret (*Egretta thula*), Tri-Colored Heron (*Egretta tricolor*), and White Ibis (*Eudocimus albus*)
Potential foraging habitat for state-listed wading birds within the Project site includes the forested and herbaceous wetlands, hydric disturbed land, as well as ditches and the edges of the open water habitats.

Red-Cockaded Woodpecker (*Picoides borealis*) (RCW)
Potential habitat for the RCW on the Project site includes the pine flatwoods, pine, and hydric pine habitats. The nearest recorded RCW colonies are located approximately 2.0 miles west-northwest of the property.

Reddish Egret (*Egretta rufescens*)
Potential habitat for the reddish egret on the Project site includes ditches and the edges of the open water habitats.

Roseate Spoonbill (*Ajaia ajaja*)
Potential habitat for the roseate spoonbill on the Project site includes freshwater marsh habitats, as well as ditches and edges of open water habitats.

Southeastern American Kestrel (*Falco sparverius paulus*)
Potential foraging habitat for the Southeastern American kestrel on the Project site may exist within the palmetto prairies, pine flatwoods, pine, and disturbed lands. Since 1980, observations of Southeastern American kestrel in Florida have occurred primarily in sandhill or sandpine scrub areas of North and Central Florida (Rodgers *et al.* 1996).

Wood Stork (*Mycteria americana*)
Potential wood stork foraging habitat within the Project site includes forested and herbaceous wetlands, hydric disturbed land, as well as ditches and the edges of the open water habitats. Almost any wetland depression where fish tend to become concentrated, either through local reproduction by fishes or as a consequence of area drying, may be good for feeding habitat (Rodgers *et al.* 1996).

Big Cypress Fox Squirrel (*Sciurus niger avicennia*)
Potential nesting and foraging habitat for the Big Cypress fox squirrel on the Project site includes the pine flatwoods, pine, hydric melaleuca, and hydric pine areas. Dense interiors of mixed cypress-hardwood strands seem to be avoided by fox squirrels (Moler 1992).

Everglades Mink (*Neovison vison evergladensis*)
The Everglades mink inhabits South Florida and in particular the shallow freshwater marshes of the Everglades and Big Cypress Swamp region. Most sightings and specimens have come from either Collier or Dade County, but the Everglades mink presumably inhabits northern and eastern Monroe County as well (Humphrey 1992). The Everglades mink is listed as a protected species by Lee County and potentially could utilize the ditches, open water, and wetland habitats on the Project site.

Florida Black Bear (*Ursus americanus floridanus*)
Potential habitat for the Florida black bear includes the native upland and wetland forested habitats on the Project site.

Florida Bonneted Bat (*Eumops floridanus*)
Florida bonneted bats could potentially roost within the forested upland and wetland habitats on the Project site, and/or forage over the herbaceous wetlands and open water areas. The Florida bonneted bat is known to occur in cities and forested areas on both the east and west coasts of South Florida from Charlotte County to Palm Beach County (Marks and Marks 2006; Humphrey 1992).

Florida Panther (*Puma concolor coryi*)
The Project is located within the panther primary, secondary, and other zones (Kautz *et al.* 2006). Telemetry points from radio-collared panthers have not been recorded on the property (Exhibit H).

Table 3. Listed Plant Species That Could Potentially Occur within the Project

Common Name	Scientific Name	Designated Status		Potential Location (FLUCFCS Code)
		FDACS	USFWS	
Curtis Milkweed	*Asclepias curtissii*	E	-	3219
Fakahatchee Burmannia	*Burmannia flava*	E	-	3219, 4119
Pine-Pink Orchid	*Bletia purpurea*	T	-	740, 7401
Satinleaf	*Chrysophyllum olivaeforme*	T	-	4119
Beautiful Pawpaw	*Deeringothamnus pulchellus*	E	E	3219, 4119
Simpson's Stopper	*Myrcianthes fragrans var. simpsonii*	T	-	4279
Hand Adder's Tongue Fern	*Ophioglossum palmatum*	E	-	4279

Table 3. (Continued)

Common Name	Scientific Name	Designated Status		Potential Location (FLUCFCS Code)
		FDACS	USFWS	
Twisted Air Plant	*Tillandsia flexulosa*	T	-	4279
Florida Coontie	*Zamia floridana*	CE	-	3219, 4119

FDACS – Florida Department of Agriculture and Consumer Services
USFWS – U.S. Fish and Wildlife Service
CE – Commercially Exploited
E – Endangered
T – Threatened

A Lee County protected species survey was conducted on the Project site on April 14, 15, 19, and 20, 2016. One Lee County protected species was observed within the Central Urban Tract during the survey and additional fieldwork conducted on the Project on October 20, 21, and 22, 2015 and March 10 and 16, 2016. The protected species documented by PAI within the Central Urban Tract was the wood stork. Additionally, seven Lee County protected species were observed within the DR/GR Tract during the survey and additional fieldwork. The protected species observed by PAI within the DR/GR Tract included the American alligator, Florida sandhill crane, little blue heron, snowy egret, tri-colored heron, wood stork, and Big Cypress fox squirrel. Additionally, one Florida black bear scratch tree and four potentially occupied gopher tortoise burrows were observed within the DR/GR Tract. Although not listed as a protected species by Lee County, the white ibis was also documented utilizing the site. The white ibis is listed as a Species of Special Concern by the FWCC. No Lee County protected plant species were documented within the Project site.

Although listed wading birds were observed during the protected species survey, there were no wading bird rookeries observed within the Project site. The closest documented wading bird rookery is approximately 2.2 miles east of the property (Exhibit H). Since the southern portion of the Project is located within Southwest Florida International Airport's 10,000-foot hazardous wildlife buffer, activities such as creation of wetlands and lake littoral shelves will not be conducted within the buffer in order to limit wading bird utilization in this area. The existing wetlands within the buffer may be enhanced/restored through the removal of exotic vegetation and installation of native plantings in accordance with Lee County's indigenous vegetation preserve requirements.

The majority of the Project is located within the DR/GR; however, unlike other areas of the DR/GR, the subject property does not support wildlife corridors for species such as the Florida panther and Florida black bear. This is in large part due to the infill nature of the site with the highly developed areas of Lehigh Acres to the north and Gateway to the west. The absence of a wildlife corridor is evidenced by the lack of Florida black bear and Florida panther telemetry within the Project site (Exhibit H). The ability to establish a wildlife corridor through the Project is precluded by Daniels Road to the southeast and State Road 82 to the north. Furthermore, there are no large-scale conservation lands adjacent to the Project that would provide critical wildlife connections. As such, this information supports the request to remove the subject property from the DR/GR from a wildlife movement/corridor perspective.

A summary of the listed species observed within the Project is provided in Table 4. A summary of the listed species sign (i.e., scratch tree, burrows) documented within the Project is provided in Table 5. The locations of the observed listed species or their signs are depicted in Exhibit I.

Table 4. Listed Wildlife Species Observed within the Project

Common Name	Scientific Name	Designated Status		Observed Location (FLUCFCS Code)
		FWCC	USFWS	
Central Urban Tract				
Wood Stork	*Mycteria americana*	FT	FT	211
DR/GR Tract				
American Alligator	*Alligator mississippiensis*	FT(S/A)	FT(S/A)	6419
Florida Sandhill Crane	*Grus canadensis pratensis*	ST	-	211, 262
Little Blue Heron	*Egretta caerulea*	SSC	-	514, 6419, 747
Snowy Egret	*Egretta thula*	SSC	-	6419
Tri-Colored Heron	*Egretta tricolor*	SSC	-	514
White Ibis	*Eudocimus albus*	SSC	-	262, 514, 6419
Wood Stork	*Mycteria americana*	FT	FT	211, 6419
Big Cypress Fox Squirrel	*Sciurus niger avicennia*	ST	-	4241, 6259

FWCC – Florida Fish and Wildlife Conservation Commission
USFWS – U.S. Fish and Wildlife Service
FT(S/A) – Federally Threatened due to similarity of appearance
FT – Federally Threatened
SSC – Species of Special Concern
ST – State Threatened
*The gopher tortoise is currently listed as a candidate species by the USFWS.
**No longer listed by the FWCC; however, certain protection measures still apply.

Table 5. Listed Wildlife Species Sign Documented within the Project

Common Name	Scientific Name	Designated Status		Observed Location (FLUCFCS Code)
		FWCC	USFWS	
DR/GR Tract				
Gopher Tortoise (burrows)	*Gopherus polyphemus*	ST	*	4119, 4349
Florida Black Bear (scratch tree)	*Ursus americanus floridanus*	**	-	4159

FWCC – Florida Fish and Wildlife Conservation Commission
USFWS – U.S. Fish and Wildlife Service
ST – State Threatened
*The gopher tortoise is currently listed as a candidate species by the USFWS.
**No longer listed by the FWCC; however, certain protection measures still apply.

SUMMARY

The Project site currently supports agricultural operations. A total of 35 vegetative associations and land uses (i.e., FLUCFCS codes) were identified within the DR/GR Tract and 5 vegetative associations and land uses were identified on the Central Urban Tract. Agricultural uses occupy 276.29± acres or 42.2 percent of the site. Ditches, berms, and disturbed land associated with the agricultural uses and former target range occupy 52.20± acres or 8.0 percent of the site. No rare or unique uplands were identified on the Project site. SFWMD jurisdictional wetlands constitute a total of 149.56± acres or approximately 22.9 percent of the DR/GR Tract. There are no SFWMD jurisdictional wetlands within the Central Urban Tract. SFWMD OSWs constitute a total of 15.87± acres or approximately 2.4 percent of the DR/GR Tract and 1.54± acres or approximately 0.2 percent of the Central Urban Tract. The prominent wetland features consist of low pasture areas in the northern portion of the Project site and a mix of forested and herbaceous wetland habitats in the southern portion of the Project site.

A Lee County protected species survey was conducted on the Project site in April 2016. Seven Lee County protected species were observed within the DR/GR Tract and one Lee County protected species was documented within the Central Urban Tract. The documented protected wildlife species included the American alligator, Florida sandhill cranes, little blue herons, snowy egrets, tri-colored heron, wood storks, and Big Cypress fox squirrels. Additionally, one Florida black bear scratch tree and four potentially occupied gopher tortoise burrows were observed within the DR/GR Tract. Although not listed as a Lee County protected species, the white ibis was also documented using the DR/GR Tract. No Lee County protected plant species were documented on-site.

Although listed wading birds were observed during the protected species survey, there were no wading bird rookeries observed within the Project site. The closest documented wading bird rookery is approximately 2.2 miles east of the property (Exhibit H). Since the southern portion of the Project is located within Southwest Florida International Airport's 10,000-foot hazardous wildlife buffer, activities such as creation of wetlands and lake littoral shelves will not be conducted within the buffer in order to limit wading bird utilization in this area. The existing wetlands within the buffer may be enhanced/restored through the removal of exotic vegetation and installation of native plantings in accordance with Lee County's indigenous vegetation preserve requirements.

The majority of the Project is located within the DR/GR; however, unlike other areas of the DR/GR, the subject property does not support wildlife corridors for species such as the Florida panther and Florida black bear. This is in large part due to the infill nature of the site with the highly developed areas of Lehigh Acres to the north and Gateway to the west. The absence of a wildlife corridor is evidenced by the lack of Florida black bear and Florida panther telemetry within the Project site (Exhibit H). The ability to establish a wildlife corridor through the Project is precluded by Daniels Road to the southeast and State Road 82 to the north. Furthermore, there are no large-scale conservation lands adjacent to the Project that would provide critical wildlife connections. As such, this information supports the request to remove the subject property from the DR/GR from a wildlife movement/corridor perspective.

REFERENCES

Chafin, Linda G. 2000. Field Guide to the Rare Plants of Florida. Florida Natural Areas Inventory. Tallahassee, Florida.

Florida Department of Agriculture and Consumer Services. Florida's Federally Listed Plant Species. Chapter 5B-40, F.A.C.

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

Florida Fish and Wildlife Conservation Commission. 2016. Florida's Endangered Species, Threatened Species and Species of Special Concern. Official Lists. Florida Fish and Wildlife Conservation Commission. Tallahassee, Florida.

Humphrey, Stephen R. 1992. Rare and Endangered Biota of Florida; Volume I. Mammals. University Press of Florida, Gainesville, Florida. 392 pages.

Kautz, R., R. Kawula, T. Hoctor, J. Comiskey, D. Jansen, D. Jennings, J. Kasbohm, F. Mazzotti, R. McBride, L. Richardson, K. Root. 2006. How much is enough? Landscape-scale conservation for the Florida panther. Biological Conservation, Volume 130, Issue 1, Pages 118-133.

Marks, C.S. and G.E. Marks. 2006. Bats of Florida. University Press of Florida, Gainesville, Florida.

Moler, P.E. 1992. Rare and Endangered Biota of Florida. Volume III. Amphibians and Reptiles. University Press of Florida, Gainesville, Florida.

Rodgers, J.A, H.W. Kale, and H.T. Smith. 1996. Rare and Endangered Biota of Florida. Volume V. Birds. University Press of Florida, Gainesville, Florida.

Soils Conservation Service. 1998. Soil Survey of Lee County, Florida.

References (Continued)

Wunderlin, R. P., and B. F. Hansen. 2004. *Atlas of Florida Vascular Plants.* (http://www.plantatlas.usf.edu/).] Institute for Systematic Botany, University of South Florida, Tampa.

EXHIBIT A

AERIAL WITH BOUNDARY



DRAWN BY	DATE
T.S.	4/21/16
DESIGNED BY	DATE
S.J.	4/21/16
REVISED	DATE

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

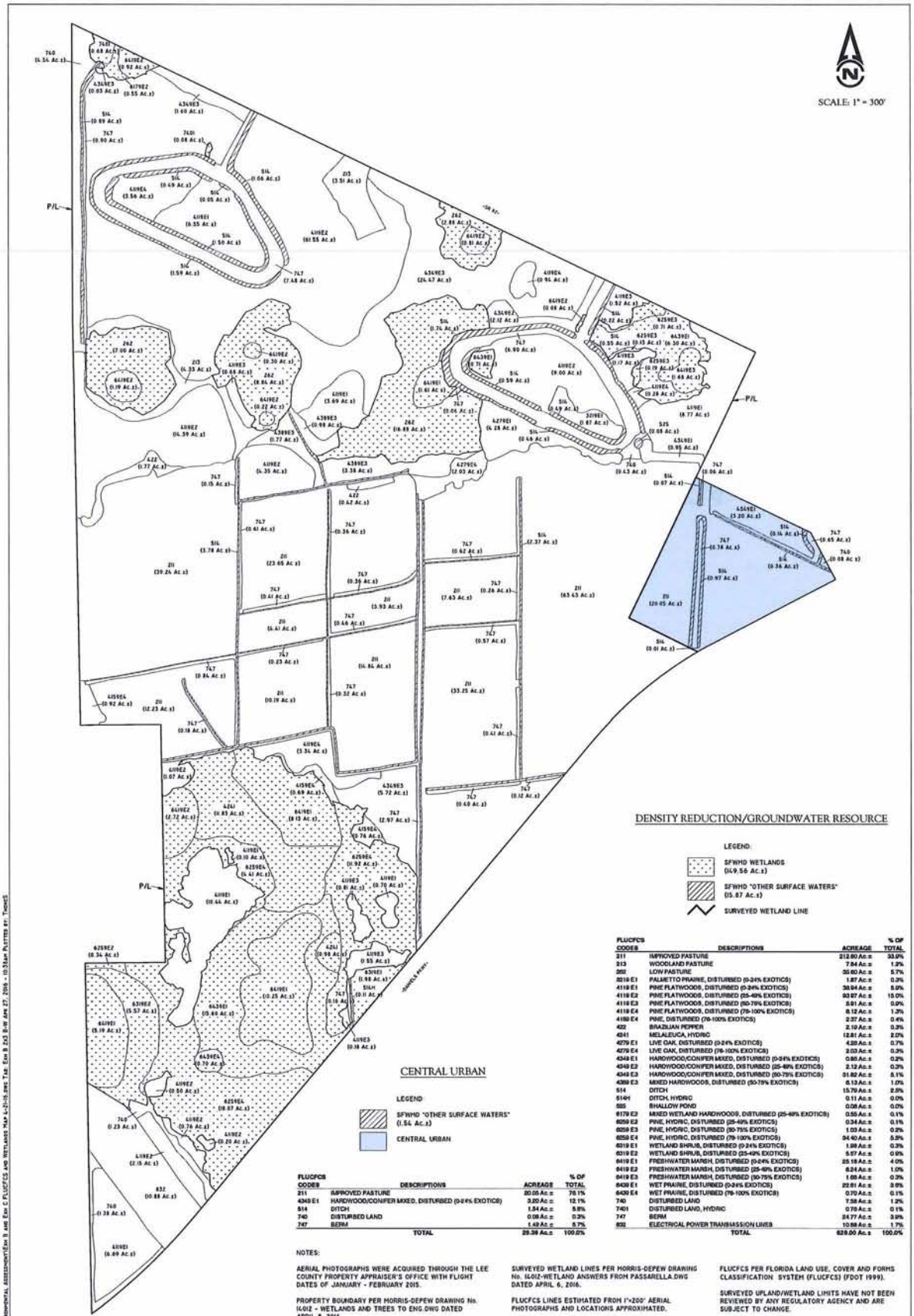
PASSARELLA & ASSOCIATES, LLC

TIMBER CREEK
AERIAL WITH BOUNDARY

DRAWING No	15LLL2404
SHEET No	EXHIBIT A

EXHIBIT B

FLUCFCS AND SFWMD WETLANDS MAP



FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	212.60 Ac.±	33.9%
213	WOODLAND PASTURE	7.84 Ac.±	1.2%
260	LOW PASTURE	35.60 Ac.±	5.7%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	1.87 Ac.±	0.3%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	30.94 Ac.±	5.0%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	93.97 Ac.±	15.0%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	3.61 Ac.±	0.6%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	8.12 Ac.±	1.3%
4189 E4	PINE, DISTURBED (76-100% EXOTICS)	2.37 Ac.±	0.4%
422	BRAZILIAN PEPPER	2.19 Ac.±	0.3%
4341	MELALEUCA, HYDRIC	12.81 Ac.±	2.0%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	4.28 Ac.±	0.7%
4279 E4	LIVE OAK, DISTURBED (76-100% EXOTICS)	2.03 Ac.±	0.3%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	0.85 Ac.±	0.2%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	2.12 Ac.±	0.3%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	31.82 Ac.±	5.1%
4369 E3	MIXED HARDWOODS, DISTURBED (50-75% EXOTICS)	6.13 Ac.±	1.0%
514	DITCH	15.79 Ac.±	2.5%
514H	DITCH, HYDRIC	0.11 Ac.±	0.0%
525	SHALLOW POND	0.08 Ac.±	0.0%
6179 E3	MIXED WETLAND HARDWOODS, DISTURBED (25-49% EXOTICS)	0.55 Ac.±	0.1%
6259 E3	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	0.34 Ac.±	0.1%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	1.03 Ac.±	0.2%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	34.40 Ac.±	5.5%
6319 E1	WETLAND SHRUB, DISTURBED (0-24% EXOTICS)	1.88 Ac.±	0.3%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	5.57 Ac.±	0.9%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	25.18 Ac.±	4.0%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	6.24 Ac.±	1.0%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	1.88 Ac.±	0.3%
6439 E1	WET PRAIRIE, DISTURBED (0-24% EXOTICS)	22.61 Ac.±	3.6%
6439 E4	WET PRAIRIE, DISTURBED (76-100% EXOTICS)	0.70 Ac.±	0.1%
740	DISTURBED LAND	7.58 Ac.±	1.2%
7401	DISTURBED LAND, HYDRIC	0.70 Ac.±	0.1%
747	BERM	24.77 Ac.±	3.9%
832	ELECTRICAL POWER TRANSMISSION LINES	10.88 Ac.±	1.7%
	TOTAL	628.00 Ac.±	100.0%

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	20.05 Ac.±	76.1%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	3.20 Ac.±	12.1%
514	DITCH	1.54 Ac.±	5.8%
740	DISTURBED LAND	0.08 Ac.±	0.3%
747	BERM	1.49 Ac.±	5.7%
	TOTAL	26.36 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2015.

PROPERTY BOUNDARY PER MORRIS-DEPEW DRAWING No. 16012 - WETLANDS AND TREES TO ENG.DWG DATED APRIL 8, 2016.

SURVEYED WETLAND LINES PER MORRIS-DEPEW DRAWING No. 16012-WETLAND ANSWERS FROM PASSARELLA.DWG DATED APRIL 6, 2016.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

SURVEYED UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

DRAWN BY	DATE
D.B./T.S.	4/21/16
DESIGNED BY	DATE
S.J.	4/21/16
REVISED	DATE

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

PASSARELLA & ASSOCIATES, INC.

TIMBER CREEK
FLUCFCS AND SFWMD WETLANDS MAP

DRAWING No. 15LLL2404
SHEET No. EXHIBIT B

EXHIBIT C

AERIAL WITH FLUCFCS AND SFWMD WETLANDS MAP



DENSITY REDUCTION/GROUNDWATER RESOURCE

LEGEND:

- SFWMD WETLANDS (149.56 Ac.±)
- SFWMD "OTHER SURFACE WATERS" (15.67 Ac.±)
- SURVEYED WETLAND LINE

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	212.60 Ac.±	33.5%
213	WOODLAND PASTURE	7.64 Ac.±	1.2%
262	DAIRY	35.60 Ac.±	5.7%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	1.57 Ac.±	0.3%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	35.94 Ac.±	5.8%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	98.97 Ac.±	15.5%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	5.91 Ac.±	0.9%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	8.12 Ac.±	1.3%
4139 E4	PINE, DISTURBED (76-100% EXOTICS)	2.97 Ac.±	0.4%
422	BRAZILIAN PEPPER	2.19 Ac.±	0.3%
4241	MELALEUCA, HYDRIC	13.81 Ac.±	2.0%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	4.00 Ac.±	0.7%
4279 E4	LIVE OAK, DISTURBED (76-100% EXOTICS)	2.09 Ac.±	0.3%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	0.90 Ac.±	0.2%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	2.12 Ac.±	0.8%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	21.82 Ac.±	0.1%
4369 E3	MIXED HARDWOODS, DISTURBED (50-75% EXOTICS)	6.13 Ac.±	1.0%
514	DITCH	15.79 Ac.±	2.5%
514H	DITCH, HYDRIC	0.11 Ac.±	0.0%
525	SHALLOW POND	0.08 Ac.±	0.0%
6179 E2	MIXED WETLAND HARDWOODS, DISTURBED (25-49% EXOTICS)	0.55 Ac.±	0.1%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	0.94 Ac.±	0.1%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	1.05 Ac.±	0.2%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	34.40 Ac.±	5.5%
6319 E1	WETLAND SHRUB, DISTURBED (0-24% EXOTICS)	1.99 Ac.±	0.3%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	2.57 Ac.±	0.8%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	25.18 Ac.±	4.0%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	6.24 Ac.±	1.0%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	1.68 Ac.±	0.3%
6429 E1	WET PRAIRIE, DISTURBED (0-24% EXOTICS)	22.51 Ac.±	3.5%
6429 E4	WET PRAIRIE, DISTURBED (76-100% EXOTICS)	0.70 Ac.±	0.1%
740	DISTURBED LAND	7.59 Ac.±	1.2%
7401	DISTURBED LAND, HYDRIC	0.76 Ac.±	0.1%
747	BERM	24.77 Ac.±	3.9%
832	ELECTRICAL POWER TRANSMISSION LINES	10.86 Ac.±	1.7%
	TOTAL	639.00 Ac.±	100.0%

CENTRAL URBAN

LEGEND:

- SFWMD "OTHER SURFACE WATERS" (1.54 Ac.±)
- CENTRAL URBAN

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	20.05 Ac.±	79.1%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	3.20 Ac.±	12.1%
514	DITCH	1.54 Ac.±	5.8%
740	DISTURBED LAND	0.08 Ac.±	0.3%
747	BERM	1.49 Ac.±	5.7%
	TOTAL	26.36 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2015.

PROPERTY BOUNDARY PER HORRIS-DEPEW DRAWING No. 14012 - WETLANDS AND TREES TO ENG.DWG DATED APRIL 8, 2016.

SURVEYED WETLAND LINES PER HORRIS-DEPEW DRAWING No. 14012-WETLAND ANSWERS FROM PASSARELLA.DWG DATED APRIL 6, 2016.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

SURVEYED UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

DRAWN BY	D.B./T.S.
DATE	4/21/16
DESIGNED BY	S.J.
DATE	4/21/16
REVISED	
DATE	

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

PASSARELLA & ASSOCIATES, INC.
Consulting Ecologists

TIMBER CREEK
AERIAL WITH FLUCFCS AND SFWMD WETLANDS MAP

DRAWING No.: 15LL12404
SHEET No.: EXHIBIT C

EXHIBIT D

EXISTING LAND USE AND COVER SUMMARY TABLE AND FLUCFCS DESCRIPTIONS

TIMBER CREEK
EXISTING LAND USE AND COVER SUMMARY TABLE
AND FLUCFCS DESCRIPTIONS

April 2016

The Florida Land Use, Cover and Forms Classification System (FLUCFCS) codes identified within Timber Creek are listed below (Table 1). The dominant plant species found in each of these codes are listed in the FLUCFCS descriptions that follow.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage	Percent of Total
Density Reduction/Groundwater Resource (DR/GR) Tract			
211	Improved Pasture	212.80	33.9
213	Woodland Pasture	7.84	1.2
262	Low Pasture	35.60	5.7
3219 E1	Palmetto Prairie, Disturbed (0-24% Exotics)	1.87	0.3
4119 E1	Pine Flatwoods, Disturbed (0-24% Exotics)	36.94	5.9
4119 E2	Pine Flatwoods, Disturbed (25-49% Exotics)	93.97	15.0
4119 E3	Pine Flatwoods, Disturbed (50-75% Exotics)	5.91	0.9
4119 E4	Pine Flatwoods, Disturbed (76-100% Exotics)	8.12	1.3
4159 E4	Pine, Disturbed (76-100% Exotics)	2.37	0.4
422	Brazilian Pepper	2.19	0.3
4241	Melaleuca, Hydric	12.81	2.0
4279 E1	Live Oak, Disturbed (0-24% Exotics)	4.28	0.7
4279 E4	Live Oak, Disturbed (76-100% Exotics)	2.03	0.3
4349 E1	Hardwood/Conifer Mixed, Disturbed (0-24% Exotics)	0.95	0.2
4349 E2	Hardwood/Conifer Mixed, Disturbed (25-49% Exotics)	2.12	0.3
4349 E3	Hardwood/Conifer Mixed, Disturbed (50-75% Exotics)	31.82	5.1
4389 E3	Mixed Hardwoods, Disturbed (50-75% Exotics)	6.13	1.0
514	Ditch	15.79	2.5
514H	Ditch, Hydric	0.11	<0.1
525	Shallow Pond	0.08	<0.1
6179 E2	Mixed Wetland Hardwoods, Disturbed (25-49% Exotics)	0.55	0.1
6259 E2	Pine, Hydric, Disturbed (25-49% Exotics)	0.34	0.1
6259 E3	Pine, Hydric, Disturbed (50-75% Exotics)	1.03	0.2
6259 E4	Pine, Hydric, Disturbed (76-100% Exotics)	34.40	5.5

Table 1. (Continued)

FLUCFCS Code	Description	Acreage	Percent of Total
DR/GR Tract (Continued)			
6319 E1	Wetland Shrub, Disturbed (0-24% Exotics)	1.98	0.3
6319 E2	Wetland Shrub, Disturbed (25-49% Exotics)	5.57	0.9
6419 E1	Freshwater Marsh, Disturbed (0-24% Exotics)	25.18	4.0
6419 E2	Freshwater Marsh, Disturbed (25-49% Exotics)	6.24	1.0
6419 E3	Freshwater Marsh, Disturbed (50-75% Exotics)	1.68	0.3
6439 E1	Wet Prairie, Disturbed (0-24% Exotics)	22.61	3.6
6439 E4	Wet Prairie, Disturbed (76-100% Exotics)	0.70	0.1
740	Disturbed Land	7.58	1.2
7401	Disturbed Land, Hydric	0.76	0.1
747	Berm	24.77	3.9
832	Electrical Power Transmission Lines	10.88	1.7
DR/GR Tract Sub-Total		**628.00**	**100.0**
Central Urban Tract			
211	Improved Pasture	20.05	76.1
4349 E1	Hardwood/Conifer Mixed, Disturbed (0-24% Exotics)	3.20	12.1
514	Ditch	1.54	5.8
740	Disturbed Land	0.08	0.3
747	Berm	1.49	5.7
Central Urban Tract Sub-Total		**26.36**	**100.0**
Total		**654.36**	**-**

Improved Pasture (FLUCFCS Code 211)
The canopy of this land use type is primarily open, with widely scattered slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), live oak (*Quercus virginiana*), and laurel oak (*Quercus laurifolia*). The sub-canopy is primarily open with scattered Brazilian pepper (*Schinus terebinthifolius*), cabbage palm, and saw palmetto (*Serenoa repens*). The ground cover includes bahiagrass (*Paspalum notatum*), dog fennel (*Eupatorium capillifolium*), broomsedge (*Andropogon virginicus*), and smutgrass (*Sporobolus indicus*).

Woodland Pasture (FLUCFCS Code 213)
The canopy of this land use type includes cabbage palm and scattered slash pine, melaleuca (*Melaleuca quinquenervia*), and live oak. The sub-canopy contains Brazilian pepper and saw palmetto. The ground cover includes bahiagrass, saw palmetto, and dog fennel.

Low Pasture (FLUCFCS Code 262)
The canopy of this land use type is open. The sub-canopy contains scattered wax myrtle (*Myrica cerifera*), Brazilian pepper, and cabbage palm. The ground cover includes bahiagrass,

broomsedge, dog fennel, Mexican primrose willow (*Ludwigia octovalvis*), spikerush (*Eleocharis* sp.), Asiatic pennywort (*Centella asiatica*), water pennywort (*Hydrocotyle umbellata*), blue waterlily (*Nymphaea elegans*), pickerelweed (*Pontederia cordata*), and Virginia buttonweed (*Diodia virginiana*).

Palmetto Prairie, Disturbed (0-24% Exotics) (FLUCFCS Code 3219 E1)
The canopy of this habitat type contains widely scattered slash pine. The sub-canopy is dominated by saw palmetto, with scattered wax myrtle. The ground cover includes saw palmetto.

Pine Flatwoods, Disturbed (0-24% Exotics) (FLUCFCS Code 4119 E1)
The canopy of this habitat type includes slash pine, cabbage palm, dahoon holly (*Ilex cassine*), and scattered live oak. The sub-canopy contains slash pine, saw palmetto, wax myrtle, earleaf acacia (*Acacia auriculiformis*), dahoon holly, cabbage palm, winged sumac (*Rhus copallinum*), and scattered Brazilian pepper. The ground cover is mostly sparse and includes muscadine grape (*Vitis rotundifolia*), beautyberry (*Callicarpa americana*), spermacoce (*Spermacoce verticillata*), saw palmetto, caesarweed (*Urena lobata*), dog fennel, smutgrass, and bahiagrass.

Pine Flatwoods, Disturbed (25-49% Exotics) (FLUCFCS Code 4119 E2)
The vegetation composition in this habitat type is similar to FLUCFCS Code 4119 E1, except with higher concentrations of Brazilian pepper.

Pine Flatwoods, Disturbed (50-75% Exotics) (FLUCFCS Code 4119 E3)
The vegetation composition in this habitat type is similar to FLUCFCS Code 4119 E2, except with higher concentrations of Brazilian pepper.

Pine Flatwoods, Disturbed (76-100% Exotics) (FLUCFCS Code 4119 E4)
The vegetation composition in this habitat type is similar to FLUCFCS Code 4119 E3, except with higher concentrations of Brazilian pepper.

Pine, Disturbed (76-100% Exotics) (FLUCFCS Code 4159 E4)
The canopy of this habitat type includes slash pine. The sub-canopy is dominated by Brazilian pepper. The ground cover is mostly sparse with scattered Brazilian pepper.

Brazilian Pepper (FLUCFCS Code 422)
The canopy of this habitat type is open. The sub-canopy consists entirely of Brazilian pepper. The ground cover includes spermacoce and caesarweed.

Melaleuca, Hydric (FLUCFCS Code 4241)
The canopy and sub-canopy of this habitat type is dominated by melaleuca, with scattered slash pine. The ground cover contains little blue maidencane (*Amphicarpum muhlenbergianum*), dayflower (*Commelina* sp.), dog fennel, Southern beaksedge (*Rhynchospora microcarpa*), bahiagrass, sawgrass (*Cladium jamaicense*), Wright's Nutrush (*Scleria lacustris*), Virginia buttonweed, and gulfdune paspalum (*Paspalum monostachyum*).

Live Oak, Disturbed (0-24% Exotics) (FLUCFCS Code 4279 E1)
The canopy and sub-canopy of this habitat type are dominated by live oak. The ground cover contains spermacoce and caesarweed.

Live Oak, Disturbed (76-100% Exotics) (FLUCFCS Code 4279 E4)
The vegetation composition in this habitat type is similar to FLUCFCS Code 4279 E1, except with much higher concentrations of exotics.

Hardwood/Conifer Mixed, Disturbed (0-24% Exotics) (FLUCFCS Code 4349 E1)
The canopy of this habitat type includes slash pine, laurel oak, live oak, cabbage palm, and scattered melaleuca. The sub-canopy contains cabbage palm, slash pine, saw palmetto, wax myrtle, laurel oak, live oak, and scattered Brazilian pepper. The ground cover includes muscadine grape, slash pine, laurel oak, spermacoce, tropical flatsedge (*Cyperus surinamensis*), caesarweed, dog fennel, smutgrass, chocolateweed (*Melochia corchorifolia*), gulf muhly (*Muhlenbergia capillaris*), gulfdune paspalum, and scattered bahiagrass and Brazilian pepper.

Hardwood/Conifer Mixed, Disturbed (25-49% Exotics) (FLUCFCS Code 4349 E2)
The vegetation composition in this habitat type is similar to FLUCFCS Code 4349 E1, except with higher concentrations of Brazilian pepper and bahiagrass.

Hardwood/Conifer Mixed, Disturbed (50-75% Exotics) (FLUCFCS Code 4349 E3)
The vegetation composition in this habitat type is similar to FLUCFCS Code 4349 E2, except with higher concentrations of Brazilian pepper and bahiagrass.

Mixed Hardwoods, Disturbed (50-75% Exotics) (FLUCFCS Code 4389 E3)
The canopy of this habitat type includes live oak and laurel oak. The sub-canopy include live oak, laurel oak, Brazilian pepper, and scattered wax myrtle. The ground cover contains bahiagrass, Brazilian pepper, caesarweed, broomsedge, and smutgrass.

Ditch (FLUCFCS Code 514)
The canopy and sub-canopy of this land use type are open. The ground cover is primarily open water with blue waterlily, pickerelweed, West Indian marsh grass (*Hymenachne amplexicaulis*), Asiatic pennywort, and wild taro (*Colocasia esculenta*).

Ditch, Hydric (FLUCFCS Code 514H)
This FLUCFCS type is similar to FLUCFCS Code 514 but is entirely surrounded by wetlands and is included in the Project's overall wetland acreage.

Shallow Pond (FLUCFCS Code 525)
The land use type consists of an unvegetated cattle pond.

Mixed Wetland Hardwoods, Disturbed (25-49% Exotics) (FLUCFCS Code 6179 E2)
The canopy of this community type consists of laurel oak, slash pine, and cabbage palm. The sub-canopy consists of wax myrtle, Brazilian pepper, and hog plum (*Ximenia americana*). The ground cover includes bushy bluestem (*Andropogon glomeratus*), torpedograss (*Panicum*

repens), yellow-eyed grass (*Xyris* sp.), Asiatic pennywort, and scattered bahiagrass and Bermuda grass (*Cynodon dactylon*).

Pine, Hydric, Disturbed (25-49% Exotics) (FLUCFCS Code 6259 E2)
The canopy of this habitat type contains slash pine, melaleuca, cabbage palm, and laurel oak. The sub-canopy contains melaleuca, slash pine, and Brazilian pepper. The ground cover includes little blue maidencane, dayflower, dog fennel, Southern beaksedge, bahiagrass, sawgrass, Wright's nutrush, Virginia buttonweed, and gulfdune paspalum.

Pine, Hydric, Disturbed (50-75% Exotics) (FLUCFCS Code 6259 E3)
The vegetation composition in this habitat type is similar to FLUCFCS Code 6259 E2, except with higher concentrations of melaleuca, Brazilian pepper, bahiagrass, and Wright's nutrush.

Pine, Hydric, Disturbed (76-100% Exotics) (FLUCFCS Code 6259 E4)
The vegetation composition in this habitat type is similar to FLUCFCS Code 6259 E3, except with higher concentrations of melaleuca, Brazilian pepper, bahiagrass, and Wright's nutrush.

Wetland Shrub, Disturbed (0-24% Exotics) (FLUCFCS Code 6319 E1)
The canopy of this habitat type is open. The sub-canopy contains wax myrtle, Brazilian pepper, and melaleuca. The ground cover includes knotroot foxtail (*Setaria parviflora*), bahiagrass, little blue maidencane, Tracy's beaksedge (*Rhynchospora tracyi*), wax myrtle, Virginia buttonweed, smallfruit primrose willow (*Ludwigia microcarpa*), and starrush whitetop (*Rhynchospora colorata*).

Wetland Shrub, Disturbed (25-49% Exotics) (FLUCFCS Code 6319 E2)
The vegetation composition in this habitat type is similar to FLUCFCS Code 6319 E1, except with higher concentrations of exotics.

Freshwater Marsh, Disturbed (0-24% Exotics) (FLUCFCS Code 6419 E1)
The canopy of this habitat type is primarily open with scattered laurel oak, melaleuca, and slash pine along the edges. The sub-canopy is primarily open with melaleuca, slash pine, Brazilian pepper, and wax myrtle along the edges. The ground cover includes spikerush, torpedograss, false fennel (*Eupatorium leptophyllum*), spermacoce, pickerelweed, white waterlily (*Nymphaea odorata*), blue waterlily, Virginia buttonweed, Wright's nutrush, gulfdune paspalum, sawgrass, swamp fern (*Blechnum serrulatum*), West Indian marsh grass, and yellow-eyed grass.

Freshwater Marsh, Disturbed (25-49% Exotics) (FLUCFCS Code 6419 E2)
The vegetation composition in this habitat type is similar to FLUCFCS Code 6419 E1, except with higher concentrations of exotics.

Freshwater Marsh, Disturbed (50-75% Exotics) (FLUCFCS Code 6419 E3)
The vegetation composition in this habitat type is similar to FLUCFCS Code 6419 E2, except with higher concentrations of exotics.

Wet Prairie, Disturbed (0-24% Exotics) (FLUCFCS Code 6439 E1)
The canopy of this habitat type is primarily open with scattered melaleuca and slash pine. The sub-canopy contains scattered wax myrtle, melaleuca, and slash pine. The ground cover contains Wright's nutrush, spermacoce, Asiatic pennywort, Southern beaksedge, starrush whitetop, little blue maidencane, soft rush (*Juncus effusus*), broomsedge, and Tracy's beaksedge.

Wet Prairie, Disturbed (76-100% Exotics) (FLUCFCS Code 6439 E4)
The vegetation composition in this habitat type is similar to FLUCFCS Code 6439 E1, except with much higher concentrations of exotics.

Disturbed Land (FLUCFCS Code 740)
The canopy and sub-canopy of this land use type are primarily open with scattered slash pine and Brazilian pepper. The ground cover includes broomsedge, smutgrass, bahiagrass, spermacoce, and dog fennel.

Disturbed Land, Hydric (FLUCFCS Code 7401)
The canopy and sub-canopy of this land use type are primarily open with scattered melaleuca and slash pine. The ground cover includes torpedograss, false fennel, spermacoce, Virginia buttonweed, and gulfdune paspalum.

Berm (FLUCFCS Code 747)
The canopy of this land use type includes slash pine, cabbage palm, laurel oak, and live oak. The sub-canopy contains Brazilian pepper, saw palmetto, cabbage palm, and slash pine. The ground cover includes broomsedge, spermacoce, crabgrass (*Digitaria* sp.), saw palmetto, and gulfdune paspalum.

Electrical Power Transmission Lines (FLUCFCS Code 832)
The canopy of this land use type is open. The sub-canopy contains widely scattered cabbage palm and wax myrtle. The ground cover includes dog fennel, broomsedge, spermacoce, and smutgrass.

EXHIBIT E

SOILS MAP



Soil Unit	Description
6	HALLANDALE FINE SAND
10	POMPANO FINE SAND
11	MYAKKA FINE SAND
12	FELDA FINE SAND
13	BOCA FINE SAND
26	PINEDA FINE SAND
27	POMPANO FINE SAND, DEPRESSIONAL
33	OLDSMAR SAND
34	MALABAR FINE SAND
44	MALABAR FINE SAND, DEPRESSIONAL
49	FELDA FINE SAND, DEPRESSIONAL
73	PINEDA FINE SAND, DEPRESSIONAL

LEGEND

TIMBER CREEK

0 500 1,000

Feet

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2015.

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

SOILS MAPPING WAS ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE OCTOBER 2007 AND CREATED BY THE NATURAL RESOURCES CONSERVATION SERVICE 1990.

J:\2015\15LLL2404\GIS\2016\ENVIRONMENTAL_ASSESSMENT\FIGURES\EXHIBIT_E_SOILS_MAP.MXD - 6/27/2016 @ 10:43:39 AM

DRAWN BY	DATE
T.S.	3/23/16
REVIEWED BY	DATE
S.J.	3/23/16
REVISED	DATE

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

PASSARELLA & ASSOCIATES INC.
Consulting Ecologists

TIMBER CREEK
SOILS MAP

DRAWING No. 15LLL2404

SHEET No. EXHIBIT E



LEGEND

TIMBER CREEK

Soil Unit	Description
6	HALLANDALE FINE SAND
10	POMPANO FINE SAND
11	MYAKKA FINE SAND
12	FELDA FINE SAND
13	BOCA FINE SAND
26	PINEDA FINE SAND
27	POMPANO FINE SAND, DEPRESSIONAL
33	OLDSMAR SAND
34	MALABAR FINE SAND
44	MALABAR FINE SAND, DEPRESSIONAL
49	FELDA FINE SAND, DEPRESSIONAL
73	PINEDA FINE SAND, DEPRESSIONAL

0 500 1,000

Feet

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2015.

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

SOILS MAPPING WAS ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE OCTOBER 2007 AND CREATED BY THE NATURAL RESOURCES CONSERVATION SERVICE 1990.

J:\2015\15LLL2404\GIS\2016\ENVIRONMENTAL_ASSESSMENT\FIGURES\EXHIBIT_E_SOILS_MAP.MXD - 4/27/2016 @ 10:43:39 AM

DRAWN BY	DATE
T.S.	3/23/16
REVIEWED BY	DATE
S.J.	3/23/16
REVISED	DATE

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

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

TIMBER CREEK

SOILS MAP

DRAWING No. 15LLL2404

SHEET No. EXHIBIT E

EXHIBIT F

SOILS SUMMARY TABLE AND DESCRIPTIONS

TIMBER CREEK
SOILS SUMMARY TABLE AND DESCRIPTIONS

April 2016

Table 1. Soils Listed by the Natural Resource Conservation Service on the Project

Mapping Unit	Description
6	Hallandale Fine Sand
10	Pompano Fine Sand
11	Myakka Fine Sand
12	Felda Fine Sand
13	Boca Fine Sand
26	Pineda Fine Sand
27	Pompano Fine Sand, Depressional
33	Oldsmar Sand
34	Malabar Fine Sand
44	Malabar Fine Sand, Depressional
49	Felda Fine Sand, Depressional
73	Pineda Fine Sand, Depressional

6 – Hallandale Fine Sand

This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth and range from 0 to 2 percent. Typically, the surface layer is gray fine sand about two inches thick. The subsurface layer is light gray fine sand about 5 inches thick. The substratum is very pale brown fine sand about 5 inches thick. At a depth of 12 inches is fractured limestone bedrock that has solution holes extending to a depth of 25 inches. These solution holes contain mildly alkaline, loamy material. In most years, under natural conditions, the water table is less than 10 inches below the surface for 1 to 3 months. It recedes below the limestone for about 7 months.

10 – Pompano Fine Sand

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from 0 to 1 percent. Typically, the surface layer is dark gray fine sand about 4 inches thick. The underlying layers are light gray, very pale brown, or white fine sand and extend to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 2 to 4 months and at a depth of 10 to 40 inches for about 6 months. It recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

11 – Myakka Fine Sand

This is a nearly level, poorly drained soil on broad flatwoods areas. Slopes are smooth to slightly concave and range from 0 to 2 percent. Typically, the surface layer is very dark gray fine sand about 3 inches thick. The subsurface layer is fine sand about 23 inches thick. In the upper 3 inches it is gray, and in the lower 20 inches it is light gray. The subsoil is fine sand to a depth of 80 inches or more. The upper 4 inches is black and firm, the next 5 inches is dark

reddish brown and friable, the nest 17 inches is black and firm, the next 11 inches is dark reddish brown and friable, and the lower 17 inches is mixed black and dark reddish brown and friable. In most years, under natural conditions, the water table is within 10 inches of the surface for 1 to 3 months and 10 to 40 inches below the surface for 2 to 6 months. It is more than 40 inches below the surface during extended dry periods.

12 – Felda Fine Sand

This is a nearly level, poorly drained soil on broad, nearly level sloughs. Slopes are smooth to concave and range from 0 to 2 percent. Typically, the surface layer is dark gray fine sand about 8 inches thick. The subsurface layer is light gray and light brownish gray fine sand about 14 inches thick. The subsoil is light gray loamy fine sand about 16 inches thick and is underlain by gray and light gray fine sand that extends to a depth of 80 inches or more. In most years, under natural conditions, the soil has a water table within 10 inches of the surface for 2 to 4 months. The water table is 10 to 40 inches below the surface for about 6 months. It is more than 40 inches below the surface for about 2 months. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more.

13 – Boca Fine Sand

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth and range from 0 to 2 percent. Typically, the surface layer is gray fine sand about 3 inches thick. The subsurface layer is fine sand about 22 inches thick. The upper 11 inches is light gray and the lower 11 inches is very pale brown. The subsoil, about 5 inches thick, is gray fine sandy loam with brownish yellow mottles and calcareous nodules. At a depth of 30 inches is a layer of fractured limestone. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It recedes below the limestone for about 6 months.

26 – Pineda Fine Sand

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to slightly concave and range from 0 to 1 percent. Typically, the surface layer is black fine sand about 1 inch thick. The subsurface layer is very pale brown fine sand about 4 inches thick. The upper part of the subsoil is brownish yellow fine sand about 8 inches thick. The next 10 inches is strong brown fine sand. The next 6 inches is yellowish brown fine sand. The next 7 inches is light gray fine sand with brownish yellow mottles. The lower part of the subsoil is light brownish gray fine sandy loam with light gray sandy intrusions about 18 inches thick. The substratum is light gray fine sand to a depth of 80 inches or more. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months, and it recedes to more than 40 inches below the surface during extended dry periods. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more.

27 – Pompano Fine Sand, Depressional

This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is gray fine sand about 3 inches thick. The substratum is fine sand to a depth of 80 inches or more. The upper 32 inches is light brownish gray with few, fine, faint yellowish brown mottles. The lower 45 inches is light gray. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months and stands

above the surface for about 3 months. It is 10 to 40 inches below the surface for more than 5 months.

33 – Oldsmar Sand

This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 3 inches thick. The subsurface layer is gray and light gray sand about 39 inches thick. The upper part of the subsoil is very dark gray sand about 5 inches thick. The lower part of the subsoil is yellowish brown and mixed light brownish gray and brown fine sandy loam about 11 inches thick. Pale brown sand extends to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods.

34 – Malabar Fine Sand

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from 0 to 1 percent. Typically, the surface layer is dark gray fine sand about 5 inches thick. The next 12 inches is light gray and very pale brown fine sand. Below this is a 16-inch layer of light yellowish brown fine sand with yellow mottles and a 9-inch layer of brownish yellow fine sand. The subsoil layer is gray loamy fine sand about 9 inches thick with large yellowish brown mottles. The next 8 inches is gray fine sandy loam with large brownish yellow mottles. Below is light gray loamy fine sand with yellowish brown mottles to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 2 to 4 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more.

44 – Malabar Fine Sand, Depressional

This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is 4 inches thick. The upper 1 inch is black fine sand that is high in organic matter content. The lower 3 inches is dark gray fine sand. The subsurface layer is at depth of 44 inches. The upper 3 inches is very pale brown. The next 11 inches is yellow, iron-coated sand grains. The next 10 inches is very pale brown with common coatings of iron on the sand grains. The lower 16 inches is light gray. The subsoil is 23 inches of olive gray sandy loam with dark bluish gray mottles. Sandy loam with marl and shell fragments underlies the subsoil. In most years, under natural conditions, the soil is ponded for about 4 to 6 months or more. The water table is 10 to 40 inches below the surface for 4 to 6 months.

49 – Felda Fine Sand, Depressional

This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is gray fine sand about 4 inches thick. The subsurface layers extend to a depth of 35 inches. The upper 13 inches is grayish brown fine sand and the lower 18 inches is light gray fine sand with yellowish brown mottles. The subsoil is about 17 inches thick. The upper 6 inches is gray sandy loam and the lower 11 inches is sandy clay loam with many yellowish brown and strong brown mottles. Below this is light gray fine sand to a

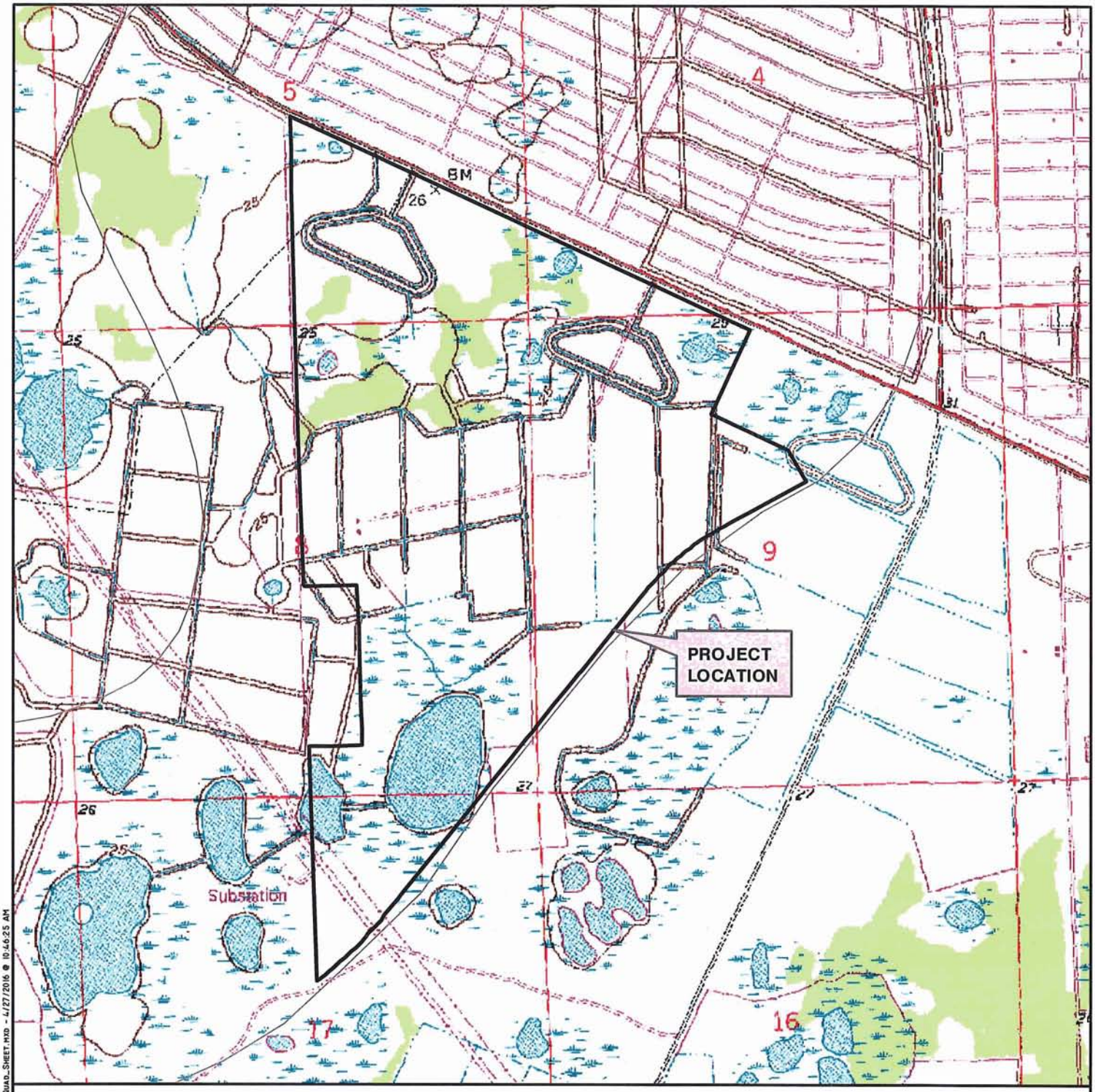
depth of 80 inches or more. In most years, under natural conditions, the soil is ponded for about 3 to 6 months or more. The water table is within a depth of 10 to 40 inches for 4 to 6 months.

73 – Pineda Fine Sand, Depressional

This is a nearly level, very poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is dark gray fine sand about 3 inches thick. The subsurface layer is fine sand to a depth of 31 inches. The upper 9 inches is light gray, the next 7 inches is very pale brown with yellowish brown mottles, and the lower 12 inches is brownish yellow with many iron-coated sand grains. The subsoil is fine sandy loam to a depth of 55 inches. The upper 8 inches is gray with very pale brown sandy intrusions and yellowish brown mottles. The lower 16 inches is gray. Below that and extending to a depth of 80 inches is light gray loamy sand. In most years, under natural conditions, the soil is ponded for about 3 to 6 months or more. The water table is within a depth of 10 to 40 inches for 4 to 6 months.

EXHIBIT G

QUAD SHEET



LEGEND

TIMBER CREEK

N

W E

S

0 500 1,000

Feet

NOTES:

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

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

EXHIBIT G. QUAD SHEET
TIMBER CREEK

DRAWN BY	DATE
T.S.	3/23/16
REVIEWED BY	DATE
S.J.	3/23/16
REVISED	DATE

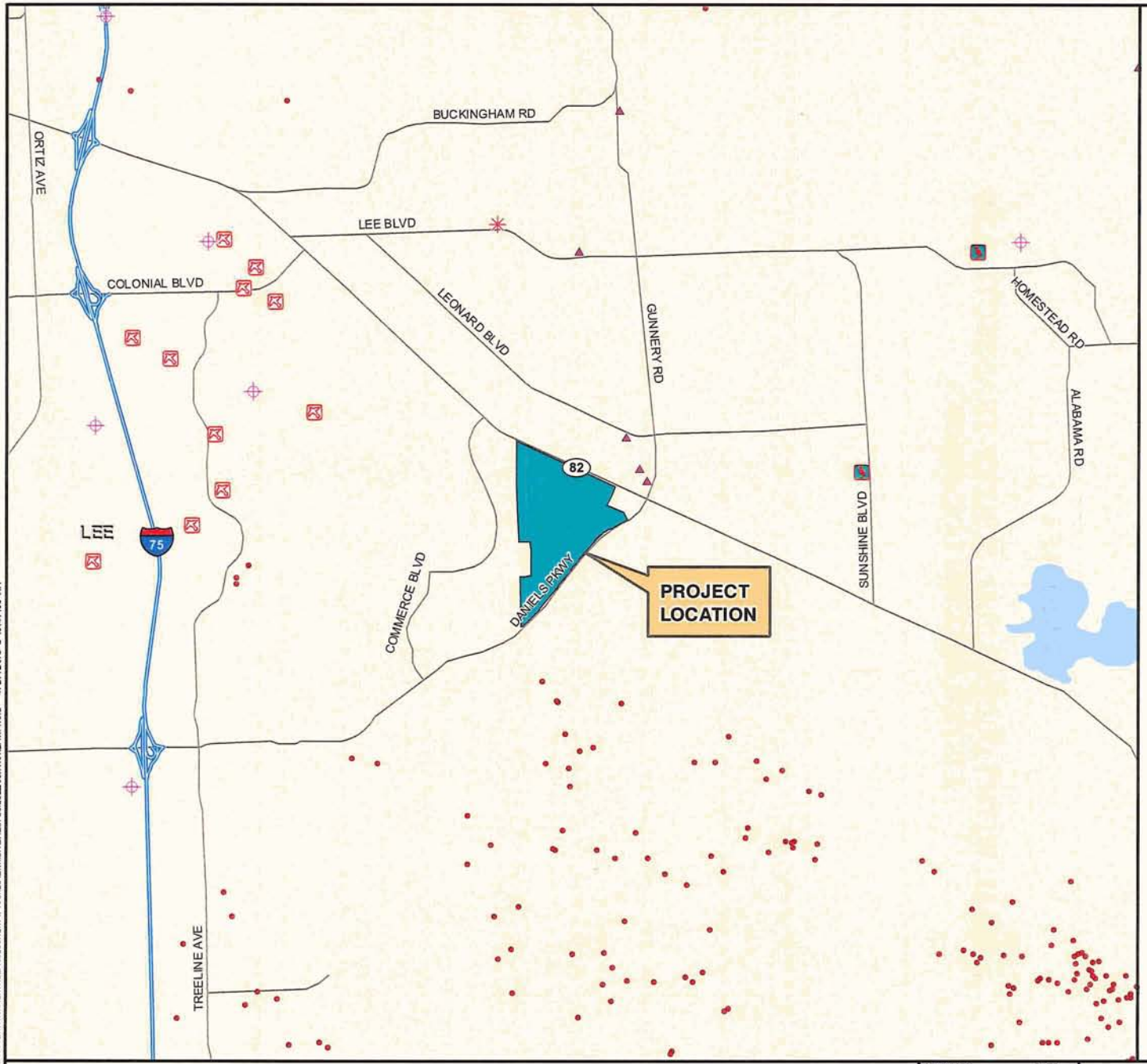
Gens Una Ecologum

PASSARELLA & ASSOCIATES INC

J:\2015\15LL2404\GIS\2016\Environmental_Assessment\Figures\Exhibit_G_Quad_Sheet.mxd - 4/27/2016 @ 10:46:25 AM

EXHIBIT H

DOCUMENTED OCCURRENCES OF LISTED SPECIES



LEGEND

- TIMBER CREEK
- BALD EAGLE NEST
- FLORIDA PANTHER TELEMETRY
- FWCC BLACK BEAR LOCATIONS
- FWCC RCW LOCATIONS
- FWCC WADING BIRD LOCATIONS
- SCRUB JAY LOCATIONS

N
W E
S

0 1 2
Miles

NOTES:

EAGLE NEST LOCATIONS WERE ACQUIRED FROM THE FWCC AUGUST 2015.

BLACK BEAR LOCATIONS WERE ACQUIRED FROM THE FWCC AUGUST 2015 AND IS CURRENT TO 2007.

PANTHER TELEMETRY WAS ACQUIRED FROM THE FWCC SEPTEMBER 2015 AND IS CURRENT TO JUNE 2015.

RED COCKADED WOODPECKER LOCATIONS WERE ACQUIRED PER THE FWCC AUGUST 2015.

SCRUB JAY LOCATIONS WERE ACQUIRED FROM THE USFWS AUGUST 2014.

WADING BIRD ROOKERIES WERE ACQUIRED FROM THE FWCC AUGUST 2015 AND ARE CURRENT TO 1999.

EXHIBIT H. DOCUMENTED OCCURRENCES OF LISTED SPECIES
TIMBER CREEK

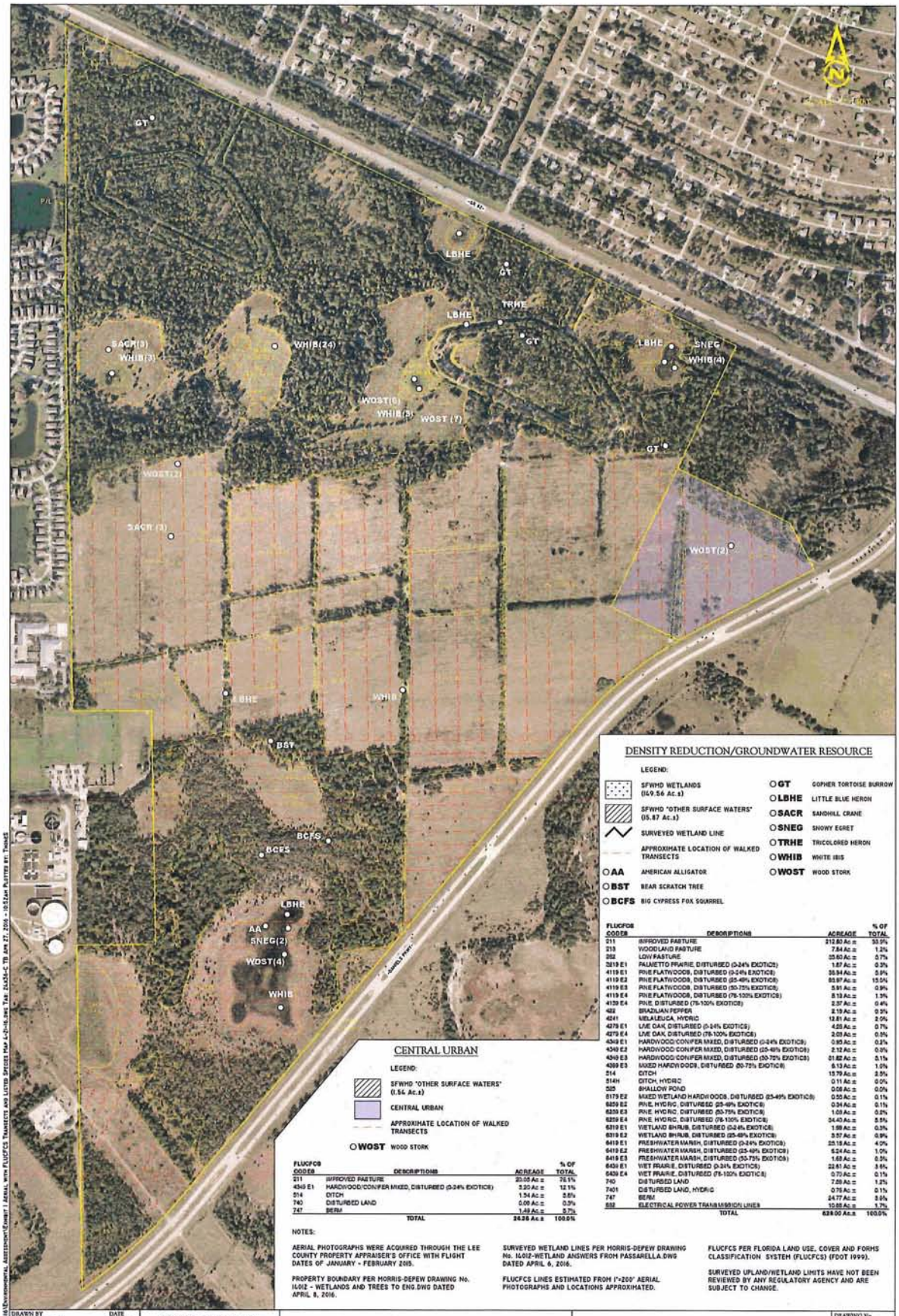
DRAWN BY	DATE
T.S.	3/29/16
REVIEWED BY	DATE
S.J.	3/29/16
REVISED	DATE

PASSARELLA & ASSOCIATES INC.
Growing Ecologies

J:\2015\15LL24\GIS\2016\ENVIRONMENTAL_ASSESSMENT\FIGURES\EXHIBIT_H_SPECIES_LOCATION_MAP.MXD - 4/27/2016 @ 10:47:08 AM

EXHIBIT I

AERIAL WITH FLUCFCS MAP, SURVEY TRANSECTS, AND LISTED SPECIES LOCATIONS



DENSITY REDUCTION/GROUNDWATER RESOURCE

LEGEND:

- SFWMD WETLANDS (149.56 Ac.±)
- SFWMD "OTHER SURFACE WATERS" (15.87 Ac.±)
- SURVEYED WETLAND LINE
- APPROXIMATE LOCATION OF WALKED TRANSECTS
- AA AMERICAN ALLIGATOR
- BST BEAR SCRATCH TREE
- BCFS BIG CYPRESS FOX SQUIRREL
- GT GOPHER TORTOISE BURROW
- LBHE LITTLE BLUE HERON
- SACR SANDHILL CRANE
- SNEG SNOWY EGRET
- TRHE TRICOLORED HERON
- WHIB WHITE IBIS
- WOST WOOD STORK

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	212.80 Ac.±	33.9%
213	WOODLAND PASTURE	7.84 Ac.±	1.2%
252	LOW PASTURE	23.60 Ac.±	3.7%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	1.87 Ac.±	0.3%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	35.94 Ac.±	5.6%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	93.97 Ac.±	15.0%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	5.91 Ac.±	0.9%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	8.13 Ac.±	1.3%
4130 E4	PINE, DISTURBED (76-100% EXOTICS)	2.37 Ac.±	0.4%
422	BRAZILIAN PEPPER	2.19 Ac.±	0.3%
4241	MELALEUCA, HYDRIC	12.81 Ac.±	2.0%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	4.68 Ac.±	0.7%
4279 E4	LIVE OAK, DISTURBED (76-100% EXOTICS)	3.03 Ac.±	0.5%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	0.95 Ac.±	0.2%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	2.12 Ac.±	0.3%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	31.82 Ac.±	5.1%
4369 E3	MIXED HARDWOODS, DISTURBED (50-75% EXOTICS)	6.13 Ac.±	1.0%
514	DITCH	15.79 Ac.±	2.5%
514H	DITCH, HYDRIC	0.11 Ac.±	0.0%
525	SHALLOW POND	0.08 Ac.±	0.0%
6179 E2	MIXED WETLAND HARDWOODS, DISTURBED (25-49% EXOTICS)	0.50 Ac.±	0.1%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	0.34 Ac.±	0.1%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	1.08 Ac.±	0.2%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	34.40 Ac.±	5.5%
6319 E1	WETLAND SHRUB, DISTURBED (0-24% EXOTICS)	1.99 Ac.±	0.3%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	5.57 Ac.±	0.9%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	25.18 Ac.±	4.0%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	5.24 Ac.±	1.0%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	1.68 Ac.±	0.3%
6430 E1	WET PRAIRIE, DISTURBED (0-24% EXOTICS)	22.61 Ac.±	3.6%
6430 E4	WET PRAIRIE, DISTURBED (76-100% EXOTICS)	0.70 Ac.±	0.1%
740	DISTURBED LAND	7.69 Ac.±	1.2%
7401	DISTURBED LAND, HYDRIC	0.76 Ac.±	0.1%
747	BERM	24.77 Ac.±	3.9%
832	ELECTRICAL POWER TRANSMISSION LINES	10.85 Ac.±	1.7%
	TOTAL	628.00 Ac.±	100.0%

CENTRAL URBAN

LEGEND:

- SFWMD "OTHER SURFACE WATERS" (0.54 Ac.±)
- CENTRAL URBAN
- APPROXIMATE LOCATION OF WALKED TRANSECTS
- WOST WOOD STORK

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	20.55 Ac.±	75.1%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	3.30 Ac.±	12.1%
514	DITCH	1.54 Ac.±	5.6%
740	DISTURBED LAND	0.00 Ac.±	0.0%
747	BERM	1.49 Ac.±	5.7%
	TOTAL	26.86 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2015.

PROPERTY BOUNDARY PER MORRIS-DEPEW DRAWING No. 16012 - WETLANDS AND TREES TO ENG.DWG DATED APRIL 8, 2016.

SURVEYED WETLAND LINES PER MORRIS-DEPEW DRAWING No. 16012-WETLAND ANSWERS FROM PASSARELLA.DWG DATED APRIL 6, 2016.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

SURVEYED UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

J:\2015\15LLL\GIS\2016\Environmental Assessment\Exhibit I AERIAL with FLUCFCS TRANSECTS AND LISTED SPECIES Map 4-21-16.jpg Tue, 26 Apr 27, 2016 - 10:52am Plotted By: TimeS

DRAWN BY	D.B./T.S.	DATE 4/21/16
DESIGNED BY	S.J.	DATE 4/21/16
REVISED		DATE

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

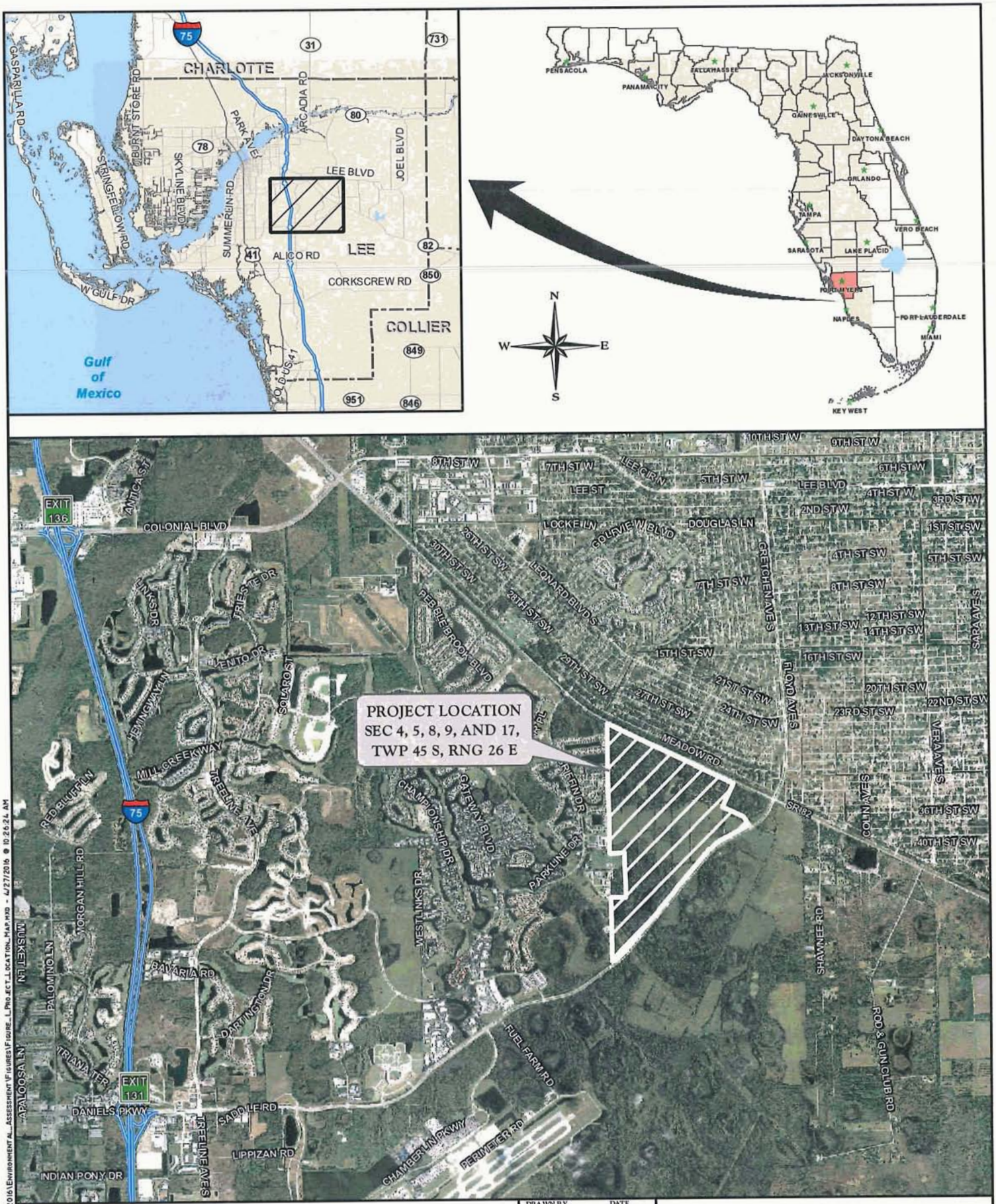
PASSARELLA & ASSOCIATES INC

TIMBER CREEK

AERIAL WITH FLUCFCS MAP, SURVEY TRANSECTS, AND LISTED SPECIES LOCATIONS

DRAWING No. 15LLL2404

SHEET No. EXHIBIT I



J:\2015\15LL2406\GIS\2015\Environmental_Assessment\Figures\Figure_1_Project_Location_Map.mxd - 4/27/2016 @ 10:26:24 AM

FIGURE 1. PROJECT LOCATION MAP
TIMBER CREEK

DRAWN BY	DATE
D.B.	3/15/16
REVIEWED BY	DATE
S.J.	3/15/16
REVISED	DATE

Passarella & Associates, Inc.
Consulting Ecologists



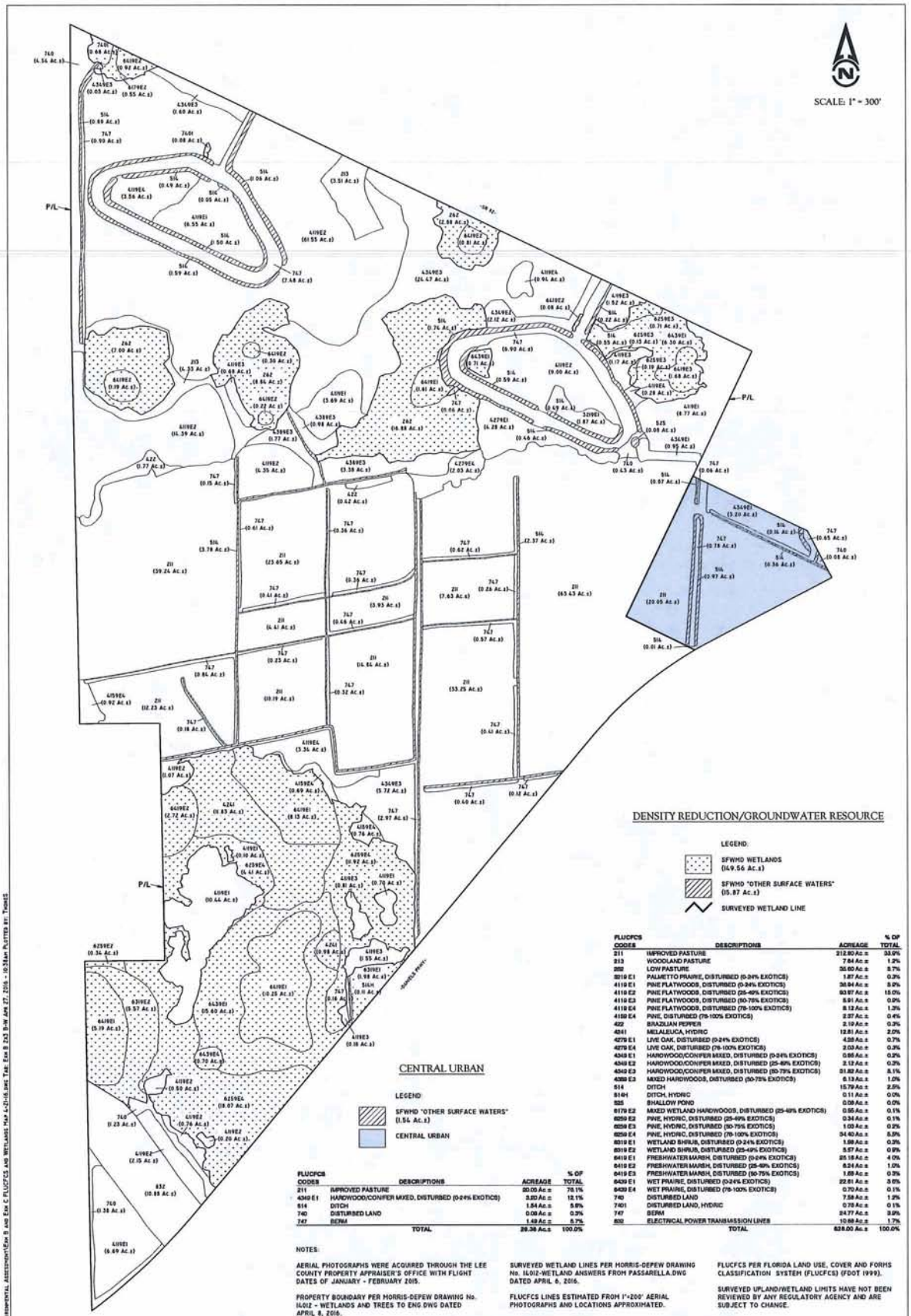
DRAWN BY	DATE
T.S.	4/21/16
DESIGNED BY	DATE
S.J.	4/21/16
REVISED	DATE

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

PASSARELLA & ASSOCIATES INC

TIMBER CREEK
AERIAL WITH BOUNDARY

DRAWING No. 15LLL2404
SHEET No. EXHIBIT A



FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	212.80 Ac.±	33.6%
213	WOODLAND PASTURE	7.64 Ac.±	1.2%
260	LOW PASTURE	36.60 Ac.±	5.7%
3210 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	1.87 Ac.±	0.3%
4110 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	30.94 Ac.±	5.0%
4110 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	93.97 Ac.±	15.0%
4110 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	5.91 Ac.±	0.9%
4110 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	8.13 Ac.±	1.3%
4150 E4	PINE, DISTURBED (76-100% EXOTICS)	2.37 Ac.±	0.4%
422	BRAZILIAN PEPPER	2.19 Ac.±	0.3%
4241	MELALEUCA, HYDRIC	12.81 Ac.±	2.0%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	4.38 Ac.±	0.7%
4279 E4	LIVE OAK, DISTURBED (76-100% EXOTICS)	2.03 Ac.±	0.3%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	0.95 Ac.±	0.2%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	2.12 Ac.±	0.3%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	31.82 Ac.±	5.1%
4359 E3	MIXED HARDWOODS, DISTURBED (50-75% EXOTICS)	6.13 Ac.±	1.0%
514	DITCH	15.79 Ac.±	2.5%
5141	DITCH, HYDRIC	0.11 Ac.±	0.0%
525	SHALLOW POND	0.09 Ac.±	0.0%
6179 E2	MIXED WETLAND HARDWOODS, DISTURBED (25-49% EXOTICS)	0.55 Ac.±	0.1%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	0.34 Ac.±	0.1%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	1.03 Ac.±	0.2%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	34.40 Ac.±	5.5%
6319 E1	WETLAND SHRUB, DISTURBED (0-24% EXOTICS)	1.99 Ac.±	0.3%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	5.57 Ac.±	0.9%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	25.18 Ac.±	4.0%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	6.24 Ac.±	1.0%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	1.69 Ac.±	0.3%
6429 E1	WET PRAIRIE, DISTURBED (0-24% EXOTICS)	22.61 Ac.±	3.6%
6429 E4	WET PRAIRIE, DISTURBED (76-100% EXOTICS)	0.70 Ac.±	0.1%
740	DISTURBED LAND	7.58 Ac.±	1.2%
7401	DISTURBED LAND, HYDRIC	0.70 Ac.±	0.1%
747	BERM	24.77 Ac.±	3.9%
832	ELECTRICAL POWER TRANSMISSION LINES	10.88 Ac.±	1.7%
	TOTAL	628.00 Ac.±	100.0%

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	20.09 Ac.±	76.1%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	3.20 Ac.±	12.1%
514	DITCH	1.54 Ac.±	5.8%
740	DISTURBED LAND	0.08 Ac.±	0.3%
747	BERM	1.49 Ac.±	5.7%
	TOTAL	26.38 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2015.

PROPERTY BOUNDARY PER MORRIS-DEPEW DRAWING No. 14-01Z - WETLANDS AND TREES TO ENG.DWG DATED APRIL 8, 2016.

SURVEYED WETLAND LINES PER MORRIS-DEPEW DRAWING No. 14-01Z-WETLAND ANSWERS FROM PASSARELLA.DWG DATED APRIL 6, 2016.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

SURVEYED UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

DRAWN BY	DATE
D.B./T.S.	4/21/16
DESIGNED BY	DATE
S.J.	4/21/16
REVISED	DATE

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

PASSARELLA & ASSOCIATES, INC.

TIMBER CREEK
FLUCFCS AND SFWMD WETLANDS MAP

DRAWING No. 15LLL2404
SHEET No. EXHIBIT B

J:\2015\15LLL2404\2016\Environmental Assessment\Exs B and Exs C FLUCFCS and WETLANDS Mar 4-21-16.dwg Tue, Exs B 2x3 B-W Apr 27, 2016 - 10:35am Plotted By: Tonetti



DENSITY REDUCTION/GROUNDWATER RESOURCE

LEGEND:

- SFWMD WETLANDS (149.56 Ac.±)
- SFWMD "OTHER SURFACE WATERS" (05.87 Ac.±)
- SURVEYED WETLAND LINE

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	212.83 Ac.±	33.9%
213	WOODLAND PASTURE	7.64 Ac.±	1.2%
262	LOW PASTURE	35.80 Ac.±	5.7%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	1.87 Ac.±	0.3%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	39.94 Ac.±	6.4%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	65.87 Ac.±	10.5%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	5.91 Ac.±	0.9%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	8.13 Ac.±	1.3%
4139 E4	PINE, DISTURBED (76-100% EXOTICS)	2.37 Ac.±	0.4%
422	BRAZILIAN PEPPER	2.19 Ac.±	0.3%
4241	MELALEUCA, HYDRIC	12.81 Ac.±	2.0%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	4.26 Ac.±	0.7%
4279 E4	LIVE OAK, DISTURBED (76-100% EXOTICS)	2.03 Ac.±	0.3%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	0.95 Ac.±	0.2%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	2.12 Ac.±	0.3%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	31.82 Ac.±	5.1%
4369 E3	MIXED HARDWOODS, DISTURBED (50-75% EXOTICS)	6.13 Ac.±	1.0%
514	DITCH	15.79 Ac.±	2.5%
514H	DITCH, HYDRIC	0.11 Ac.±	0.0%
525	SHALLOW POND	0.08 Ac.±	0.0%
6179 E2	MIXED WETLAND HARDWOODS, DISTURBED (25-49% EXOTICS)	0.55 Ac.±	0.1%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	0.34 Ac.±	0.1%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	1.08 Ac.±	0.2%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	34.40 Ac.±	5.5%
6319 E1	WETLAND SHRUB, DISTURBED (0-24% EXOTICS)	1.89 Ac.±	0.3%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	3.57 Ac.±	0.9%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	25.18 Ac.±	4.0%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	6.24 Ac.±	1.0%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	1.69 Ac.±	0.3%
6439 E1	WET PRAIRIE, DISTURBED (0-24% EXOTICS)	22.61 Ac.±	3.6%
6439 E4	WET PRAIRIE, DISTURBED (76-100% EXOTICS)	0.70 Ac.±	0.1%
740	DISTURBED LAND	7.58 Ac.±	1.2%
7401	DISTURBED LAND, HYDRIC	0.76 Ac.±	0.1%
747	BERM	24.77 Ac.±	3.9%
832	ELECTRICAL POWER TRANSMISSION LINES	10.68 Ac.±	1.7%
	TOTAL	628.00 Ac.±	100.0%

CENTRAL URBAN

LEGEND:

- SFWMD "OTHER SURFACE WATERS" (1.54 Ac.±)
- CENTRAL URBAN

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	23.05 Ac.±	79.1%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	3.50 Ac.±	12.1%
514	DITCH	1.54 Ac.±	5.6%
740	DISTURBED LAND	0.08 Ac.±	0.3%
747	BERM	1.49 Ac.±	5.1%
	TOTAL	29.29 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2015.

PROPERTY BOUNDARY PER MORRIS-DEPEW DRAWING No. 14012 - WETLANDS AND TREES TO ENG.DWG DATED APRIL 8, 2016.

SURVEYED WETLAND LINES PER MORRIS-DEPEW DRAWING No. 14012-WETLAND ANSWERS FROM PASSARELLA.DWG DATED APRIL 6, 2016.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

SURVEYED UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

DRAWN BY	D.B./T.S.
DATE	4/21/16
DESIGNED BY	S.J.
DATE	4/21/16
REVISED	
DATE	

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

PASSARELLA & ASSOCIATES, INC.

TIMBER CREEK

AERIAL WITH FLUCFCS AND SFWMD WETLANDS MAP

DRAWING No. 15LLL2404

SHEET No. EXHIBIT C

TIMBER CREEK
EXISTING LAND USE AND COVER SUMMARY TABLE
AND FLUCFCS DESCRIPTIONS

April 2016

The Florida Land Use, Cover and Forms Classification System (FLUCFCS) codes identified within Timber Creek are listed below (Table 1). The dominant plant species found in each of these codes are listed in the FLUCFCS descriptions that follow.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage	Percent of Total
Density Reduction/Groundwater Resource (DR/GR) Tract			
211	Improved Pasture	212.80	33.9
213	Woodland Pasture	7.84	1.2
262	Low Pasture	35.60	5.7
3219 E1	Palmetto Prairie, Disturbed (0-24% Exotics)	1.87	0.3
4119 E1	Pine Flatwoods, Disturbed (0-24% Exotics)	36.94	5.9
4119 E2	Pine Flatwoods, Disturbed (25-49% Exotics)	93.97	15.0
4119 E3	Pine Flatwoods, Disturbed (50-75% Exotics)	5.91	0.9
4119 E4	Pine Flatwoods, Disturbed (76-100% Exotics)	8.12	1.3
4159 E4	Pine, Disturbed (76-100% Exotics)	2.37	0.4
422	Brazilian Pepper	2.19	0.3
4241	Melaleuca, Hydric	12.81	2.0
4279 E1	Live Oak, Disturbed (0-24% Exotics)	4.28	0.7
4279 E4	Live Oak, Disturbed (76-100% Exotics)	2.03	0.3
4349 E1	Hardwood/Conifer Mixed, Disturbed (0-24% Exotics)	0.95	0.2
4349 E2	Hardwood/Conifer Mixed, Disturbed (25-49% Exotics)	2.12	0.3
4349 E3	Hardwood/Conifer Mixed, Disturbed (50-75% Exotics)	31.82	5.1
4389 E3	Mixed Hardwoods, Disturbed (50-75% Exotics)	6.13	1.0
514	Ditch	15.79	2.5
514H	Ditch, Hydric	0.11	<0.1
525	Shallow Pond	0.08	<0.1
6179 E2	Mixed Wetland Hardwoods, Disturbed (25-49% Exotics)	0.55	0.1
6259 E2	Pine, Hydric, Disturbed (25-49% Exotics)	0.34	0.1
6259 E3	Pine, Hydric, Disturbed (50-75% Exotics)	1.03	0.2
6259 E4	Pine, Hydric, Disturbed (76-100% Exotics)	34.40	5.5

Table 1. (Continued)

FLUCFCS Code	Description	Acreage	Percent of Total
DR/GR Tract (Continued)			
6319 E1	Wetland Shrub, Disturbed (0-24% Exotics)	1.98	0.3
6319 E2	Wetland Shrub, Disturbed (25-49% Exotics)	5.57	0.9
6419 E1	Freshwater Marsh, Disturbed (0-24% Exotics)	25.18	4.0
6419 E2	Freshwater Marsh, Disturbed (25-49% Exotics)	6.24	1.0
6419 E3	Freshwater Marsh, Disturbed (50-75% Exotics)	1.68	0.3
6439 E1	Wet Prairie, Disturbed (0-24% Exotics)	22.61	3.6
6439 E4	Wet Prairie, Disturbed (76-100% Exotics)	0.70	0.1
740	Disturbed Land	7.58	1.2
7401	Disturbed Land, Hydric	0.76	0.1
747	Berm	24.77	3.9
832	Electrical Power Transmission Lines	10.88	1.7
DR/GR Tract Sub-Total		**628.00**	**100.0**
Central Urban Tract			
211	Improved Pasture	20.05	76.1
4349 E1	Hardwood/Conifer Mixed, Disturbed (0-24% Exotics)	3.20	12.1
514	Ditch	1.54	5.8
740	Disturbed Land	0.08	0.3
747	Berm	1.49	5.7
Central Urban Tract Sub-Total		**26.36**	**100.0**
Total		**654.36**	**-**

Improved Pasture (FLUCFCS Code 211)
The canopy of this land use type is primarily open, with widely scattered slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), live oak (*Quercus virginiana*), and laurel oak (*Quercus laurifolia*). The sub-canopy is primarily open with scattered Brazilian pepper (*Schinus terebinthifolius*), cabbage palm, and saw palmetto (*Serenoa repens*). The ground cover includes bahiagrass (*Paspalum notatum*), dog fennel (*Eupatorium capillifolium*), broomsedge (*Andropogon virginicus*), and smutgrass (*Sporobolus indicus*).

Woodland Pasture (FLUCFCS Code 213)
The canopy of this land use type includes cabbage palm and scattered slash pine, melaleuca (*Melaleuca quinquenervia*), and live oak. The sub-canopy contains Brazilian pepper and saw palmetto. The ground cover includes bahiagrass, saw palmetto, and dog fennel.

Low Pasture (FLUCFCS Code 262)
The canopy of this land use type is open. The sub-canopy contains scattered wax myrtle (*Myrica cerifera*), Brazilian pepper, and cabbage palm. The ground cover includes bahiagrass,

broomsedge, dog fennel, Mexican primrose willow (*Ludwigia octovalvis*), spikerush (*Eleocharis* sp.), Asiatic pennywort (*Centella asiatica*), water pennywort (*Hydrocotyle umbellata*), blue waterlily (*Nymphaea elegans*), pickerelweed (*Pontederia cordata*), and Virginia buttonweed (*Diodia virginiana*).

Palmetto Prairie, Disturbed (0-24% Exotics) (FLUCFCS Code 3219 E1)
The canopy of this habitat type contains widely scattered slash pine. The sub-canopy is dominated by saw palmetto, with scattered wax myrtle. The ground cover includes saw palmetto.

Pine Flatwoods, Disturbed (0-24% Exotics) (FLUCFCS Code 4119 E1)
The canopy of this habitat type includes slash pine, cabbage palm, dahoon holly (*Ilex cassine*), and scattered live oak. The sub-canopy contains slash pine, saw palmetto, wax myrtle, earleaf acacia (*Acacia auriculiformis*), dahoon holly, cabbage palm, winged sumac (*Rhus copallinum*), and scattered Brazilian pepper. The ground cover is mostly sparse and includes muscadine grape (*Vitis rotundifolia*), beautyberry (*Callicarpa americana*), spermacoce (*Spermacoce verticillata*), saw palmetto, caesarweed (*Urena lobata*), dog fennel, smutgrass, and bahiagrass.

Pine Flatwoods, Disturbed (25-49% Exotics) (FLUCFCS Code 4119 E2)
The vegetation composition in this habitat type is similar to FLUCFCS Code 4119 E1, except with higher concentrations of Brazilian pepper.

Pine Flatwoods, Disturbed (50-75% Exotics) (FLUCFCS Code 4119 E3)
The vegetation composition in this habitat type is similar to FLUCFCS Code 4119 E2, except with higher concentrations of Brazilian pepper.

Pine Flatwoods, Disturbed (76-100% Exotics) (FLUCFCS Code 4119 E4)
The vegetation composition in this habitat type is similar to FLUCFCS Code 4119 E3, except with higher concentrations of Brazilian pepper.

Pine, Disturbed (76-100% Exotics) (FLUCFCS Code 4159 E4)
The canopy of this habitat type includes slash pine. The sub-canopy is dominated by Brazilian pepper. The ground cover is mostly sparse with scattered Brazilian pepper.

Brazilian Pepper (FLUCFCS Code 422)
The canopy of this habitat type is open. The sub-canopy consists entirely of Brazilian pepper. The ground cover includes spermacoce and caesarweed.

Melaleuca, Hydric (FLUCFCS Code 4241)
The canopy and sub-canopy of this habitat type is dominated by melaleuca, with scattered slash pine. The ground cover contains little blue maidencane (*Amphicarpum muhlenbergianum*), dayflower (*Commelina* sp.), dog fennel, Southern beaksedge (*Rhynchospora microcarpa*), bahiagrass, sawgrass (*Cladium jamaicense*), Wright's Nutrush (*Scleria lacustris*), Virginia buttonweed, and gulfdune paspalum (*Paspalum monostachyum*).

Live Oak, Disturbed (0-24% Exotics) (FLUCFCS Code 4279 E1)
The canopy and sub-canopy of this habitat type are dominated by live oak. The ground cover contains spermacoce and caesarweed.

Live Oak, Disturbed (76-100% Exotics) (FLUCFCS Code 4279 E4)
The vegetation composition in this habitat type is similar to FLUCFCS Code 4279 E1, except with much higher concentrations of exotics.

Hardwood/Conifer Mixed, Disturbed (0-24% Exotics) (FLUCFCS Code 4349 E1)
The canopy of this habitat type includes slash pine, laurel oak, live oak, cabbage palm, and scattered melaleuca. The sub-canopy contains cabbage palm, slash pine, saw palmetto, wax myrtle, laurel oak, live oak, and scattered Brazilian pepper. The ground cover includes muscadine grape, slash pine, laurel oak, spermacoce, tropical flatsedge (*Cyperus surinamensis*), caesarweed, dog fennel, smutgrass, chocolateweed (*Melochia corchorifolia*), gulf muhly (*Muhlenbergia capillaris*), gulfdune paspalum, and scattered bahiagrass and Brazilian pepper.

Hardwood/Conifer Mixed, Disturbed (25-49% Exotics) (FLUCFCS Code 4349 E2)
The vegetation composition in this habitat type is similar to FLUCFCS Code 4349 E1, except with higher concentrations of Brazilian pepper and bahiagrass.

Hardwood/Conifer Mixed, Disturbed (50-75% Exotics) (FLUCFCS Code 4349 E3)
The vegetation composition in this habitat type is similar to FLUCFCS Code 4349 E2, except with higher concentrations of Brazilian pepper and bahiagrass.

Mixed Hardwoods, Disturbed (50-75% Exotics) (FLUCFCS Code 4389 E3)
The canopy of this habitat type includes live oak and laurel oak. The sub-canopy include live oak, laurel oak, Brazilian pepper, and scattered wax myrtle. The ground cover contains bahiagrass, Brazilian pepper, caesarweed, broomsedge, and smutgrass.

Ditch (FLUCFCS Code 514)
The canopy and sub-canopy of this land use type are open. The ground cover is primarily open water with blue waterlily, pickerelweed, West Indian marsh grass (*Hymenachne amplexicaulis*), Asiatic pennywort, and wild taro (*Colocasia esculenta*).

Ditch, Hydric (FLUCFCS Code 514H)
This FLUCFCS type is similar to FLUCFCS Code 514 but is entirely surrounded by wetlands and is included in the Project's overall wetland acreage.

Shallow Pond (FLUCFCS Code 525)
The land use type consists of an unvegetated cattle pond.

Mixed Wetland Hardwoods, Disturbed (25-49% Exotics) (FLUCFCS Code 6179 E2)
The canopy of this community type consists of laurel oak, slash pine, and cabbage palm. The sub-canopy consists of wax myrtle, Brazilian pepper, and hog plum (*Ximenia americana*). The ground cover includes bushy bluestem (*Andropogon glomeratus*), torpedograss (*Panicum*

repens), yellow-eyed grass (*Xyris* sp.), Asiatic pennywort, and scattered bahiagrass and Bermuda grass (*Cynodon dactylon*).

Pine, Hydric, Disturbed (25-49% Exotics) (FLUCFCS Code 6259 E2)
The canopy of this habitat type contains slash pine, melaleuca, cabbage palm, and laurel oak. The sub-canopy contains melaleuca, slash pine, and Brazilian pepper. The ground cover includes little blue maidencane, dayflower, dog fennel, Southern beaksedge, bahiagrass, sawgrass, Wright's nutrush, Virginia buttonweed, and gulfdune paspalum.

Pine, Hydric, Disturbed (50-75% Exotics) (FLUCFCS Code 6259 E3)
The vegetation composition in this habitat type is similar to FLUCFCS Code 6259 E2, except with higher concentrations of melaleuca, Brazilian pepper, bahiagrass, and Wright's nutrush.

Pine, Hydric, Disturbed (76-100% Exotics) (FLUCFCS Code 6259 E4)
The vegetation composition in this habitat type is similar to FLUCFCS Code 6259 E3, except with higher concentrations of melaleuca, Brazilian pepper, bahiagrass, and Wright's nutrush.

Wetland Shrub, Disturbed (0-24% Exotics) (FLUCFCS Code 6319 E1)
The canopy of this habitat type is open. The sub-canopy contains wax myrtle, Brazilian pepper, and melaleuca. The ground cover includes knotroot foxtail (*Setaria parviflora*), bahiagrass, little blue maidencane, Tracy's beaksedge (*Rhynchospora tracyi*), wax myrtle, Virginia buttonweed, smallfruit primrose willow (*Ludwigia microcarpa*), and starrush whitetop (*Rhynchospora colorata*).

Wetland Shrub, Disturbed (25-49% Exotics) (FLUCFCS Code 6319 E2)
The vegetation composition in this habitat type is similar to FLUCFCS Code 6319 E1, except with higher concentrations of exotics.

Freshwater Marsh, Disturbed (0-24% Exotics) (FLUCFCS Code 6419 E1)
The canopy of this habitat type is primarily open with scattered laurel oak, melaleuca, and slash pine along the edges. The sub-canopy is primarily open with melaleuca, slash pine, Brazilian pepper, and wax myrtle along the edges. The ground cover includes spikerush, torpedograss, false fennel (*Eupatorium leptophyllum*), spermacoce, pickerelweed, white waterlily (*Nymphaea odorata*), blue waterlily, Virginia buttonweed, Wright's nutrush, gulfdune paspalum, sawgrass, swamp fern (*Blechnum serrulatum*), West Indian marsh grass, and yellow-eyed grass.

Freshwater Marsh, Disturbed (25-49% Exotics) (FLUCFCS Code 6419 E2)
The vegetation composition in this habitat type is similar to FLUCFCS Code 6419 E1, except with higher concentrations of exotics.

Freshwater Marsh, Disturbed (50-75% Exotics) (FLUCFCS Code 6419 E3)
The vegetation composition in this habitat type is similar to FLUCFCS Code 6419 E2, except with higher concentrations of exotics.

Wet Prairie, Disturbed (0-24% Exotics) (FLUCFCS Code 6439 E1)
The canopy of this habitat type is primarily open with scattered melaleuca and slash pine. The sub-canopy contains scattered wax myrtle, melaleuca, and slash pine. The ground cover contains Wright's nutrush, spermacoce, Asiatic pennywort, Southern beaksedge, starrush whitetop, little blue maidencane, soft rush (*Juncus effusus*), broomsedge, and Tracy's beaksedge.

Wet Prairie, Disturbed (76-100% Exotics) (FLUCFCS Code 6439 E4)
The vegetation composition in this habitat type is similar to FLUCFCS Code 6439 E1, except with much higher concentrations of exotics.

Disturbed Land (FLUCFCS Code 740)
The canopy and sub-canopy of this land use type are primarily open with scattered slash pine and Brazilian pepper. The ground cover includes broomsedge, smutgrass, bahiagrass, spermacoce, and dog fennel.

Disturbed Land, Hydric (FLUCFCS Code 7401)
The canopy and sub-canopy of this land use type are primarily open with scattered melaleuca and slash pine. The ground cover includes torpedograss, false fennel, spermacoce, Virginia buttonweed, and gulfdune paspalum.

Berm (FLUCFCS Code 747)
The canopy of this land use type includes slash pine, cabbage palm, laurel oak, and live oak. The sub-canopy contains Brazilian pepper, saw palmetto, cabbage palm, and slash pine. The ground cover includes broomsedge, spermacoce, crabgrass (*Digitaria* sp.), saw palmetto, and gulfdune paspalum.

Electrical Power Transmission Lines (FLUCFCS Code 832)
The canopy of this land use type is open. The sub-canopy contains widely scattered cabbage palm and wax myrtle. The ground cover includes dog fennel, broomsedge, spermacoce, and smutgrass.

TIMBER CREEK
SOILS SUMMARY TABLE AND DESCRIPTIONS

April 2016

Table 1. Soils Listed by the Natural Resource Conservation Service on the Project

Mapping Unit	Description
6	Hallandale Fine Sand
10	Pompano Fine Sand
11	Myakka Fine Sand
12	Felda Fine Sand
13	Boca Fine Sand
26	Pineda Fine Sand
27	Pompano Fine Sand, Depressional
33	Oldsmar Sand
34	Malabar Fine Sand
44	Malabar Fine Sand, Depressional
49	Felda Fine Sand, Depressional
73	Pineda Fine Sand, Depressional

6 – Hallandale Fine Sand

This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth and range from 0 to 2 percent. Typically, the surface layer is gray fine sand about two inches thick. The subsurface layer is light gray fine sand about 5 inches thick. The substratum is very pale brown fine sand about 5 inches thick. At a depth of 12 inches is fractured limestone bedrock that has solution holes extending to a depth of 25 inches. These solution holes contain mildly alkaline, loamy material. In most years, under natural conditions, the water table is less than 10 inches below the surface for 1 to 3 months. It recedes below the limestone for about 7 months.

10 – Pompano Fine Sand

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from 0 to 1 percent. Typically, the surface layer is dark gray fine sand about 4 inches thick. The underlying layers are light gray, very pale brown, or white fine sand and extend to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 2 to 4 months and at a depth of 10 to 40 inches for about 6 months. It recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

11 – Myakka Fine Sand

This is a nearly level, poorly drained soil on broad flatwoods areas. Slopes are smooth to slightly concave and range from 0 to 2 percent. Typically, the surface layer is very dark gray fine sand about 3 inches thick. The subsurface layer is fine sand about 23 inches thick. In the upper 3 inches it is gray, and in the lower 20 inches it is light gray. The subsoil is fine sand to a depth of 80 inches or more. The upper 4 inches is black and firm, the next 5 inches is dark

reddish brown and friable, the nest 17 inches is black and firm, the next 11 inches is dark reddish brown and friable, and the lower 17 inches is mixed black and dark reddish brown and friable. In most years, under natural conditions, the water table is within 10 inches of the surface for 1 to 3 months and 10 to 40 inches below the surface for 2 to 6 months. It is more than 40 inches below the surface during extended dry periods.

12 – Felda Fine Sand

This is a nearly level, poorly drained soil on broad, nearly level sloughs. Slopes are smooth to concave and range from 0 to 2 percent. Typically, the surface layer is dark gray fine sand about 8 inches thick. The subsurface layer is light gray and light brownish gray fine sand about 14 inches thick. The subsoil is light gray loamy fine sand about 16 inches thick and is underlain by gray and light gray fine sand that extends to a depth of 80 inches or more. In most years, under natural conditions, the soil has a water table within 10 inches of the surface for 2 to 4 months. The water table is 10 to 40 inches below the surface for about 6 months. It is more than 40 inches below the surface for about 2 months. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more.

13 – Boca Fine Sand

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth and range from 0 to 2 percent. Typically, the surface layer is gray fine sand about 3 inches thick. The subsurface layer is fine sand about 22 inches thick. The upper 11 inches is light gray and the lower 11 inches is very pale brown. The subsoil, about 5 inches thick, is gray fine sandy loam with brownish yellow mottles and calcareous nodules. At a depth of 30 inches is a layer of fractured limestone. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It recedes below the limestone for about 6 months.

26 – Pineda Fine Sand

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to slightly concave and range from 0 to 1 percent. Typically, the surface layer is black fine sand about 1 inch thick. The subsurface layer is very pale brown fine sand about 4 inches thick. The upper part of the subsoil is brownish yellow fine sand about 8 inches thick. The next 10 inches is strong brown fine sand. The next 6 inches is yellowish brown fine sand. The next 7 inches is light gray fine sand with brownish yellow mottles. The lower part of the subsoil is light brownish gray fine sandy loam with light gray sandy intrusions about 18 inches thick. The substratum is light gray fine sand to a depth of 80 inches or more. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months, and it recedes to more than 40 inches below the surface during extended dry periods. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more.

27 – Pompano Fine Sand, Depressional

This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is gray fine sand about 3 inches thick. The substratum is fine sand to a depth of 80 inches or more. The upper 32 inches is light brownish gray with few, fine, faint yellowish brown mottles. The lower 45 inches is light gray. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months and stands

above the surface for about 3 months. It is 10 to 40 inches below the surface for more than 5 months.

33 – Oldsmar Sand

This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 3 inches thick. The subsurface layer is gray and light gray sand about 39 inches thick. The upper part of the subsoil is very dark gray sand about 5 inches thick. The lower part of the subsoil is yellowish brown and mixed light brownish gray and brown fine sandy loam about 11 inches thick. Pale brown sand extends to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods.

34 – Malabar Fine Sand

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from 0 to 1 percent. Typically, the surface layer is dark gray fine sand about 5 inches thick. The next 12 inches is light gray and very pale brown fine sand. Below this is a 16-inch layer of light yellowish brown fine sand with yellow mottles and a 9-inch layer of brownish yellow fine sand. The subsoil layer is gray loamy fine sand about 9 inches thick with large yellowish brown mottles. The next 8 inches is gray fine sandy loam with large brownish yellow mottles. Below is light gray loamy fine sand with yellowish brown mottles to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 2 to 4 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more.

44 – Malabar Fine Sand, Depressional

This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is 4 inches thick. The upper 1 inch is black fine sand that is high in organic matter content. The lower 3 inches is dark gray fine sand. The subsurface layer is at depth of 44 inches. The upper 3 inches is very pale brown. The next 11 inches is yellow, iron-coated sand grains. The next 10 inches is very pale brown with common coatings of iron on the sand grains. The lower 16 inches is light gray. The subsoil is 23 inches of olive gray sandy loam with dark bluish gray mottles. Sandy loam with marl and shell fragments underlies the subsoil. In most years, under natural conditions, the soil is ponded for about 4 to 6 months or more. The water table is 10 to 40 inches below the surface for 4 to 6 months.

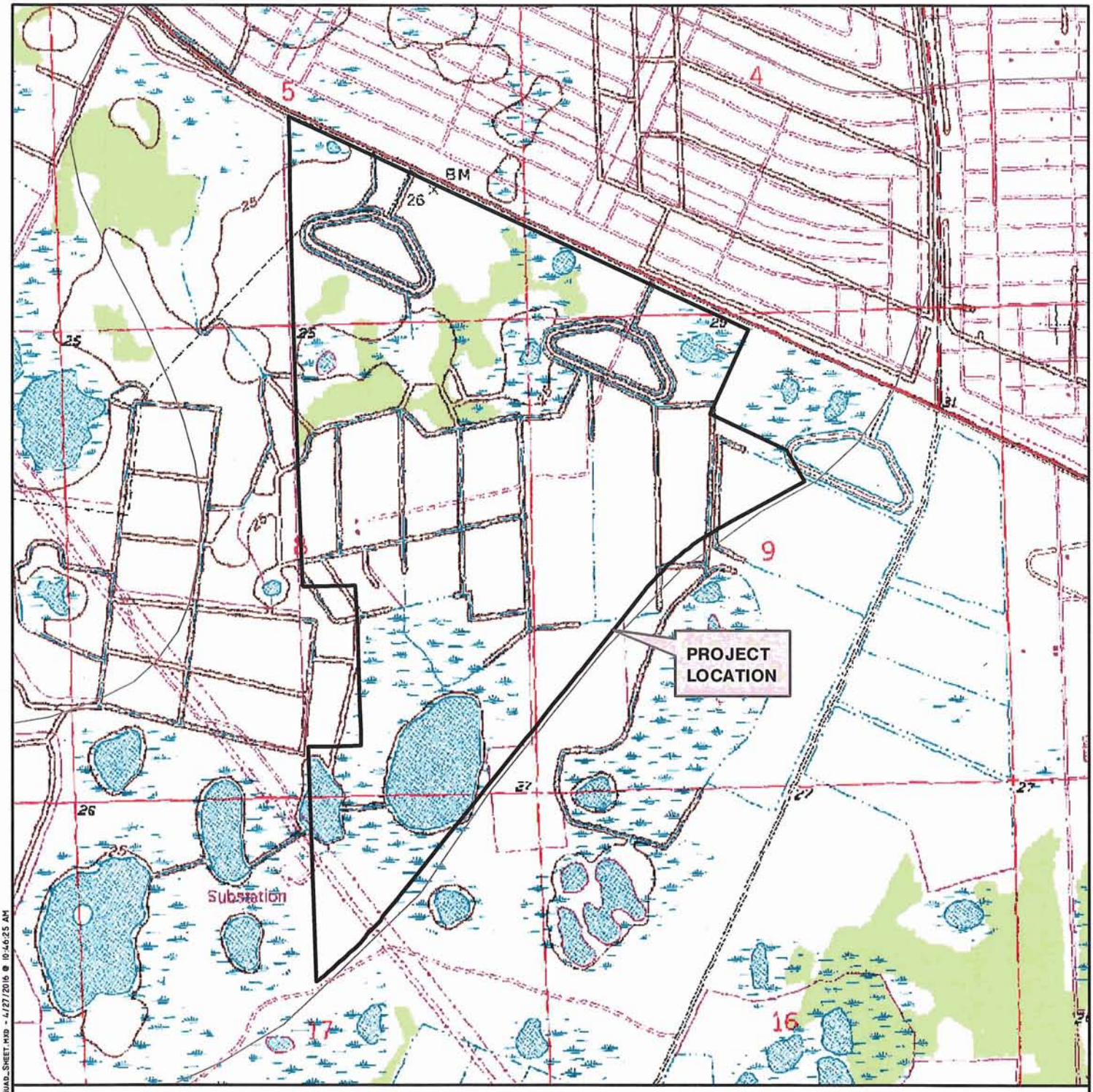
49 – Felda Fine Sand, Depressional

This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is gray fine sand about 4 inches thick. The subsurface layers extend to a depth of 35 inches. The upper 13 inches is grayish brown fine sand and the lower 18 inches is light gray fine sand with yellowish brown mottles. The subsoil is about 17 inches thick. The upper 6 inches is gray sandy loam and the lower 11 inches is sandy clay loam with many yellowish brown and strong brown mottles. Below this is light gray fine sand to a

depth of 80 inches or more. In most years, under natural conditions, the soil is ponded for about 3 to 6 months or more. The water table is within a depth of 10 to 40 inches for 4 to 6 months.

73 – Pineda Fine Sand, Depressional

This is a nearly level, very poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is dark gray fine sand about 3 inches thick. The subsurface layer is fine sand to a depth of 31 inches. The upper 9 inches is light gray, the next 7 inches is very pale brown with yellowish brown mottles, and the lower 12 inches is brownish yellow with many iron-coated sand grains. The subsoil is fine sandy loam to a depth of 55 inches. The upper 8 inches is gray with very pale brown sandy intrusions and yellowish brown mottles. The lower 16 inches is gray. Below that and extending to a depth of 80 inches is light gray loamy sand. In most years, under natural conditions, the soil is ponded for about 3 to 6 months or more. The water table is within a depth of 10 to 40 inches for 4 to 6 months.



LEGEND

TIMBER CREEK

N

W E

S

0 500 1,000

Feet

NOTES:

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

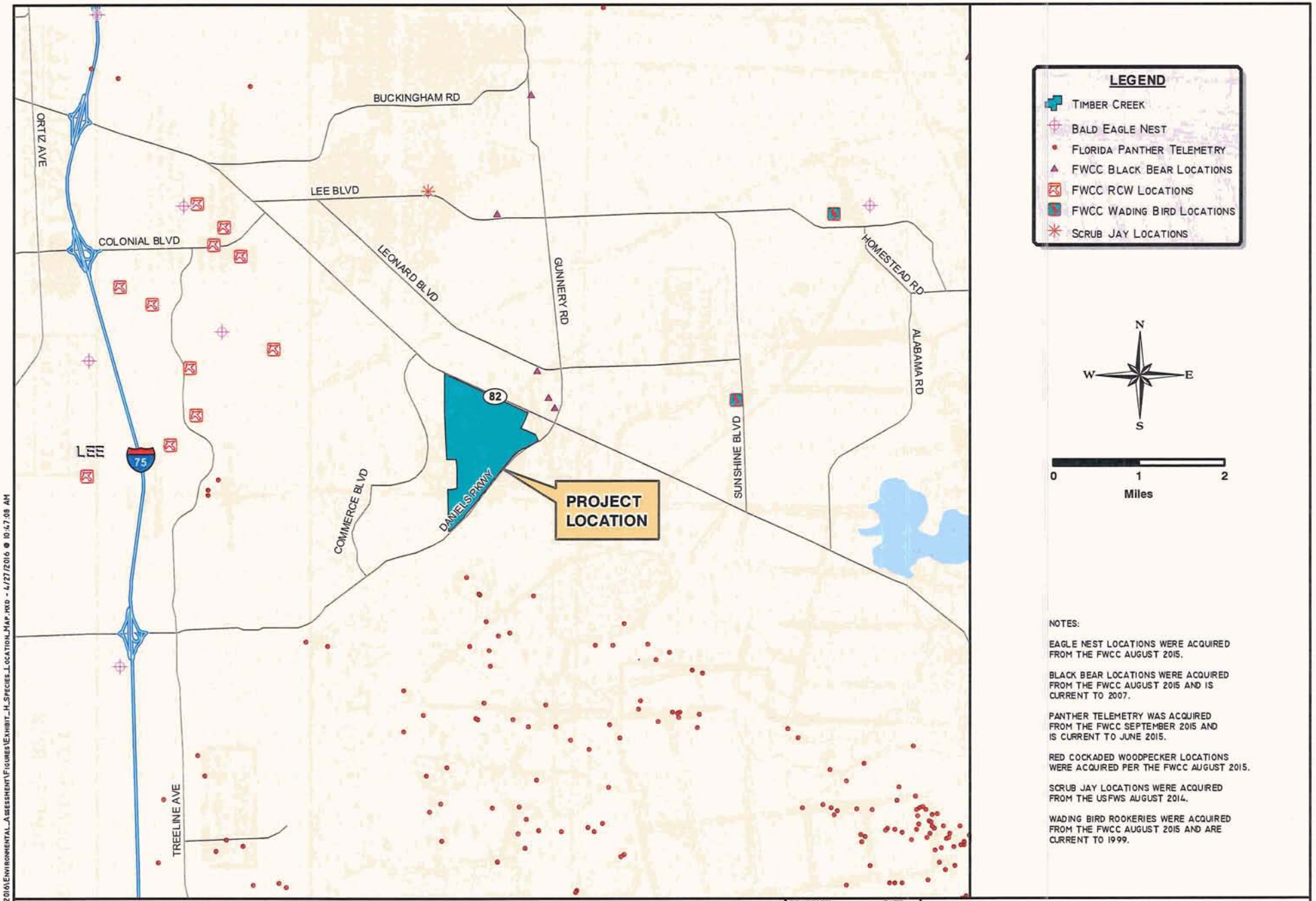
DIGITAL RASTER GRAPHIC USGS TOPOGRAPHIC QUADRANGLES WERE ACQUIRED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) WEBSITE JULY 2007.

EXHIBIT G. QUAD SHEET
TIMBER CREEK

DRAWN BY	DATE
T.S.	3/23/16
REVIEWED BY	DATE
S.J.	3/23/16
REVISED	DATE

PASSARELLA & ASSOCIATES INC.

J:\2015\15LL2404\GIS\2016\Environmental_Assessment\Figures\Exhibit_G_Quad_Sheet.mxd - 4/27/2016 @ 10:46:25 AM



NOTES:

EAGLE NEST LOCATIONS WERE ACQUIRED FROM THE FWCC AUGUST 2015.

BLACK BEAR LOCATIONS WERE ACQUIRED FROM THE FWCC AUGUST 2015 AND IS CURRENT TO 2007.

PANTHER TELEMETRY WAS ACQUIRED FROM THE FWCC SEPTEMBER 2015 AND IS CURRENT TO JUNE 2015.

RED COCKADED WOODPECKER LOCATIONS WERE ACQUIRED PER THE FWCC AUGUST 2015.

SCRUB JAY LOCATIONS WERE ACQUIRED FROM THE USFWS AUGUST 2014.

WADING BIRD ROOKERIES WERE ACQUIRED FROM THE FWCC AUGUST 2015 AND ARE CURRENT TO 1999.

EXHIBIT H. DOCUMENTED OCCURRENCES OF LISTED SPECIES
TIMBER CREEK

DRAWN BY	DATE
T.S.	3/29/16
REVIEWED BY	DATE
S.J.	3/29/16
REVISED	DATE

PASSARELLA & ASSOCIATES, INC.
Consulting Ecologists

J:\2015\15LL2404\GIS\2016\Environmental_Assessment\Figures\Exhibit_H_Species_Location_Map.mxd - 4/27/2016 @ 10:47:08 AM



DENSITY REDUCTION/GROUNDWATER RESOURCE

LEGEND:

- SFWMD WETLANDS (149.56 Ac.±)
- SFWMD "OTHER SURFACE WATERS" (15.87 Ac.±)
- SURVEYED WETLAND LINE
- APPROXIMATE LOCATION OF WALKED TRANSECTS
- AA AMERICAN ALLIGATOR
- BST BEAR SCRATCH TREE
- BCFS BIG CYPRESS FOX SQUIRREL
- GT GOPHER TORTOISE BURROW
- LBHE LITTLE BLUE HERON
- SACR SANDHILL CRANE
- SNEG SNOWY EGRET
- TRHE TRICOLORED HERON
- WHIB WHITE IBIS
- WOST WOOD STORK

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	212.60 Ac.±	33.9%
213	WOODLAND PASTURE	7.84 Ac.±	1.3%
260	LOW PASTURE	35.60 Ac.±	5.7%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	1.67 Ac.±	0.3%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	39.94 Ac.±	6.8%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	95.87 Ac.±	15.5%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	5.91 Ac.±	0.9%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	8.12 Ac.±	1.3%
4139 E4	PINE, DISTURBED (76-100% EXOTICS)	2.37 Ac.±	0.4%
422	BRAZILIAN PEPPER	2.19 Ac.±	0.3%
4241	MELALEUCA, HYDRIC	12.81 Ac.±	2.0%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	4.05 Ac.±	0.7%
4279 E4	LIVE OAK, DISTURBED (76-100% EXOTICS)	2.05 Ac.±	0.3%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	0.90 Ac.±	0.2%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	2.13 Ac.±	0.3%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	01.82 Ac.±	0.1%
4369 E3	MIXED HARDWOODS, DISTURBED (50-75% EXOTICS)	6.13 Ac.±	1.0%
514	DITCH	15.79 Ac.±	2.5%
514H	DITCH, HYDRIC	0.11 Ac.±	0.0%
525	SHALLOW POND	0.08 Ac.±	0.0%
6179 E2	MIXED WETLAND HARDWOODS, DISTURBED (25-49% EXOTICS)	0.55 Ac.±	0.1%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	0.34 Ac.±	0.1%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	1.08 Ac.±	0.2%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	34.40 Ac.±	5.5%
6319 E1	WETLAND SHRUB, DISTURBED (0-24% EXOTICS)	1.98 Ac.±	0.3%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	3.57 Ac.±	0.9%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	25.18 Ac.±	4.0%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	6.24 Ac.±	1.0%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	1.63 Ac.±	0.3%
6430 E1	WET PRAIRIE, DISTURBED (0-24% EXOTICS)	22.61 Ac.±	3.6%
6430 E4	WET PRAIRIE, DISTURBED (76-100% EXOTICS)	0.70 Ac.±	0.1%
740	DISTURBED LAND	7.56 Ac.±	1.2%
7401	DISTURBED LAND, HYDRIC	0.76 Ac.±	0.1%
747	BERM	24.77 Ac.±	3.9%
832	ELECTRICAL POWER TRANSMISSION LINES	10.86 Ac.±	1.7%
	TOTAL	628.00 Ac.±	100.0%

CENTRAL URBAN

LEGEND:

- SFWMD "OTHER SURFACE WATERS" (0.54 Ac.±)
- CENTRAL URBAN
- APPROXIMATE LOCATION OF WALKED TRANSECTS
- WOST WOOD STORK

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	20.05 Ac.±	78.1%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	3.20 Ac.±	12.1%
514	DITCH	1.54 Ac.±	5.8%
740	DISTURBED LAND	0.06 Ac.±	0.3%
747	BERM	1.49 Ac.±	5.7%
	TOTAL	26.58 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2015.

PROPERTY BOUNDARY PER HORRIS-DEPEW DRAWING No. 16012 - WETLANDS AND TREES TO ENG.DWG DATED APRIL 8, 2016.

SURVEYED WETLAND LINES PER MORRIS-DEPEW DRAWING No. 16012-WETLAND ANSWERS FROM PASSARELLA.DWG DATED APRIL 6, 2016.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

SURVEYED UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

J:\2015\15LLL2404\2016\Environmental Assessment\Exhibit 1 Aerial with FLUCFCS Transects and Listed Species Map 4-21-16.dwg Tab 24x36-C TB Apr 27, 2016 - 10:52am Plotted By: TimeS

DRAWN BY	D.B./T.S.
DATE	4/21/16
DESIGNED BY	S.J.
DATE	4/21/16
REVISED	
DATE	

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

PASSARELLA & ASSOCIATES, INC.
Consulting Ecologists

TIMBER CREEK
AERIAL WITH FLUCFCS MAP, SURVEY TRANSECTS, AND LISTED SPECIES LOCATIONS

DRAWING No. 15LLL2404

SHEET No. EXHIBIT I

MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

Timber Creek

Comprehensive Plan Amendment

Lee Plan Consistency

The Timber Creek property, in its entirety, is approximately ±655 acres, located near the intersection of SR 82 and Daniels Parkway. 628 acres are in the Southeast Lee County Planning Community and 27 (Central Urban FLU) are in the Lehigh Acres Planning Community. The property is bisected by three different Future Land Use Categories, Density Reduction/Groundwater Resource, Wetland, and Central Urban. The lands subject to the Comprehensive Plan Amendment request are the ±628 acres and only within the DR/GR and Wetland future land use categories.

The requested Comprehensive Plan Amendments seek to promote the development of the subject property in a manner reflective of the existing conditions and location of the property within Lee County. The requests are as follows:

1. Future Land Use Map Amendment to remove ±479 acres of the subject property from the Density Reduction/Groundwater Resource and re-designate this portion of the property Sub-Outlying Suburban FLU. Designate ±149 acres of the subject property as Wetlands FLU.
2. Amend Future Land Use Map Series Map 1 Page 2 of 8 to eliminate the subject property from the special treatment area.
3. Amend Future Land Use Map Series Map 1 Page 4 of 8 to eliminate the subject property from the special treatment area.
4. Amend Future Land Use Map Series Map 4 to eliminate the property from the Private Recreational Facilities Overlay Map.
5. Amend the Future Land Use Map Series Maps 6 and 7. Lee County Utilities Future Water & Sanitary Sewer Service Areas to extend the existing service area to cover the remainder of the subject property.
6. Amend Future Land Use Map Series Map 14 to eliminate the ±628 acers of the subject property from the Southeast Lee County Area of the Future Limerock Mining Overlay.
7. Amend Future Land Use Map Series Map 16 to remove ±628 acres of the subject property from the Southeast Lee County Planning Community and re-designate this portion of the property to the Gateway/Airport Planning Community.
8. Amend Future Land Use Map Series Map 17 to remove the subject property from the Southeast DR/GR Residential Overlay.
9. Amend Future Land Use Map Series Map 20 to remove the subject property from the Southeast Lee County Area of Contiguous AG Parcels over 100 acres in Non-Urban FLU.
10. Amend Future Land Use Map Series Map 25 to remove the subject property from the Southeast Lee County Area of Historic Surface and Groundwater Levels Map.
11. Table 1(b) Amendment reallocating the ±628 acres for residential development from DR/GR to Sub-Outlying Suburban FLU.

The applicant has submitted a Planned Development request concurrently with this Plan Amendment per Chapter 163.3184(12) of the Florida Statute, to establish a density limit of 1,315 dwelling units, promote residential and recreational uses and define other details of the development, which are not necessary to include in a Comprehensive Plan Amendment.

Current Future Land Use Not Appropriate

The ±628 acre portion of Timber Creek subject to the amendment request is currently classified by the Lee Plan as Density Reduction/Groundwater Resource and Wetland. Given the location of the subject property bounded on the east by Daniels Parkway and the north by SR 82 and west by Gateway, with no flowways or wildlife corridors present on the property, the DR/GR designation is no longer appropriate for the site. Objective 1.4 sets forth a land use framework for non-urban areas including the DR/GR land use classification.

Policy 1.4.5: The Density Reduction/Groundwater Resource (DR/GR) land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed.

Policy 1.4.5 states that the areas within the DR/GR are not anticipated for urban development at this time. However, there is adequate existing infrastructure immediately adjacent to the subject property that already provides for a suburban level density and uses to the north and west. The Gateway DRI within the New Community Future Land Use permitting 6 dwelling units to the acre and within the Lee County Utilities service area is to the west. The Lehigh Acres Community in the Central Urban Future Land Use permitting 10 dwelling units to the acre is to the north. It should be noted that a portion of the subject property is within the Lee County Utility Service area as well as the service area for emergency services, solid waste, public schools, etc for urban services.

Lee County Utilities has already established the appropriate locations for physical withdrawal of water as identified on Lee Plan Map 8. The clustered locations of wells for purposes of providing potable water to Lee County is clustered to the southeast almost 4 miles from the southern tip of the subject property and approximately 4.5 miles northeast from the intersection of SR 82 and Daniels Parkway. The subject property is well out of the travel zones for these established public wells. In addition, the detailed analysis provided by Progressive Water Resources demonstrates that the proposal will have a positive net benefit for the DR/GR through the following:

- Elimination of the existing cattle operation, improved pasture areas and historic agricultural ditches
- Reduction of approximately 43.4 M gallons annually of the SFWMD permitted quantities authorized to be withdrawn from the shallow Water Table Aquifer from the existing permits that support agricultural activities
- Requirement of a master centrally-controlled irrigation system through the concurrent planned development

- Elimination of 54 potable water wells and septic systems that could be placed on the property in the current development conditions

The report provided from Progressive Water Resources also notes that the subject property "exhibits substantially different hydrogeologic characteristics from the remainder of the DR/GR area." (PWR, 3). Specifically, the subject property does not provide prime recharge. The subject property has been significantly disturbed by previous military and agricultural operations. These activities have left internal drainage ditches, berms, and other man-made features on-site that direct surface water to specific locations. These features limit the area of the subject property that provides the opportunity for recharge. The hydrogeology present on the subject property separates the Water Table Aquifer from the underlying Sandstone Aquifer also limiting recharge; therefore, the subject property cannot provide "substantial recharge" as desired by Policy 1.4.5.

The reallocation of the subject property to the Sub-Outlying Suburban FLU will accurately depict the conditions and location of the subject property. The property is bounded by two arterial roadways and a master planned community. As demonstrated by the detailed analysis provided by Passarella and Associates the dominate land uses of the property, 42% are agricultural with the supporting ditches, berms and additional disturbed lands from the former Army Air Corps target range on site occupying another 8% of the property. Much of the remaining habitat has been disturbed with non-native wetland habitat and high exotic infestation occurring in some of the wetland habitat. All on-site wetlands are isolated and depressional, eliminating opportunity for hydrologic interconnections for flow off-site. As a result, there are no flowways located on the property to promote long-term restoration or form a continuous flow path to support the restoration of historic surface water levels.

Proposed Future Land Use is Appropriate

As proposed, the overall Timber Creek property of ±655 acres will be consistent with the Sub-Outlying Suburban future land use category. The property is located in a developed area of the County with established residential communities and some commercial development. Letters of Availability have been received from service providers demonstrating public infrastructure is available to support the proposed 1,315 dwelling units. The property transitions density from the 3 to 4 dwelling units per acre permitted to the North and West to the agricultural lands and large 2 to 5 acre lots permitted to the South and East. The requested density will be directed toward the northwest portion of the property and will preserve the existing wetlands and indigenous habitat as identified by Passarella and Associates during their species surveys of the property. The concurrent planned development will identify these areas as preserve and open space ensuring appropriate preservation of these areas. The Sub-Outlying Suburban category provides for lower densities appropriate for the site's transitional location and promotes an infill use of the subject property appropriate to its location bounded by two intersecting arterial roadways adjacent to existing suburban and urban residential communities.

> *POLICY 1.1.11: The Sub-Outlying Suburban areas are residential areas that are predominantly low-density development. Generally the requisite infrastructure needed for higher density development is not planned or in place. It is intended*

that these areas will develop at lower residential densities than other Future Urban Areas and are placed within communities where higher densities are incompatible with the surrounding area and where there is a desire to retain a low-density community character. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed.

Goal 2 Growth Management

Establishes land use policy to support projects that propose an economically feasible plan for development. Specifically, Objective 2.1 and its implementing policies promote contiguous and compact growth patterns to ensure development occurs in location in close proximity to urban services and existing communities. Objective 2.2 and its implementing policies directs new growth to those areas where adequate public facilities exist to support compact and contiguous growth patterns. The proposed Comprehensive Plan Amendment and Planned Development promote a contiguous and compact growth pattern consistent with the adjacent to existing residential neighborhoods, Lehigh Acres to the North and the Gateway DRI Communities to the West. The request utilizes the Sub-Outlying Suburban FLU to establish a density consistent with the existing surrounding residential developments and promotes a transition between these communities and the agricultural lands and large 2 to 5 acre residential lots to the East and South. The subject property is within the service area for urban services. Even Lee County Utility service already occurs across a portion of the subject property. To support this conclusion, Letters of Availability have been received demonstrating there is adequate capacity within the existing public infrastructure system to service the 1,315 dwelling units requested. The Comprehensive Plan Amendment and Planned Development will promote a mix of uses that serve the residents of Timber Creek and the surrounding communities.

Policy 2.4.2 specifically states, "*All proposed changes to the Future Land Use Map in critical areas for future potable water supply (Lehigh Acres as described in Policy 54.1.9; and all land in the Density Reduction/Groundwater Resource land use category) will be subject to a special review by the staff of Lee County. This review will analyze the proposed land uses to determine the short-term and long-term availability of irrigation and domestic water sources, and will assess whether the proposed land uses would cause any significant impact on present and future water resources. If the Board of County Commissioners wishes to approve any such changes to the Future Land Use Map, it must make a formal finding that no significant impacts on present or future water resources will result from the change.*"

Policy 2.4.3: Future Land Use Map Amendment to the existing DR/GR areas south of SR 82 east of I-75, excluding areas designated by the Port Authority as needed for airport expansion, which increase the current allowable density or intensity of land use will be discouraged by the county. It is Lee County's policy not to approve further urban designations there for the same reasons that supported its 1990 decision to establish this category. In addition to satisfying the requirements in 163 Part II Florida Statutes, Rule 9J-5 of the Florida Administrative Code, the Strategic Regional

Policy Plan, the State Comprehensive Plan, and all of the criteria in the Lee Plan, applicants seeking such an amendment must:

1. *Analyze the proposed allowable land uses to determine the availability of irrigation and domestic water sources; and,*
2. *Identify potential irrigation and domestic water sources, consistent with the Regional Water Supply Plan. Since regional water suppliers cannot obtain permits consistent with the planning time frame of the Lee Plan, water sources do not have to be currently permitted and available, but they must be reasonably capable of being permitted; and,*
3. *Present data and analysis that the proposed land uses will not cause any significant harm to present and future public water resources; and,*
4. *Supply data and analysis specifically addressing the urban sprawl criteria listed in Rule 9J-5.006(5)(g(, (h), (i), and (j). FAC.*

During the transmittal and adoption process, the Board of County Commissioners must review the application for these analytical requirements and make a finding that the amendment complies with all of them.

The requested Future Land Use Amendment would remove the subject property from the DR/GR FLU which is a category that has been designated "critical for future potable water supply." However the subject property is on the northwestern edge of the DR/GR and does not exhibit the general characteristics present in the balance of the DR/GR. The subject property does not provide prime recharge due to the hydrogeology present on the subject property that separates the Water Table Aquifer from the underlying Sandstone Aquifer. In addition, the limestones of the Tamiami Formation exhibit variable thicknesses and are reported absent in some locations under the subject property. This is a significant departure from the balance of the DR/GR where property can exhibit the Upper Tamiami Formation limestones in excess of 100 feet in thickness. There are also relatively thick sequences of clayey sediments in the area of the subject property which restrict surface water from easily seeping from the Water Table Aquifer downward to the Sandstone Aquifer.

In addition to these characteristics, the property has been disturbed since the early 1940's and continues to be disturbed with agricultural activities, ditches, berms and other alterations that direct and control surface water flow as well as existing permitted wells that utilize groundwater for agricultural operations. The property is bounded by arterial roads to the north and east and a DRI master planned community to the west, which also directs and controls surface water flow. These characteristics significantly prohibit interconnectivity for the purposes of continuance flow-way systems. Coupled with the substantially differing hydrogeologic characteristics of the property from the balance of the DR/GR, no adverse impacts will occur from the proposed amendment.

To adequately demonstrate that the proposed development would not promote adverse impacts, a detailed analysis has been provided by Progressive Water Resources. The report demonstrates that the proposed Comprehensive Plan Amendment and concurrent Planned Development will retire 2/3 (i.e. 43.4 M gallons annually) of the existing SFWMD permitted quantities authorized to be withdrawn from the shallow Water Table Aquifer that supports the

existing agricultural actives on the subject property. To irrigate the future development, 5 Sandstone Aquifer wells will be added. Flow modeling indicates withdrawals from these wells will have no impact on the Water Table Aquifer and therefore will enhance the protection of the shallow water resources in the DR/GR. In addition, the concurrent Planned Development will include a condition that a master centrally-controlled irrigation system be utilized conserving groundwater use from the Sandstone Aquifer. Furthermore, the proposed amendment and concurrent planned development will eliminate the existing cattle operation, improve pasture areas and historic agricultural ditches improving the surface water quality of the DR/GR. As required by Lee County Code, the proposed development will incorporate a stormwater management system with on-site lakes that will increase opportunities for recharge to the Water Table Aquifer.

Goal 5 Residential Land Uses

Goal 5 provides for sufficient land to be provided in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County. The requested plan amendment and concurrent planned development allow a suburban level density consistent with the surrounding residential developments as well as the provisions of policy 5.1.1. The proposed ±655 acre residential development is immediately adjacent to a 40 acre parcel located at the intersection of SR 82 and Daniels Parkway and proposed for a mix of uses consistent with the Central Urban FLU and Lehigh Acres Planning Community. These uses will expand the available commercial uses to the proposed residential units as well as the existing surrounding residential communities in a commercial node identified as needed by the County and Lehigh Community. Consequently, the Timber Creek property should be viewed as an infill property where development intensity is logically stepped down from the adjacent, more intensive New Community and Central Urban Future Land Use Categories and a mix of uses are provided for supporting the community and surrounding area consistent with the intentions of the policies associated with Goal 5.

While the property is in close proximity to the Southwest Florida International Airport it is not within an Airport Noise Zone. Nor is the property within a Special Flood Hazard Area. A protected species survey and environmental analysis were conducted on the property and attached to this application for review. The proposed plan amendment is consistent with policy 5.1.2.

The concurrent planned development will demonstrate a proposed development pattern that interconnects with the properties located at the corner of SR 82 (to be 6-laned starting in 2017) and Daniels Parkway (currently 4-lane divided) in the Central Urban FLU to promote a multi-modal and interconnected residential community with adequate open space and recreational amenities consistent with policies 5.1.5, 5.1.6, and 5.1.7. The planned development will also clearly demonstrate how the entire ±655 acre residential community will utilize the proposed Sub-Outlying Suburban and Central Urban FLU to meet the desired 1,315 dwelling units consistent with Policy 5.1.10.

Goal 9 Agricultural Uses

The subject property is not immediately adjacent to agricultural activities and while it is currently leased to a farm operator for cattle grazing, consistent with the policy 9.2.2 it is expected that this use will cease upon commencement of the development. The remainder of the property owned by the Jared Holes Trust south of Daniels Parkway is also leased for agricultural uses. Those uses will remain and that property will continue to be shown on Lee Plan Map 20. The proposed residential development located on the north side of Daniels Parkway is not expected to have a negative impacts on the agricultural operations on the south side of the 4-laned divided Daniels Parkway.

Goal 11 Water, Sewer, Traffic and Environmental Review Standards

The proposed plan amendment includes an amendment to Maps 6 and 7 to include the entire subject property within the Lee County Utilities Service Area. Only a portion of the property is within the service area currently. This request is consistent with Standard 11.1 and 11.2 which permits proposed developments within the boundaries of a water utility service area to connect. In addition, a Letter of Availability was provided from Lee County Utilities determining that there is capacity to service the proposed residential development.

The applicant has provided a detailed traffic analysis by TR Transportation Consultants which considers the impact of the proposed comprehensive plan amendment on the Long Range Transportation Plan and the Capital Improvement Plan. The traffic analysis concludes there will be no adverse impact on the roadways within the study area as a result of the proposed change. Although several roadway segments are shown to operate below the recommended minimum Level of Service standards, in 2040 prior to the project trips being added, and the proposed amendment will not impact the results of the Level of Service analysis as reported in the adopted 2040 travel model. In addition, the traffic from the proposed development will not cause any additional roadway segments to operate below the recommended minimum standard. The provided analysis attached to this application is consistent with Standard 11.3, Traffic, and will be supplemented as required at the time the concurrent planned development is submitted.

A detailed Environmental Analysis has also been conducted and provided by Passarella and Associates in support of Standard 11.4. Concurrent applications are being sought from the Army Corps of Engineers and South Florida Water Management District to address indigenous habitat and species on-site and within the area.

Goal 60 Surface Water Management

Lee County seeks to improve and protect the quality of receiving waters and surrounding natural areas as well as the functions of natural groundwater aquifer recharge areas and has incorporated a number of implementing policies to Goal 60 to this effect.

Policy 60.1.1: Develop surface water management systems in such a manner as to protect or enhance the groundwater table as a possible source of potable water.
Objective 60.5: Incorporation of green infrastructure into the surface water management system. The long-term benefits of incorporating green infrastructure as part of the surface water

management system includes improved water quality, improved air quality, improved water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief within the urban environment.

The concurrent planned development will demonstrate a centralized stormwater system, which ultimately will be designed and permitted to South Florida Water Management Environmental Resource Permit standards. As concluded in the detailed analysis provided by Progressive Water Resources, this system will help increase opportunities for recharge to the Water Table Aquifer as compared to the current conditions of the subject property.

It should also be noted as discussed in the analysis provided by Progressive Water Resources, an integrated ground and surface water irrigation system will be utilized. Groundwater quantities will be withdrawn from the Sandstone Aquifer – which will replace approximately 2/3 (43.4 M gallons annually) of the existing permitted quantities from the shallow Water Table Aquifer. Flow modeling demonstrates withdrawals from the Sandstone Aquifer enhance protection of the shallow water resources in the area. Furthermore, quantities withdrawn from the Sandstone Aquifer will supplement surface water supplies from dedicated irrigation ponds significantly reducing groundwater withdrawals and enhancing the groundwater resources within the DR/GR. These practices promote the intent of Objective 60.5 and are consistent with Policy 60.1.1.

Consistency with Resource Protection

As demonstrated by the supporting information prepared by Passarella and Associates, the proposed amendment is consistent with and furthers Conservation Goals, Objectives and Policies. The proposed amendment and concurrent planned development utilizes a development pattern that limits impacts to the existing native habitats on-site. Although as noted in the Passarella and Associates analysis approximately 50% of the subject property has been impacted by the existing agricultural operations and the former target range on-site. The remaining habitat is disturbed native wetland systems, non-native wetland habitat and wetlands with high levels of exotic infestation. No rare or unique uplands were identified within the subject property.

GOAL 107: RESOURCE PROTECTION. To manage the county's wetland and upland ecosystems so as to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.

OBJECTIVE 107.3: WILDLIFE. Maintain and enhance the fish and wildlife diversity and distribution within Lee County for the benefit of a balanced ecological system.

POLICY 107.3.1: Encourage upland preservation in and around preserved wetlands to provide habitat diversity, enhance edge effect, and promote wildlife conservation.

OBJECTIVE 107.4: ENDANGERED AND THREATENED SPECIES IN GENERAL. Lee County will continue to protect habitats of endangered and threatened species and species of special concern in order to maintain or enhance existing population numbers and distributions of listed species.

Goal 114: WETLAND. To maintain and enforce regulator program for development in wetlands that is cost-effective, complements federal and state permitting processes and protects the fragile ecological characteristics of wetland systems.

The detailed analysis provided by Passarella and Associates outlines the existing wetland and upland ecosystems on the subject property. The Master Concept Plan for the concurrent planned development promotes a development pattern that incorporates quality existing habitat on-site including wetlands. The applicant notes that according to the analysis 50% of the subject property has been impacted and the remaining habitat is disturbed, non-native or infested with exotic species. Only a few listed species were physically observed on the property during the site visits conducted by Passarella and Associates and those are thoroughly detailed in the attached analysis.

Population

Population Capacity Increase De Minimus

According to the U.S. Census in 2010, Lee County had a population of 618,754. The Florida Office of Economic & Demographic Research estimates in 2015 Lee County had a population of 665,845. OEDR also estimates the medium projection of population through 2045 to be 1,114,522. In the context of existing and projected population the Timber Creek capacity increase is de minimus. The proposed 1,256 dwelling units associated with this ±628 acre comprehensive plan amendment at 2.55 persons per household establishes an additional 3,202 residents. The proposed population increase is an estimated less than 1% increase beyond the OEDR projected population for Lee County in 2045. This is well within accepted error ranges and represents no significant additional population increase for the Lee Plan's Future Land Use Map. The most recent growth management legislation suggests that establishment of minimum development intensity is appropriate methodology for local government planning efforts. The proposed amendment is consistent with that directive.

Planning Communities

The proposed Comprehensive Plan Amendment includes an Amendment to Map 16 and accompanying amendment to Table 1(b) to reallocate the property from the Southeast Lee County Planning Community to the Gateway/Airport Planning Community of which the subject property is contiguous.

Gateway/Airport Planning Community:
The Gateway/Airport Planning Community is described as being "located South of SR 82, generally east of I-75 and north of Alico Road including those portions of the Gateway development that either have not been or are not anticipated to be annexed into the city of Fort Myers..." The subject property is also located South of SR 82, east of I-75 and north of Alico Road. The property is not within the Gateway Development of Regional Impact, nor was this property every contained within the DRI lands; however it will be a master planned community with a

development pattern, central stormwater management system, central irrigation system and housing types consistent with those of the Gateway community.

It should be noted that the concurrent planned development will include the 27 acres of Central Urban located in the northwest corner of the subject property and some of this density as permitted by policy 5.1.10 will be allocated to the ±628 acres subject to the Comprehensive Plan Amendment. The population associated with the ±27 acres has also been accounted for in Table 1(b), which would permit 688 people. Due to the fact that the density and population from the Central Urban ±27 acres will be uniformly distributed across the entire ±655 property, only an additional 2,665 people and 1,045 units need to be accommodated within the Gateway Planning community. This population increase is diminimus and is estimated to be less than a 1% increase beyond the OEDR project population in 2045.

TABLE 1(b)
Year 2030 Allocations

	Future Land Use Classification	Lee County Totals	Alva	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway
Residential By Future Land Use Category	Intensive Development	1,376	0	0	0	20	0	27	0	250	0	0	0
	Central Urban	14,766	0	0	0	225	0	0	0	230	0	0	0
	Urban Community	~~18,285~~ 17,822	520	485	0	637	0	0	0	0	0	0	0
	Suburban	16,623	0	0	0	1,810	0	0	0	85	0	0	0
	Outlying Suburban	3,957	30	0	0	40	20	2	500	0	0	0	1,552
	Sub-Outlying Suburban	~~1,548~~ 1,775	0	0	0	367	0	0	0	0	0	~~0~~ 227	0
	Industrial Development	79	0	0	0	0	0	0	0	39	0	~~20~~	0
	Public Facilities	1	0	0	0	0	0	0	1	0	0	0	0
	University Community	850	0	0	0	0	0	0	0	0	0	0	0
	Destination Resort Mixed Use Water Dependent	8	0	0	0	0	0	0	0	0	0	0	0
	Burnt Store Marina Village	4	0	0	0	0	4	0	0	0	0	0	0
	Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	General Interchange	125	0	0	0	0	0	0	0	0	0	11	32
	General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	University Village Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	New Community	900	0	0	0	0	0	0	0	0	0	900	0
	Airport	0	0	0	0	0	0	0	0	0	0	0	0
	Tradeport	9	0	0	0	0	0	0	0	0	0	~~9~~	0
	Rural	8,313	1,948	0	0	1,400	636	0	0	0	0	0	1,500
	Rural Community Preserve	3,100	0	0	0	0	0	0	0	0	0	0	0
	Coastal Rural	1,300	0	0	0	0	0	0	0	0	0	0	0
	Outer Islands	202	5	0	0	1	0	0	150	0	0	0	0
	Open Lands	2,805	250	0	0	0	590	0	0	0	0	0	120
	Density Reduction/Groundwater Resource	6,905	711	0	0	0	0	0	0	0	0	94	0
	Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0	0
	Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
	Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
Total Residential		~~81,156~~ 80,920	3,464	485	0	4,500	1,250	29	651	604	0	~~1,034~~ 1,261	3,204
Commercial		12,793	57	52	0	400	50	17	125	150	0	1,100	440
Industrial		13,801	26	3	0	400	5	26	0	300	0	3,100	10
Non Regulatory Allocations													
Public		~~82,313~~ 82,565	7,100	421	0	2,000	7,000	20	1,961	350	0	~~7,500~~ 7,752	2,477
Active Agriculture		17,027	5,100	0	0	550	150	0	0	0	0	0	20
Passive Agriculture		~~45,835~~ 45,356	13,549	0	0	2,500	109	0	0	0	0	1,491	20
Conservation (wetlands)		81,933	2,214	611	0	1,142	3,236	133	1,603	748	0	~~2,798~~ 2,947	1,733
Vacant		~~22,137~~ 22,780	1,953	0	0	226	931	34	0	45	0	300	63
Total		357,175	33,463	1,572	0	11,718	12,731	259	4,340	2,197	0	~~17,323~~ 17,951	7,967
Population Distribution*		495,000	5,090	1,531	0	30,861	3,270	225	530	5,744	0	~~11,977~~ 15,194	16,375

*Population for Unincorporated Area of Lee County

TABLE 1(b)
Year 2030 Allocations

	Future Land Use Classification	Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
Residential By Future Land Use Category	Intensive Development	0	0	0	660	3	42	0	365	0	9	0
	Central Urban	375	17	0	3,140	0	8,179	0	2,600	0	0	0
	Urban Community	850	1,000	0	860	500	~~12,873~~ 12,410	0	0	110	450	0
	Suburban	2,488	1,975	0	1,200	675	0	0	6,690	0	1,700	0
	Outlying Suburban	377	0	0	0	600	0	0	382	0	454	0
	Sub-Outlying Suburban	0	25	0	0	0	0	0	140	66	0	950
	Industrial Development	5	5	0	10	0	0	0	0	0	0	0
	Public Facilities	0	0	0	0	0	0	0	0	0	0	0
	University Community	0	850	0	0	0	0	0	0	0	0	0
	Destination Resort Mixed Use Water Dependent	8	0	0	0	0	0	0	0	0	0	0
	Burnt Store Marina Village	0	0	0	0	0	0	0	0	0	0	0
	Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0
	General Interchange	0	0	0	0	0	0	15	31	0	6	30
	General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0
	Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0
	University Village Interchange	0	0	0	0	0	0	0	0	0	0	0
	New Community	0	0	0	0	0	0	0	0	0	0	0
	Airport	0	0	0	0	0	0	0	0	0	0	0
	Tradeport	0	0	0	0	0	0	0	0	0	0	0
	Rural	0	90	0	0	190	14	0	500	50	635	1,350
	Rural Community Preserve	0	0	0	0	0	0	0	0	3,100	0	0
	Coastal Rural	0	0	0	0	1,300	0	0	0	0	0	0
	Outer Islands	1	0	0	0	45	0	0	0	0	0	0
	Open Lands	0	0	0	0	0	0	0	45	0	0	1,800
	Density Reduction/Groundwater Resourse	0	0	0	0	0	0	4,000	0	0	0	2,100
	Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0
	Wetlands	0	0	0	0	0	0	0	0	0	0	0
	Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0
Total Residential		4,104	3,962	0	5,870	3,313	~~21,248~~ 20,645	4,015	10,753	3,326	3,254	6,230
Commercial		1,100	1,944	0	2,100	226	1,420	68	1,687	18	1,700	139
Industrial		320	450	0	900	64	300	7,246	554	5	87	5
Non Regulatory Allocations												
Public		3,550	3,059	0	3,500	2,100	15,289	12,000	4,000	1,486	7,000	1,500
Active Agriculture		0	0	0	0	2,400	0	7,171	200	411	125	900
Passive Agriculture		0	0	0	0	815	0	~~18,000~~ 17,521	1,532	3,619	200	4,000
Conservation (wetlands)		9,306	2,969	0	188	14,767	1,541	~~31,359~~ 31,210	1,317	336	5,068	864
Vacant		975	594	0	309	3,781	~~8,246~~ 8,709	470	2,060	1,000	800	530
Total		19,355	12,978	0	12,867	27,466	47,904	~~80,329~~ 79,701	22,103	10,201	18,234	14,168
Population Distribution*		34,538	36,963	0	58,363	13,265	~~163,543~~ 160,326	1,270	71,001	6,117	25,577	8,760

*Population for Unincorporated Area of Lee County

MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

Timber Creek

Comprehensive Plan Amendment

Public Facilities Impacts

The provided analysis considers the final development scenario for the ±655 acres proposed for purchase by Lennar Corporation in two parts. The initial analysis demonstrates the ±628 acre Comprehensive Plan Amendment request from DR/GR to Sub-Outlying Suburban FLU.

The second part of the analysis (pages 4 through 6) demonstrates the public facilities impacts for the additional 27 acres included in the concurrent 655 acre Planned Development request.

±628 AC Sub-Outlying Suburban CPA Request

Potable Water

A portion of the subject property is currently within the Lee County Utilities service area. An Amendment is proposed to Map 6 to extend the service boundary to encompass the entire parcel. The subject property will be serviced by Corkscrew Treatment Plant. According to the 2015 Concurrency Report published October 2015, The Corkscrew Treatment Plant has average capacity for 15,000,000 GPD. The estimated capacity in 2015 is 11,800,000 GPD and the projected GPD for 2016 is 12,000,000.

Existing Land Use

Residential:

54 Dwelling Units required to utilize well and septic.

Proposed Land Use- Sub Outlying Suburban

Residential:

1,256 Dwelling Units X 250 GPD = 314,000 GPD

To calculate the existing and proposed demand on the potable water system the standards of the Florida Administrative Code 64E-6 and the Lee Plan Policy 95.1.3 were utilized, consistent with the Lee County Utilities Design Manual. The analysis concludes that the proposed Amendment would utilize Potable Water at 314,000 Gallons Per Day. According to the 2015 Concurrency Report, each Treatment Plant within Lee County meets the Level of Service Standards in the Lee Plan and there are no potable water concurrency problems anticipated beyond 2015. The Corkscrew Water Treatment Plant has 3,000,000 GPD of capacity, as demonstrated by the 2015 concurrency report, which is adequate to service the 314,000 GPD needed for the proposed development.

Sanitary Sewer

A portion of the subject property is within the Lee County Utilities service area. An amendment is proposed to Map 7 to extend the service boundary to encompass the entire parcel. The subject property will be serviced by Gateway Wastewater Treatment Plant a major regional treatment plant for sanitary sewer. According to the Lee County 2015 Concurrency Report published October 2015, the Gateway Wastewater Treatment Plant has an average capacity of 3,000,000 GPD. The estimated capacity in 2015 is 1,200,000 GPD and the projected GPD for 2016 is 1,200,000 GPD.

Existing Land Use

Residential:

54 Dwelling Units required to utilize well and septic

Proposed Land Use -Sub-Outlying Suburban

Residential:

1,256 Dwelling Units X 200 GPD = 251,200 GPD

To calculate the existing and proposed demand on the sanitary sewer system, the standards of the Florida Administrative Code 64E-6 and the Lee Plan Policy 95.1.3 were utilized consistent with the Lee County Utilities Design Manual. The analysis concludes that the proposed Amendment would establish 251,200 Gallons Per Day for sanitary sewer. According to the 2015 Concurrency Report, each Treatment Plant meets the Level of Service Standards in the Lee Plan and there are no sanitary sewer concurrency problems anticipated beyond 2015. The Gateway Wastewater Treatment Plant has 1,900,000 GPD of capacity, as demonstrated by the 2015 concurrency report, which is adequate to service the 251,200 GPD needed for the proposed development.

Solid Waste- Lee County Waste to Energy Facility

LOS Standard= 7 pound/day/capita
Current Facility Capacity=1,836 tons/day

Existing Land Use

54 Dwelling Units X 2.59 persons per unit=139.8 people
139.8 people X 7lbs/day=979 lbs.

Proposed Land Use-Sub-Outlying Suburban

1,256 Dwelling Units X 2.59 person per unit= 3,253 people
3,253 people X 7lbs/day= 22,771 lbs.

According to the 2015 Lee County Concurrency Report, all unincorporated areas of Lee County are concurrent with the Level of Service standard set forth in the Lee Plan for solid waste. The residential solid waste generates 22,771 lbs. per day (approx. 10 tons), which can be accommodated by the 1,836 ton capacity of the current facility.

Surface Water/Drainage Basins – South Florida Water Management District
According to the Lee Plan Map 18, the subject property is within the Six Mile Cypress Watershed area. According to the Lee Plan Policy 95.1.3 the level of service standard for this watershed is that "public infrastructure remains adequate such that floor slabs for all new and public structures which are constructed a minimum of one (1) foot above the 100-year, 3-day storm event floodplain level for Six Mile Cypress Watershed will be safe from flooding from a 100-year, 3-day storm event (rainfall)." Minimum floor elevation will be established as required at the time of the local development order. Furthermore, the appropriate permits from the South Florida Water Management District will be obtained prior to construction commencing on the subject property. The proposed amendment is consistent with the minimum LOS standards of the Lee Plan.

Regional Parks
The 2015 Lee County Concurrency report states there are 3,149 acres of regional parks operated by Lee County. No new facilities are planned within the fiscal year. Five additional parks are proposed in the future, which will increase the inventory by 844 acres.

The report also indicates that:

"The 7,235 acres of existing Regional Parks currently operated by the County, City, State and Federal governments is sufficient to meet the non-regulatory 'Level of Service Standard' of six (6) acres per 1,000 total seasonal population in the County for the year 2014 and will continue to do so at least through the year 2019 as currently projected. The Regional Park acreage also met the non-regulatory "Desired Level of Service Standard" of eight (8) acres per 1,000 total seasonal County population in 2014 and will continue to do so at least through the year 2019 as currently projected".

<u>Proposed Land Use – Sub-Outlying Suburban</u>
LOS: 6 AC per 1,000 seasonal population
1,256 Dwelling Units x 2.59 people per household= 3,253 people
3,253 people / 1,000 seasonal population = 3.25
3.25 x 6 AC = 19.5 AC

The impact analysis for the Regional Parks are determined using the average per household according to the US Census. The analysis indicates that an increase of 3,253 people will be caused by the development and will require a minimum of 19.5 AC of regional parks. The acreage in the 2015 Concurrency is sufficient to support the proposed development.

Community Parks
The 2015 Lee County Concurrency report states that there are 907 acres of existing Community Parks within unincorporated Lee County. The report also states there are an additional 67 acres of community parks planned within the 2014/2015 fiscal year and beyond. The subject property is located within Community Parks District 53-South. This district currently has 343 acres.

Proposed Land Use – Sub-Outlying Suburban

LOS: 2 acres per 1,000 seasonal population
1,256 Dwelling Units x 2.59 people per household = 3,253 people
3,253 people/1,000 seasonal population = 3.25
3.2 x 2 acres = 6.5 AC

At present, the acreage of community parks within the South Community Park Benefit District meets the minimum Level of Service Standard. The Lee County Concurrency Report states the current 907 acres of Community Parks in Lee County is adequate to meet the projected Level of Service Standard through 2019.

Public School

The proposed development site is within the East Zone, sub-zone E-2. The LOS Standard for Elementary, Middle, and High School is based upon Permanent FISH capacity and is 100% as adjusted by the School Board annually to account for measurable programmatic changes.

Proposed Land Use – Sub-Outlying Suburban

1,256 Dwelling Units x 0.295 students/household = 370 students

Lee District School Board- East Zone, E-2
Elementary Schools (Gateway, Harns Marsh, Manatee, River Hall, Sunshine, Tortuga Preserve, and Treeline Elementary)
Actual Enrollment 2015 =6,685 FISH Capacity = 7,081 Seats Available=396

Middle Schools (Harns Marsh, Oak Hammock, and Varsity Lakes Middle)
Actual Enrollment 2015=3,359 FISH Capacity=3,721 Seats Available=362

High Schools (Lehigh Senior, and Riverdale High)
Actual Enrollment 2015=3,808 FISH Capacity=4,050 Seats Available=242

A letter of availability was provided from the Lee County School District supporting this analysis and concluding that there are "sufficient seats available to serve the need within the contiguous CSA."

Additional ±27 Acres Central Urban FLU Included in Concurrent Planned Development Request

Potable Water

The subject property is within the Lee County Utilities service area limits and will be served by Corkscrew Treatment Plant. According to the 2015 Concurrency Report published October 2015, The Corkscrew Treatment Plant has average capacity for 15,000,000 GPD. The estimated capacity in 2015 is 11,800,000 GPD and the projected GPD for 2016 is 12,000,000.

Current Land Use

270 Dwelling Units x 250 GPD = 67,500 GPD

Proposed Planned Development

59 Dwelling Units x 250 GPD = 14,750 GPD

To calculate the existing and proposed demand on potable water system, the standards of the Florida Administrative Code 64E-6 and the Lee Plan Policy 95.1.3 were utilized consistent with the Lee County Utilities Design Manual. The analysis concludes that requested 59 dwelling units in the concurrent planned development will reduce the Potable Water demand by 14,750 Gallons Per Day. According to the 2015 Concurrency Report, each Treatment Plant meets the Level of Service Standards in the Lee Plan and there are no potable water concurrency problems anticipated beyond 2015. The Corkscrew Water Treatment Plant has 3,000,000 GPD of capacity, as demonstrated by the 2015 concurrency report, which is adequate to provide the 14,750 GPD needed for the additional development proposed within the concurrent planned development. Together, the two parcels totaling 655 acres need 328,750 GPD, well within the remaining 3,000,000 GPD of capacity at the Corkscrew Water Treatment Plant.

Sanitary Sewer

The subject property is within the Lee County Utilities service area limits and will be serviced by Gateway Wastewater Treatment Plant, a major regional treatment plant for sanitary sewer. According to the Lee County 2015 Concurrency Report published October 2015, the Gateway Wastewater Treatment Plant has an average capacity of 3,000,000 GPD. The estimated capacity in 2015 is 1,200,000 GPD and the projected GPD for 2016 is 1,200,000.

Current Land Use

250 GPD x 270 Dwelling = 67,500 GPD

Proposed Planned Development

59 Dwelling Units x 200 = 11,800 GPD

To calculate the existing and proposed demand on potable water system, the standards of the Florida Administrative Code 64E-6 and the Lee Plan Policy 95.1.3 were utilized, consistent with the Lee County Utilities Design Manual. The analysis concludes that the requested 59 dwelling

units in the concurrent Planned Development will reduce the demand for Sanitary Sewer to 11,000 Gallons Per Day. According to the 2015 Concurrency Report, each Treatment Plant meets the Level of Service Standards in the Lee Plan and there are no potable water concurrency problems anticipated beyond 2015. The Gateway Wastewater Treatment Plant has 1,900,000 GPD of capacity, as demonstrated by the 2015 concurrency report, which is adequate to provide the 11,800 GPD needed for the additional development proposed within the concurrent planned development. Together, the two parcels totaling 655 acres need 263,000 GPD, well within the remaining 1,900,000 GPD of capacity at the Gateway Wastewater Treatment Plant.

Solid Waste- Lee County Waste to Energy Facility
LOS Standard= 7 pound/day/capita
Current Facility Capacity= 1,836 tons/day

Current Land Use

270 Dwelling Units x 2.59 persons per unit = 699 people
699 people x 7 lbs./day = 4,893 lbs.

Proposed Planned Development

59 Dwelling Units x 2.59 people per household = 145 people
145 people x 7lbs./day = 1,015 lbs.

According to the 2015 Lee County Concurrency Report, all unincorporated areas of Lee County are concurrent with the Level of Service standard set forth in the Lee Plan for solid waste. The proposed residential units generate 1,015 lbs. of solid waste per day. A reduction of the capacity necessary for the current available development.

Surface Water/Drainage Basins – South Florida Water Management District
According to the Lee Plan Map 18, the subject property is within the Six Mile Cypress Watershed area. According to the Lee Plan Policy 95.1.3 the Level of Service standard for this watershed is that "public infrastructure remains adequate such that floor slabs for all new and public structures which are constructed a minimum of one (1) foot above the 100-year, 3-day storm event floodplain level for Six Mile Cypress Watershed will be safe from flooding from a 100-year, 3-day storm event (rainfall)." Minimum floor elevation will be established as required at the time of the local development order. Furthermore, the appropriate permits from the South Florida Water Management District will be requested prior to construction commencing on the subject property. The proposed amendment is consistent with the minimum LOS standards of the Lee Plan.

Regional Parks
The 2015 Lee County Concurrency report states there are 3,149 acres of regional parks operated by Lee County. No new facilities are planned within the fiscal year. Five additional parks are proposed in the future, which will increase the inventory by 844 acres.

The report also indicates that:

"The 7,235 acres of existing Regional Parks currently operated by the County, City, State and Federal governments is sufficient to meet the non-regulatory 'Level of Service Standard' of six (6) acres per 1,000 total seasonal population in the County for the year 2014 and will continue to do so at least through the year 2019 as currently projected. The Regional Park acreage also met the non-regulatory "Desired Level of Service Standard" of eight (8) acres per 1,000 total seasonal County population in 2014 and will continue to do so at least through the year 2019 as currently projected".

Proposed Regional Parks Service

LOS: 6 AC per 1,000 seasonal population
59 Dwelling Units x 2.59 people per household = 145 people
145 people/1,000 seasonal population = .15 people
.15 people x 6 AC = .9 AC

The impact analysis for the Regional Parks are determined using the average per household according to the US Census. The analysis indicates that an increase of 145 people will be caused by the development and will require a minimum of .9 AC of regional parks. The acreage in the 2015 Concurrency is sufficient to support the proposed development.

Community Parks

The 2015 Lee County Concurrency report states that there are 907 acres of existing Community Parks within unincorporated Lee County. The report also states there are an additional 67 acres of community parks planned within the 2014/2015 fiscal year and beyond. The subject property is located within Community Parks District 53-South. This district currently has 343 acres.

Proposed Community Park Service

LOS: 2 AC per 1,000 seasonal population
59 Dwelling Units x 2.59 people per household = 145 people
145 people/1,000 seasonal population = .15 people
.15 people x 2 AV = .30 AC

At present, the acreage of community parks within the South Community Park Benefit District meets the minimum the Level of Service Standard. The Lee County Concurrency Report states the current 907 acres of Community Parks in Lee County is adequate to meet the projected Level of Service Standard through 2019.

Public School

The proposed development site is within the East Zone, sub-zone E-2. The LOS Standard for Elementary, Middle, and High School is based upon Permanent FISH capacity and is 100% as adjusted by the School Board annually to account for measurable programmatic changes.

Proposed Students

59 Dwelling Units x 0.295 students/household = 15.28 students

Lee District School Board- East Zone, E-2
Elementary Schools (Gateway, Harns Marsh, Manatee, River Hall, Sunshine, Tortuga Preserve, and Treeline Elementary)
Actual Enrollment 2015 =6,685 FISH Capacity = 7,081 Seats Available=396

Middle Schools (Harns Marsh, Oak Hammock, and Varsity Lakes Middle)
Actual Enrollment 2015=3,359 FISH Capacity=3,721 Seats Available=362

High Schools (Lehigh Senior, and Riverdale High)
Actual Enrollment 2015=3,808 FISH Capacity=4,050 Seats Available=242

A letter of availability was provided from the Lee County School District supporting this analysis and concluding that there are "sufficient seats available to serve the need within the contiguous CSA."

Fire Stations



Fri Jul 22 2016 10:56:42 AM.

MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

October 22, 2015

Lee County Utilities
Attn. Mary McCormic

Via email to mccormmm@leegov.com

Re: Request for Letter of Availability
655 Acre Parcel for single and multi-family development

Dear Ms. McCormic,

Please accept our request for a Letter of Availability for water and sewer service from Lee County Utilities for a 655 acre parcel to be developed for 1,315 units of single and multi-family use. At this time we are performing a due diligence for the property identified by the following Strap Numbers

- 09-45-26-00-00001.0000
- 04-45-26-00-00001.0020
- 05-45-26-00-00002.0010
- 08-45-26-00-00001.0010
- 17-45-26-00-00001.0020

Enclosed please find the completed Request for Letters of Availability form, an accompanying list of strap numbers, and an aerial exhibit with the parcel to be developed identified as "Proposed Residential Tract (655 AC±)" for your reference. Please note that our request includes the 655 acre± parcel only, the commercial tract at the north east corner and other tracts shown on the exhibit are not included in this request.

If you have any questions, please feel free to contact me via email or phone. Thank you in advance for your assistance in this matter.

Thank you,
Morris-Depew Associates, Inc.

Laura Tefft

Laura Tefft
Permitting Coordinator
239-337-3993

LEE COUNTY UTILITIES
REQUEST FOR LETTERS OF AVAILABILITY

DATE: OCTOBER 22, 2015

TO: Mary McCormic
Utilities' Senior Engineering Technician

FROM: RYAN SHUTE, P.E.
FIRM: MORRIS-DEPEW ASSOCIATES, INC.
ADDRESS: 2891 CENTER POINTE DR.,#100
ADDRESS: FORT MYERS, FL 33916 -
PHONE#: (239)337-3993 FAX: (239)337-3994
E-MAIL ADDRESS: RSHUTE@M-DA.COM

PROJECT NAME: **TIMBER CREEK**

PROJECT ID (IF APPLICABLE):

STRAP #: **SEE ATTACHED LIST OF STRAP NUMBERS**

LOCATION/SITE ADDRESS: **655 ACRE PARCEL SOUTH OF STATE ROAD 82 & NORTH OF DANIELS RD**

PURPOSE OF LETTER:

☐ **DEVELOPMENT ORDER SUBMITTAL** ☐ **FINANCING** ☐ **EFFLUENT REUSE**

☐ **PERMITTING OF SURFACE WATER MANAGEMENT** (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)

☒ **OTHER:** (PLEASE SPECIFY) **DUE DILIGENCE/FEASIBILITY**

PLANNED USE:

☐ **COMMERCIAL** ☐ **INDUSTRIAL** ☒ **RESIDENTIAL - (☒SINGLE-FAMILY ☒ MULTI-FAMILY)**

☐ **OTHER:** (PLEASE SPECIFY) ____

PLANNED # OF UNITS/BUILDINGS: 1,315 UNITS

TOTAL SQUARE FOOTAGE (COMMERCIAL/INDUSTRIAL)0

AVERAGE ESTIMATED DAILY FLOW (GPD): 328,750 (☒ WATER ☒ WASTE-WATER ☐ REUSE)

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES OPERATIONS MANUAL, SECTION 5.2: 1,315 X 250 = 328,750 GPD

The Number Of Units In Total Will Be 1,315 But It Has Not Been Determined How Many Of The Units Will Be Single Family Vs Multi-Family.

Please e-mail the completed form at mccormmm@leegov.com . If you are unable to e-mail the completed form, please fax to (239) 485-8311. If you should have any questions or require assistance, please feel free to call our office at (239) 533-8532.

Timber Creek – proposed residential subdivision

Strap Numbers

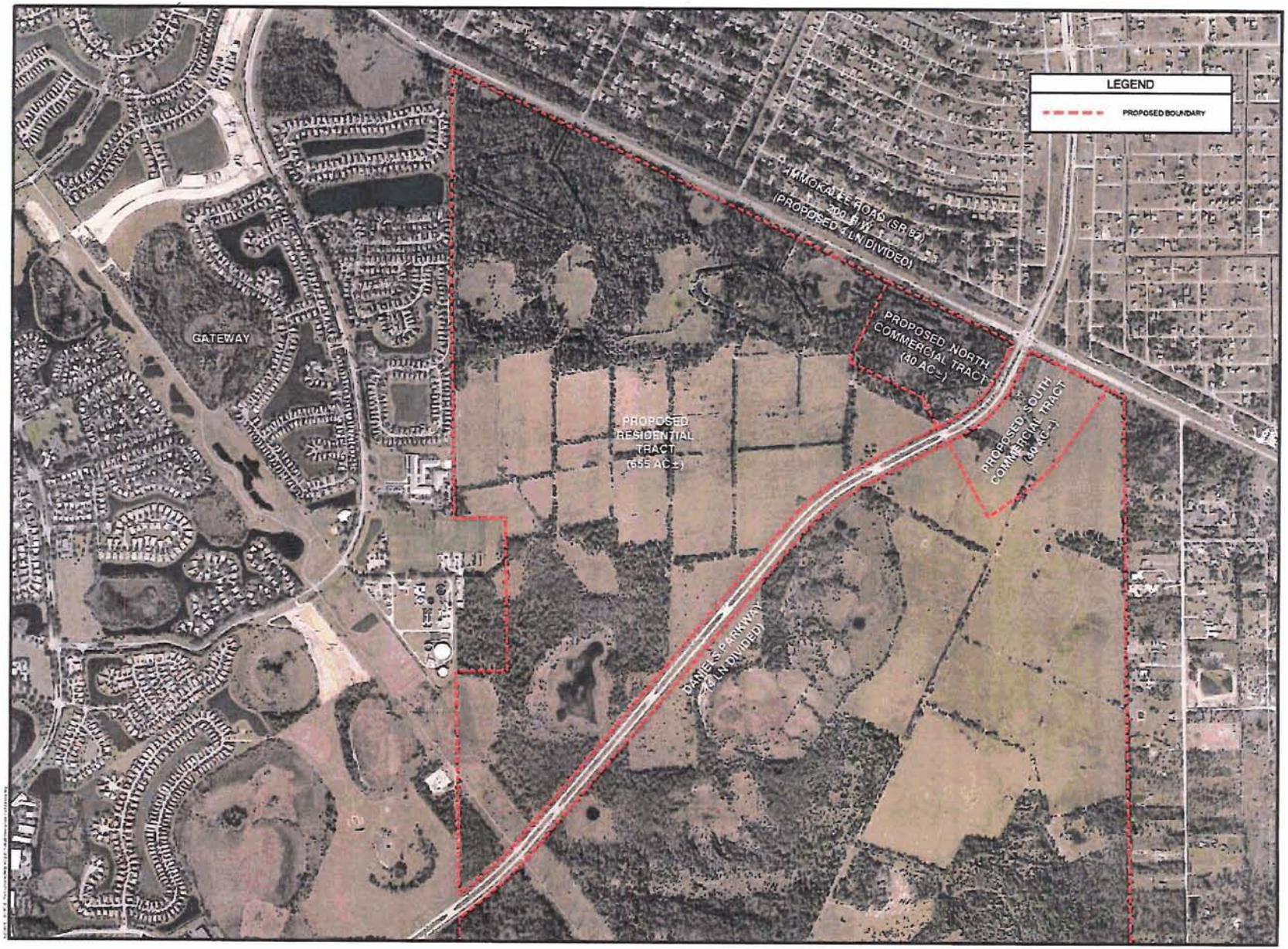
09-45-26-00-00001.0000

04-45-26-00-00001.0020

05-45-26-00-00002.0010

08-45-26-00-00001.0010

17-45-26-00-00001.0020



PROJECT

GateWood

LENNAR

CONSULTANT

MORRIS DEPEW

REVISIONS	DATE

PROJECT MANAGER	BM
DRAWING BY	ALR
JURISDICTION	LEE COUNTY
DATE	8/27/2015

TITLE

PROPOSED DEVELOPMENT TRACTS

SHEET NUMBER

SCALE 1"=500'

JOB/FILE NUMBER 15033

Lee County
Southwest Florida
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Writer's Direct Dial Number: (239) 533-8531

November 19, 2015

Ryan Shute, P.E.
Morris-Depew Associates, Inc.
2891 Center Pointe Drive, #100
Fort Myers, FL 33916

RE: Potable Water and Wastewater Availability
Timber Creek, 655 Acre Parcel South of SR. 82 and North of Daniels Road
STRAP #s 09-45-26-00-00001.0000, 04-45-26-00-00001.0020, 05-45-26-00-00002.0010, 08-45-26-00-00001.0010 and 17-45-26-00-00001.0020

Dear Mr. Shute:

The subject properties are either not located, or only partially within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are not in operation adjacent to the property mentioned above. In order to provide service to the subject parcels, developer funded system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of a mix of single family and multi-family totaling 1,315 units with an estimated flow demand of approximately 328,750 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer.

Upon completion and final acceptance of this project, potable water service will be provided through our Corkscrew Treatment Plant. Sanitary sewer service will be provided by our Gateway Wastewater Treatment Plant.

The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

Prior to beginning design work on this project, please schedule a meeting with Thom Osterhout to determine the best point of connection and discuss requirements for construction.

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

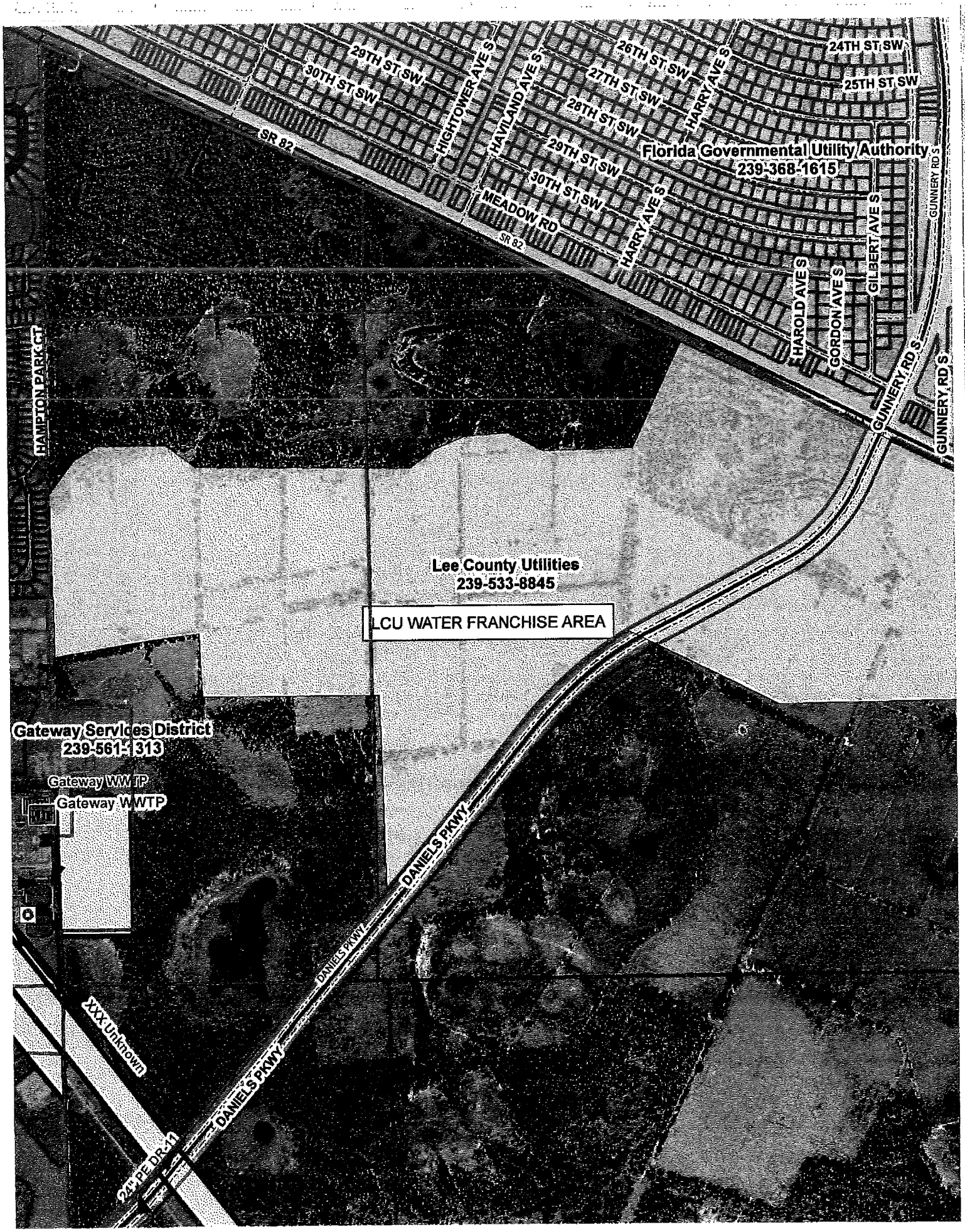
Further, this letter of availability of Water and Wastewater service to be utilized for a due diligence/feasibility purposes for this project Only. Individual letters of availability will be required to obtaining regulatory permits and/or building permits.

Sincerely,

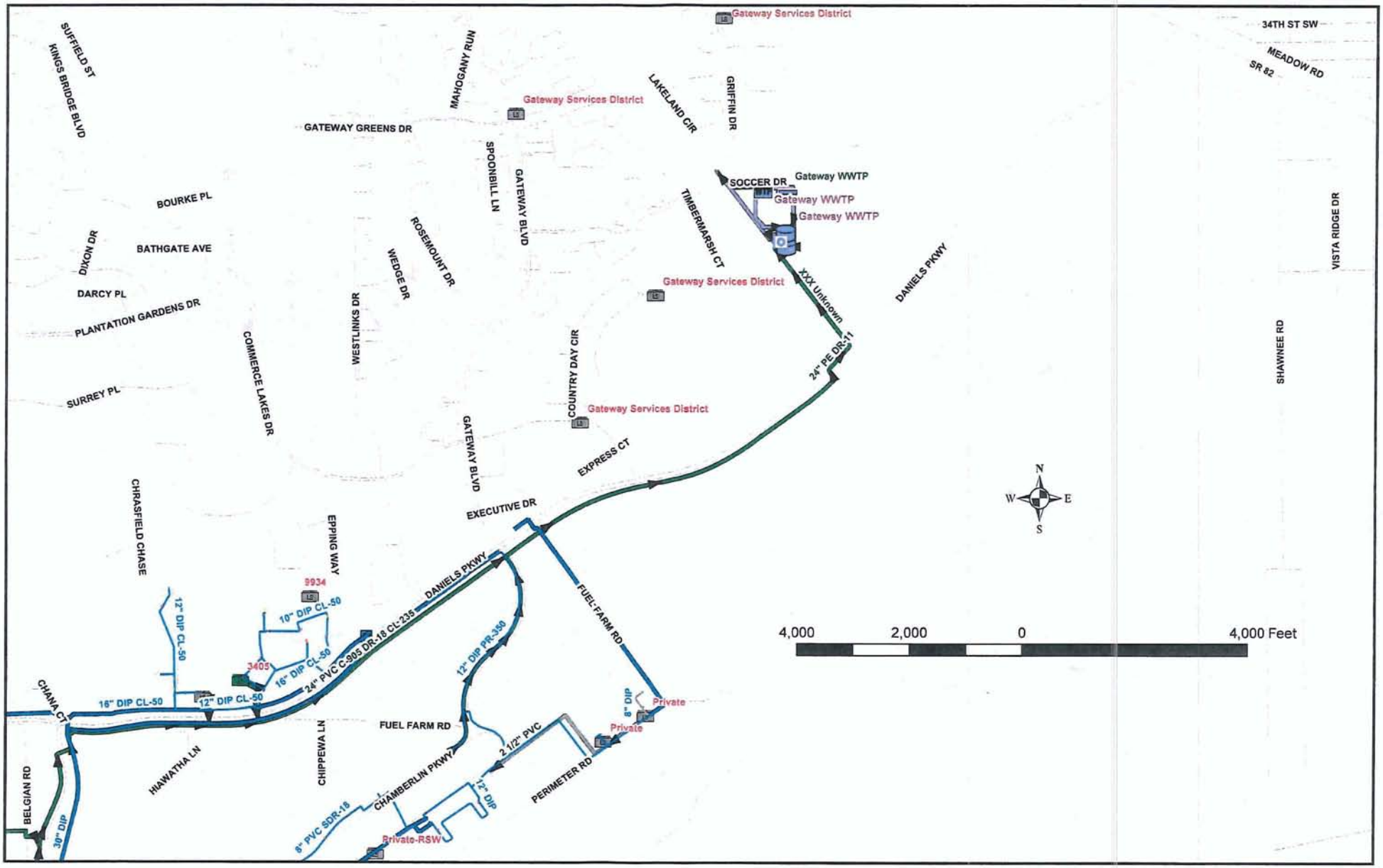
LEE COUNTY UTILITIES

Mary McCormic
Technician Senior
UTILITIES ENGINEERING
1500 Monroe Street, 3rd Floor
Fort Myers, FL 33901
(239)533-8532

HAMPTON PARK CT
Gateway WWTP
XXX Unknown
94TH PL DR W
DANIELS PKWY
DANIELS PKWY
DANIELS PKWY
SR 99
30TH ST SW
29TH ST SW
HIGHTOWER AVE S
HAVILAND AVE S
MEADOW RD
SR 99
30TH ST SW
29TH ST SW
28TH ST SW
27TH ST SW
26TH ST SW
HARRY AVE S
HARRY AVE S
HAROLD AVE S
GORDON AVE S
GILBERT AVE S
25TH ST SW
24TH ST SW
GUNNERY RD S
GUNNERY RD S
GUNNERY RD S


29TH ST SW
30TH ST SW
HIGHTOWER AVE S
HAVILAND AVE S
26TH ST SW
27TH ST SW
28TH ST SW
HARRY AVE S
24TH ST SW
25TH ST SW
SR 82
Florida Governmental Utility Authority
239-368-1615
MEADOW RD
GUNNERY RD S
HAROLD AVE S
GORDON AVE S
GILBERT AVE S
HAMPTON PARK CT
Lee County Utilities
239-533-8845
LCU WATER FRANCHISE AREA
Gateway Servides District
239-561-[illegible]313
Gateway WWTP
Gateway WWTP
DANIELS PKWY
XXX Unknown
24" PE DR-11


29TH ST SW
30TH ST SW
HIGHTOWER AVE S
HAVILAND AVE S
26TH ST SW
27TH ST SW
28TH ST SW
29TH ST SW
30TH ST SW
HARRY AVE S
24TH ST SW
25TH ST SW
SR 82
MEADOW RD
Florida Governmental Utility Authority
239-368-1615
HAROLD AVE S
GORDON AVE S
GILBERT AVE S
GUNNERY RD S
HAMPTON PARK CT
Gateway Services District
239-561-1313
Lee County Utilities
239-533-8845
LCU WASTEWATER FRANCHISE AREA
Gateway WWTP
DANIELS PKWY
XXX Unknown
24" PE DR 11


Gateway Services District
34TH ST SW
MEADOW RD
SR 82
SUFFIELD ST
KINGS BRIDGE BLVD
MAHOGANY RUN
LAKELAND CIR
GRIFFIN DR
GATEWAY GREENS DR
SPOONBILL LN
GATEWAY BLVD
SOCCER DR
Gateway WWTP
Gateway WWTP
Gateway WWTP
TIMBERMARSH CT
VISTA RIDGE DR
BOURKE PL
DIXON DR
BATHGATE AVE
ROSEMOUNT DR
WEDGE DR
XXX Unknown
DANIELS PKWY
DARCY PL
PLANTATION GARDENS DR
WESTLINKS DR
COMMERCE LAKES DR
COUNTRY DAY CIR
24" PE DR-11
SHAWNEE RD
SURREY PL
EXPRESS CT
EXECUTIVE DR
CHRASFIELD CHASE
EPPING WAY
9934
12" DIP CL-50
10" DIP CL-50
DANIELS PKWY
3405
16" DIP CL-50
24" PVC C-905 DR-18 CL-235
12" DIP PR-350
FUEL FARM RD
CHANA CT
16" DIP CL-50
12" DIP CL-50
FUEL FARM RD
8" DIP
Private
Private
2 1/2" PVC
HIAWATHA LN
CHIPPEWA LN
CHAMBERLIN PKWY
PERIMETER RD
BELGIAN RD
30" DIP
8" PVC SDR-18
12" DIP
Private-RSW
N
W
E
S
4,000
2,000
0
4,000 Feet

MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

October 20, 2015

Mr. William Lombardo, Fire Chief
South Trail Fire and Rescue District
5531 Halifax Avenue
Fort Myers, FL 33912

Re: Request for Letter of Availability
655 Acre Parcel for Single and Multi-Family Development
MDA 14012- Timber Creek

Dear Chief Lombardo,

Please accept this letter as a request for a Letter of Availability from South Trail Fire Department for Fire Protection Services to a ±655 acre parcel. The subject parcel is to be developed for 1,315 units of single and/ or multi-family use. At this time we are preforming due diligence for the property identified by the following STRAP numbers:

- 09-45-26-00-00001.0000
- 04-45-26-00-00001.0020
- 05-45-26-00-00002.0010
- 08-45-26-00-00001.0010
- 17-45-26-00-00001.0020

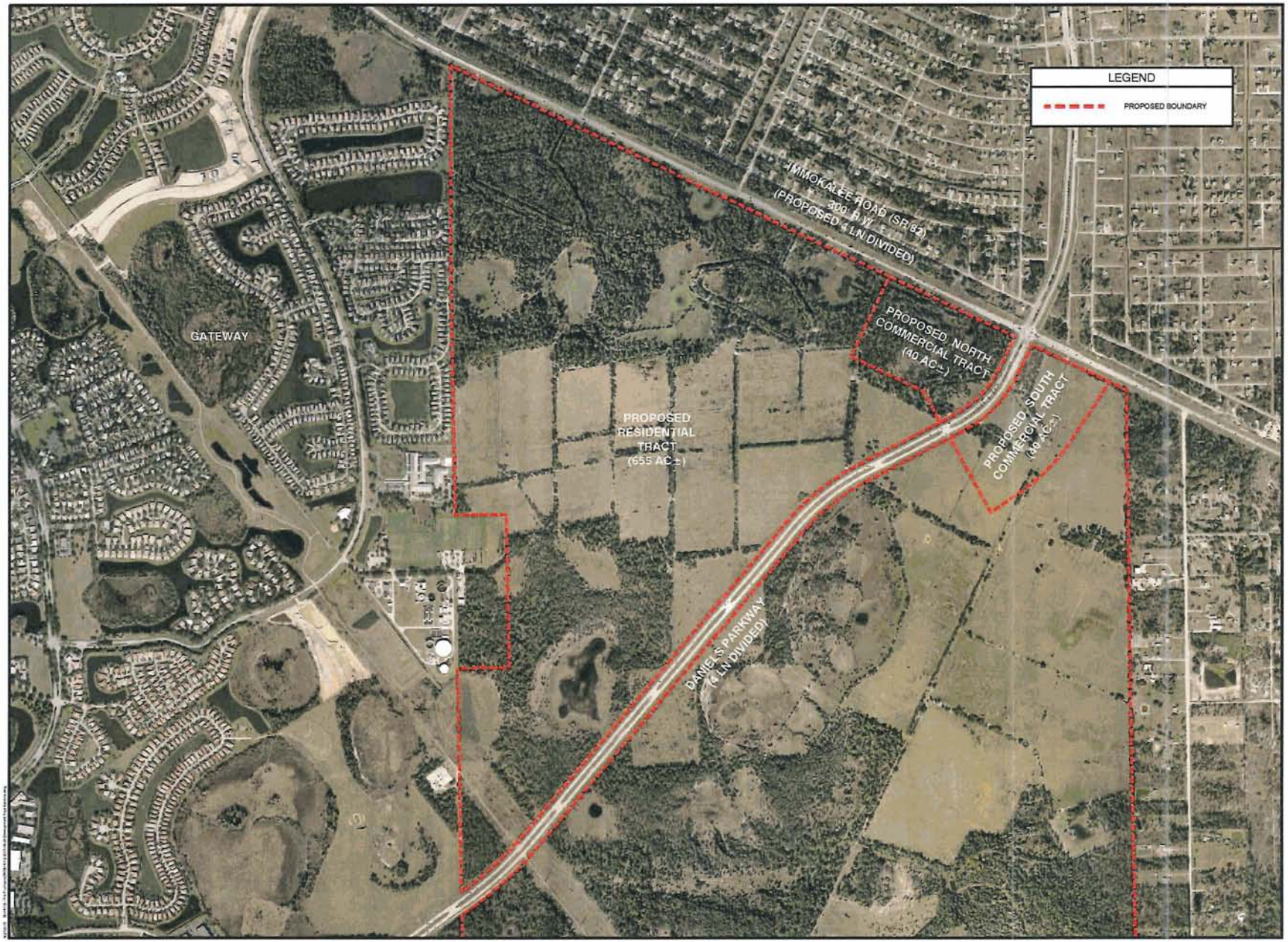
Enclosed please find a copy of an aerial exhibit with the parcel to be developed identified as "Proposed Residential Tract (655 AC±)" for your reference. Please note that our request includes the tract labeled "Proposed Tract (655 AC±)" **only**, the commercial tracts shown on the exhibit are not included in this request.

If you have any questions, please feel free to contact me via email or phone. Thank you in advance for your assistance in this matter.

Thank you,
Morris-Depew Associates, Inc.

Tina M. Ekblad

Tina M. Ekblad, MPA, AICP, LEED® AP
Planning Director
239-337-3993
TEkblad@m-da.com



PROJECT:

GateWood

LENNAR

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
Fort Myers
Tallahassee
Gainesville
Destin

REVISIONS	DATE

PROJECT MANAGER:	BM
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	8/27/2015

TITLE:

PROPOSED DEVELOPMENT TRACTS

SHEET NUMBER:

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER: 15033

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2015 ALL RIGHTS RESERVED

SOUTH TRAIL FIRE PROTECTION & RESCUE SERVICE DISTRICT

Established 1965

"Compassion, Commitment, Courage"

Board of Commissioners

Edwin C Sokel, Jr.
Chairman

Larry Hirshman
Vice-Chairman

John F. Anderson II
Secretary-Treasurer

Jean Flewelling
Commissioner

Jeff Haugh
Commissioner

Administration

William B. Lombardo
Chief

Benjamin A. Bengston
Assistant Chief

October 21, 2015

Tina M. Ekblad, Planning Director
Morris Depew
2891 Center Pointe Drive, Unit 100
Fort Myers, FL 33916

Subject: Letter of Service Availability

Dear Ms. Ekblad:

In your letter dated October 21, 2015 you indicated your firm is seeking a letter of availability for fire protection services to a ±655 acre parcel developed for 1,315 units of single and/or multi-family use. You further identified the property by various STRAP numbers. Pursuant to our phone discussion today, part of the development discussed herein is protected by the South Trail Fire Protection and Rescue Service District (STFD), while other portions are protected by the Lehigh Acres Fire Control and Rescue District (LAFD) . I have identified the portions protected by STFD based upon the following STRAP numbers.

- 05-45-26-00-00002.0010: STFD
- 08-45-26-00-00001.0010: STFD
- 17-45-26-00-00001.0020: STFD

- 09-45-26-00-00001.0000: LAFD
- 04-45-26-00-00001.0020: LAFD

Per your request, please accept this correspondence as documentation that our agency is capable of providing fire protection services to the portions of this future project which fall within the boundaries of our District. If there is any impact from this future project, the use of fire impact fees generated from the project will help assure our continued capability.

Please contact me should you have any questions or need anything further.

Yours in Service,

William B. Lombardo, Fire Chief

cc Fire Chief John Wayne, LAFD

Administration

Phone: 239.433.0080
Fax: 239.433.1941

Prevention

Phone 239.482.8030
Fax: 239.433.2185

Safety House

Phone: 239.936.5281

5531 Halifax Ave. Fort Myers, FL 33912-4403
WWW.SOUTHTRAILFIRE.ORG

MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

October 20, 2015

Mr. John Wayne, Fire Chief
Lehigh Acres Fire Control and Rescue District
636 Thomas Sherwin Ave S
Lehigh Acres, FL 33974

Re: Request for Letter of Availability
Timber Creek Due Diligence (MDA 14012)

Dear Chief Wayne,

Please accept this letter as a request for a Letter of Availability from Lehigh Acres Fire Department for Fire Protection Services to a ±655 acre parcel. The subject property is to be developed for 1,315 units of single and/or multi-family use. At this time we are preforming a due diligence for the property identified by the following STRAP numbers:

- 09-45-26-00-00001.0000
- 04-45-26-00-00001.0020
- 05-45-26-00-00002.0010
- 08-45-26-00-00001.0010
- 17-45-26-00-00001.0020

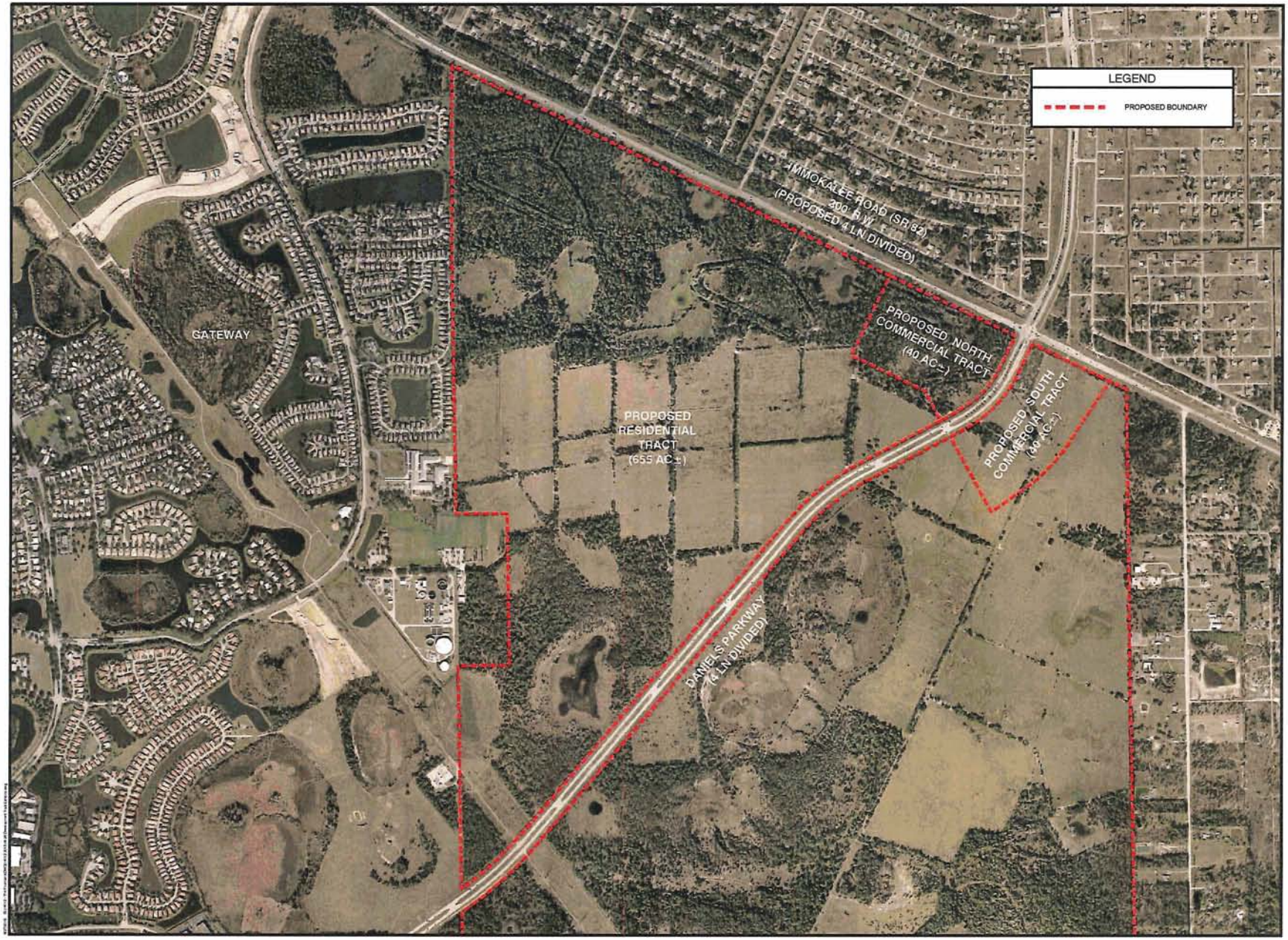
Enclosed please fins a copy of the aerial exhibit with the parcel to be developed identified as "Proposed Residential Tract (655 AC±) **only,** the commercial and other tracts shown on the exhibit are included in this report.

If you have any questions, please feel free to contact me via email or phone. Thank you in advance for your assistance in this matter.

Thank you,
Morris-Depew Associates, Inc.

Tina M. Ekblad

Tina M. Ekblad, MPA, AICP, LEED® AP
Planning Director
239-337-3993
TEkblad@m-da.com



PROJECT:

GateWood

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS ★ PLANNERS ★ SURVEYORS
LANDSCAPE ARCHITECTS

REVISIONS	DATE

PROJECT MANAGER:	BM
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	8/27/2015

TITLE:

PROPOSED DEVELOPMENT TRACTS

SHEET NUMBER:

500 0 250 500

SCALE 1"=500'

JOB/FILE NUMBER: 15033

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2015 ALL RIGHTS RESERVED

Lehigh Acres Fire Control & Rescue District
Office of the Chief

636 Thomas Sherwin Ave. S.
Lehigh Acres, FL 33974

Phone: (239) 303-5300
Fax: (239) 369-2436

October 21, 2015

Tina M. Ekblad, Planning Director
Morris-Depew Associates, Inc.
2891 Center Pointe Drive, Unit 100
Fort Myers, FL 33916

RE: Letter of Service Availability

Ms. Ekblad,

Please accept this correspondence as documentation that the Lehigh Acres Fire Control and Rescue District is capable of providing fire protection services to the portions of this potential project which fall within the boundaries of our Fire District. Of the five (5) parcels defined in your letter, the following parcels (STRAP numbers) lie within the geographical boundaries of our Fire District:

- 09-45-26-00-00001.0000
- 04-45-26-00-00001.0020

Please feel free to contact me if you have any questions and/or concerns.

Respectfully,

John R. Wayne, BPA, MAA, EMT-P
Fire Chief

Cc: William Lombardo, Fire Chief – STFD
Ken Bennett, Asst. Chief/Fire Marshal – LAFD

MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

October 20, 2015

Mr. Benjamin Abes
Deputy Chief, Operations
Lee County Emergency Services
14752 Ben C. Pratt Six Mile Cypress Pkwy
Fort Myers, FL 33912

Re: Request for Letter of Availability
655 Acre Parcel for Single and multi-family development
Timber Creek Due Diligence (MDA 14012)

Dear Mr. Abes,

Please accept this letter as a request for a Letter of Availability from Lee County EMS for Emergency Medical Services to a ±655 acre parcel. The subject property is to be developed for 1,315 units of single and/or multi-family use. At this time we are preforming a due diligence for the property identified by the following STRAP numbers:

- 09-45-26-00-00001.0000
- 04-45-26-00-00001.0020
- 05-45-26-00-00002.0010
- 08-45-26-00-00001.0010
- 17-45-26-00-00001.0020

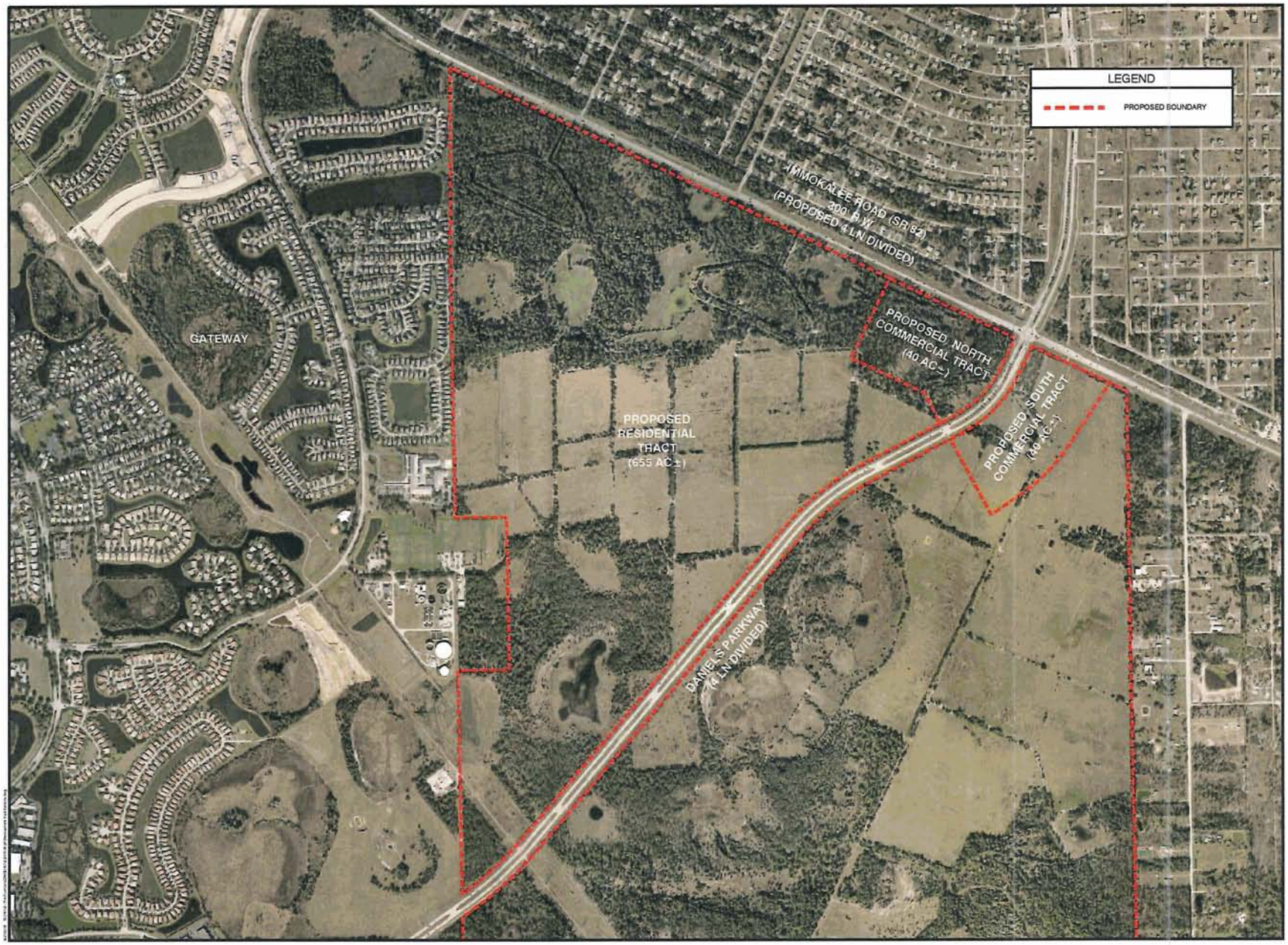
Enclosed please find a copy of an aerial exhibit with the parcel to be developed identified as "Proposed Residential Tract (655 AC±) **only,** the commercial and other tracts shown on the exhibit are not included in this request.

If you have any questions, please feel free to contact me via email or phone. Thank you in advance for your assistance in this matter.

Thank you,
Morris-Depew Associates, Inc.

Tina M. Ekblad

Tina M. Ekblad, MPA, AICP, LEED® AP
Planning Director
239-337-3993
Tekblad@m-da.com



PROJECT:

GateWood

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

Fort Myers
2981 Cenler Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
4113 S 140th Terrace
Suite 102
Newberry, FL 32669
(352) 379-3430

Destin
400 Grand Boulevard
Suite 205
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	BM
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	8/27/2015

TITLE:

PROPOSED DEVELOPMENT TRACTS

SHEET NUMBER:

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER: 15033

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2015 ALL RIGHTS RESERVED

LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

October 23, 2015

Tina Ekblad
Morris Depew
2891 Center Pointe Dr. #100
Fort Myers, FL 33916

Re: Letter of Service Availability

Ms. Ekblad,

I am in receipt of your request for a Letter of Service Availability for the development of property associated with the Timber Creek Due Diligence.

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

When conducting an analysis like this, we look to evaluate the ability to meet the service standards as required in County Ordinance 08-16. The parcels you've identified are on the fringe of our service and response area, which makes it difficult to predict our ability to respond within the context of the ordinance. In addition, we won't be able to model our response times into the community until a site plan is developed

Therefore, we are not able to issue a letter of service availability at this time. We would ask that you provide us with a site plan and more detail as the project moves forward so we can properly evaluate the impacts and our ability to meet the needs of your prospective development.

Sincerely,

Benjamin Abes
Deputy Chief, Operations
Division of Emergency Medical Services

Tina Ekblad

From: Abes, Benjamin <Benjamin.Abes@leegov.com>
Sent: Monday, October 26, 2015 11:26 AM
To: Tina Ekblad
Subject: Timber Creek

Tina,

Thanks again for your time this morning. Here are the things we discussed:

1. EMS does not have a resource in this area, but expansion of service to meet the needs in that part of the county is under consideration. By the time you get to a CPA, we will know better whether resources are available or whether we'd have to work with the developer on some way to address the issue.

2. The first two STRAP numbers are in Lehigh Acres' fire district, so our letter can only speak to the available of service from the county's EMS system for the final three STRAPs. If our service expands that way in the future, we would work with them to alleviate any issues they may find from their standpoint (automatic mutual aid, etc.).

3. The road network within the development will play a big role in whether we can meet the needs of the community. When a site plan is available, we can model the response times in the community and given you a better idea of whether we would be compliant or not. It is nearly impossible to do without knowing how the road network will help or hinder emergency response, and we don't want to commit without having a sufficient buffer to accommodate complexities with the roads.

Thanks again – please call if you have other questions or need more clarity to these comments.

Ben

Benjamin Abes
Deputy Chief, Operations
Lee County EMS
14752 Six Mile Cypress Parkway
Ft. Myers, Fl. 33912
239-533-3961
239-656-0251 fax
239-839-3125 cell

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

October 20, 2015

Major Kathy Rairden
Patrol Bureau, Lee County Sheriff's Office
14750 Six Mile Cypress
Fort Myers, FL 33912

Re: Request for Letter of Availability
655 Acre Parcel for Single Family and Multi- Family Development
Timber Creek Due Diligence (MDA 14012)

Dear Ms. Rairden,

Please accept this letter as a request for a Letter of Availability from Lee County Sheriff's Office for Police Protection Services to a 655± acre parcel. The subject property is to be developed for 1,315 units of single family and/or multi-family use. At this time we are preforming a due diligence for the property identified by the following STRAP numbers:

- 09-45-26-00-00001.0000
- 04-45-26-00-00001.0020
- 05-45-26-00-00002.0010
- 08-45-26-00-00001.0010
- 17-45-26-00-00001.0020

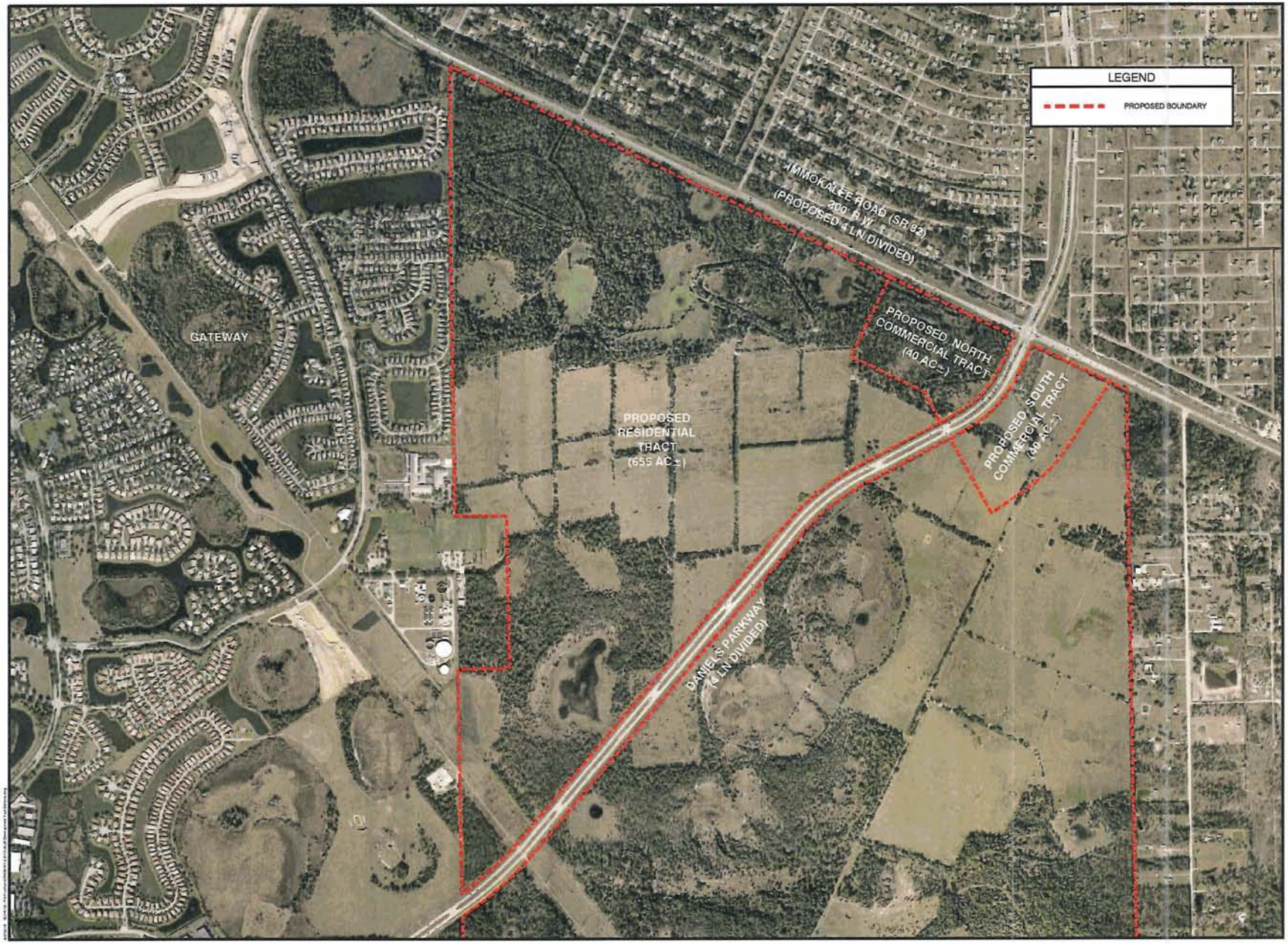
Enclosed please find a copy of an aerial exhibit with the parcel to be developed and identified as "Proposed Residential Tract (655 AC±)" for your reference. Please note that our request includes the tract labeled "Proposed Residential Tract (655 AC±)"**only,** the commercial and other tracts shown on the exhibit are not included in this request.

If you have any questions, please feel free to contact me via email or phone. Thank you in advance for your assistance in this matter.

Thank you,
Morris-Depew Associates, Inc.

Tina M. Ekblad

Tina M. Ekblad, MPA, AICP, LEED® AP
Planning Director
239-337-3993
Tekblad@m-da.com



PROJECT:

GateWood

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

Fort Myers
2981 Cardel Pointe Drive
Unit 100
Fort Myers, Florida 33919
(239) 337.3993
Fax: (239) 337.3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 412
Newberry, FL 32669
(352) 379-3400

Destin
488 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	BM
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	6/27/2015

TITLE:

PROPOSED DEVELOPMENT TRACTS

SHEET NUMBER:

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER: 15033

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2015 ALL RIGHTS RESERVED

Mike Scott
Office of the Sheriff

State of Florida
County of Lee

October 27, 2015

Tina Ekblad
Morris-Depew Associates
2891 Center Point Drive, Unit 100
Fort Myers, FL 33916

Ms. Ekblad,

The proposed development comprising strap numbers 09-45-26-00-00001.0000, 04-45-26-00-00001.0020, 05-45-26-00-00002-0010, 08-45-26-00-00001.0010 and 17-45-26-00-00001.0020 does not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

This agency can provide law enforcement service the 655+- acre parcel to be developed for 1,315 units of single family and/or multi-family use. Law enforcement services will come primarily from our Central District office in Fort Myers.

At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Crime Prevention Practitioner Beth Schell at 258-3287 with any questions regarding the CPTED study.

Respectfully,

Kathryn Rairden
Major, Patrol Bureau

MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

October 19, 2015

Lee County Department of Public Utilities
Attn. Bridgette Kantor, Solid Waste Operations Manager
6431 Topaz Court
Fort Myers, FL 33966

Via email to bKantor@leegov.com

Re: Request for Letter of Availability
± 655 Acre Parcel for single and multi-family development
MDA 14012 – Timber Creek

Dear Ms. Kantor,

Please accept our request for a Letter of Availability for solid waste services from the Lee County Department of Public Utilities for a 655 acre parcel to be developed for 1,315 units of single and multi-family use. At this time we are performing a due diligence for the property identified by the following Strap Numbers

- 09-45-26-00-00001.0000
- 04-45-26-00-00001.0020
- 05-45-26-00-00002.0010
- 08-45-26-00-00001.0010
- 17-45-26-00-00001.0020

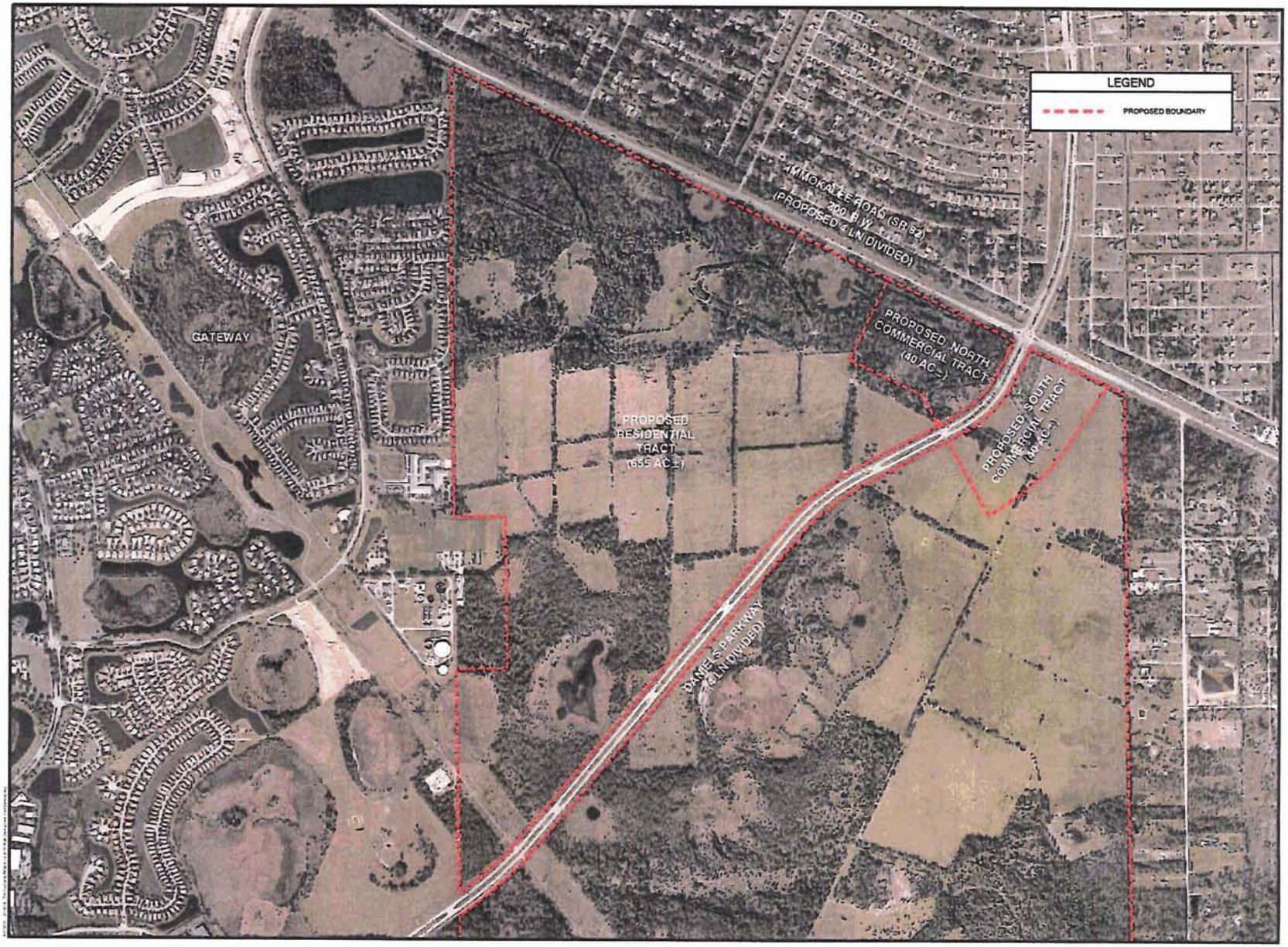
Enclosed please find a copy of an aerial exhibit with the parcel to be developed identified as "Proposed Residential Tract (655 AC±)" for your reference. Please note that our request includes the tract labeled "Proposed Residential Tract (655 AC±) **only**, the commercial and other tracts shown on the exhibit are not included in this request.

If you have any questions, please feel free to contact me via email or phone. Thank you in advance for your assistance in this matter.

Thank you,
Morris-Depew Associates, Inc.

Laura Tefft

Laura Tefft
Permitting Coordinator
239-337-3993



PROJECT

GateWood

LENNAR

CONSULTANT

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

Fort Myers | Tallahassee | Gainesville | Destin

REVISIONS	DATE

PROJECT MANAGER	BM
DRAWING BY	ALR
JURISDICTION	LEE COUNTY
DATE	4/27/2015

TITLE

PROPOSED DEVELOPMENT TRACTS

SHEET NUMBER

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER 15033

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2015 ALL RIGHTS RESERVED

LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

October 26,2015

Laura Tefft
Morris Depew
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916

SUBJECT: Timber Creek, MDA 14012
Lee County Solid Waste Division - Letter of Availability

Dear Ms. Tefft:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the multi-family units and 1,315 single family residential dwellings proposed for the project known as Timber Creek located on parcels No. 09-45-26-00-00001.0000, 04-45-26-00-00001.0020, 05-45-26-00-00002.0010, 08-45-26-00-00001.0010, and 17-45-26-00-00001.0020 (South of SR82, East and West of Daniels Parkway) though Lee County's franchised hauling contractor. Disposal of the solid waste generated from these units will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please ensure compliance with Solid Waste Ordinance No. 11-27 and LCLDC 10-261 for space requirements of garbage and recycling containers and accessibility of the collection vehicles for the multi-family dwellings. While there is no requirement in Ordinance No. 11-27 for bulk waste storage, please consider some additional space for the storage of bulk waste items that may not fit into a dumpster. The same goes for disposal of electronics. Electronics may not be collected/mixed with regular household trash, collection with a separate vehicle is required, thus the need for separate storage (unless residents will be asked to bring their electronics to the County's Household Chemical Waste and Electronics Collection Facility on Topaz Court).

Garbage and recycling collections for the multi-family units require the owner/or the Management Company to secure a service agreement for the collection and an agreement for the lease of waste containers (unless purchased by the owner) from Advanced Disposal Services, phone (239) 334-1224.

Solid Waste Ordinance (11-27) defines those residential dwelling units that are eligible to receive curbside residential collection service and requirements for those as multi-family and/or commercial dwellings. It further establishes that Property Owners will be responsible for all future applicable solid waste assessments and fees.

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

Sincerely,

Brigitte Kantor

Brigitte Kantor
Operations Manager
Solid Waste Division

Cc: Allan Fleming, LCSW
Jeff Ekiss, Waste Pro USA

MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

November 10, 2015

Mr. Jerl McCollum
Planner, Lee County Transit
6035 Landing View Rd.
Fort Myers, FL 33907

Re: Request for Letter of Availability
655 Acre Parcel for Single Family and Multi-Family Development
Timber Creek Due Diligence (MDA 14012)

Dear Mr. McCollum,

Please accept this letter as a request for a Letter of Availability from Lee County Transit for Mass Transit services to a ±655 acre parcel. The subject property is to be developed for 1,315 units of single and/or multi-family use. At this time we are preforming a due diligence for the property identified by the following STRAP numbers:

- 09-45-26-00-00001.0000
- 04-45-26-00-00001.0020
- 05-45-26-00-00002.0010
- 08-45-26-00-00001.0010
- 17-45-26-00-00001.0020

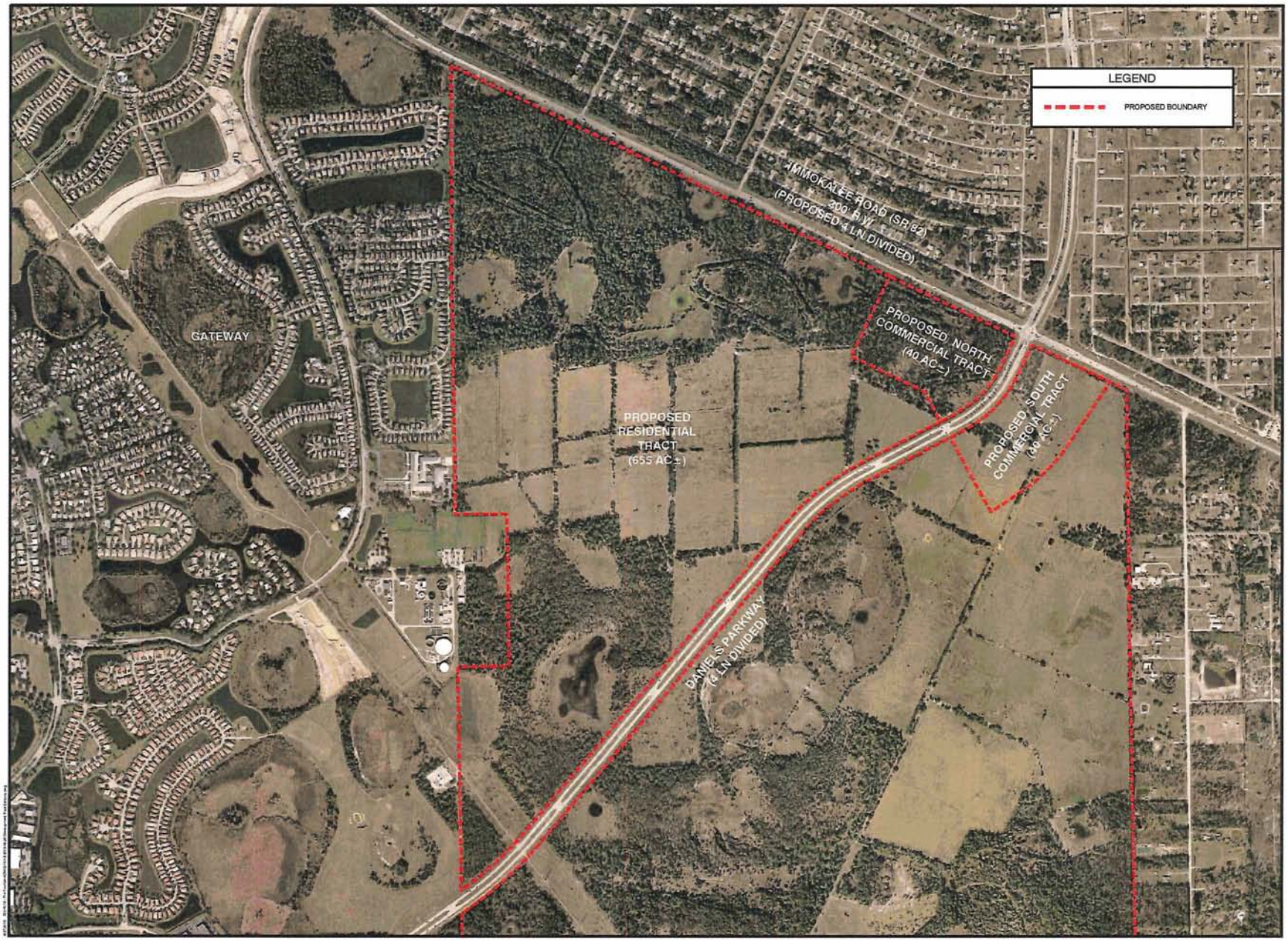
Enclosed please fins a copy of the aerial exhibit with the parcel to be developed identified as "Proposed Residential Tract (655 AC±) **only,** the commercial and other tracts shown on the exhibit are included in this report.

If you have any questions, please feel free to contact me via email or phone. Thank you in advance for your assistance in this matter.

Thank you,
Morris-Depew Associates, Inc.

Tina M. Ekblad

Tina M. Ekblad, MPA, AICP, LEED® AP
Planning Director
239-337-3993
Tekblad@m-da.com



PROJECT:

GateWood

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

Fort Myers
2981 Cleveland Avenue
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 888-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 888-337-7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 379-3400

Destin
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 888-337-7341

REVISIONS	DATE

PROJECT MANAGER:	SM
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	8/27/2015

TITLE:

PROPOSED DEVELOPMENT TRACTS

SHEET NUMBER:

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER: 15033

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2015 ALL RIGHTS RESERVED

LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

3401 Metro Parkway
Fort Myers, FL 33901
Phone: (239) 533-0319

John E. Manning
District One

Cecil L Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

November 16, 2015

Tina M. Ekblad
Planning Director
Morris Depew Associates
2891 Center Pointe Drive, Unit 100
Fort Myers, FL 33916

RE: Timber Creek
Letter of Service Availability

Dear Ms. Ekblad,

LeeTran has reviewed your request for service availability regarding the Timber Creek development project. After reviewing the site and comparing the location with our existing and planned route locations according to the 2012 Transit Development Plan (TDP), I have determined the following:

- The identified site does not lie within the ¼ mile fixed-route corridor.
- The identified site does not lie within the ¾ mile ADA corridor.
- The 2012 TDP does not recognize the need for additional transit services adjacent to this property during the 10-year planning horizon.

I am attaching a map of our route services in relation to the proposed development. The development would transform the identified property from vacant land to a high-density use. LeeTran is currently completing a major update to the TDP and will examine transit service eligibility along Daniels Parkway.

Have there been considerations as to how to incorporate transit into the proposed development?

If you have any questions or require further information, do not hesitate to contact me at (239) 533-0319 or JMcCollum@leegov.com.

Sincerely,

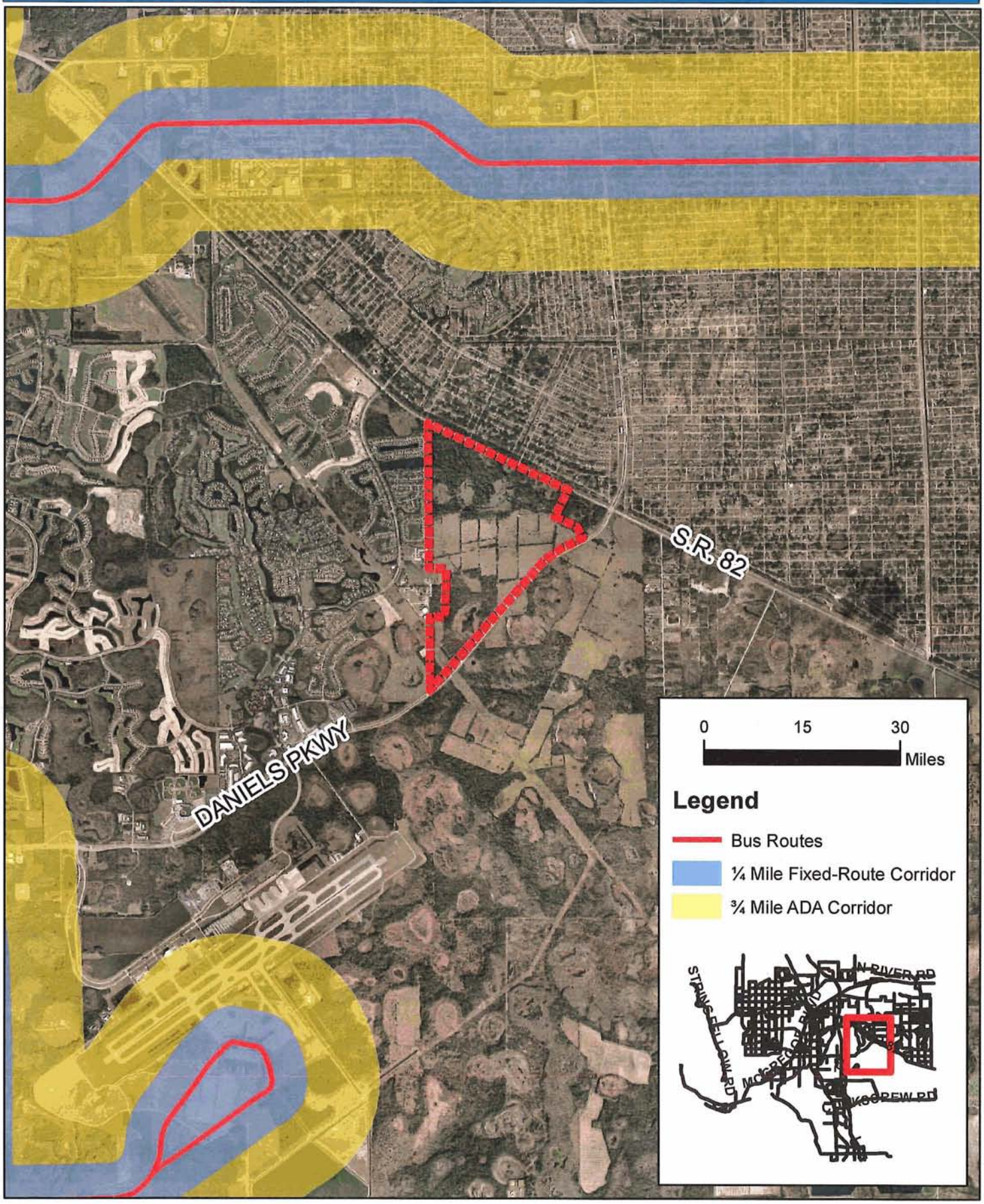
Jerl Levi McCollum
Planner
Lee County Transit

CC: File

Prepared By:
LeeTran
Planning Dept.

LeeTran

Service Availability
Timber Creek



MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

October 20, 2015

Ms. Dawn Huff
Long Range Planner, Planning Department
Lee County Public School District
33087 Canal Street
Fort Myers, FL 33916

Re: Request for Letter of Availability
655 Acre Parcel for single and multi-family development
Timber Creek Due Diligence (MDA 14012)

Dear Ms. Huff,

Please accept this letter as a request for a Letter of Availability from Lee County School District to demonstrate that the agency has adequate capacity for a ±655 acre parcel. The subject property is to be developed for 1,315 units of single and/or multi-family use. At this time we are preforming a due diligence for the property identified by the following STRAP numbers:

- 09-45-26-00-00001.0000
- 04-45-26-00-00001.0020
- 05-45-26-00-00002.0010
- 08-45-26-00-00001.0010
- 17-45-26-00-00001.0020

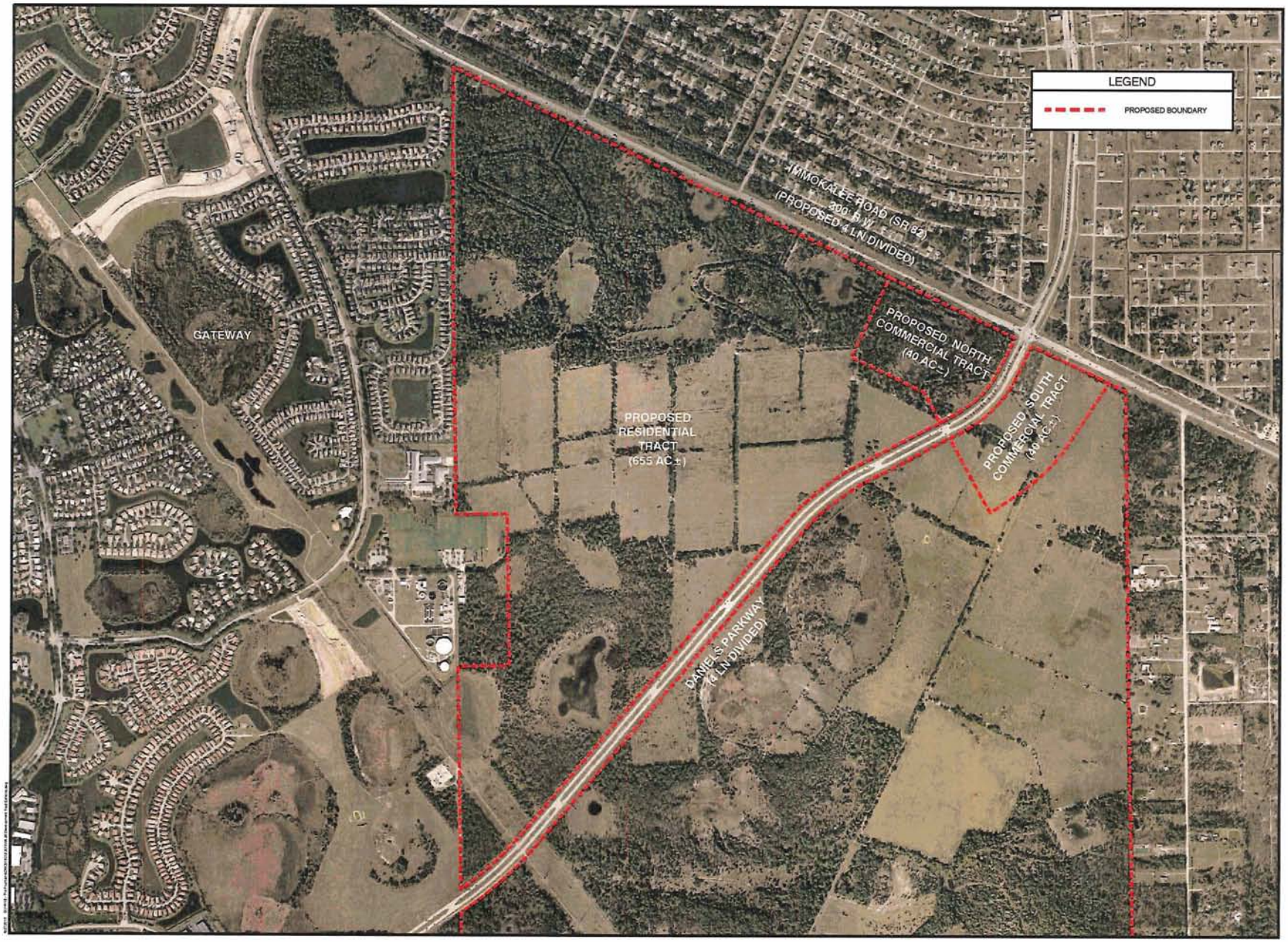
Enclosed please fins a copy of the aerial exhibit with the parcel to be developed identified as "Proposed Residential Tract (655 AC±) **only,** the commercial and other tracts shown on the exhibit are included in this report.

If you have any questions, please feel free to contact me via email or phone. Thank you in advance for your assistance in this matter.

Thank you,
Morris-Depew Associates, Inc.

Tina M. Ekblad

Tina M. Ekblad, MPA, AICP, LEED® AP
Planning Director
239-337-3993
Tekblad@m-da.com



PROJECT:

GateWood

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

Fort Myers
2981 Cortez Pointe Drive
Unit 130
Fort Myers, Florida 33916
(239) 337.3993
Fax: (239) 337.3994
Toll free: 866.337.7341

Tallahassee
112 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866.337.7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 379-3400

Destin
105 Grand Boulevard
Suite 202
Miramar Beach, FL 32550
Toll free: 866.337.7341

REVISIONS	DATE

PROJECT MANAGER:	BM
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	8/27/2015

TITLE:

PROPOSED DEVELOPMENT TRACTS

SHEET NUMBER:

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER: 15033

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2015 ALL RIGHTS RESERVED

THE SCHOOL DISTRICT OF LEE COUNTY

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

DAWN HUFF
LONG RANGE PLANNER
239-337-8142
DAWNMHU@LEESCHOOLS.NET

CATHLEEN O'DANIEL MORGAN
CHAIRMAN, DISTRICT 3

STEVEN K. TEUBER
VICE CHAIRMAN, DISTRICT 4

MARY FISCHER
DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

PAMELA H. LARIVIERE
DISTRICT 5

GREGORY K. ADKINS, ED. D
SUPERINTENDENT

KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

October 28, 2015

Tina Ekblad, MPA, AICP, LEED AP
2891 Center Pointe Dr Unit 100
Fort Myers, FL 33916

RE: Timber Creek

Dear Ms. Ekblad:

This letter is in response to your request for comments dated October 20, 2015 for Timber Creek in regard to educational impact. The project is located in the East Choice Zone, E2.

This proposed development is adjacent School District property and the "Schedule of Use" list was not provided. It is unknown if Consumption on Premises (COP) will be a request which is prohibited, per Florida Statute 562.45(2) (a) within 500' of a school. Until such time that this is determined, the request is found to be insufficient.

For capacity, the developer's request states there is a possibility of 1,315 units but does not specify the exact amount of single and multi-family dwellings therefore single-family will be utilized to determine capacity. With regard to the interlocal agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For single-family, the generation rate is .295 and further broken down into the following, .14 for elementary, .071 for middle and .077 for high. A total of 378 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacities for elementary and high seats are not an issue within the Concurrency Service Area (CSA). For middle school, the development will create a deficit for the CSA, however, there are sufficient seats available to serve the need within the contiguous CSA

Thank you and if I may be of further assistance, please me at 239-337-8142.

Sincerely,

Dawn Huff

Dawn Huff,
Long Range Planner

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY	Lee School District
NAME/CASE NUMBER	Timber Creek
OWNER/AGENT	Jared F. Holes Tr.
ITEM DESCRIPTION	various amendments; all impacts in East CSA, sub area E2
LOCATION	South side of St. Rd. 82, east of I75
ACRES	655
CURRENT FLU	Central Urban (CU), Wetlands, Density Reduction/Ground Water Resource (DRGR)
CURRENT ZONING	Agricultural (AG2)

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
1315		0

	Student Generation Rates			
STUDENT GENERATION	**SF**	**MF**	**MH**	**Projected Students**
Elementary School	0.14			184.10
Middle School	0.071			93.37
High School	0.077			101.26

Source: Lee County School District, October 28, 2015 letter

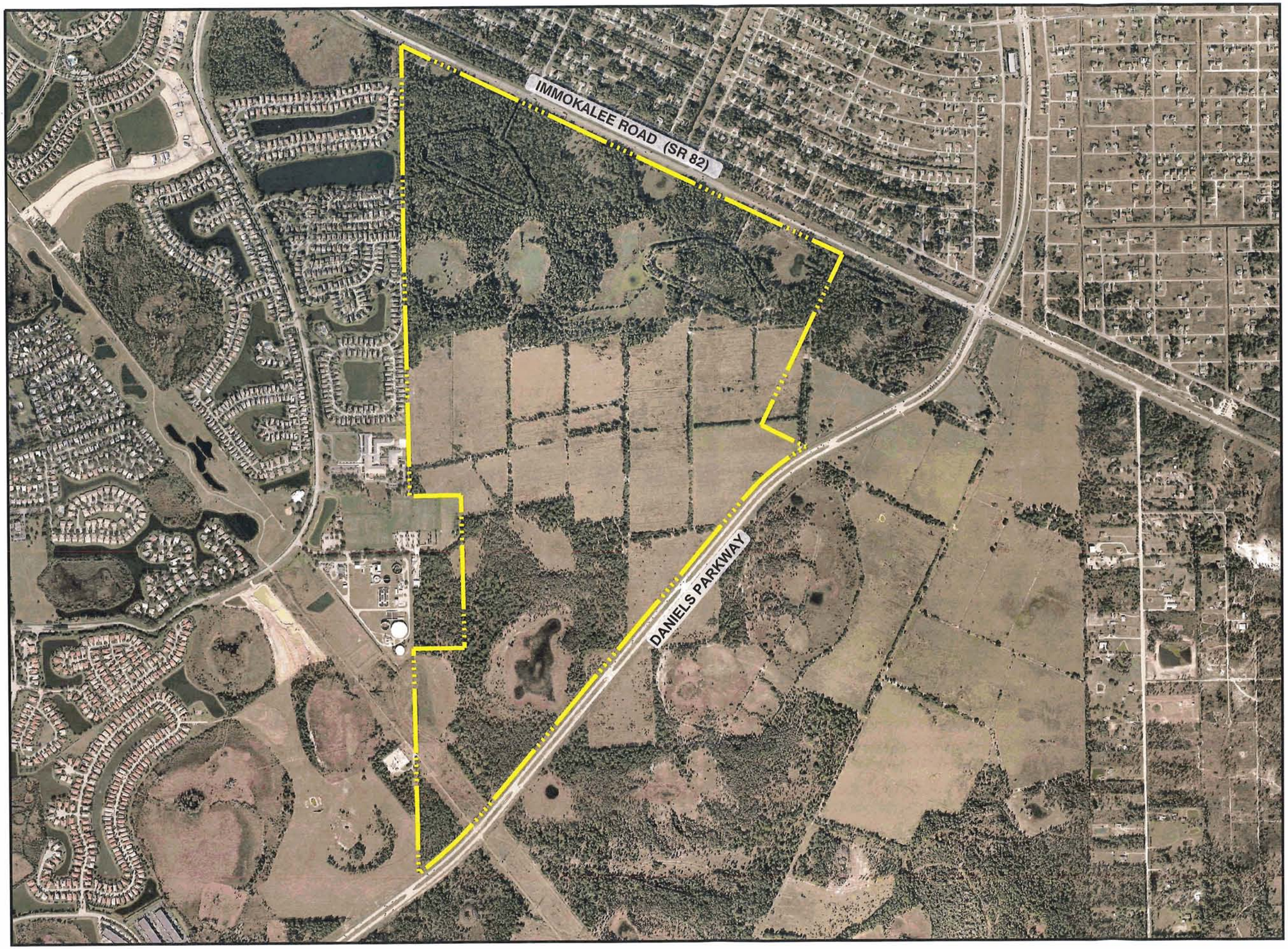
CSA SCHOOL NAME 2018/19	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
East CSA, Elementary	14,959	13,619	1,340	184	1156	92%	
East CSA, Middle	6,464	6,439	25	93	-68	101%	
East CSA, High	7,702	7,496	206	101	105	99%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan

(2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)

(3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by: Dawn Huff, Long Range Planner



PROJECT:

TIMBER CREEK
COMPREHENSIVE
PLAN AMENDMENT

ADDRESS:

ACCESS UNDETERMINED

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6632 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 378-3450

Destin
405 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	7/27/2016

SHEET TITLE:

AERIAL

SHEET NUMBER: C-G01

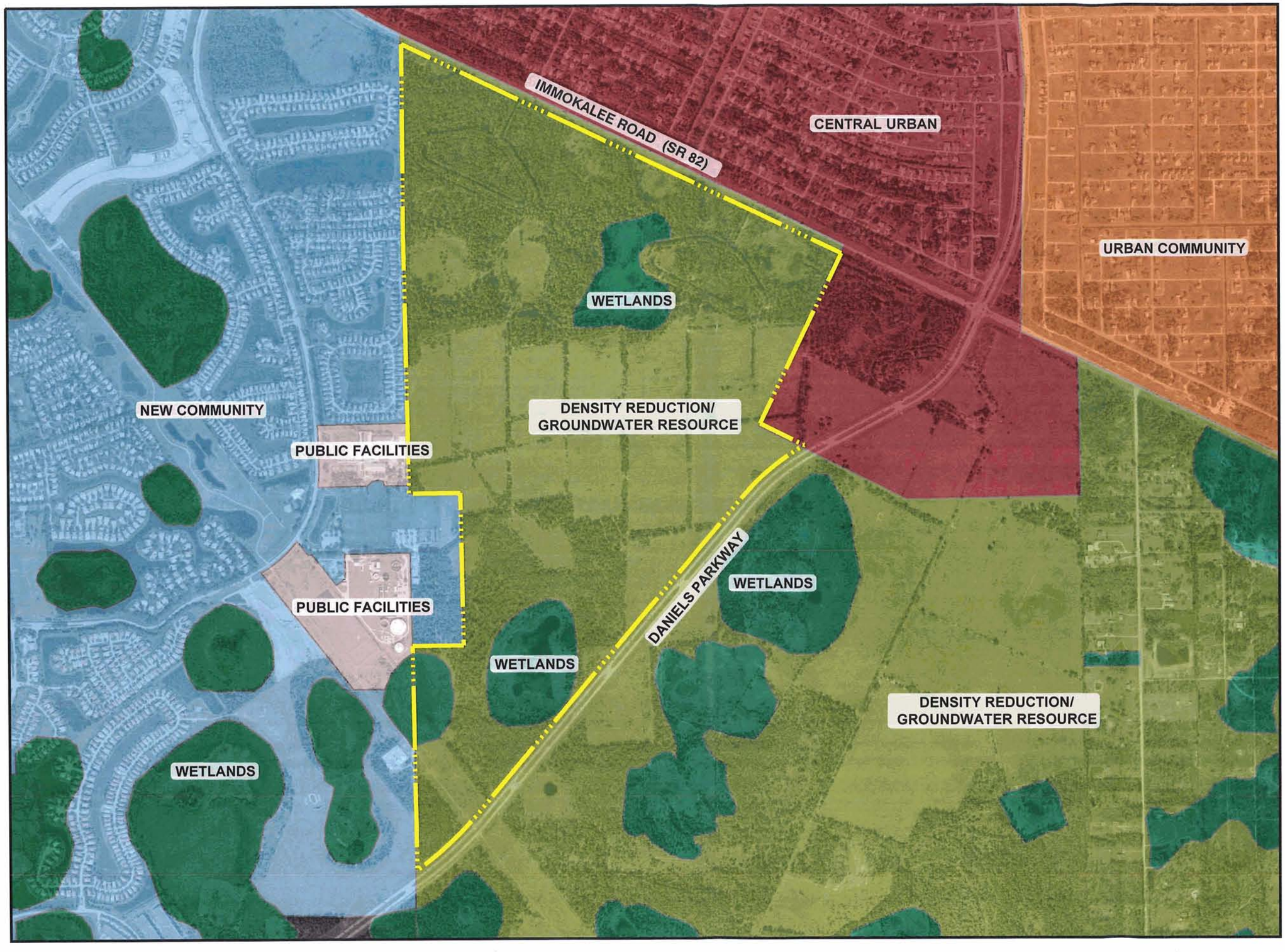
500 0 250 500

SCALE 1"=500'

JOB/FILE NUMBER: 14012

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2016 ALL RIGHTS RESERVED

7/27/2016 G:\14012 - The Fountains\DWG\14012-01 Comprehensive Plan Amendment\Current Plans\14012-01_C-G01 AERIAL PLAN.dwg



PROJECT:

TIMBER CREEK
COMPREHENSIVE
PLAN AMENDMENT

ADDRESS:

ACCESS UNDETERMINED

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 378-5400

Destin
496 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	7/27/2016

SHEET TITLE:

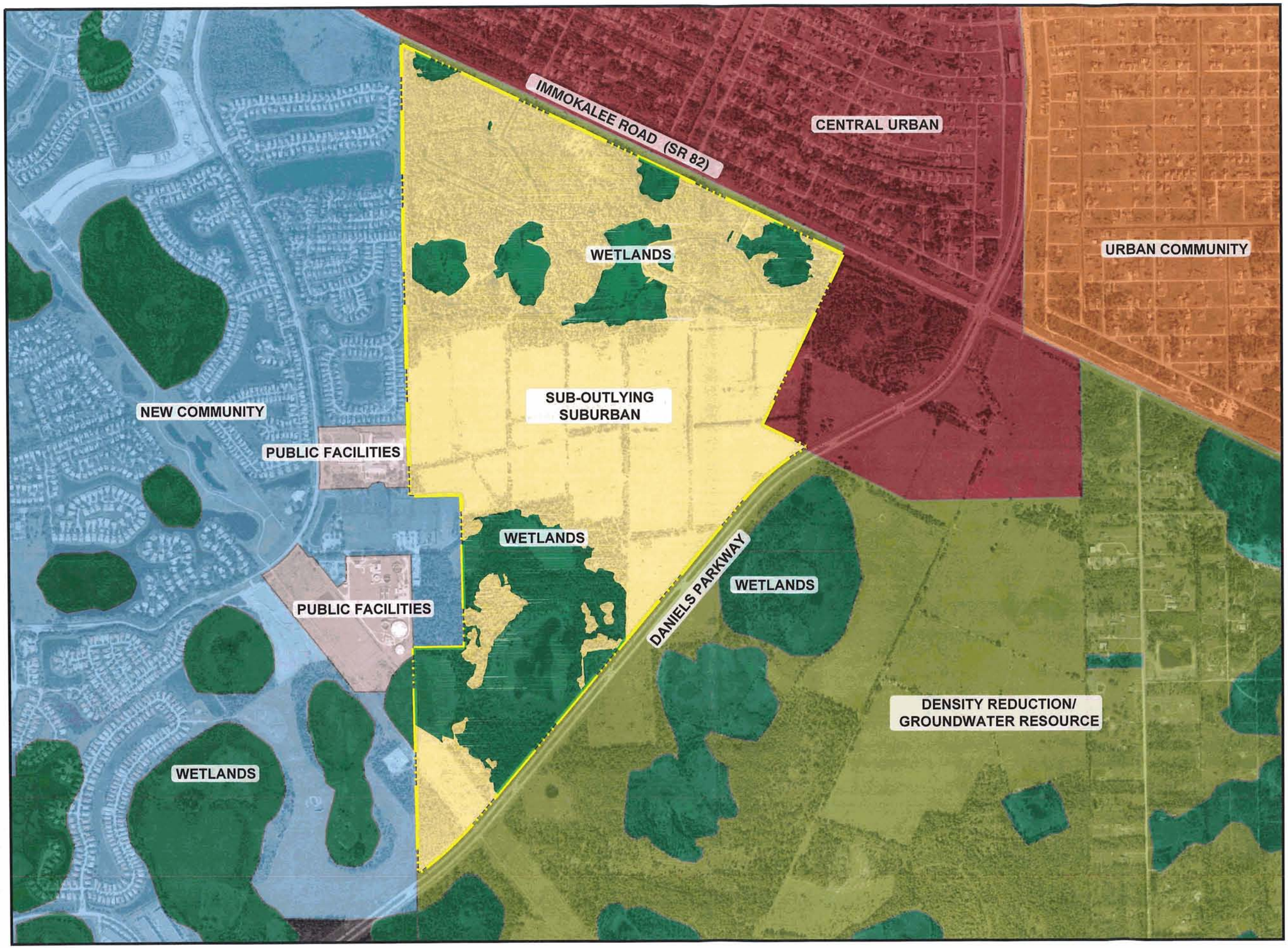
CURRENT FUTURE
LAND USE

SHEET NUMBER: C-G02

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER: 14012

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2016 ALL RIGHTS RESERVED
7/27/2016 G:\14012 - The Fountains\DWG\14012-01 Comprehensive Plan Amendment\Current Plans\14012-01_C-G02 CURRENT FUTURE LAND USE.dwg



PROJECT:

TIMBER CREEK COMPREHENSIVE PLAN AMENDMENT

ADDRESS:

ACCESS UNDETERMINED

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6632 / FL CERT NO. LB6691 / LC26000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 855-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 378-3450

Destin
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	7/27/2016

SHEET TITLE:

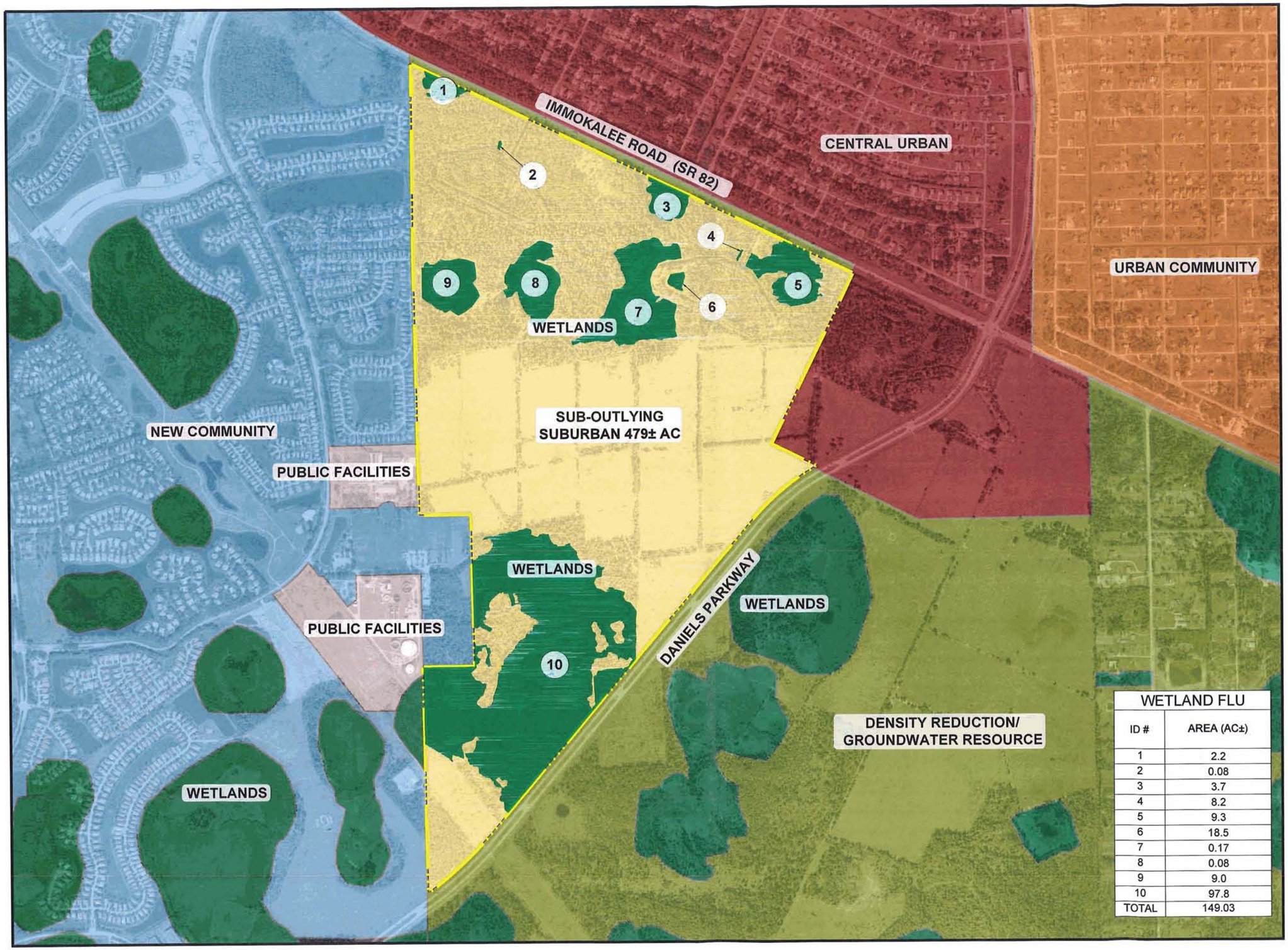
PROPOSED FUTURE LAND USE

SHEET NUMBER: C-G03

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER: 14012

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2016 ALL RIGHTS RESERVED 7/27/2016 G:\14012 - The Fountains\DWG\14012-01 Comprehensive Plan Amendment\Current Plans\14012-01_C-G03 PROPOSED FUTURE LAND USE MAP.dwg



WETLAND FLU	
ID #	AREA (AC±)
1	2.2
2	0.08
3	3.7
4	8.2
5	9.3
6	18.5
7	0.17
8	0.08
9	9.0
10	97.8
TOTAL	149.03

PROJECT:

TIMBER CREEK COMPREHENSIVE PLAN AMENDMENT

ADDRESS:

ACCESS UNDETERMINED

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6032 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 378-3450

Destin
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	7/27/2016

SHEET TITLE:

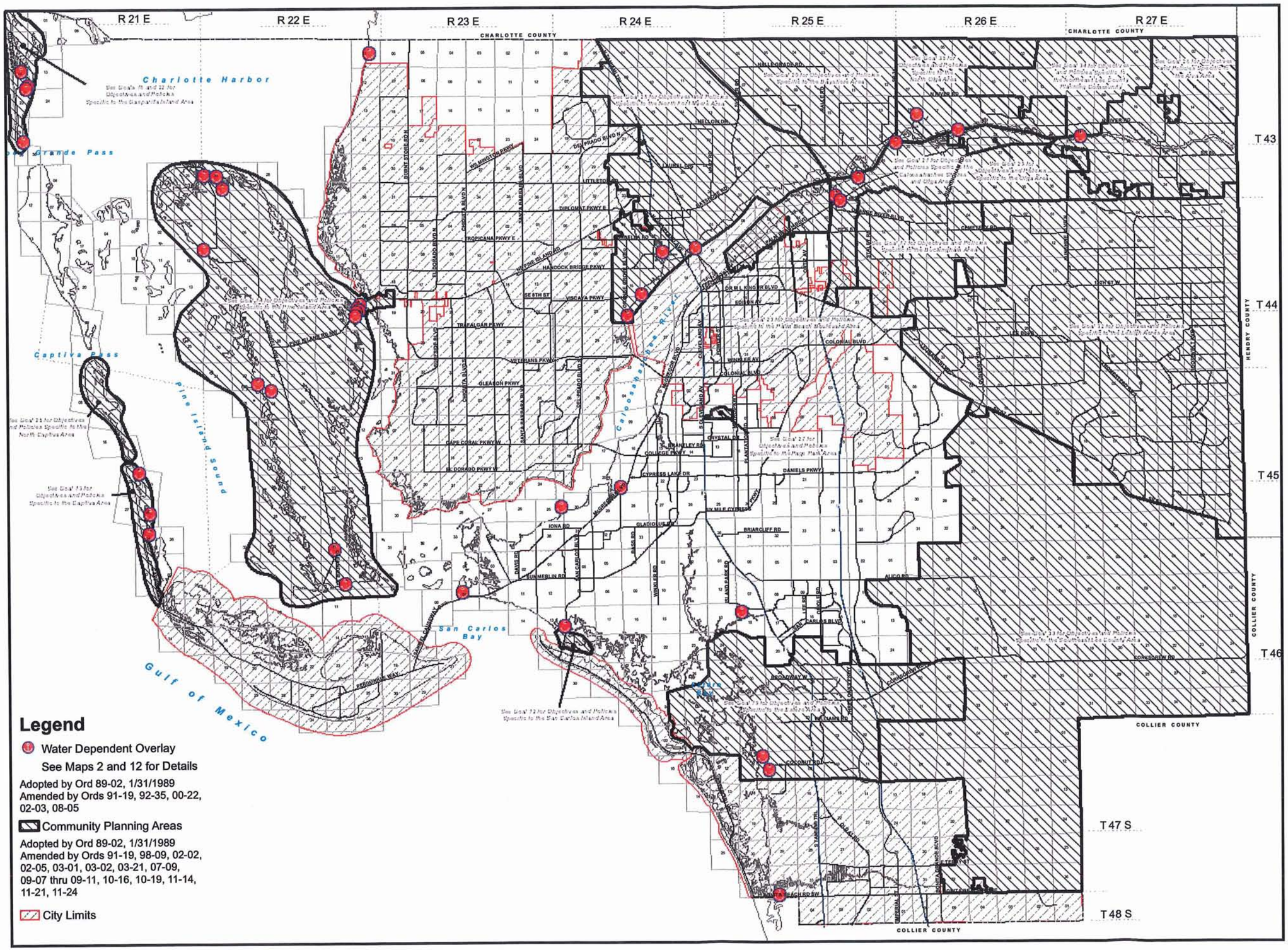
PROPOSED FLU MAP
LAND USE - ACERAGE
CALCULATIONS

SHEET NUMBER: C-G04

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER: 14012

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2016 ALL RIGHTS RESERVED 7/27/2016 G:\14012 - The Fountains\DWG\14012-01 Comprehensive Plan Amendment\Current Plans\14012-01_C-G04 PROPOSED FLU MAP WITH WETLANDS.dwg



PROJECT:

TIMBER CREEK COMPREHENSIVE PLAN AMENDMENT

ADDRESS:

ACCESS UNDETERMINED

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6032 / FL CERT NO. LB6801 / LC26000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3990
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 378-3450

Destin
496 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	7/27/2016

SHEET TITLE:

PROPOSED LEE PLAN MAP 1 PAGE 2 OF 8

SHEET NUMBER: C-G05

1.5 0 0.75 1.5 MI.
SCALE 1"=1.5 MILES

JOB/FILE NUMBER: 14012

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2016 ALL RIGHTS RESERVED 7/27/2016 G:\14012 - The Fountains\DWG\14012-01 Comprehensive Plan Amendment\Current Plans\14012-01_C-G05 LEE PLAN MAP 1 PAGE 2 OF 8.dwg

CHARLOTTE COUNTY

Charlotte Harbor

Boca Grande Pass

Captiva Pass

Pine Island Sound

Gulf of Mexico

San Carlos Bay

Estero Bay

Caloosahatchee River

HENDRY COUNTY

COLLIER COUNTY

COLLIER COUNTY

Legend

- County Line
- Southeast Lee County
- City Limits
- Section Lines
- Major Roads
- Minor Roads

Urban Reserve
Adopted by Ord 89-02, 1/31/1989
Amended by Ord 93-25

Privately Funded Infrastructure
Adopted by Ord 89-02, 1/31/1989
Amended by Ord 92-35

Public Acquisition*
Adopted by Ord 91-19, 7/9/1991
Amended by Ord 10-19

Priority Restoration Strategy
See Policies 33.2.2

- Tier 1 (highest priority)
- Tier 2
- Tier 3
- Tier 4
- Tier 5
- Tier 6
- Tier 7

Adopted by Ord 10-19, 3/3/2010

PROJECT:

TIMBER CREEK
COMPREHENSIVE
PLAN AMENDMENT

ADDRESS:

ACCESS UNDETERMINED

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6632 /FL CERT NO. LB0691 /1.C0900330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 378-3450

Destin
495 Grand Boulevard
Suite 205
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	7/27/2016

SHEET TITLE:

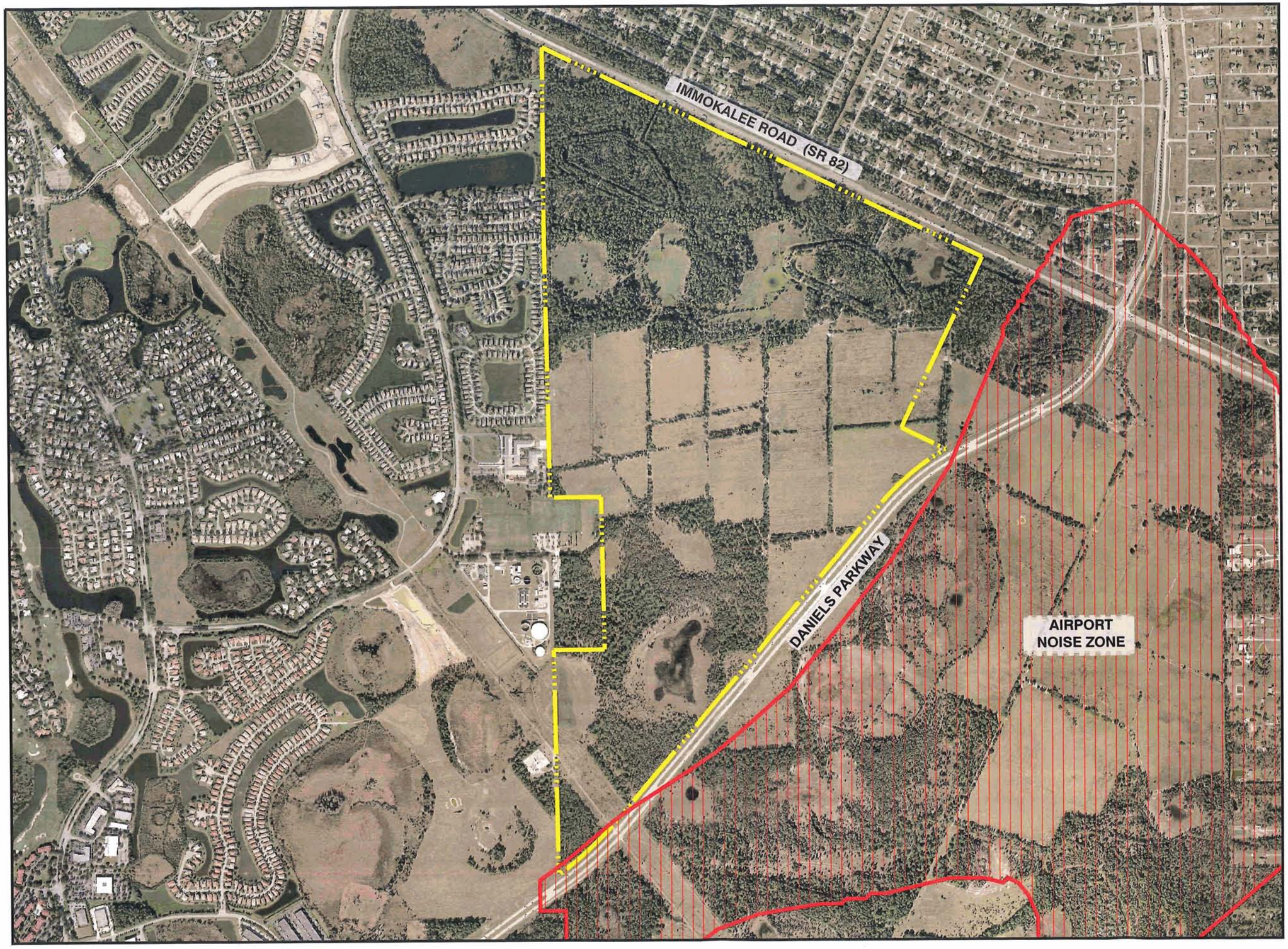
PROPOSED LEE PLAN
MAP 1 PAGE 4 OF 8

SHEET NUMBER: C-G06

1.5 0 0.75 1.5 Mi.
SCALE 1"=1.5 MILES

JOB/FILE NUMBER: 14012

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2016 ALL RIGHTS RESERVED 7/27/2016 01:49:12 - The Fountains\DWG\14012-01 Comprehensive Plan Amendment\Current Plans\14012-01_C-G06 LEE PLAN MAP 1 PAGE 4 OF 8.dwg



PROJECT:

TIMBER CREEK
COMPREHENSIVE
PLAN AMENDMENT

ADDRESS:

ACCESS UNDETERMINED

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6632 / FL CERT NO. LB6691 / LC26000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 378-3450

Destin
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	7/27/2016

SHEET TITLE:

CURRENT LEE PLAN
MAP 1 PAGE 5 OF 8

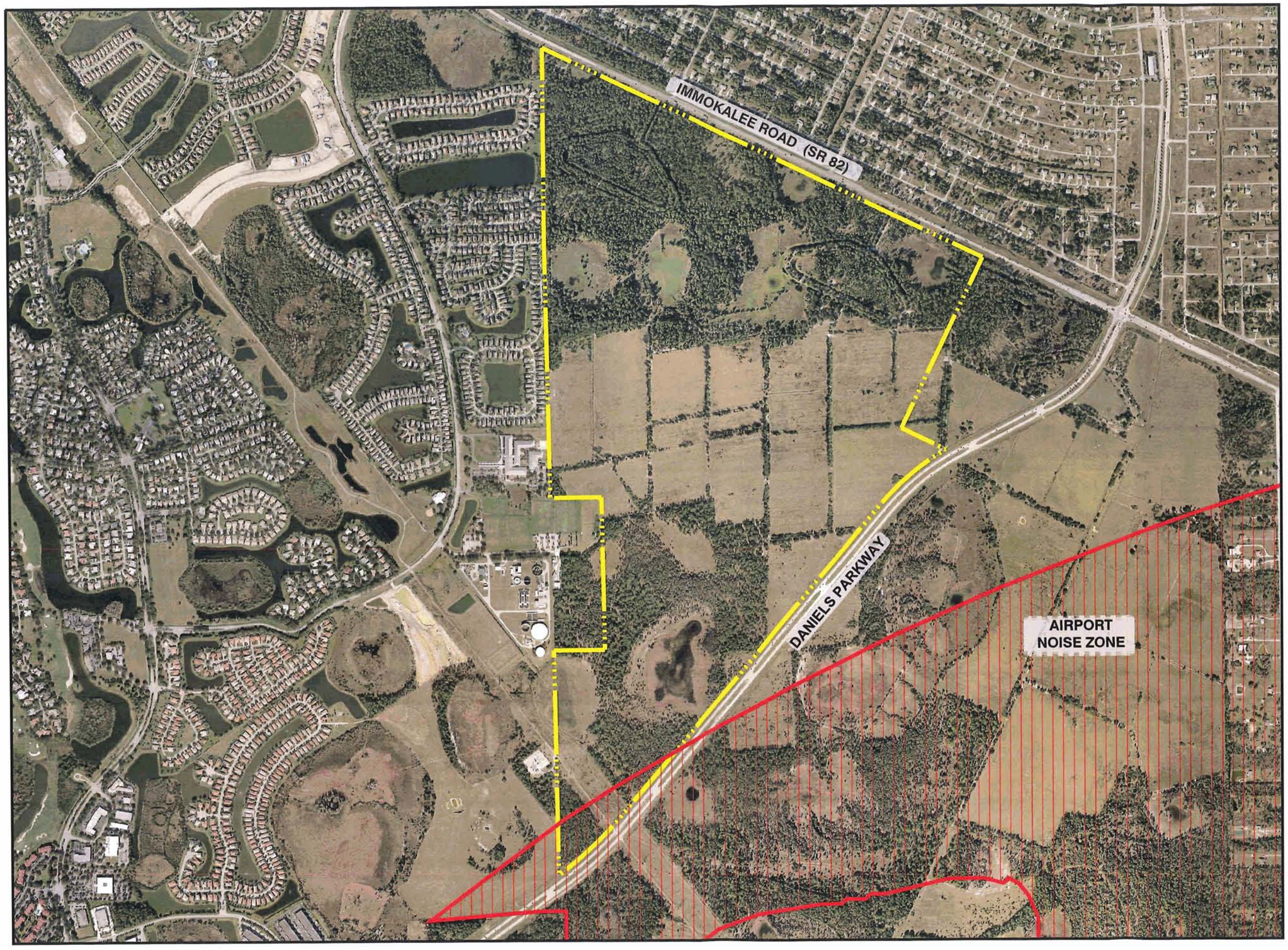
SHEET NUMBER: C-G07

0.1 0 0 0.1 Mi.
SCALE 1"=0.1 MILES

JOB/FILE NUMBER: 14012

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2016 ALL RIGHTS RESERVED

7/27/2016 G:\14012 - The Forestine\DWG\14012-01 Comprehensive Plan Amendment\Current Plans\14012-01_C-G07 AIRPORT NOISE ZONE.dwg



PROJECT:

TIMBER CREEK
COMPREHENSIVE
PLAN AMENDMENT

ADDRESS:

ACCESS UNDETERMINED

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6632 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 378-3450

Destin
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	7/27/2016

SHEET TITLE:

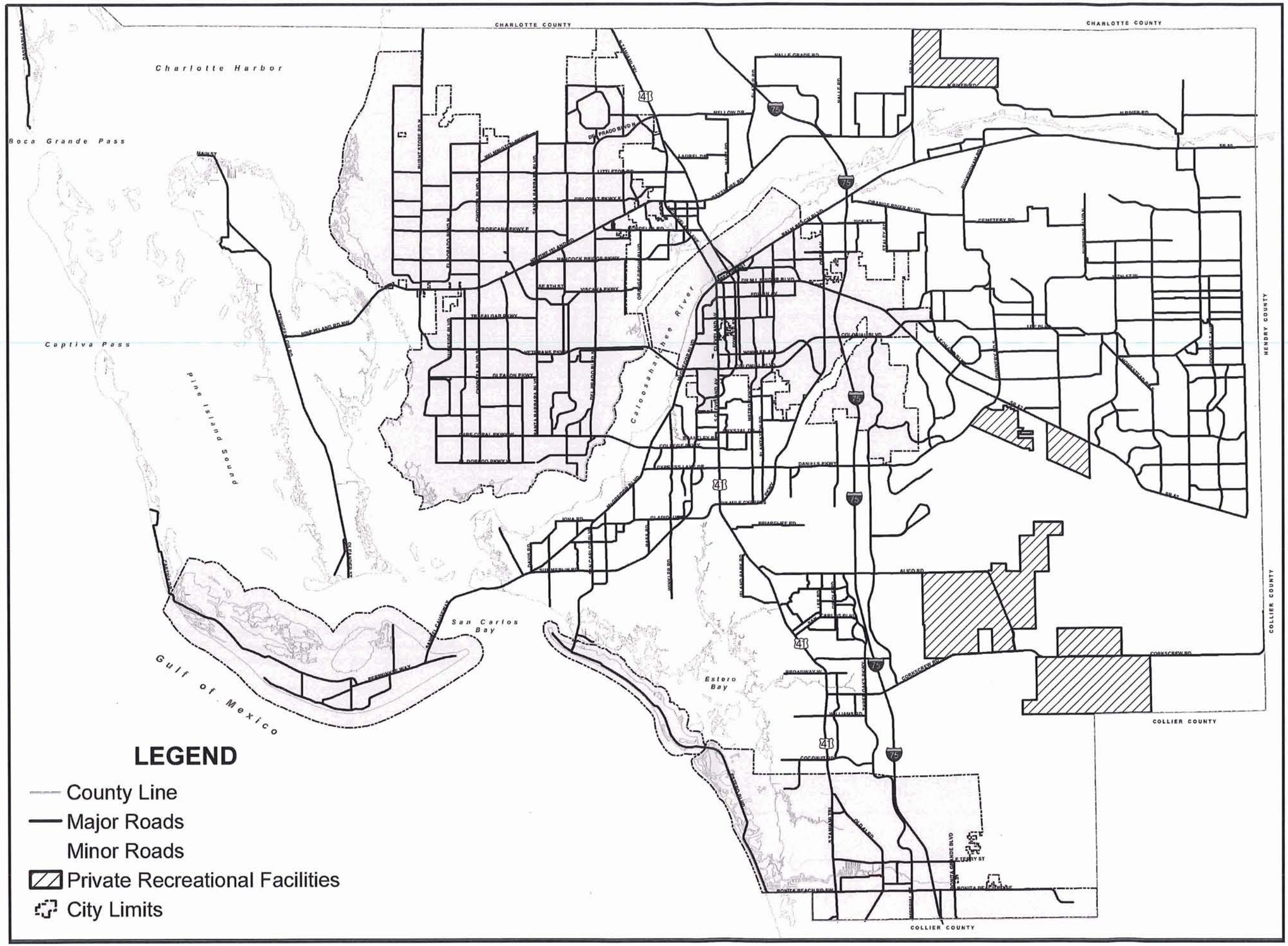
PROPOSED LEE PLAN
MAP 1 PAGE 5 OF 8

SHEET NUMBER: C-G08

0.1 0 0 0.1 Mi.
SCALE 1"=0.1 MILES

JOB/FILE NUMBER: 14012

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2016 ALL RIGHTS RESERVED
7/27/2016 G:\14012 - The Forestine\DWG\14012-01 Comprehensive Plan Amendment\Current Plans\14012-01_C-G08 PROPOSED AIRPORT NOISE ZONE.dwg



PROJECT:

TIMBER CREEK COMPREHENSIVE PLAN AMENDMENT

ADDRESS:

ACCESS UNDETERMINED

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6632 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 376-3450

Destin
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	7/27/2016

SHEET TITLE:

PROPOSED LEE PLAN MAP 4

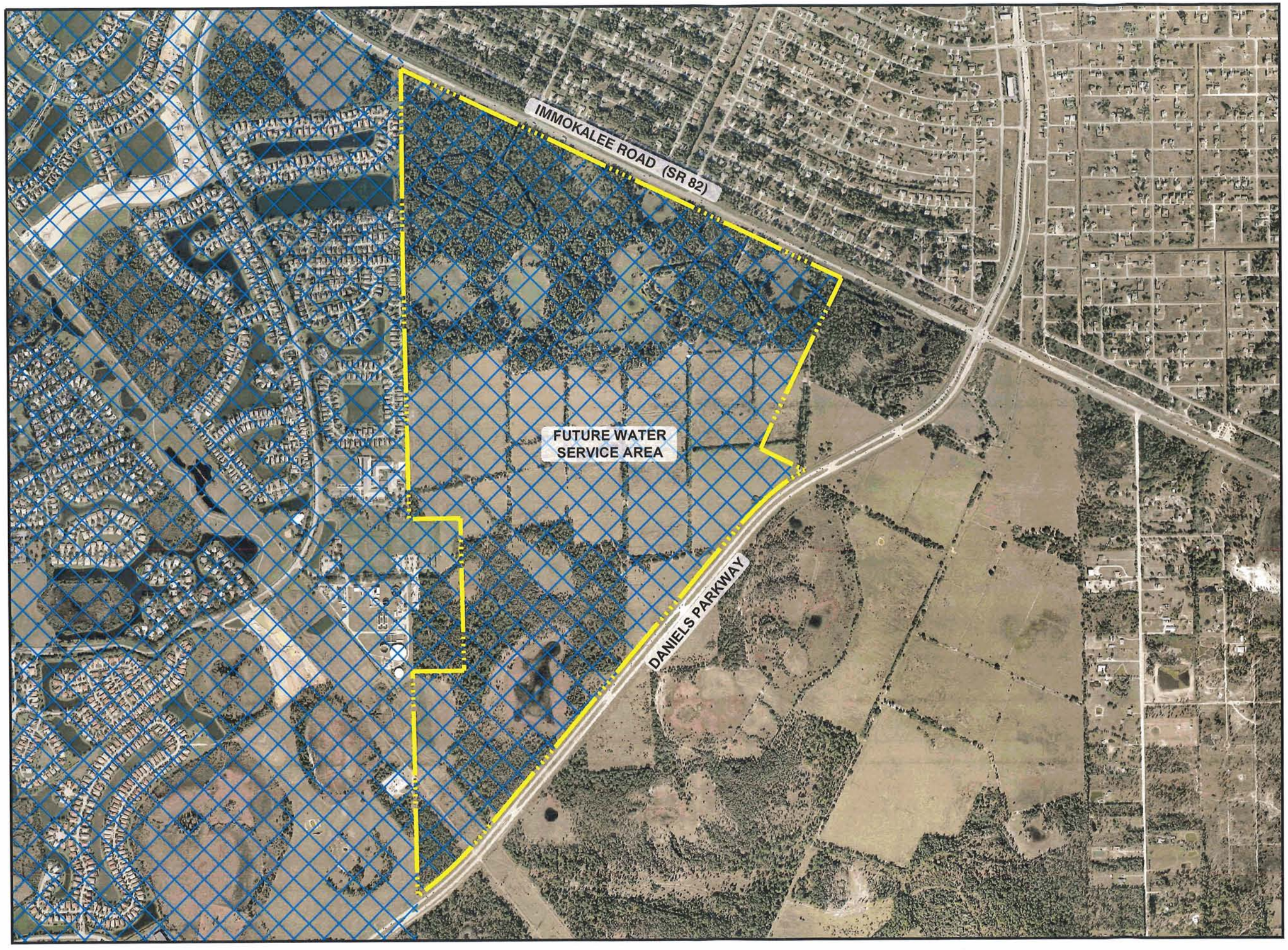
SHEET NUMBER: C-G09

1.5 0 0.75 1.5 Mi.
SCALE 1"=1.5 MILES

JOB/FILE NUMBER: 14012

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2016 ALL RIGHTS RESERVED

J:\14012-01_C-G09 LEE PLAN MAP 4.dwg 7/27/2016 G:\14012 - The Fountains\DWG\14012-01 Comprehensive Plan Amendment\Current Plans\



PROJECT:

TIMBER CREEK COMPREHENSIVE PLAN AMENDMENT

ADDRESS:

ACCESS UNDETERMINED

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6632 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 378-3450

Destin
495 Grand Boulevard
Suite 205
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	7/27/2016

SHEET TITLE:

PROPOSED LEE PLAN MAP 6

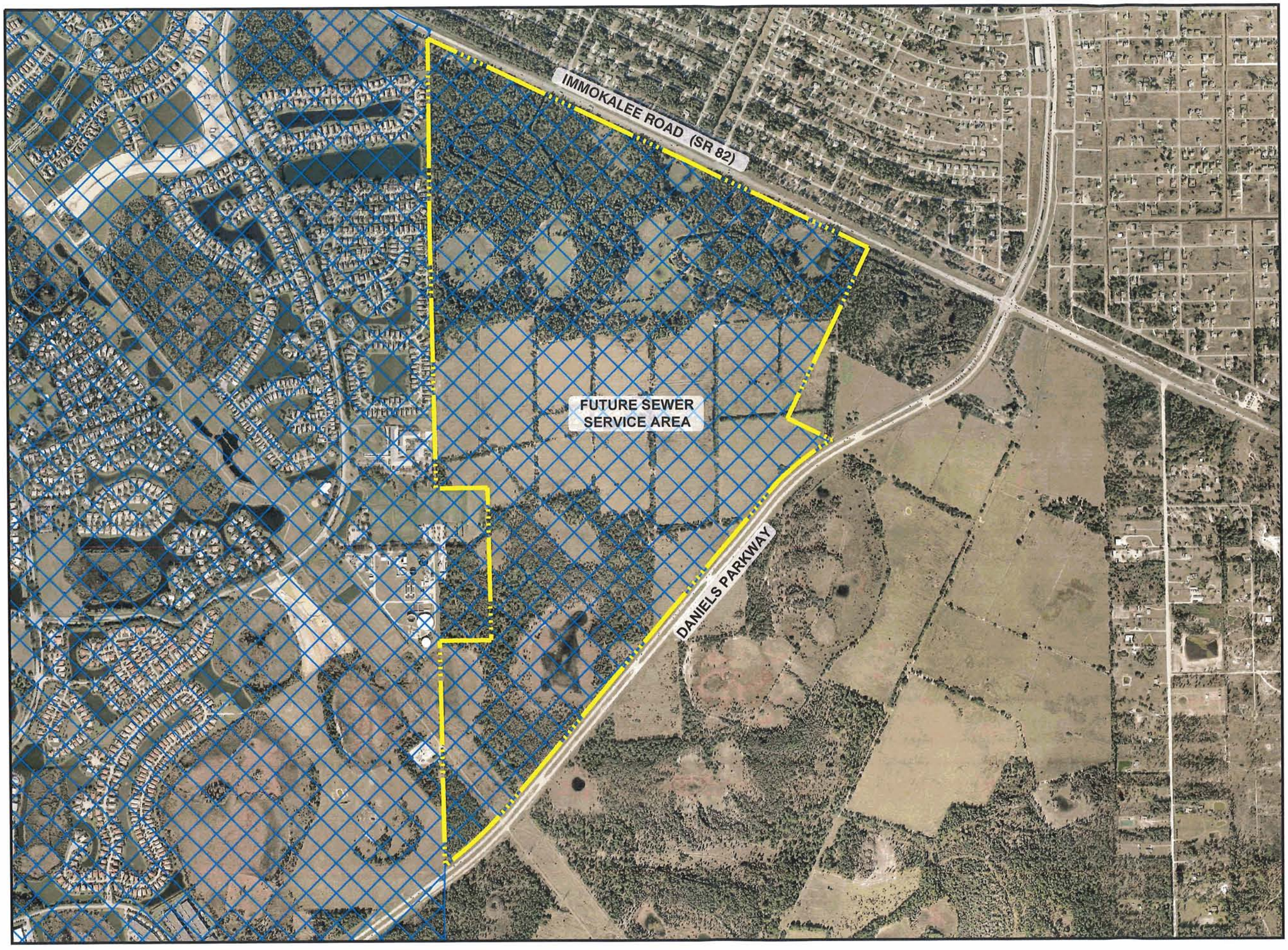
SHEET NUMBER: C-G10

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER: 14012

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2016 ALL RIGHTS RESERVED

7/27/2016 G:\14012 - The Forestine\DWG\14012-01 Comprehensive Plan Amendment\Comp Plans\14012-01_CC10 LEE PLAN MAP 6.dwg



PROJECT:

TIMBER CREEK COMPREHENSIVE PLAN AMENDMENT

ADDRESS:

ACCESS UNDETERMINED

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6632 / FL CERT NO. LB0691 / LC26000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 378-3450

Destin
495 Grand Boulevard
Suite 205
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	7/27/2016

SHEET TITLE:

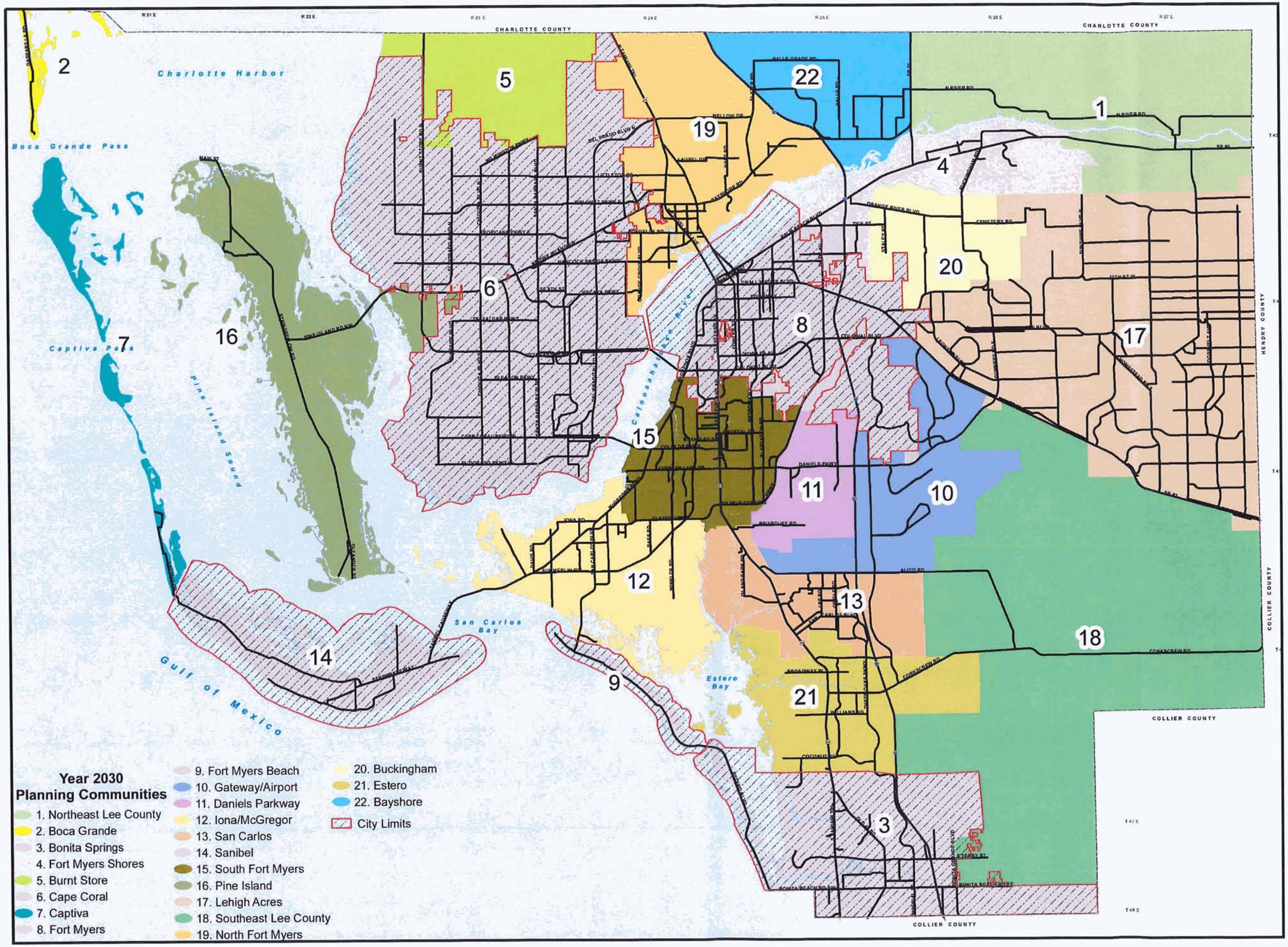
PROPOSED LEE PLAN MAP 7

SHEET NUMBER: C-G11

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER: 14012

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2016 ALL RIGHTS RESERVED 7/27/2016 G:\14012 - The Fountains\DWG\14012-01 Comprehensive Plan Amendment\Current Plans\14012-01_C-G11 LEE PLAN MAP 7.dwg



PROJECT:

TIMBER CREEK
COMPREHENSIVE
PLAN AMENDMENT

ADDRESS:

ACCESS UNDETERMINED

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 378-3450

Destin
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	7/27/2016

SHEET TITLE:

PROPOSED LEE
PLAN MAP 16

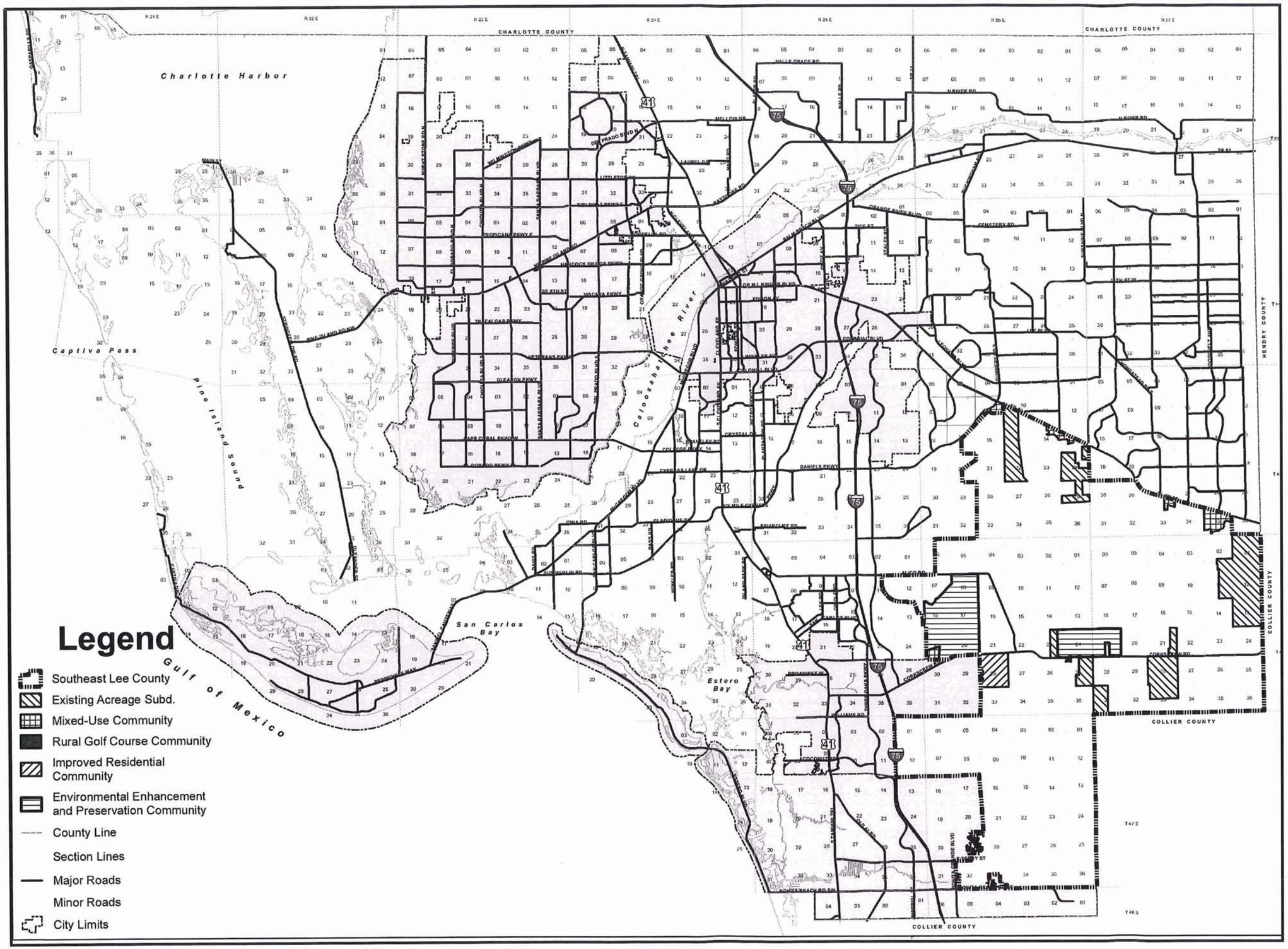
SHEET NUMBER: C-G12

1.5 0 0.75 1.5 Mi.
SCALE 1"=1.5 MILES

JOB/FILE NUMBER: 14012

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2016 ALL RIGHTS RESERVED

7/27/2016 G:\14012 - The Fountains\DWG\14012-01 Comprehensive Plan Amendment\Current Plans\14012-01_C-G12 LEE PLAN MAP 16.dwg



Legend

- Southeast Lee County
- Existing Acreage Subd.
- Mixed-Use Community
- Rural Golf Course Community
- Improved Residential Community
- Environmental Enhancement and Preservation Community
- County Line
- Section Lines
- Major Roads
- Minor Roads
- City Limits

PROJECT:

TIMBER CREEK COMPREHENSIVE PLAN AMENDMENT

ADDRESS:

ACCESS UNDETERMINED

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6632 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 378-3450

Destin
499 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	7/27/2016

SHEET TITLE:

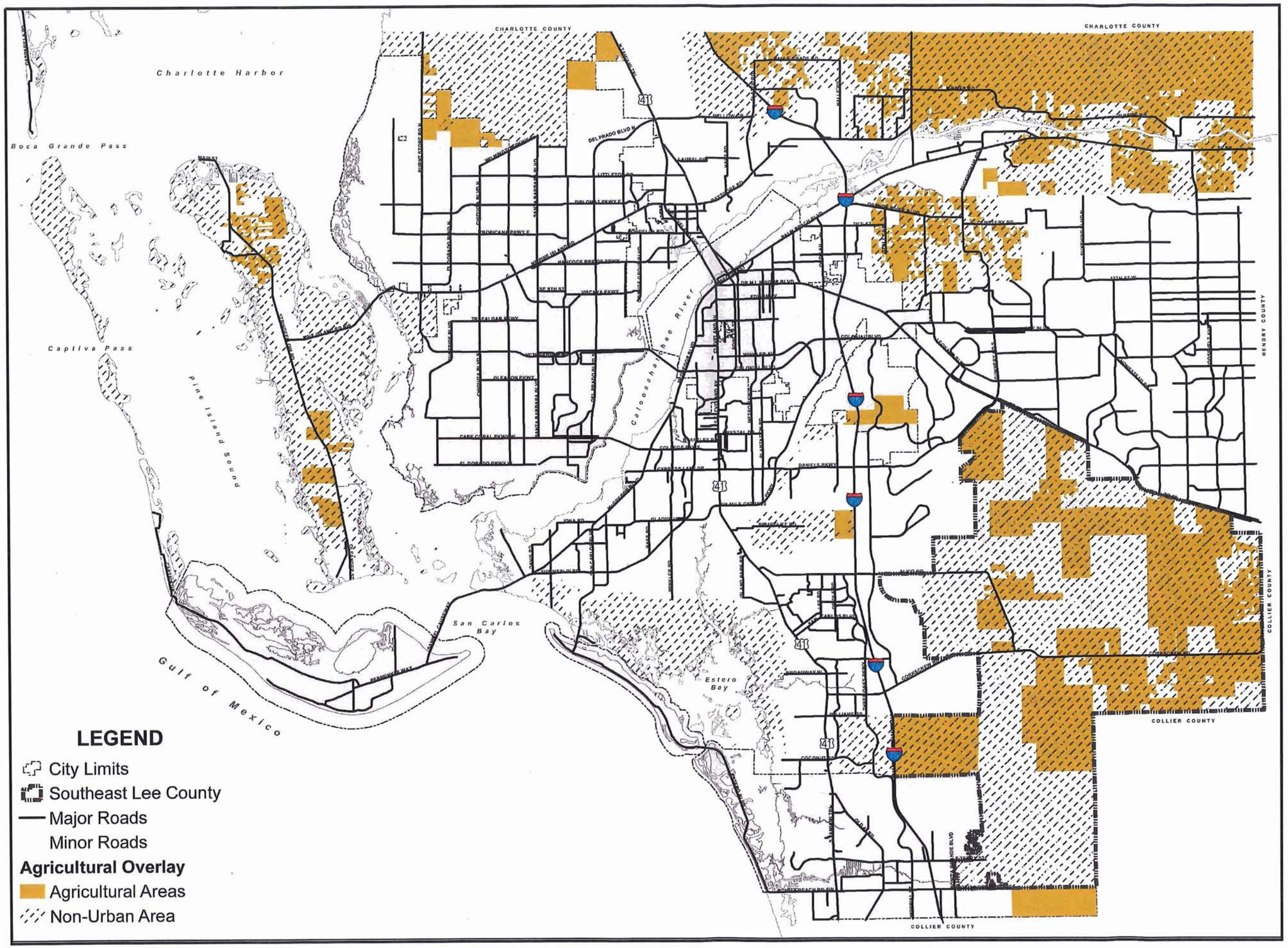
PROPOSED LEE PLAN MAP 17

SHEET NUMBER: C-G13

1.5 0 0.75 1.5 Mi.
SCALE 1"=1.5 MILES

JOB/FILE NUMBER: 14012

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2016 ALL RIGHTS RESERVED 7/27/2016 G:\14012 - The Fountains\DWG\14012-01 Comprehensive Plan Amendment\Current Plans\14012-01_C-G13 LEE PLAN MAP 17.dwg



PROJECT:

TIMBER CREEK COMPREHENSIVE PLAN AMENDMENT

ADDRESS:

ACCESS UNDETERMINED

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 378-5450

Destin
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	7/27/2016

SHEET TITLE:

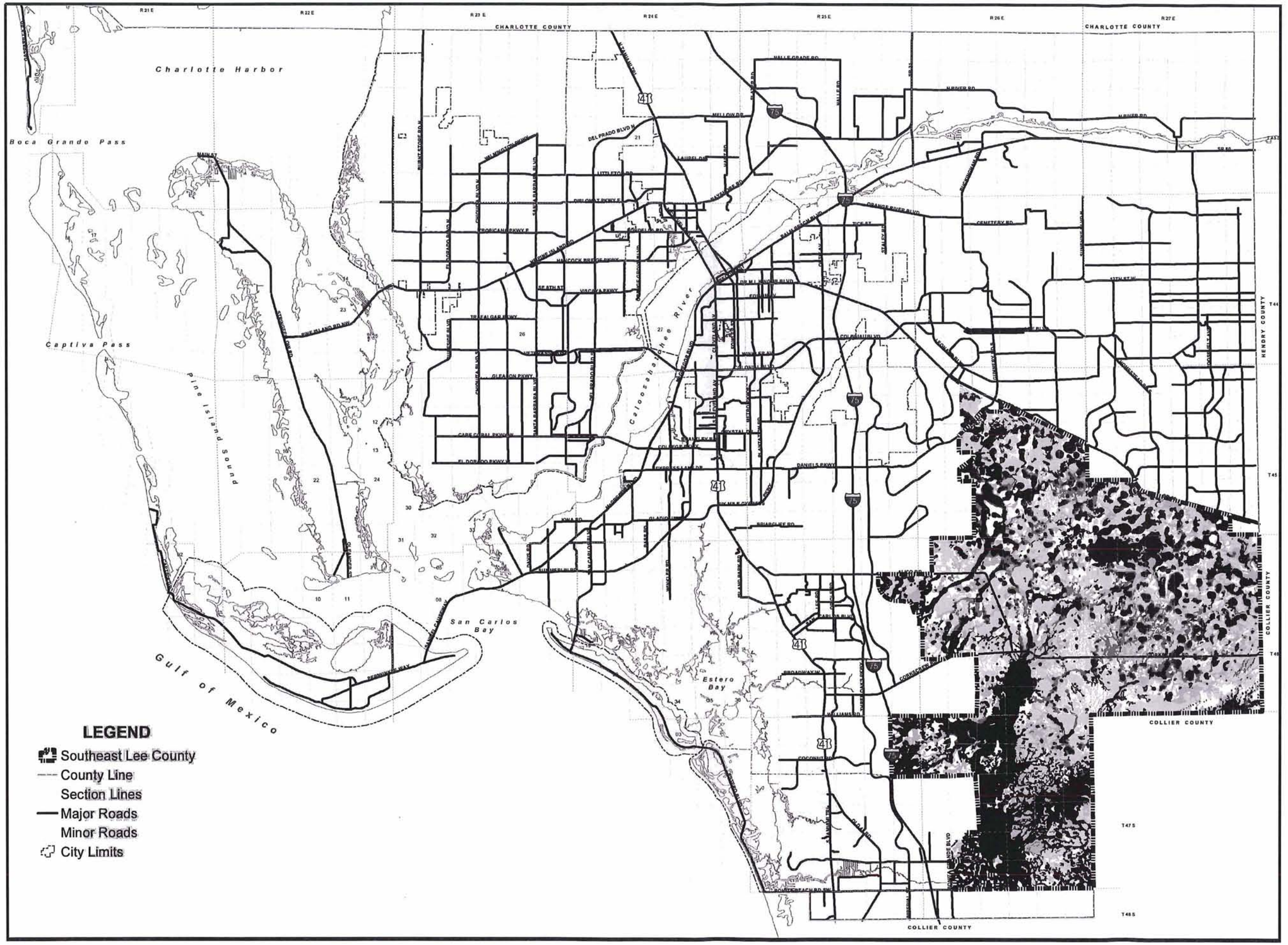
PROPOSED LEE PLAN MAP 20

SHEET NUMBER: C-G14

1.5 0 0.75 1.5 Mi.
SCALE 1"=1.5 MILES

JOB/FILE NUMBER: 14012

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2016 ALL RIGHTS RESERVED 7/27/2016 G:\14012 - The Fountains\DWG\14012-01 Comprehensive Plan Amendment\Current Plans\14012-01_C-G14 LEE PLAN MAP 20.dwg



LEGEND

- Southeast Lee County
- County Line
- Section Lines
- Major Roads
- Minor Roads
- City Limits

PROJECT:

TIMBER CREEK
COMPREHENSIVE
PLAN AMENDMENT

ADDRESS:

ACCESS UNDETERMINED

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6632 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 378-3450

Destin
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	7/27/2016

SHEET TITLE:

PROPOSED LEE
PLAN MAP 25

SHEET NUMBER: C-G15

1.5 0 0.75 1.5 Mi.
SCALE 1"=1.5 MILES

JOB/FILE NUMBER: 14012

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2016 ALL RIGHTS RESERVED

J:\14012-01 Comprehensive Plan Amendment\Current Plans\14012-01_C-G15 LEE PLAN MAP 25.dwg 7/27/2016 G:\14012 - The Farmstead\DWG\14012-01



PROJECT:

TIMBER CREEK COMPREHENSIVE PLAN AMENDMENT

ADDRESS:

ACCESS UNDETERMINED

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 378-3450

Destin
496 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	7/27/2016

SHEET TITLE:

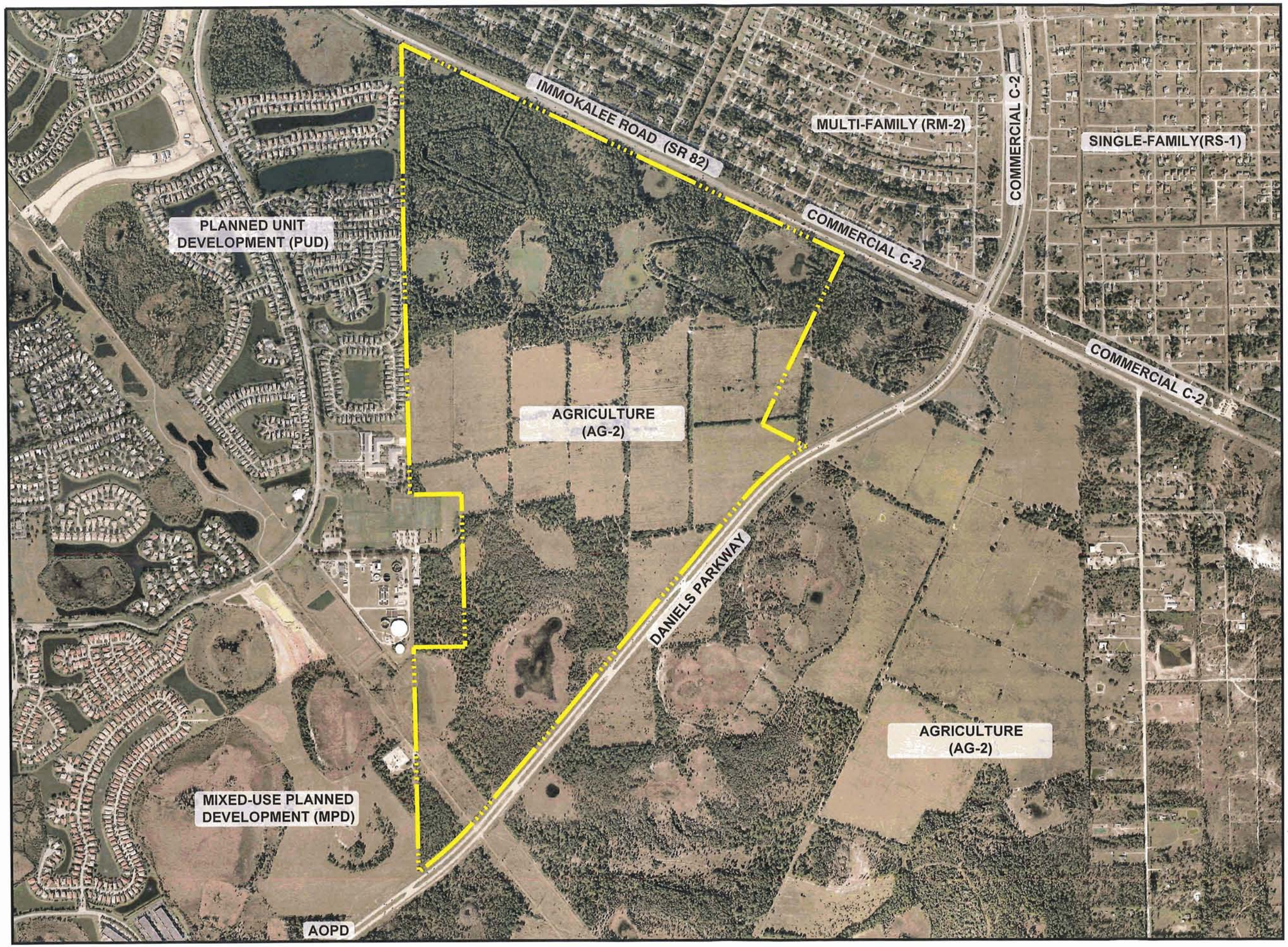
CURRENT SURROUNDING USES

SHEET NUMBER: C-G16

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER: 14012

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2016 ALL RIGHTS RESERVED 7/27/2016 G:\14012 - The Franklins\DWG\14012-01 Comprehensive Plan Amendment\Current Plans\14012-01_C-G16 SURROUNDING USES.dwg



PROJECT:

TIMBER CREEK COMPREHENSIVE PLAN AMENDMENT

ADDRESS:

ACCESS UNDETERMINED

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6632 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 376-3450

Destin
496 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	7/27/2016

SHEET TITLE:

CURRENT ZONING

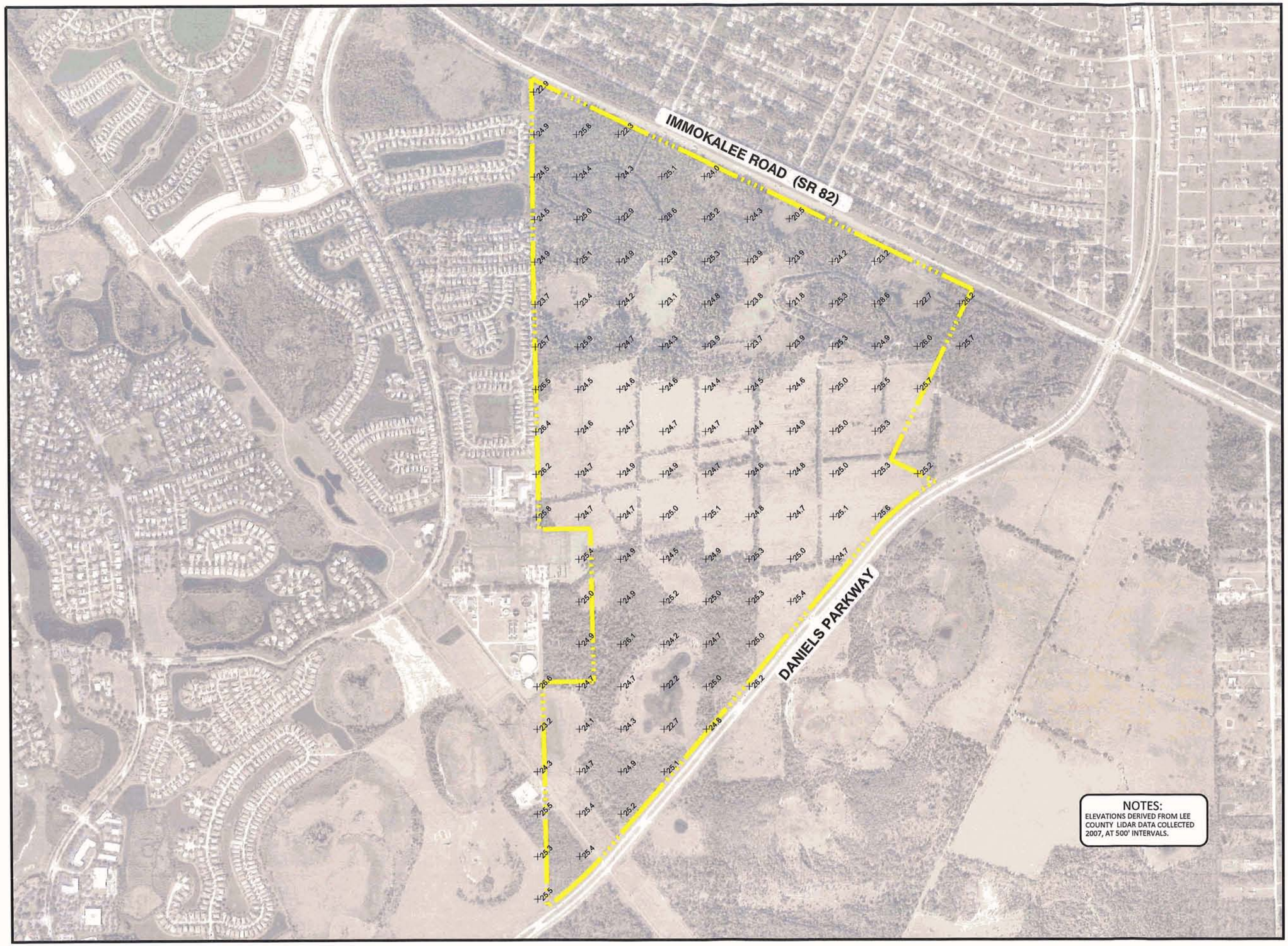
SHEET NUMBER: C-G17

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER: 14012

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2016 ALL RIGHTS RESERVED

7/27/2016 G:\14012 - The Fountains\DWG\14012-01 Comprehensive Plan Amendment\Current Plans\14012-01_CG17 ZONING.dwg



PROJECT:

TIMBER CREEK COMPREHENSIVE PLAN AMENDMENT

ADDRESS:

ACCESS UNDETERMINED

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6632 / FL CERT NO. LB6691 / LC26000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 378-3450

Destin
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	7/27/2016

SHEET TITLE:

CURRENT TOPOGRAPHIC ELEVATION DATA

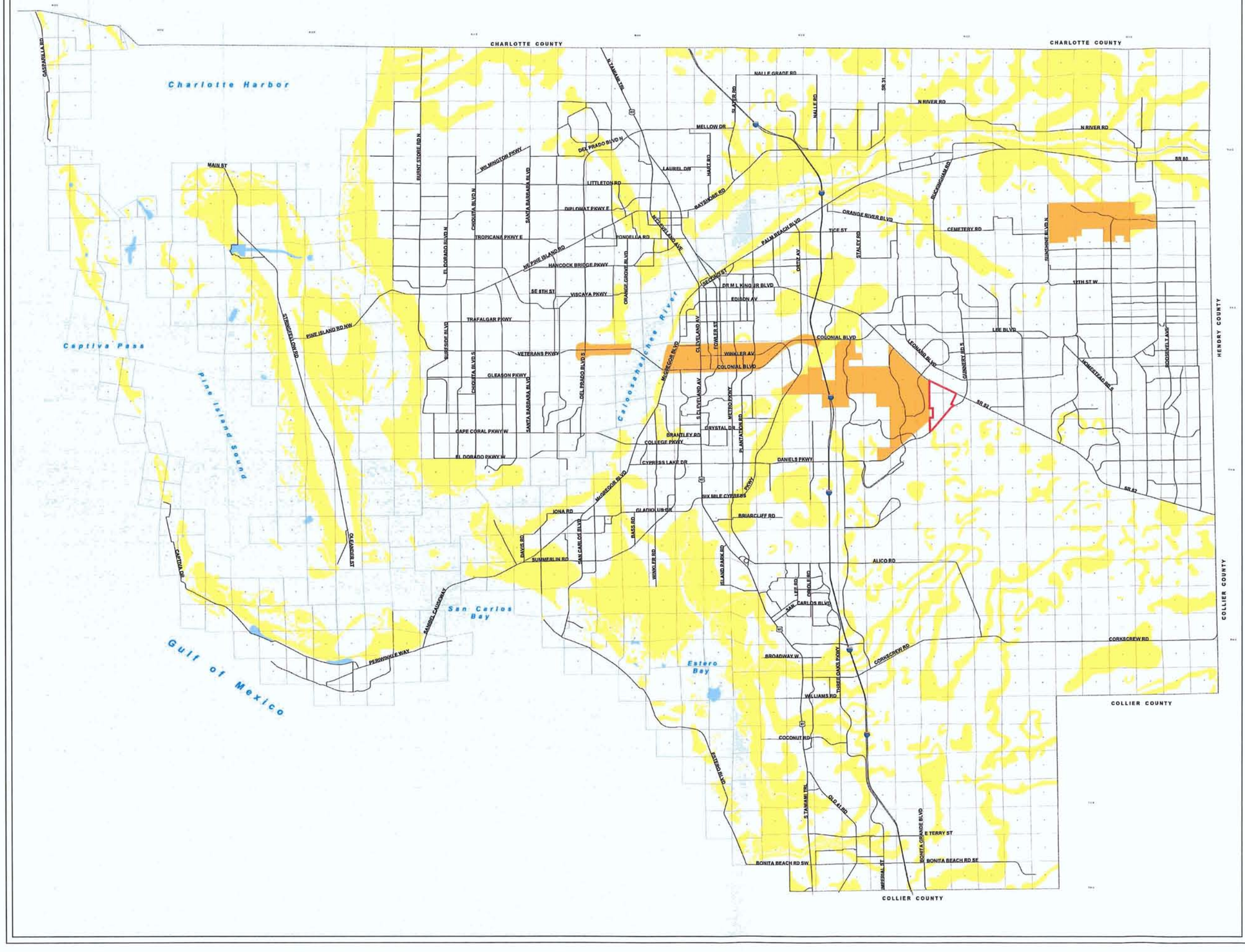
SHEET NUMBER: C-G18

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER: 14012

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2016 ALL RIGHTS RESERVED
J:\14012 - The Fountains\DWG\14012-01 Comprehensive Plan Amendment\Current Plans\14012-01_C-G18 TOPOGRAPHIC ELEVATION DATA.dwg

Lee County Archaeological Sensitivity Map



Legend

- Sensitivity Level 1
- Sensitivity Level 2
- Previously Surveyed
- Timber Creek Comprehensive Plan Amendment

Lee County
Southwest Florida

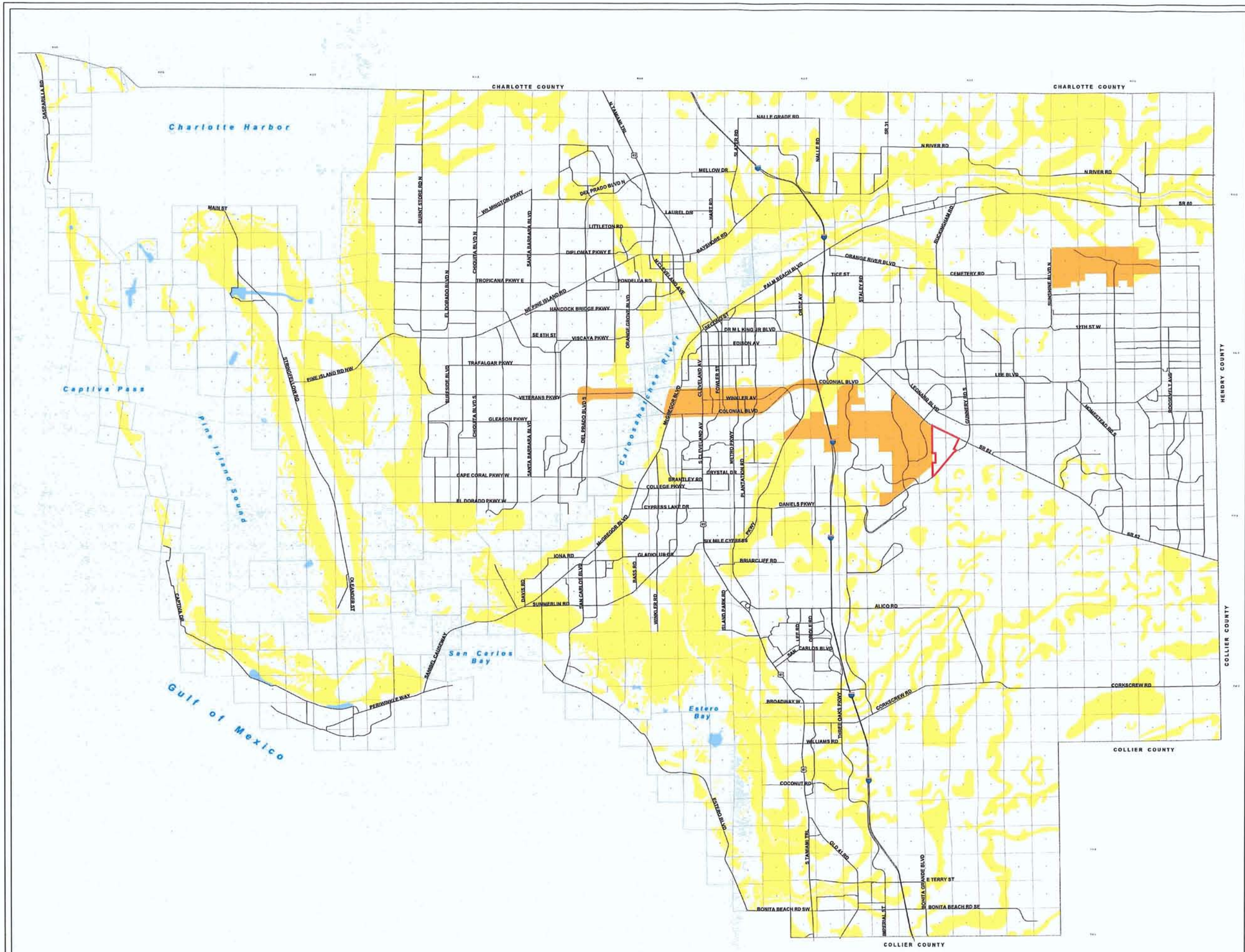
N
W E
S

0.950.475 0 0.95 1.9 2.85 3.8
Miles

Map Generated: December 2014

Adopted December 21, 1988
Land Development Code Chapter 22-106

Lee County Archaeological Sensitivity Map



Legend

- Sensitivity Level 1
- Sensitivity Level 2
- Previously Surveyed
- Timber Creek Comprehensive Plan Amendment

Lee County
Southwest Florida

N
W E
S

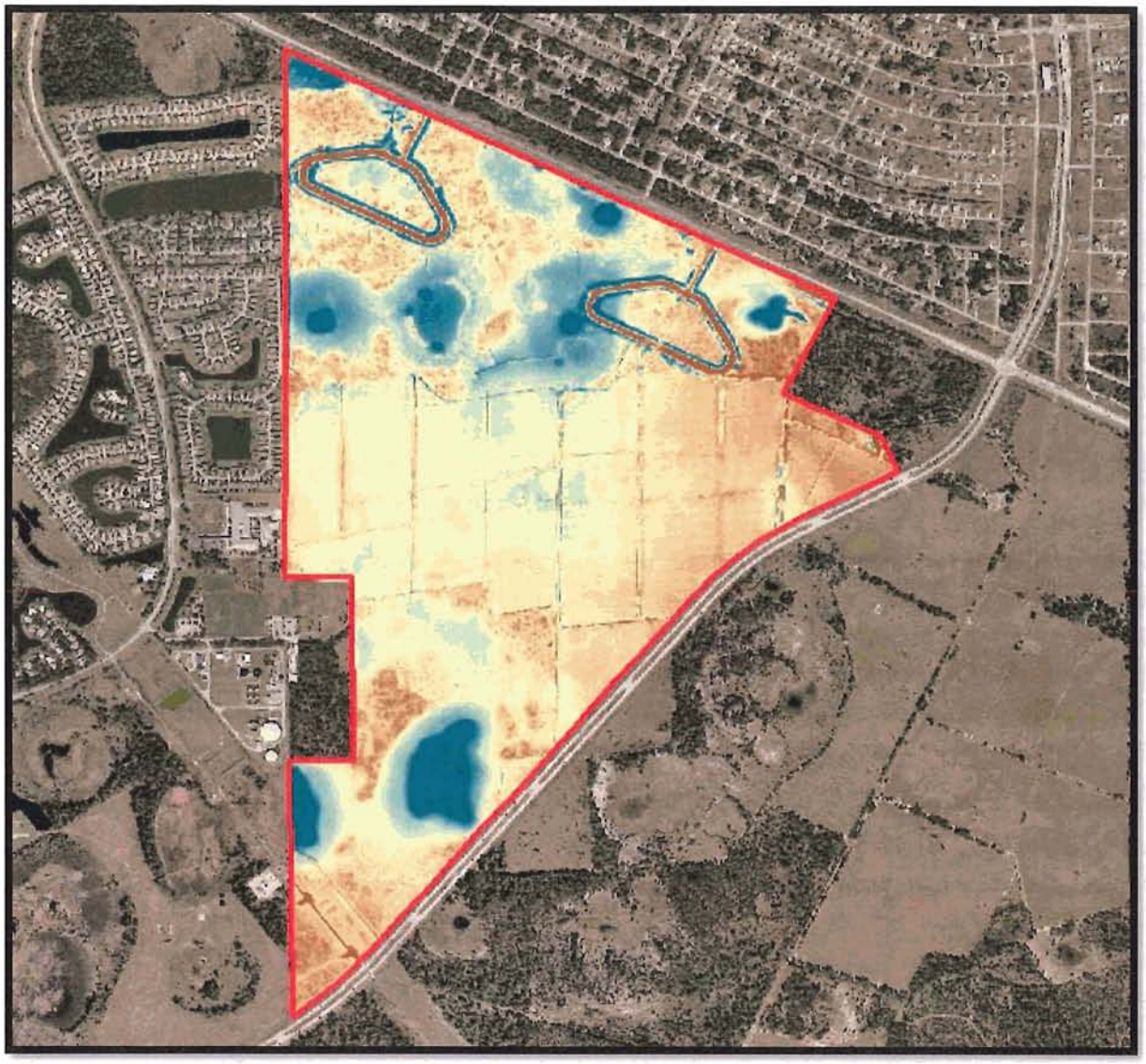
0.950.475 0 0.95 1.9 2.85 3.8
Miles

Map Generated: December 2014

Adopted December 21, 1988
Land Development Code Chapter 22-106

Characterization of Ground and Surface Water Resources
Timber Creek – Planned Development
Lennar Corporation
Lee County, Florida

April 2016



Progressive Water Resources
Integrated Water Resource Consultants

6561 Palmer Park Circle • Suite D • Sarasota, Florida 34238 • (941) 552-5657

Executive Summary

Lennar Corporation's (Applicant's) property known as Timber Creek is located south of Immokalee Road (State Road 82), north of Daniels Parkway, and approximately 4 miles east of Interstate 75 in Lee County, Florida. The property encompasses approximately 655 acres, of which approximately 210 acres (32 percent) is improved pasture currently used for livestock grazing. The property has been used for farming over the last several decades and is bisected by numerous agricultural ditches, several of which intersect the roadside swale parallel to Daniels Parkway. Prior to farming, the site was used for military training exercises, resulting in the creation of several triangularly-shaped bermed areas, immediately south of Immokalee Road. Approximately 628 acres of the Timber Creek property are located within the northern limit of Lee County's Density Reduction/Groundwater Resource (DR/GR) area and are included in this amendment request of the Lee Plan Future Land Use (FLU) Map. The remaining 27 acres of the Timber Creek property are included in the Central Urban FLU.

The Applicant proposes to transition the site into a Planned Development that includes a maximum density of 1,315 dwelling units. Please note that 1,256 units are associated with the 628 acres proposed for amendment. The remaining 270 units are associated with the 27 acres included in the Central Urban FLU. As part of this transition, the Applicant desires to irrigate approximately 118 acres (18 percent of the total property area) for landscaping purposes. This will entail the retirement of two-thirds (approximately 43,440,000 gallons annually) of the South Florida Water Management District (SFWMD) permitted quantities authorized to be withdrawn from the shallow Water Table Aquifer. The proposed retirement of authorized groundwater withdrawals from the unconfined Water Table Aquifer is anticipated to improve the local water resources of the DR/GR.

In order to irrigate the Planned Development, the Applicant proposes to add five (5) new Sandstone Aquifer wells dispersed throughout the central and eastern section of the Timber Creek project area. Groundwater flow modeling indicates that withdrawals from the deeper, confined Sandstone Aquifer have virtually no impact on Water Table Aquifer water levels and environmental systems and therefore enhance the protection of the shallow water resources of the DR/GR. Groundwater use from the Sandstone Aquifer will be conserved through the use of a master, centrally-controlled irrigation system, whereby no resident has the ability to control either the initiation or duration of irrigation events.

To further enhance conservation and reduce groundwater withdrawals, the Applicant proposes to implement an integrated ground and surface water irrigation system, whereby groundwater quantities withdrawn from the Sandstone Aquifer are used to supplement surface water supplies within dedicated irrigation ponds. Irrigation quantities will then be withdrawn from the ponds by the master-controlled irrigation system and used to efficiently irrigate the proposed development. The conjunctive use of both ground and surface water supplies are anticipated to significantly reduce groundwater withdrawals, particularly when adequate surface water supplies are available, further enhancing the groundwater resources within the DR/GR.

The proposed Planned Development will also improve surface water quality within the DR/GR as a result of eliminating the existing cattle operation, improved pasture areas and historic agricultural ditches. Surface water quality is also anticipated to be further improved through the development's stormwater management system and creation of onsite lakes, both of which will help increase opportunities for recharge to the Water

Table Aquifer. Additionally, conversations with Lee County Utilities indicate that the County is able to supply both potable and wastewater services which effectively eliminates up to 54 individual private potable supply and irrigation wells and 54 individual septic tanks that are currently authorized under the existing Allowable Residential Land Use.

The reduction of currently-permitted Water Table Aquifer impacts, the efficient utilization of a master-controlled irrigation system that optimizes water conservation, and the improvement of water quality are all anticipated to result in substantial improvements to both shallow groundwater resources and environmental systems within the DR/GR. Collectively, the water resource benefits incorporated into the proposed Planned Development meet, and in many cases exceed, the future land use requirements contemplated by Lee County's Comprehensive Plan.

1.0 Introduction

The Lennar Corporation's (Applicant's) property known as Timber Creek (project site) is located south of Immokalee Road, north of Daniels Parkway, and approximately 4 miles east of Interstate 75 in Lee County, Florida. More specifically, the site is located within Sections 4, 5, 8, 9, and 17, Township 45 South, Range 26 East and encompasses approximately 655 acres, of which approximately 210 acres (32 percent) are currently improved pasture. The project site has a long history of farming and has been used for agricultural purposes since the late 1950's. In addition, the site was also part of a large World War II military training facility that constructed multiple triangularly-shaped bermed areas south of Immokalee Road. These features, along with those associated with historical farming operations, contribute to the highly disturbed nature of the site. Approximately 628 acres of the project site are located within the extreme northwestern corner of Lee County's Density Reduction/Groundwater Resource (DR/GR) area as shown on **Figure 1**. These 628 acres are included in the Applicant's amendment request of the Lee Plan Future Land Use (FLU) Map while the remaining 27 acres of the Timber Creek property are included in the Central Urban FLU. **Figure 2** shows the Future Land Use categorization of the Timber Creek property. Due to its location near the edge of the DR/GR, the site exhibits substantially different hydrogeologic characteristics from the bulk of the designated DR/GR area.

The DR/GR future land use designation was applied to most of southeast Lee County in 1990. In accordance with Lee County's Comprehensive Plan (The Lee Plan), proposed developments within the DR/GR must demonstrate the protection, preservation, and enhancement of groundwater resources and environmental (wetland) systems. The "Groundwater Resource" term was included in the land use category to emphasize the need to protect the County's Surficial Aquifer System (aka the Water Table Aquifer or shallow aquifer), particularly in regards to existing and future drinking water supplies. However, the DR/GR designation was applied to areas with significantly different hydrogeologic characteristics, particularly near its boundaries.

Since the Applicant proposes to transition the project site into a Planned Development it is critical to understand the property's past and current land use and associated water resource characteristics to fully appreciate the significant improvements presented by the Applicant. As provided herein, the proposed Planned Development offers significant enhancements to both environmental systems and the shallow groundwater resources of the DR/GR in accordance with the future land use requirements of The Lee Plan.

2.0 Property Setting

Prior to agricultural development, the project site was characterized as open rangeland and pine flatwoods, interspersed with isolated wet prairies and shallow freshwater marshes. Review of historic aerial photographs from 1944 does not indicate that the wetlands were forested, which appears to be indicative of drier antecedent conditions. No prominent historical surface water flow-ways were observed on historical aerial photographs. A review of a regional Digital Elevation Model (DEM) produced with Lidar data indicates a subtle topographic gradient transecting the project site and generally conveying surface water to the west towards the mouth of the Caloosahatchee River. The project site is located within the Immokalee Rise Physiographic Province. The Immokalee Rise has been described as a submarine shoal with weak relict shoreline features due to the low energy conditions that existed as the shoal emerged under receding sea levels. The location of the project site within the Immokalee Rise Physiographic Province is illustrated on **Figure 3**.

With the development of agricultural operations at the project site in the early 1950's, the natural westward gradient across a significant portion of the property was interrupted by the construction of several north-south and east-west oriented drainage ditches. Such drainage ditches are typical of agricultural operations in Southwest Florida as they expedite the removal of excess surface water and enable the cultivation of crops vulnerable to overly-saturated soils. The existing onsite drainage ditches thereby reduce (depress) water table elevations and subsequently recharge potential. Depending on the ditch characteristics, such features can negatively impact nearby environmental features (wetlands) and consequently the water resources of the DR/GR.

The project site has low topographic relief, with the highest naturally occurring land surface elevation of approximately 30 feet NAVD 88 located on the eastern sections of the project site, immediately west of Daniel's Parkway. The lowest land surface elevations at the project site are located within the isolated wetlands and occur at approximately 21 feet NAVD 88. A DEM produced by Lidar data is included as **Figure 4** and portrays the gentle westward topographic gradient of the project site. Please note that the upper range of land surface elevations portrayed in **Figure 4** includes triangularly-shaped bermed areas on the northern portion of the project site. These elevated features are the result of U.S. Military exercises that occurred prior to 1944 and increase the upper end of the DEM elevation scale.

The predominant soil type within the Timber Creek project area is *Malabar Fine Sand* followed by *Pineda Fine Sand*; a soils map is provided as **Figure 5**. The National Resources Conservation Service (NRCS) defines *Malabar Fine Sand* as a poorly draining soil with low permeability found in sloughs, shallow depressions and along flood plains. The NRCS describes *Pineda Fine Sand* as a nearly level poorly draining soil found in broad flats, hammocks, sloughs, depressions, poorly defined drainageways and floodplains. Although PWR's research indicates that detailed flood maps have not yet been produced for the project site, the Federal Emergency Management Agency's (FEMA) National Flood Hazard Map shows that the project site lies within Flood Zone X which is defined as an area of Minimal Flood Hazard.

The project site is also located within the State of Florida's Water Body Identification (WBID) No. 3258C as shown on **Figure 6**. A WBID represents a sub-watershed delineated by the Florida Department of Environmental Protection (FDEP) and is based on the United States Geological Survey (USGS) Hydrologic Use

Codes (HUC). Through evaluation of surface water quality data collected within WBID No. 3258C, the FDEP has determined that the WBID is verified impaired for Chlorophyll-a, which is associated with excessive algal growth and eutrophication, typically from excess nutrients.

3.0 Existing Groundwater Resources

There are three (3) principal aquifer systems underlying the site: 1) the unconfined Surficial Aquifer System, colloquially known as the "Water Table Aquifer"; 2) the confined Intermediate Aquifer System; and 3) the confined Upper Floridan Aquifer System (UFAS). In central Lee County, groundwater quality decreases rapidly with depth and potable supplies are generally found less than 300 feet below land surface (bls). Below these depths, groundwater becomes highly mineralized and saline. Consequently, groundwater is primarily withdrawn above this depth. Suitable water quality at the project site for agriculture or residential irrigation purposes is available from both the Water Table Aquifer and the Sandstone Aquifer. As shown in **Table 1**, all of the groundwater supplies currently authorized to be withdrawn onsite by the South Florida Water Management District (SFWMD) are reported to be derived from the Water Table Aquifer.

Please note that in order to simplify the nomenclature used in this report, the colloquial term "Water Table Aquifer" will be used interchangeably to describe the Surficial Aquifer System, and the term "Sandstone Aquifer" will be used to describe the upper producing unit of the Intermediate Aquifer System.

3.1 Surficial Aquifer System (Water Table Aquifer)

The unconfined Surficial Aquifer System (Water Table Aquifer) originates at land surface with its uppermost portion composed of approximately 8 to 17 feet of unconsolidated surficial deposits consisting of gray-to-dark brown, finely grained, silty quartz sand, with minor shell content. Below the surficial sands, thin discontinuous deposits of clayey sands can sometimes overlay the uneven, upper contact of limestones associated with the Tamiami Formation. Consistent with the stratigraphic delineations in the Florida Geological Survey (FGS) Open File Report No. 37, the Tamiami Formation includes the Ochopee and Buckingham Limestone Members and the Pinecrest Sand Member.

In some areas of Lee County the sediments of the Tamiami Formation can be subdivided into "Upper" and "Lower" units that are separated by low permeability, i.e., clayey sediments. When present, only the Upper unit is described as occurring within the Water Table Aquifer. Please note that PWR's review of Well Completion Reports and stratigraphic descriptions of cores from the Florida Geological Survey (FGS) proximal to the project site does <u>not</u> indicate the presence of a consistent confining unit separating the Upper and Lower units of the Tamiami Formation in the vicinity of the project site.

Soil borings with total depths of 20 feet below land surface (bls) conducted in close proximity to the project site indicate the upper surface of the Tamiami Formation is present at depths ranging from approximately 4.5 to 20.0 feet bls. Similar borings conducted within the project boundary indicate the upper surface of the Tamiami Formation is present at depths ranging from approximately 8.8 feet to 12.5 feet bls. A map depicting depth-to-limestone based off of soil borings in the vicinity of the Timber Creek project boundary is provided as **Figure 7**. Additionally, several of the aforementioned soil borings noted the absence of the Tamiami Formation

and the presence of sediments characteristic of the underlying Peace River Formation of the Hawthorn Group, all within 20 feet of land surface. Therefore, locally the Water Table Aquifer is considered to include the full vertical extent of the Tamiami Formation, however the Tamiami Formation appears to be discontinuous across the site and "pinches-out".

Where present onsite, the sands and marls of the Tamiami Formation extend from approximately 17 to 30 feet bls which is significantly thinner than the Formation's vertical extent found throughout DR/GR areas located to the south and southeast (FGS Information Circular Report No. 103). The thinning-out (i.e., pinching-out) of the Tamiami Formation at the project site is further evidenced in several of the aforementioned soil borings where the geologic unit underlying the Tamiami Formation was encountered while the Tamiami was found to be completely absent, i.e., discontinuous. Further indication of the differences of the geology onsite as compared to DR/GR areas located to the south and southeast is the lack of nearby active mining operations, which excavate the thicker sequences of the upper Tamiami Formation's limestone to depths of approximately 100 feet bls. These observations support the aforementioned contrast of the relatively thin nature of both the Tamiami Formation and the Water Table Aquifer at the project site as compared to the bulk of the DR/GR.

The limestones of the Tamiami Formation can serve as a major regional source of groundwater supply in Lee County due to its shallow depth (near land surface) and high transmissivity. Historically, agricultural operations and other water users have taken advantage of the ease at which water supplies can be developed in the near-surface Tamiami Formation, when thick sequences of limestone are present. However, due to its relatively thin vertical extent onsite, groundwater withdrawals from the unconfined Water Table Aquifer at the Timber Creek project area are more likely to have a greater impact on wetlands and existing legal users than withdrawals from deeper sources. The proposed groundwater withdrawals from the deeper, confined Sandstone Aquifer have been found to exhibit virtually no impact on Water Table Aquifer water levels and environmental systems and therefore enhance the protection of the shallow water resources of the DR/GR.

The Lee Plan's DR/GR land use category also includes areas that have been designated as important recharge areas for the shallow Surficial Aquifer System. As shown on **Figure 8**, the reported recharge rate for the project site is estimated to be between 1 and 10 inches per year (Source: USGS/SFWMD report entitled *Recharge to the Surficial Aquifer System in Lee and Hendry Counties, Florida*, 1995). However, given the existing onsite internal drainage ditches, the opportunity for recharge to the underlying Water Table Aquifer at the project site is considered relatively low. The proposed stormwater management system for the Planned Development is anticipated to provide an opportunity to enhance recharge to the Water Table Aquifer.

3.2 Intermediate Aquifer System (Sandstone Aquifer)

Immediately beneath the Tamiami Formation are relatively thick sequences of low permeability clayey sediments that separate the Water Table Aquifer from the underlying Sandstone Aquifer of the Intermediate Aquifer System. Based upon well construction reports and geologic logs proximal to the project site, the top of the Sandstone Aquifer occurs at depths of approximately 70 feet bls. However, the extent of the sandstone unit appears to be highly variable with thickness ranging from approximately 30 to 230 feet. Locally, the producing zone of the Sandstone Aquifer appears to occur between approximately 70 and 105 feet bls.

The Sandstone Aquifer is composed of predominantly clastic sediments consisting of sandy limestone, cemented sands (sandstone), sandy dolomite and calcareous sands. These sediments are associated with the Peace River Formation of the Hawthorn Group (FGS Information Circular No. 103, 1986). Due to the occurrence of the low permeability sediments separating the Sandstone Aquifer from the overlying Water Table Aquifer, the potential for groundwater withdrawals from the Sandstone Aquifer to produce drawdown in the Water Table Aquifer is substantially reduced as compared to those that would occur from direct Water Table Aquifer withdrawals. Due to the reduction in potential withdrawal-related impacts, the SFWMD prefers that new wells be completed into the Sandstone Aquifer to reduce or potentially eliminate drawdown upon wetland systems.

4.0 Regulatory Authorizations

4.1 Water Use Permit No. 36-08396-W

There is one (1) Water Use Permit (WUP) issued by the SFWMD that relates to the project site. WUP No. 36-08396-W authorizes the use of groundwater for agricultural purposes from three (3) existing withdrawal facilities. Withdrawal facilities and permitted quantities are summarized in **Table 1** and permit boundaries and the locations of withdrawal facilities are shown in **Figure 9**.

WUP No. 36-08396-W was issued by the SFWMD on June 2, 2015 to Jeff Flint of Flint Cattle and has an expiration date of June 2, 2035. The WUP extends both north and south of Daniel's Parkway as shown in **Figure 9** and its boundary extends beyond the limits of the Timber Creek project site and encompasses approximately 2,775 acres. Two (2) out of the three (3) wells authorized by the WUP are within the Timber Creek project boundary. Permitted quantities are presented below in **Table 2**.

Table 2. Summary of Permitted Quantities WUP No. 36-08396-W

WUP Area:	2,775 Acres
Permitted Groundwater Quantities:	65.16 million gallons (mg) annually / 178,398 gpd
Aquifer System:	Water Table Aquifer

The three (3) wells included on this WUP are authorized for irrigation and livestock water supply. Well 1, as depicted in **Figure 9**, is listed as the primary well of the agricultural operation while Wells 2 and 3 are listed as standby wells. According to the permit, and as shown in **Table 1**, all three (3) wells have six-inch diameters with total depths of 35 feet; Wells 2 and 3 are cased to ten feet; Well 1 is uncased, however field observations by PWR staff indicate Well 1 is cased to an undetermined depth.

5.0 Proposed Planned Development

The proposed Planned Development depicted in **Figure 10** includes a maximum density of 1,315 dwelling units. Please note that 1,256 units are associated with the 628 acres proposed for amendment. The remaining 270 units are associated with the 27 acres included in the Central Urban FLU. In order for the requested amendment to be considered, a rigorous set of criteria must be successfully met as outlined in Policy 33.3.3 of

The Lee Plan. Therefore, to meet, and in some cases exceed these criteria, substantial effort was dedicated to the overall site plan to maximize benefits to water resources and environmental systems. As shown in the bulleted list provided below, the proposed Planned Development has incorporated substantial benefits to the water resources and environmental systems:

5.1 Proposed Project Benefits

- The retirement of approximately 43,440,000 gallons (approximately two-thirds of permitted quantities) of authorized annual groundwater use from the Water Table Aquifer.
- Elimination of groundwater quantities withdrawn from onsite wells completed into the Water Table Aquifer.
- Elimination of groundwater drawdowns from onsite Water Table Aquifer wells to onsite and nearby environmental systems.
- Elimination of existing internal drainage ditches, thereby improving the potential for recharge to the Water Table Aquifer.
- Elimination of up to 54 individual private, potable supply and irrigation wells allowed by the existing Allowable Residential Land Use.
- Elimination of up to 54 individual septic tanks allowed by the existing Allowable Residential Land Use.
- Lee County Utilities (LCU) is to supply both potable and wastewater services and it is the Applicant's understanding that required capacity is already included in future utility projections.
- Improved surface water quality through the elimination of cattle grazing and the creation of engineered stormwater management "treatment" facilities.
- A mandate that the Planned Development adheres to Lee County's Fertilizer Ordinance No. 08-08. The existing agricultural operation is currently exempt from the ordinance.
- Implementation of an integrated ground and surface water irrigation system, whereby groundwater quantities withdrawn from the Sandstone Aquifer for irrigation are used to supplement surface water (primary supply source) supplies in dedicated irrigation ponds. Irrigation supplies will then be withdrawn from the dedicated irrigation points to irrigate lawn and landscaped areas. The conjunctive use of both ground and surface water supplies can further reduce withdrawals from the Sandstone Aquifer when adequate surface water supplies are available, furthering the conservation of groundwater resources within the DR/GR.
- A master-controlled irrigation system that regulates the initiation and overall duration of irrigation events to manage irrigation water use and greatly enhance water conservation (no individual homeowner irrigation timers).
- Enhanced opportunities for recharge to the Water Table Aquifer through the creation of numerous stormwater management system lakes (i.e. stormwater retention).
- Substantial environmental restoration associated with the conversion of active cattle grazing acreage into open space habitat, including the preservation and enhancement of onsite forested conservation areas.
- The removal of earth berms associated with past military exercises.

6.0 Consistency with The Lee Plan

As stated in The Lee Plan, properties within the DR/GR may be granted additional density, above that allowed by the existing Allowable Residential Land Use, if potential impacts to the water resources and environmental systems are reduced and the proposed development can be designated as an "Improved Residential Community". In order to assist Lee County staff in their understanding of the project and how the proposed Planned Development meets or exceeds the elements of The Lee Plan's Policy 33.3.3, each Policy element is provided in bold text, followed by a detailed description of how the Policy elements are met or exceeded.

6.1 Reduced Stress to Onsite Potable Aquifers

As stipulated in The Lee Plan, in order to request an increase in density above that currently allowed, the property must be rezoned to a Planned Development that demonstrates, and is conditioned to provide, the following:

Policy 2.4.2 **All proposed changes to the Future Land Use Map in critical areas for future potable water supply will be subject to a special review by the staff of Lee County. This review will analyze the proposed land uses to determine the short-term and long-term availability of irrigation and domestic water sources, and will assess whether the proposed land uses would cause any significant impact on present or future water resources.**

Policy 33.3.3 2(a) **Reduced stress to the on-site potable aquifers and is more consistent with water resource goals of Lee County in the DR/GR than existing development approvals.**

The Lee Plan Policy 2.4.2 states that changes to the Future Land Use Map in critical areas for future potable water supply (i.e. DR/GR land use category) will be subject to a special review by Lee County staff. Details addressing both the existing and proposed Allowable Land Uses are provided below and demonstrate how the Proposed Allowable Land Use (Planned Development) will significantly reduce stress to the regional and onsite potable aquifers. In addition, information provided below supports that the proposed Planned Development meets the intent of Policy 33.3.3 and is more consistent with the water resource goals of Lee County in the DR/GR than the existing allowable density.

6.1.1 Existing Agriculture Land Use

The SFWMD has authorized the withdrawal of groundwater from the Water Table Aquifer. One (1) WUP, No. 36-08396-W, allows groundwater withdrawals for the total annual allocation of 65.16 million gallons (mg) (178,398 gpd). The water supply is currently authorized to be supplied by three (3) Water Table Aquifer wells.

Based on the currently authorized quantities associated with WUP No. 36-08396-W, the regional hydrogeology, and the locations of the existing wells, significant groundwater drawdowns resulting from the authorized withdraw of quantities occur in the Water Table Aquifer are possible and could negatively impact onsite and nearby wetlands.

6.1.2 Existing Allowable Residential Land Use

The property is currently zoned to conceptually allow up to approximately 54 residential lots. If constructed, the existing Allowable Residential Land Use would replace the present agricultural operation with large, low density residential lots. Given the existing Allowable Residential Land Use's low level of service, the site's potable and irrigation residential supplies would undoubtedly be derived from 54 individual domestic self-supply wells. Conceivably, many such wells could be constructed into the Water Table Aquifer, the same aquifer system as the existing agricultural wells described above. Consistent with similar low density residential areas, wastewater from the 54 residential lots would be disposed of by 54 individual septic systems dispersed across the property. The site's septic systems would also be constructed into the upper portion of the Water Table Aquifer. In addition, it is plausible that two (2) additional wells could be used for irrigation of the entrance(s), common and amenity areas, for a total of 56 possible Water Table Aquifer wells.

Policy 2.4.3 **Future Land Use Map Amendments to the existing DR/GR areas south of SR 82 east of I-75 must analyze the proposed allowable land uses to determine the availability of irrigation and domestic water sources; identify potential irrigation and domestic water sources, consistent with the Regional Water Supply Plan; and present data and analysis that the proposed land uses will not cause any significant harm to present and future public water resources.**

To more clearly understand the theoretical self-supply water use demands associated with 54 residential home sites, potable water demand projections were estimated consistent with The Lee Plan Policy 2.4.3 and the SFWMD Regional Water Supply Plan. Conversations with LCU indicate an approximate average of 2.5 persons per residential household and an average indoor per capita use rate (PCUR) of approximately 100 gallons per day (gpd).

Based on these values, the annual indoor potable water demand for the existing Allowable Residential Land Use is projected to be approximately 4.93 million gallons (mg) annually or approximately 13,500 gallons per day (gpd). Seasonal fluctuations in potable demands are variable, with maximum monthly daily demands equaling approximately 1.3 times the average daily demand. According to the Lee County Water Supply Facilities Work Plan, the peaking factor of 1.3 accounts for seasonal variation in water consumption due, in part, to seasonal residents and visitors. Based on this multiplier, a maximum monthly demand of approximately 533,520 gallons (17,550 gpd) is derived.

Outdoor water supply demands (irrigation) for the Existing Allowable Residential Land Use would likely be sourced from the same domestic self-supply wells. Using the 54 lots and a conservative assumption that an average of approximately one (1) acre of each lot would be landscaped and irrigated, the total residential irrigated area would equal approximately 54 acres. Assuming approximately two (2) additional irrigated acres for entrances(s), buffers, common and amenity areas are sourced from two (2) additional dedicated community irrigation wells, the existing Allowable Land Use would equate to a total of 56 individual wells.

Using the modified Blaney-Criddle Irrigation Model developed by the SFWMD to establish annual irrigation water allocations for lawn and landscape indicates that up to 71.93 mg annually (196,934 gpd) could conceptually be withdrawn from the 56 individual wells during a 1-in-10 drought condition. In addition, the dry season, or maximum monthly (dry season) demand for lawn and landscape irrigation for the existing Allowable Residential Land Use, could reach approximately 9.67 mg (318,092 gpd). The estimated irrigation demand demonstrated by the Blaney-Criddle Irrigation Model is provided in **Table 3**.

Table 3. SFWMD Blaney-Criddle Irrigation Demands for Existing Allowable Residential Land Use

Calculations of Irrigation Requirements **(1-in-10)**

Rainfall Station:	Ft. Myers 1-in-10	Crop No.: 1	
Irrigation System:	Sprinkler	Parcel Name:	
Irrigated Acreage:	56.00	Crop No. in Parcel: 1	
Crop:	Turf Grass		
Soil Type:	0.80		
Multiplier	1.30		
Efficiency	0.77		

Calculations	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Average Rainfall (inches)	1.90	2.00	1.50	1.90	4.10	9.40	8.70	8.60	8.40	3.50	1.50	1.50	53.00
Evapotranspiration (inches)	1.86	2.14	3.70	5.11	6.83	7.60	8.05	7.72	6.48	4.92	3.07	2.15	59.63
Average Effective Rainfall (inches)	0.88	0.94	0.79	1.06	2.31	4.91	4.71	4.58	4.19	1.81	0.76	0.72	27.66
1-in-10 Effective Rainfall (inches)	0.74	0.79	0.66	0.89	1.94	4.12	3.96	3.85	3.52	1.52	0.64	0.61	23.24
Average Irrigation (inches)	0.98	1.20	2.91	4.05	4.52	2.69	3.34	3.14	2.29	3.11	2.31	1.43	31.97
1-in-10 Irrigation (inches)	1.12	1.35	3.04	4.22	4.69	3.48	4.09	3.87	2.96	3.40	2.43	1.54	36.39

1-in-10 Annual Supplemental Crop Requirement = 36.39 inches

Annual Supplemental Crop Water Use:

36.39 inches X 56 Acres X 1.3 X 0.02715 MG/AC-IN = 71.93 MG

1-in-10 Maximum Monthly Supplemental Crop Requirement = 4.89 inches

Maximum Monthly Supplemental Crop Water Use:

4.89 inches X 56 Acres X 1.3 X 0.02715 MG/AC-IN = 9.67 MG

Based on the water use estimates, a combined annual potable and irrigation water supply demand of approximately 76.86 mg (210,434 gpd) could be withdrawn from 56 individual Water Table Aquifer wells to supply the Existing Allowable Residential Land Use. There could also be periods during a peak dry season when maximum monthly potable and irrigation water demands of approximately 10.20 mg (335,642 gpd) could be withdrawn from the Water Table Aquifer.

The Existing Allowable Residential Land Use water supply demands (individual potable supply and irrigation wells) from the Water Table Aquifer is conceivably allowable, would not be subject to any Water Use Permitting by the SFWMD, and would not be prohibited by Lee County within the DR/GR. The groundwater supply demands (and septic tanks) theoretically associated with the low density Existing Allowable Residential Land Use would impart stress to the water resources in the DR/GR. Dispersed residential home sites could also potentially increase impacts to environmental resources, based on their proximity.

6.1.3 Proposed Allowable Residential Land Use

The Proposed Allowable Residential Land Use is based upon LCU supplying the Planned Development with potable water and wastewater services, thereby eliminating the potential impacts to the Water Table Aquifer from 56 individual wells in addition to eliminating potential water quality issues associated with 54 individual septic systems. The Proposed Allowable Residential Land Use satisfies the guiding principles of The Lee Plan Policy 2.4.2, prescribing the reduction of impacts to present and future water resources in the DR/GR. In compliance with The Lee Plan Policy 2.4.3, (2), LCU has informed the Applicant that they are able to supply both potable and wastewater services and it is the Applicant's understanding that the required capacity is already included in future utility projections. It is also important to note that if the Proposed Allowable Residential Land Use is approved, both onsite existing agricultural Water Table Aquifer wells will be capped and eventually plugged and abandoned.

Discussions with LCU also indicate that no reuse quantities are currently available. Consequently, the only water supply source available for the Proposed Allowable Residential Land Use for lawn and landscape irrigation is the proposed centralized, master-controlled irrigation system supplemented by five (5) proposed new Sandstone Aquifer wells. The wells will be part of an integrated ground and surface water irrigation system, whereby groundwater quantities withdrawn from the Sandstone Aquifer for irrigation are used as a secondary source to supplement surface water supplies (primary source) in dedicated irrigation ponds. Irrigation supplies will then be withdrawn from the dedicated irrigation ponds to irrigate lawn and landscaped areas. The conjunctive use of both ground and surface water supplies can serve to further reduce groundwater withdrawals from the Sandstone Aquifer when adequate surface water supplies are available, furthering the conservation of groundwater resources within the DR/GR.

The total acreage of the proposed residential lots and entrance/common/amenity areas is approximately 236.4 acres, of which approximately 118.2 acres (50 percent) is proposed to be irrigated. Using the SFWMD's modified Blaney-Criddle Irrigation Model to estimate demands for 118.2 acres of lawn and landscape irrigation results in an annual demand of up to 151.81 mg (or 415,633 gpd). In addition, the dry season, or maximum monthly demand for the lawn and landscaped areas, could reach approximately 20.4 mg (or 671,053 gpd). The estimated irrigation demand demonstrated by the Blaney-Criddle Irrigation Model is provided in **Table 4**.

Table 4. Proposed Allowable Residential Land Use Irrigation Demands

Calculations of Irrigation Requirements (1-in-10)

Rainfall Station:	Ft. Myers 1-in-10	Crop No.: 1	
Irrigation System:	Sprinkler	Parcel Name:	
Irrigated Acreage:	118.20	Crop No. in Parcel: 1	
Crop:	Turf Grass		
Soil Type:	0.80		
Multiplier	1.30		
Efficiency	0.77		

Calculations	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Average Rainfall (inches)	1.90	2.00	1.50	1.90	4.10	9.40	8.70	8.60	8.40	3.50	1.50	1.50	53.00
Evapotranspiration (inches)	1.86	2.14	3.70	5.11	6.83	7.60	8.05	7.72	6.48	4.92	3.07	2.15	59.63
Average Effective Rainfall (inches)	0.88	0.94	0.79	1.06	2.31	4.91	4.71	4.58	4.19	1.81	0.76	0.72	27.66
1-in-10 Effective Rainfall (inches)	0.74	0.79	0.66	0.89	1.94	4.12	3.96	3.85	3.52	1.52	0.64	0.61	23.24
Average Irrigation (inches)	0.98	1.20	2.91	4.05	4.52	2.69	3.34	3.14	2.29	3.11	2.31	1.43	31.97
1-in-10 Irrigation (inches)	1.12	1.35	3.04	4.22	4.89	3.48	4.09	3.87	2.96	3.40	2.43	1.54	36.39

1-in-10 Annual Supplemental Crop Requirement = 36.39 inches

Annual Supplemental Crop Water Use:

36.39 inches X 118.2 Acres X 1.3 X 0.02715 MG/AC-IN = 151.81 MG

1-in-10 Maximum Monthly Supplemental Crop Requirement = 4.89 inches

Maximum Monthly Supplemental Crop Water Use:

4.89 inches X 118.2 Acres X 1.3 X 0.02715 MG/AC-IN = 20.4 MG

In order to assess the withdrawal of groundwater from the proposed five (5) Sandstone Aquifer irrigation wells and their potential influence on nearby existing legal users, including the Gateway Services Irrigation wells located west of the project site, a groundwater flow model (MODFLOW 2000) was utilized and evaluated by Progressive Water Resources, LLC (PWR). The development of this groundwater flow simulation was consistent with the methodologies and practices prescribed by the SFWMD Water Use Permit Applicant's Handbook. Using maximum monthly withdrawals for 90 days with no recharge, withdrawal related impacts resulting from the use of the proposed Sandstone Aquifer irrigation wells were simulated and are presented in **Figure 11**.

As shown in **Figure 11**, the greatest predicted drawdown to the nearest Sandstone Aquifer wells, the Gateway Services Irrigation wells to the west of the Timber Creek project area, is less than 0.5 feet. The maximum predicted drawdown within the Sandstone Aquifer occurs in the center of the Timber Creek project area and is approximately 0.53 feet. The drawdown or cone of depression for the Sandstone Aquifer is further minimized due to the dispersed locations of the five (5) proposed Sandstone Aquifer wells. The maximum predicted drawdown within the Water Table Aquifer occurs in the center of the Timber Creek project area and is less

than 0.025 feet. As shown, the simulation predicts that no adverse impacts will occur in both the Water Table Aquifer and the Sandstone Aquifer. It is also important to note that the Water Table Aquifer impacts currently authorized will be virtually eliminated due to the proposed retirement of two-thirds of permitted groundwater quantities withdrawn from Water Table Aquifer wells. In addition, the transition of groundwater withdrawals to the Sandstone Aquifer will facilitate the recovery of water levels in the Water Table Aquifer and increase the project's benefits to the DR/GR. The groundwater flow modeling demonstrates that the Proposed Allowable Residential Land Use meets The Lee Plan Policy set forth in Section 2.4.2 regarding reduction of impacts to water resources within the DR/GR and Policy 2.4.3 by demonstrating that the proposed land use will not cause significant harm to the present and future public water resources.

In summary, the Proposed Allowable Residential Land Use represents an opportunity to avoid the construction of approximately 54 individual domestic self-supply wells and an opportunity to significantly reduce existing onsite Water Table Aquifer impacts through the elimination of onsite, permitted groundwater withdraws derived from the Water Table Aquifer. The proposed Planned Development would also avoid the construction of approximately 54 individual septic systems eliminating the associated impacts to environmental resources in the DR/GR. Additionally, the Proposed Allowable Residential Land Use reduces current impacts to the Water Table Aquifer which may contribute to the recovery of Water Table Aquifer water levels in the vicinity of the Timber Creek project area.

Policy 33.3.3 2(d) **Demonstrates a net benefit for water resources, relative to the existing approvals that demonstrates the following.**

Policy 33.3.3 2(d) 1 **Lower irrigation demand.**

The conjunctive use of both ground and surface water supplies will reduce the proposed withdrawals from the Sandstone Aquifer when adequate surface water supplies are available, furthering the conservation of groundwater resources within the DR/GR. By implementing an integrated master-controlled ground and surface water irrigation system, whereby groundwater quantities withdrawn from the Sandstone Aquifer for irrigation are used to supplement surface water supplies in dedicated irrigation ponds, the Proposed Allowable Residential Land Use will result in reduced Water Table Aquifer impacts. The initiation and overall duration of irrigation events will be efficiently managed resulting in significant water conservation; individual homeowner irrigation timers will be nonexistent. The elimination of currently authorized onsite Water Table Aquifer wells and associated quantities will significantly reduce the authorized drawdown in the Water Table Aquifer. For the aforementioned reasons, the proposed land use would provide a significant net benefit to the water resources of the DR/GR as shown in **Table 5**.

Table 5. Onsite Water Table Aquifer Groundwater Withdrawals

SFWMD Existing Agriculture Land Use		Existing Allowable Residential Land Use - 54 Lots & Common Area			Proposed Allowable Residential Land Use Within DR/GR - 1,256 Lots		
Irrigated Acres	Annual Irrigation (mg)	Irrigated Acres	(Potable + Irr.) Annual Demand (mg)	(Potable + Irr.) Maximum Monthly (mg)	Irrigated Acres	Annual Irrigation (mg)	Maximum Monthly (mg)
N/A	65.16	56	76.86	10.20	118.2	0	0

Notably, the proposed integration of stormwater through conjunctive use and the planned water conservation and irrigation demand management techniques will potentially further reduce overall groundwater usage. In addition, the recycling of stormwater (surface water used for irrigation) should also improve surface water quality. All residential irrigation is proposed to be controlled by a centralized system that will utilize weather station information, moisture sensing systems, rainfall cutoff sensors, evapotranspiration rates, and zone control to maximize water conservation.

The centralized control systems will allow for increased irrigation efficiency since individual residences will not be able to control irrigation schedules independently. The system will use online controls that will monitor "real time" pressures and flows allowing for rapid and efficient leak detection and repair by controlling each zone with isolation valves. Therefore, the proposed system should increase efficiency and lower overall irrigation demands.

It is anticipated that limiting conditions contained within the SFWMD lawn and landscape WUP (to be pursued after approval of the requested land use change) will require the measurement and reporting of total irrigation water withdrawals. In addition, the proposed centralized irrigation system will enable restriction of irrigation water use to those periods allowed by SFWMD rule (e.g. Chapter 40E-24, Florida Administrative Code [FAC]) and to any periodic SFWMD-declared water shortages. Furthermore, the Proposed Allowable Residential Land Use will benefit the water resources by eliminating the nutrient loaded surface water runoff commonly associated with livestock operations.

The proposed integration of stormwater through conjunctive use, the implementation of enhanced irrigation conservation, the implementation of the highest achievable efficiency afforded by the central-controlled irrigation system, and the elimination of nutrient loaded surface water is fully consistent with the goals of the DR/GR and specifically with The Lee Plan Policies 2.4.2 and 2.4.3, which require the short-term and long-term availability of irrigation water sources to be met without causing any significant harm to present or future water sources.

Policy 33.3.3 2d (2) Eliminates private irrigation wells

The Proposed Allowable Residential Land Use will prevent the installation of an estimated 56 private irrigation wells (54 of which could be used for potable supply). The master-controlled central irrigation system will utilize five (5) proposed wells that will withdraw exclusively from the Sandstone Aquifer. All onsite Water Table Aquifer wells will be retired from use. The master-controlled central irrigation system will not be controlled by individual homeowners and any requested new individual wells will be prohibited.

Policy 33.3.3 2d (3) Protects Public wells by meeting or exceeding the requirements of the Wellfield Protection Ordinance.

The Proposed Allowable Residential Land Use is over two (2) miles northwest of the nearest wellfield and is subsequently outside any designated Wellfield Protection Zone. This wellfield is owned and operated by LCU and includes 44 existing wells used for public water supply. The 44 LCU wells withdrawal from two (2) aquifer systems: 23 wells withdrawing from the Water Table Aquifer and 21 wells withdrawing from the Sandstone Aquifer. Due to the considerable distance between the Timber Creek project site and the LCU wellfield, no impacts from the Proposed Allowable Residential Land Use are anticipated to occur to LCU's wellfield.

The nearest Sandstone Aquifer wells to the Proposed Allowable Residential Land Use are owned by Gateway Services Community Development District and are located directly west of Timber Creek. There are five (5) Sandstone Aquifer wells in close proximity to Timber Creek; PW-5 is the closest and is shown in **Figure 10**. All of these wells are used for landscaping irrigation purposes. The groundwater modeling conducted as part of this report predicts that the Proposed Allowable Land Use does not significantly impact these wells.

Although the project site is considerably distant from the nearest Wellfield Protection Zone, the Applicant agrees to adhere to Lee County Land and Development Code, Chapter 14, Article III, Ordinance No 07-33. Therefore, the proposed Allowable Residential Land Use exceeds the requirement of the Lee County Wellfield Protection Ordinance.

Policy 33.3.3 2d (4) Uses Florida-Friendly plantings with low irrigation requirements in Common Elements.

Florida-Friendly landscaping will be incorporated to the greatest extent practical in the design of the residential and common area elements. The University of Florida Institute of Food and Agriculture Science's (IFAS) Florida Friendly Yards and Neighborhoods Handbook will be used as a guide in developing the landscape architecture. The goal will be to develop quality landscapes that incorporate drought-tolerant plantings and the use of micro-jet irrigation to maximize water conservation.

Policy 33.3.3 2d (5) **Connects to public water and sewer service, and must connect to reclaimed water when available.**

LCU has the capacity to serve potable water and the wastewater treatment plant capacity to serve the Proposed Allowable Residential Land Use. The development will utilize reclaimed water if and when it becomes available at the site.

Policy 33.3.3 2d (6) **Reduces impervious area relative to existing approvals improving opportunities for groundwater recharge.**

The impervious area will be minimized to the greatest extent possible. The Proposed Allowable Residential Land Use will enhance recharge opportunities across the property through the use of approximately 97.4 acres of onsite stormwater lakes. The proposed lakes will help retain stormwater volumes that currently are quickly discharged from the site, providing an opportunity to substantially benefit the DR/GR and, as such, meet the intent and objectives of The Lee Plan Policies 2.4.2 and 2.4.3 by providing opportunity for enhancement of present and future water resources.

Policy 33.3.3 2d (7) **Designed to accommodate existing or historic flow-ways.**

A review of historical aerial photographs does not indicate the presence of historical flow-ways. However, the Proposed Allowable Residential Land Use will maintain to the greatest extent practical the current land elevations and gradients. Therefore, the drainage pattern will generally maintain the historic east to west flow-way patterns, while maintaining the hydroperiods of the onsite wetlands, in addition to accommodating runoff into the proposed stormwater lakes. The development of the site is also subject to SFWMD ERP rules which require that development of the site cannot cause flooding or adverse impacts to wetlands and other water resources.

Policy 33.3.3 2(e) **Include an enhanced lake management plan that addresses at a minimum the following issues:**

Policy 33.3.3 2e (1) **Best Management Plan (BMP) for fertilizers and pesticides**

With the elimination of the livestock operation and existing drainage ditches at the project site, nutrient loading of surface water and surface water runoff is expected to be immediately reduced. All future applications of fertilizers and pesticides to the Proposed Allowable Residential Land Use will be done so in accordance with the manufacturers recommended rates and quantities. In addition, all fertilizers will be applied by certified professionals in accordance with Ordinance 08-08 which requires that individuals complete the BMP training program offered by Lee County. As stipulated, at least one (1) BMP-trained employee must be onsite while fertilizers are applied to ensure compliance.

Policy 33.3.3 2e (2) Erosion Control and bank stabilization

Erosion control and bank stabilization measures used on the onsite lakes will be designed, constructed and maintained in accordance with SFWMD ERP rules and State regulations.

Policy 33.3.3 2e (3) Lake maintenance requirements

All onsite lakes will be maintained in accordance with SFWMD rules and regulations. In addition, all lake maintenance activities will be performed in accordance with Lee County ordinances and requirements. The stormwater and surface water discharged from any onsite lakes will conform to existing SFWMD and FDEP rules and Lee County Wellfield Protection Ordinances, all of which are intended to protect water resources and existing legal users of water.

Policy 33.3.3 2e (4) Public Wellfield Protection

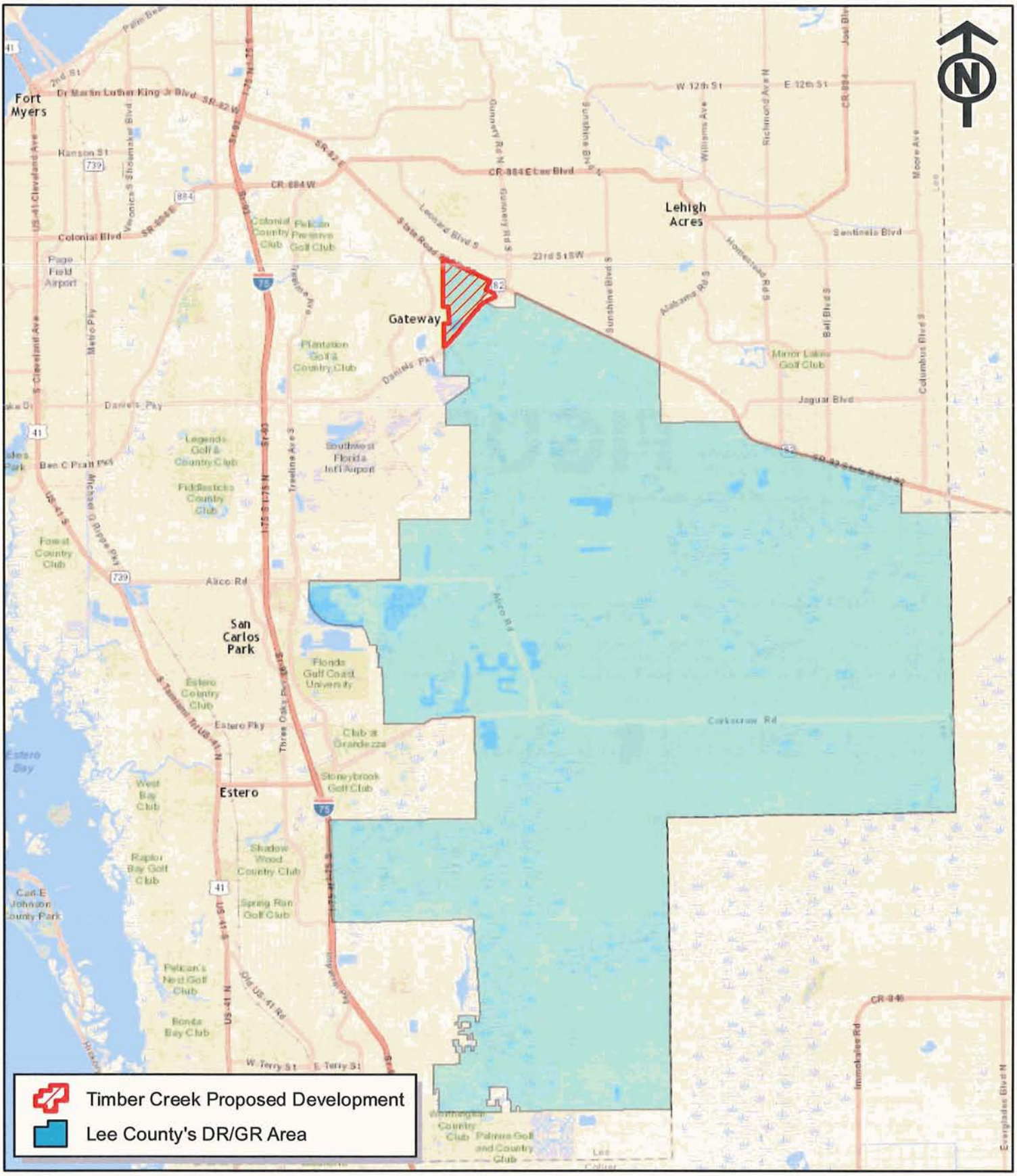
The proposed project is not anticipated to impact any public supply wells and as described above, all requirements of Lee County's Well Protection Ordinance will be met.

Table 1. Permitted Well Specifications and Annual Quantities										
WUP No.	Well ID	Source	Pump Capacity (GPD)	Permitted Annual Quantities (G)	Dia. (in)	Total Depth (ft)	Casing Depth (ft)	Use Status	Latitude	Longitude
36-08396-W	1	Water Table Aquifer	645	21,720,000	6	35	0	Primary	26° 34' 38.51" N	81° 43' 51.02" W
	2	Water Table Aquifer	500	21,720,000	6	35	10	Standby	26° 34' 52.94" N	81° 43' 17.72" W
	3*	Water Table Aquifer	500	21,720,000	6	35	10	Standby	26° 34' 48.38" N	81° 42' 49.93" W
Total Annual Permitted Quantities (Gallons)				**65,160,000**						

* Well 3 is outside of the Timber Creek project boundary

Progressive Water Resources
Integrated Water Resource Consultants

FIGURES

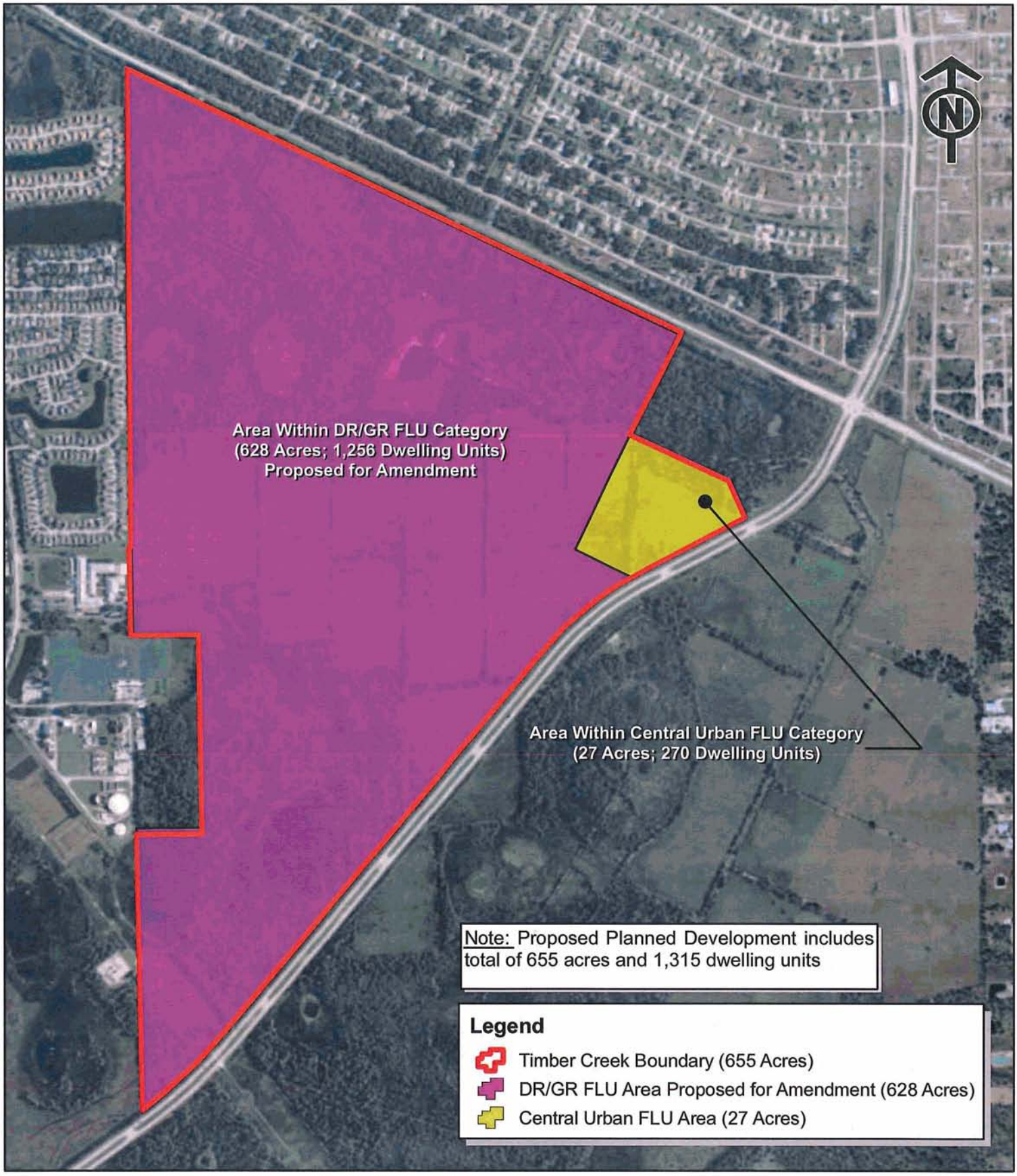


Scale: 1:165,000 4/21/2016 Image: World Street Map 0 1.25 2.5 5 Miles

Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

Figure 1
Timber Creek and the DR/GR
Lennar Corporation
Lee County, Florida

Progressive Water Resources
Integrated Water Resource Consultants

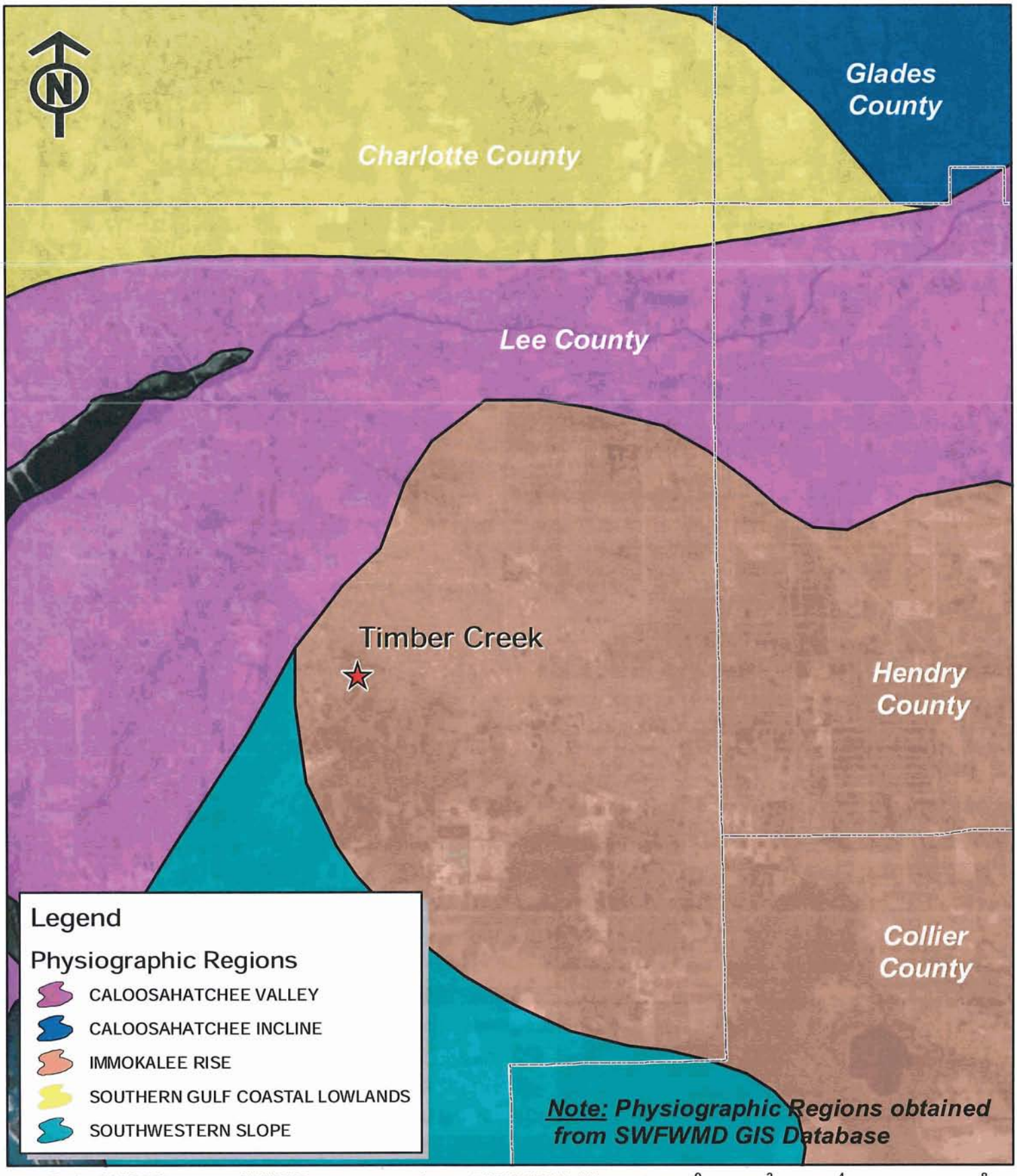


Scale: 1:14,000 4/4/2016 Image: ESRI World Imagery 0 550 1,100 2,200 Feet

Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

Figure 2
Future Land Use Map
Lennar Corporation
Lee County, FL

Progressive Water Resources
Integrated Water Resource Consultants

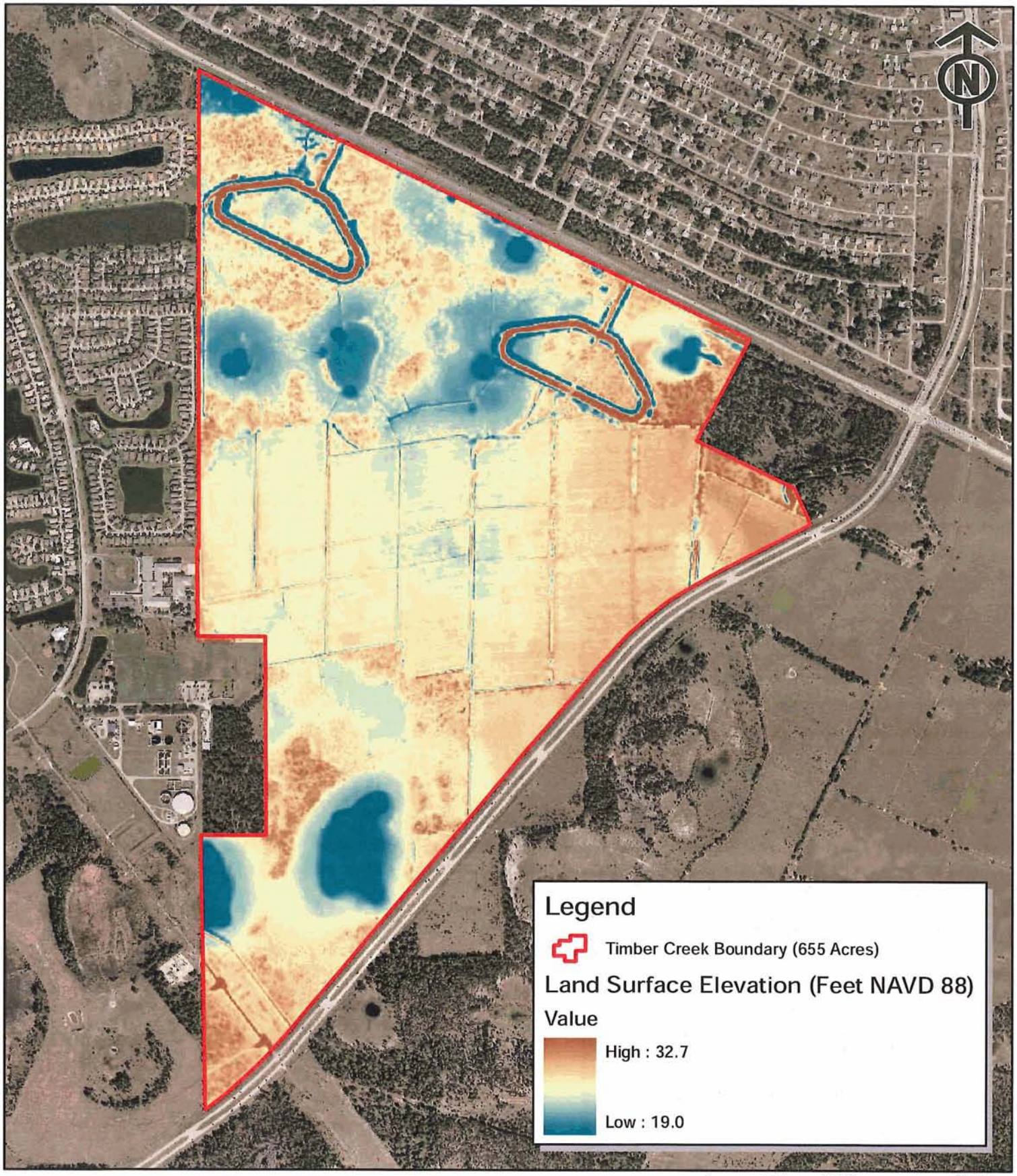


Scale: 1:219,000 4/21/2016 Image: ESRI 2010 World Imagery 0 2 4 8 Miles

Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

Figure 3
Physiographic Regions
Lennar Corporation
Lee County, FL

Progressive Water Resources
Integrated Water Resource Consultants

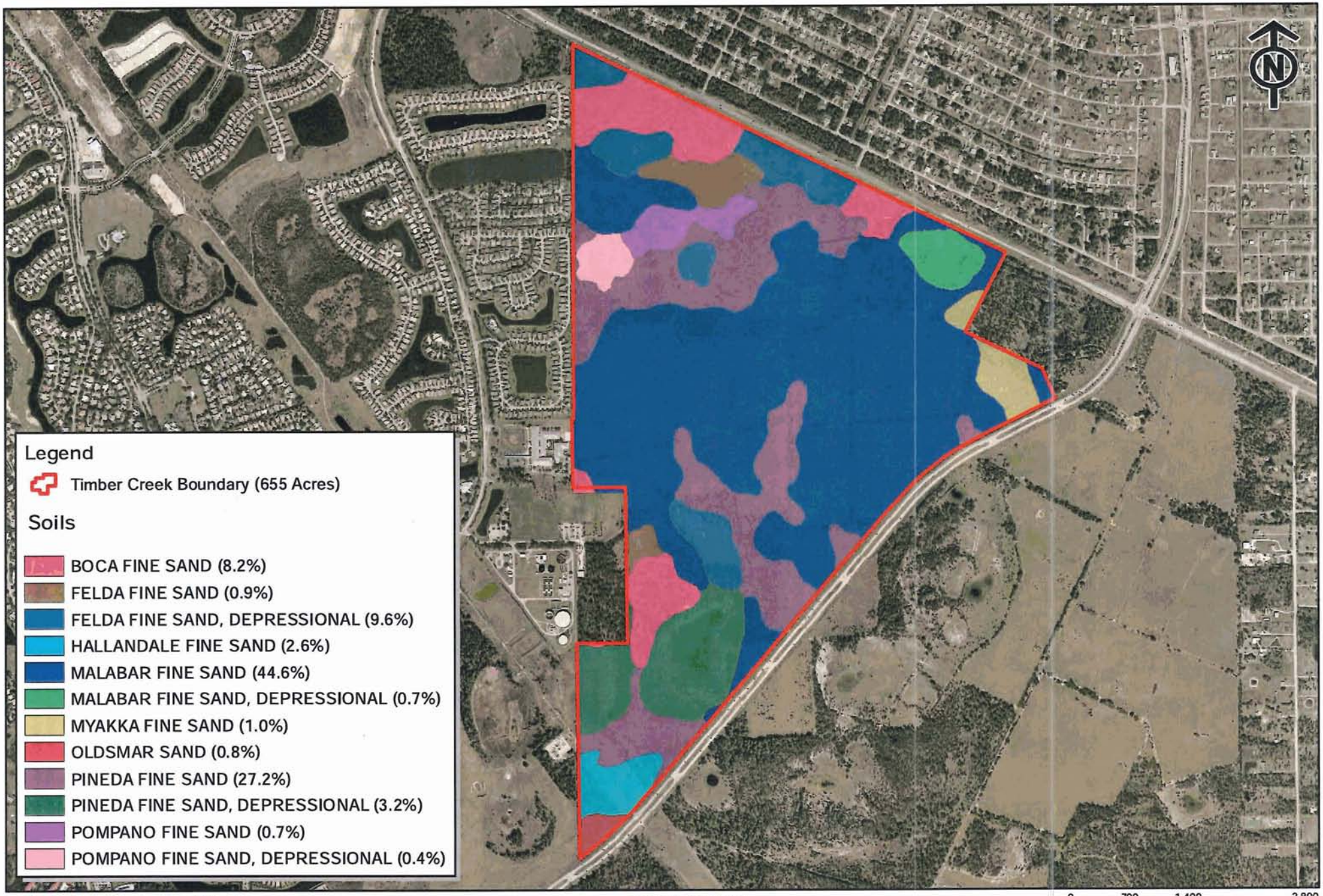


Scale: 1:14,000 4/21/2016 Image: 2014 Aerial 0 625 1,250 2,500 Feet

Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

Figure 4
Topographic Map
Lennar Corporation
Lee County, Florida

Progressive Water Resources
Integrated Water Resource Consultants



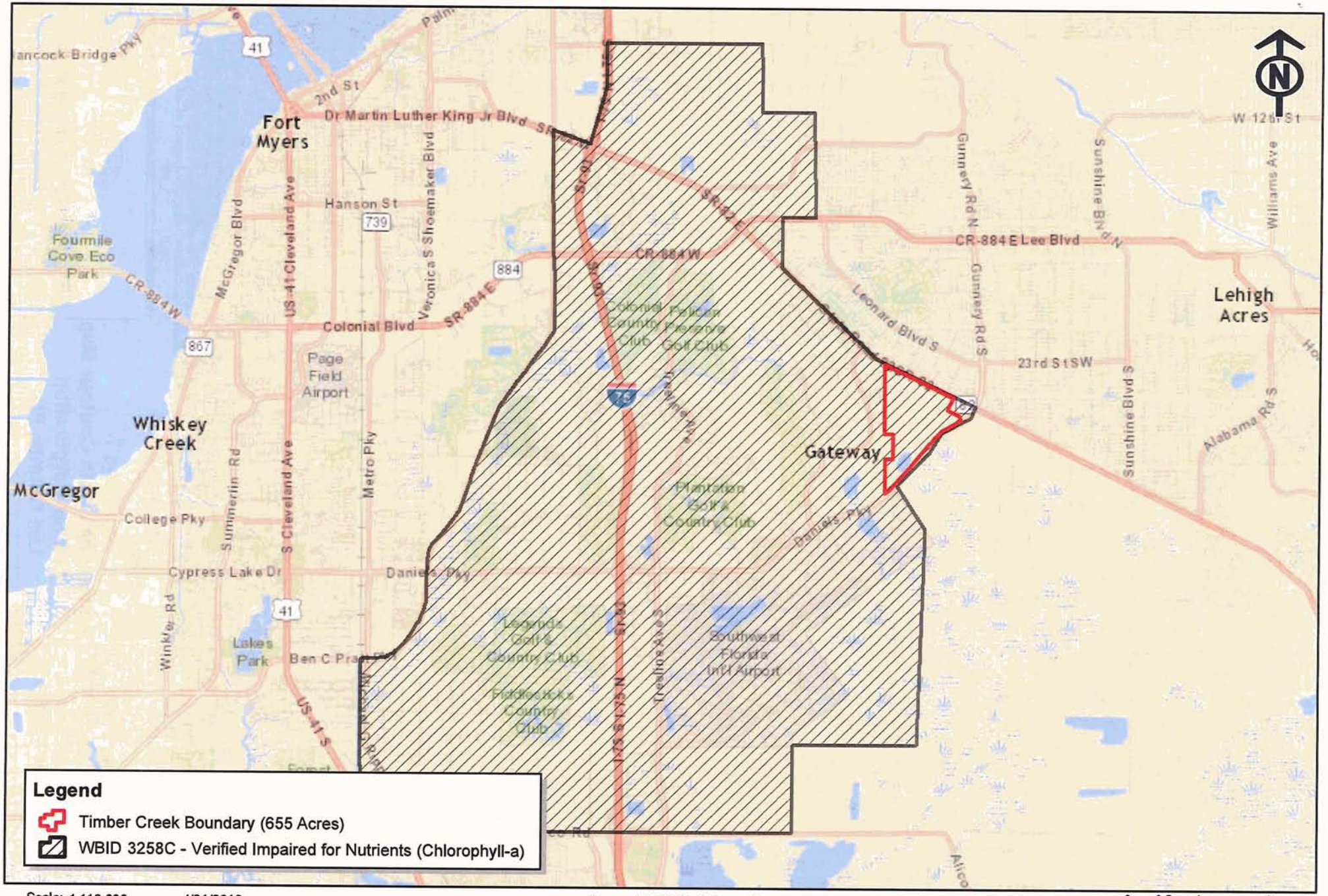
Scale: 1:17,500 4/21/2016

Image: 2014 Aerial

Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

Figure 5
Soils Map
Lennar Corporation
Lee County, FL

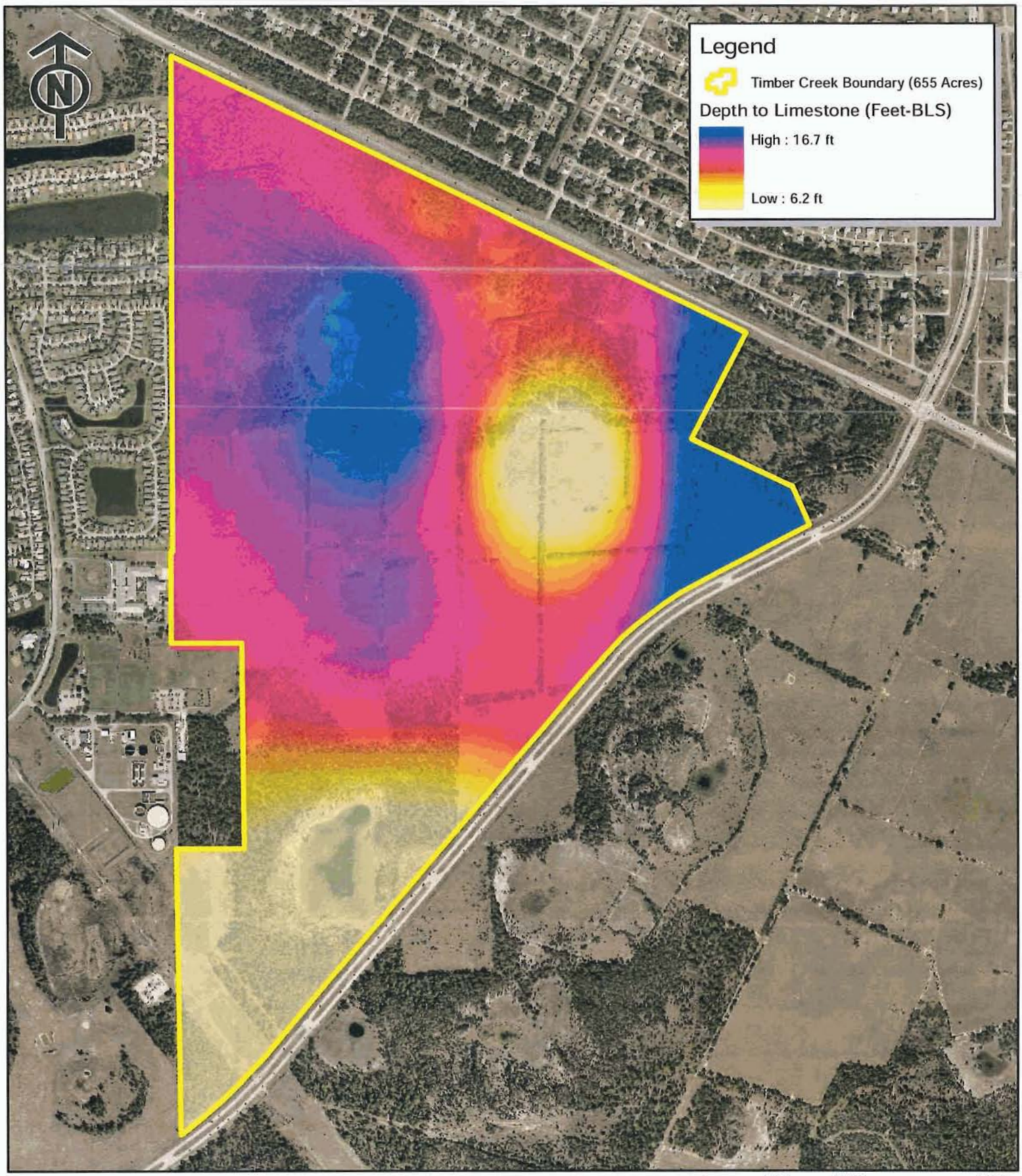
Progressive Water Resources
Integrated Water Resource Consultants



Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

Figure 6
Water Body Identification Map
Lennar Corporation
Lee County, FL

Progressive Water Resources
Integrated Water Resource Consultants

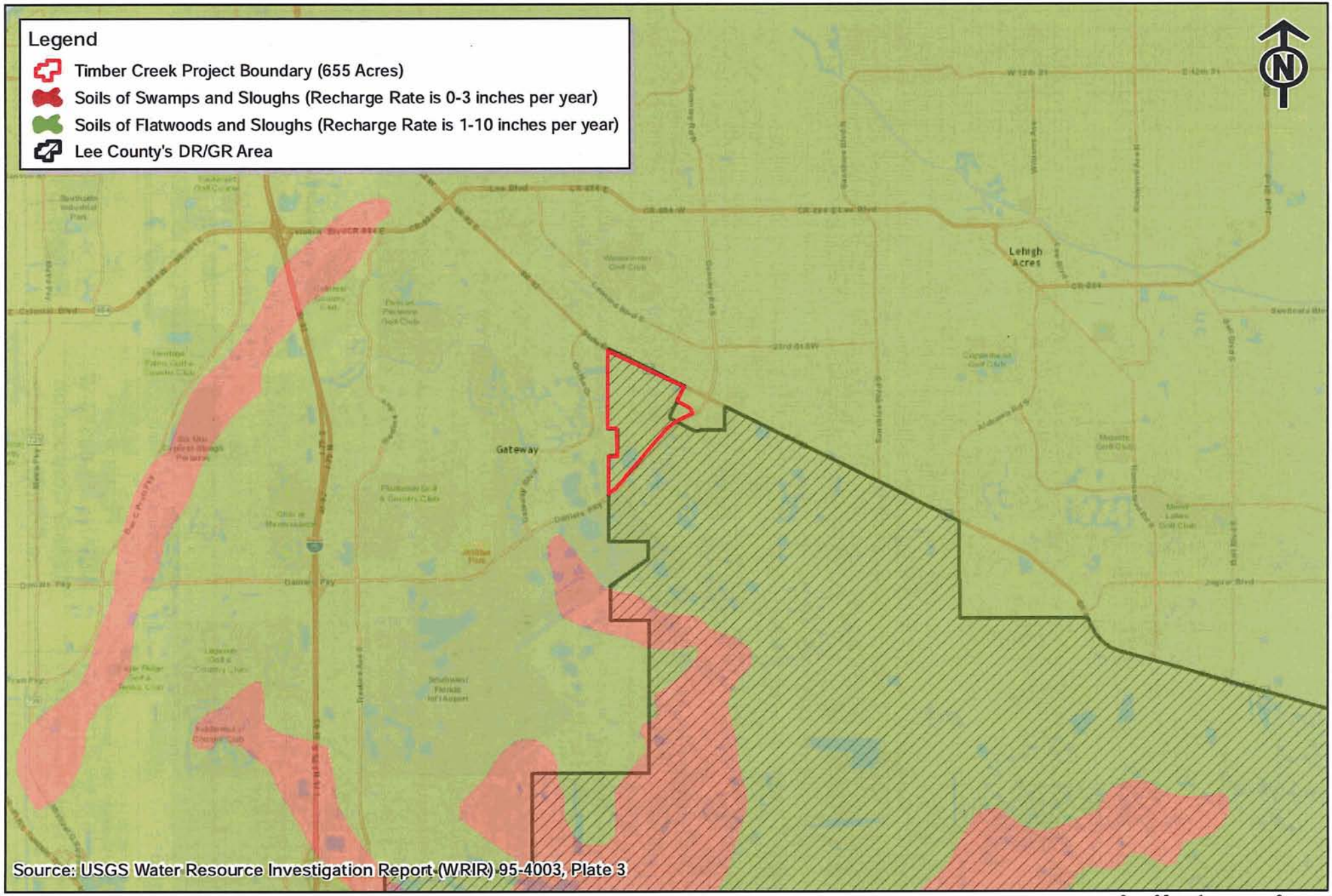


Scale: 1:13,500 4/21/2016 Image: 2014 Aerial 0 650 1,300 2,600 Feet

Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

Figure 7
Limestone Depth Contour Map
Lennar Corporation
Lee County, FL

Progressive Water Resources
Integrated Water Resource Consultants



Scale: 1:100,000 4/21/2016

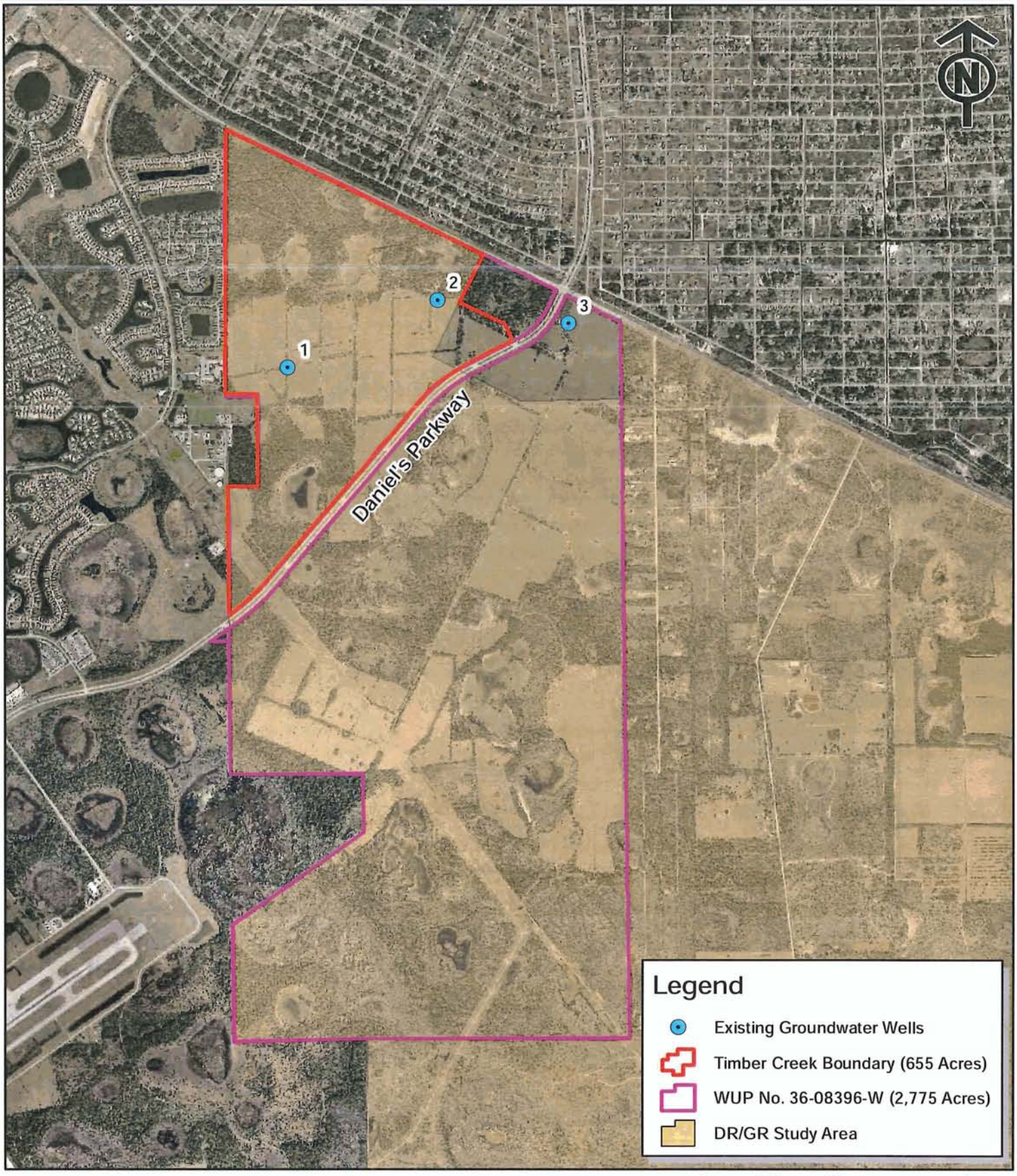
Image: ESRI World Street Map

0 0.5 1 2 Miles

Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

Figure 8
General Soil Characteristics and Recharge Rates
Lennar Corporation
Lee County, FL

Progressive Water Resources
Integrated Water Resource Consultants



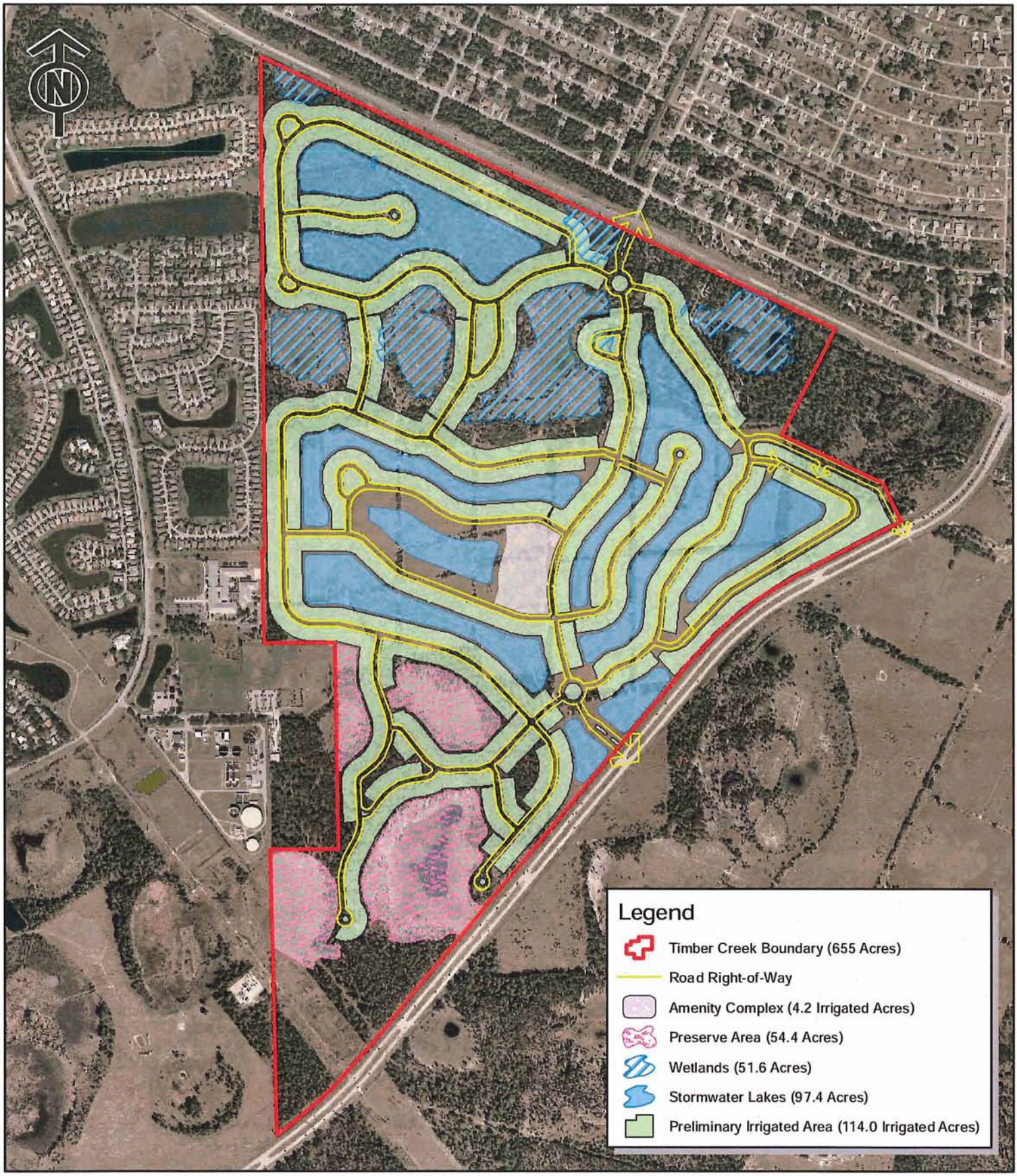
Scale: 1:30,000 4/21/2016 Image: 2014 Aerial

0 0.25 0.5 1 Miles

Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

Figure 9
WUP No. 36-08396-W
Lennar Corporation
Lee County, Florida

Progressive Water Resources
Integrated Water Resource Consultants



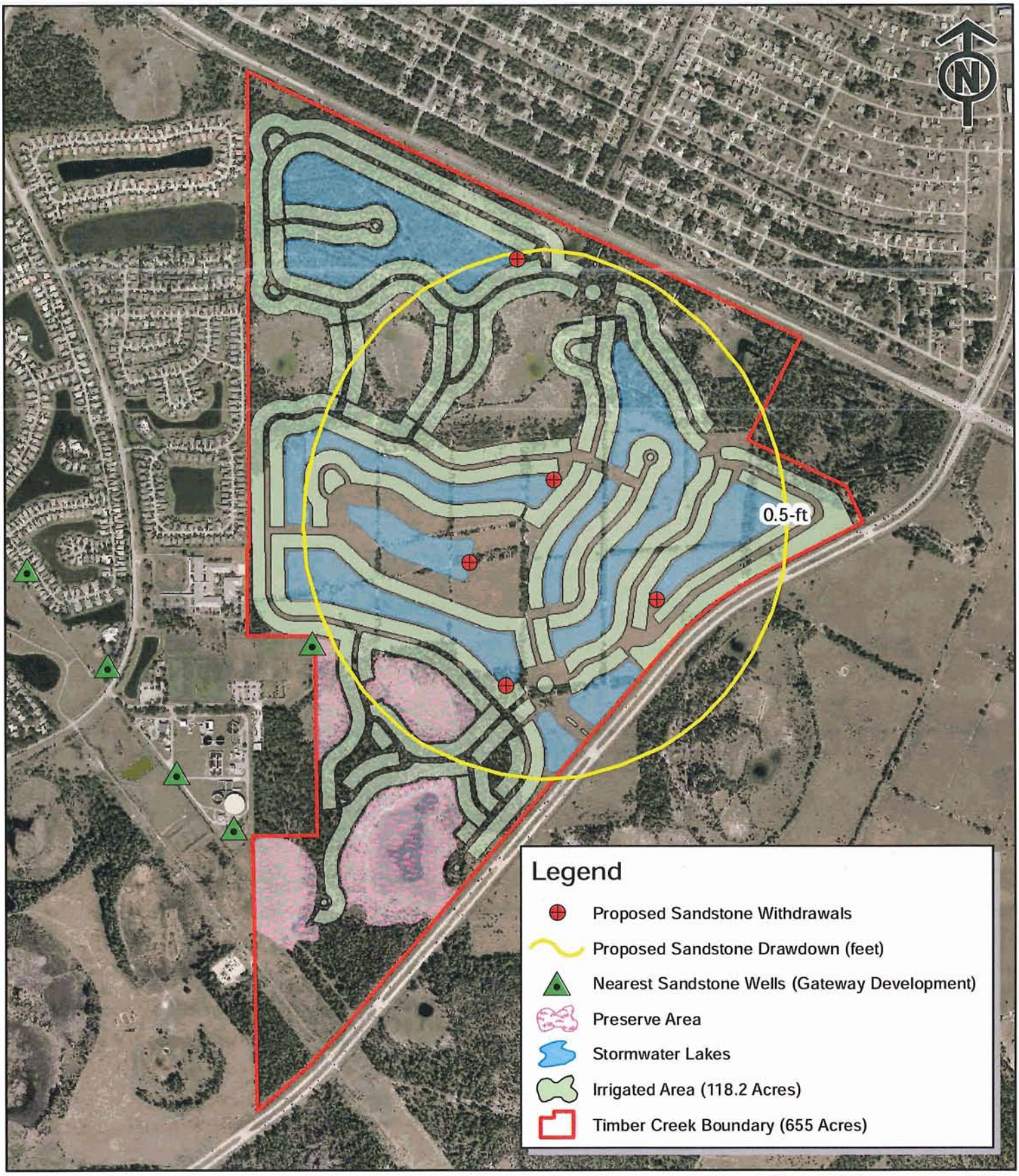
Scale: 1:13,500 4/21/2016 Image: 2014 Aerial

0 650 1,300 2,600 Feet

Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

Figure 10
Proposed Development Plan
Lennar Corporation
Lee County, FL

Progressive Water Resources
Integrated Water Resource Consultants



Scale: 1:14,000 4/21/2016 Image: 2014 Aerial

0 625 1,250 2,500 Feet

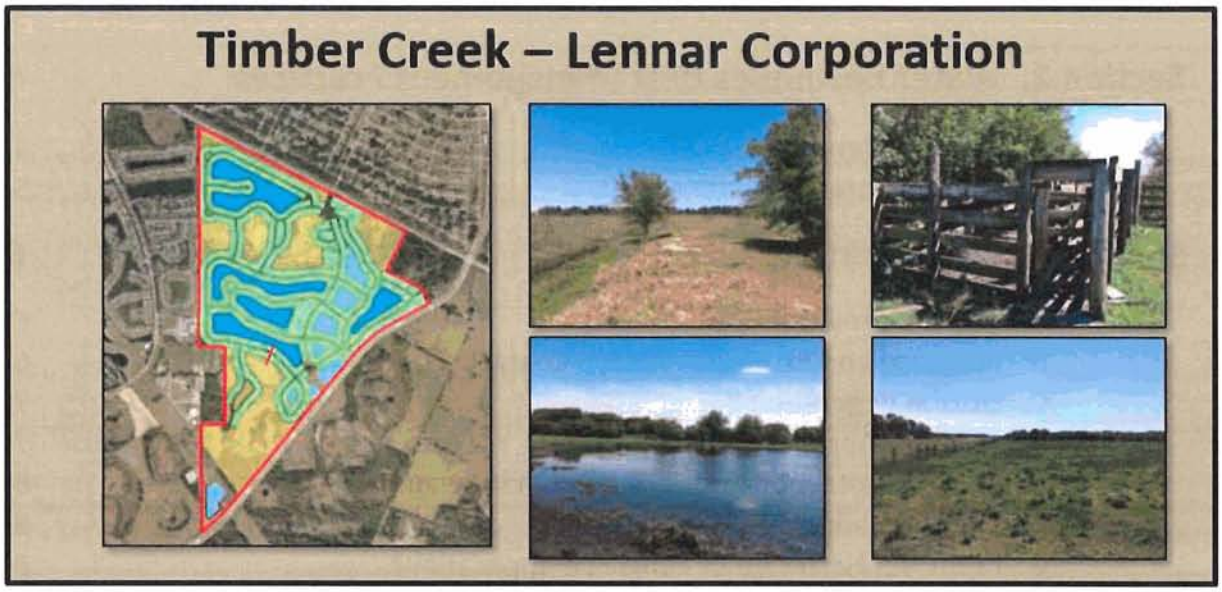
Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

Figure 11
Proposed Sandstone Aquifer Drawdown
Lennar Corporation
Lee County, FL

Progressive Water Resources
Integrated Water Resource Consultants

Enhanced Lake Management Plan

For Timber Creek



December 2016

Progressive Water Resources, LLC
6561 Palmer Park Circle, Suite D
Sarasota, Florida 34238

Table of Contents

	Page
Introduction	**3**
Section 1. Historic Surface Water Hydrology	**4**
Section 2. Water Resources Best Management Practices	**4**
A. Construction Phase BMPs	4
B. Post-Construction Phase BMPs	5
Section 3. Lake Maintenance	**6**
A. General Provisions	6
B. Nuisance and Exotic Vegetation Control	6
C. Littoral Vegetation Preservation	7
D. Fertilizer Application	7
E. Erosion Protection and Lake Bank Maintenance	8
F. Lake Education Program	8
G. Pesticide, Herbicide or Fungicide Applications	8
Section 4. Surface Water Quality Monitoring Program	**9**
A. General Data Quality Objectives	9
B. Surface Water Monitoring Goals	9
C. Surface Water Quality Monitoring	10
D. Water Quality Data Reporting and Analysis	10
E. Remedial Actions	11
In Conclusion	**11**

Tables

1. Water Quality Sampling Schedule
2. Surface Water Quality Analyte List

Figures

1. Site Topography
2. Proposed Lakes and Outfall Location

Introduction

The proposed residential development (i.e. Timber Creek) demonstrates a substantial net benefit to the water resources within the project area as compared to the previous agricultural land use. The subject property site was previously characterized as a "grandfathered" farming operation with a decades-long history as a row crop, container flower farm and cattle grazing operation. The historical farming operation was not required to have a stormwater management system for flood control and water quality treatment purposes, nor was it required to monitor surface water quality. Benefits of the residential development over the historic conditions include:

1. Reduced groundwater withdrawals as a result of the conversion of the site from a farming operation supplied solely by groundwater to a conjunctive use (recycled stormwater and groundwater) residential irrigation system;

2. The use of a centralized master irrigation system that precludes individual homeowner irrigation wells and controllers/timers to enhance overall community-wide water conservation;

3. The connection to public utilities for both potable supply and wastewater, thereby preventing the installation of numerous private wells and septic tanks and associated sanitary hazards;

4. The improved opportunity for increasing recharge to the Surficial Aquifer System, otherwise known as the Water Table Aquifer, through the elimination of the historic network of drainage ditches and the construction of engineered stormwater detention ponds.

6. The elimination of the permitted Water Table Aquifer withdrawals historically used by the farming operations thereby dramatically decreasing potential drawdown impacts on nearby environmental features including wetlands.

Collectively, these improvements represent a much higher standard of water resource protection as compared to the currently authorized land use.

The change in land use, coupled with the management practices contained within the Enhanced Lake Management Plan (ELMP) herein, provides for a high standard of water resource protection. For ease of use and understanding, the proposed ELMP contains several sections that address key elements, with each of the main ELMP sections in turn having subsections that provide specificity regarding the management actions necessary to safeguard the water resources. Where applicable, Best Management Practices (BMPs) are provided in bold text to highlight the water resource protection measures included in this ELMP.

Section 1. Historic Surface Water Hydrology

To better understand the proposed water resource management actions contained within this ELMP, it is important to understand historic surface water flows on the property. The land surface elevations on the site range from approximately 20.2 feet above the North American Vertical Datum (NAVD 88) in a wetland in the northern section of the property to approximately 26.2 feet NAVD 88 in the eastern side of the property. Therefore, the property is relatively flat with a slight topographic gradient to the west, southwest and exhibits several isolated wetlands in the north and southern sections of the property. Historically, stormwater was conveyed away from the centrally located farming operations by interconnected (north-south and east-west) drainage ditches that transected the farm fields as illustrated by **Figure 1**.

The subject property is fairly isolated in regards to historic surface water drainage patterns based on the Southeast Lee County DRGR Major Flowways Map, produced from National Resources Conservation Service (NRCS) hydric and transitional soils data and 1953 aerial photography. The South Florida Water Management District (SFWMD) indicates that the site, as well as areas immediately east of Daniels Parkway, is within the Six Mile Cypress Sub-Watershed.

Section 2. Water Resources Best Management Practices

As the project evolves from predominately a "construction phase" to "partial construction" and ultimately to a "post-construction" residential phase, the BMPs must also evolve to maintain water resource protection. Construction of the proposed development may take up to 10 years, depending on market conditions. However, after initiation of construction, the vast majority of major earthwork is anticipated to be completed by the end of the 5th year.

A. Construction Phase BMPs

During construction of the proposed development, the greatest potential for impacts is associated with increased turbidity and/or potential spills of fuel/oils (hydrocarbons), otherwise known as Volatile Organic Compounds (VOCs) used to power earthmoving equipment, etc. Specific BMPs associated with the construction phase are provided below. The Developer will be responsible for maintaining compliance with all ELMP BMPs and requirements until such time that control of the development is transitioned to the Homeowner's Association (HOA) and/or Community Development District (CDD).

Construction Phase BMPs

1. The site's general contractor shall be responsible for assuring that each contractor or subcontractor evaluates the work area before construction is initiated to determine if

site conditions may pose particular problems for the safe and secure handling of any regulated substances.

2. If any regulated substances are stored on the construction site during the construction process, they shall be stored in a location and manner which will minimize any possible risk of release to the environment. There will be no intention to use, handle, produce or store regulated substances in violation of the Lee County Land Development Code Section 14-477 Stormwater Pollution Prevention Plan (SWP3) criteria.

3. Each contractor/subcontractor shall familiarize themselves with the manufacturer's safety data sheet supplied with each material containing a regulated substance and shall be familiar with procedures required to contain and clean up any releases of the regulated substance. Any tools or equipment necessary to accomplish the same shall be available in case of an accidental release.

4. In the event of a spill of a regulated substance, the contractor/subcontractor will immediately notify the Developer, who will in turn notify the Lee County Division of Natural Resources Director at (239) 533-8109 and the FDEP South District Office at (239) 344-5600. Additional measures, such as those described in the Lake Maintenance Plan (Section 3), may also apply.

5. Upon completion of construction, all unused quantities of regulated substances and their containment systems shall be completely removed from the construction site.

6. Proper turbidity abatement measures, as required by the SFWMD, the Florida Stormwater Sedimentation Control Inspector's Manual standards, and the FDEP National Pollutant Discharge Elimination System (NPDES) permit criteria will be maintained while construction is ongoing or until adequate vegetation or other stabilization measures have been established.

B. Post-Construction Phase BMPs

After Lee County Certificate of Compliance or SFWMD stormwater management system certification is completed in a particular phase of the development, the primary focus of the ELMP will be maintaining the stormwater management system lakes, since all runoff will be routed to these features for treatment. It is also anticipated that the Developer will establish and create an HOA and/or a CDD that will be responsible for the maintenance of all aspects of the stormwater management system including the lakes and associated stormwater conveyance and control components, in perpetuity. At a minimum, the operation and maintenance of the stormwater management system and water quality testing will require compliance with the terms and conditions as contained within the ELMP.

Additional details on BMPs, including the monitoring of surface water is provided in the Lake Maintenance Section (Section 3).

Section 3. Lake Maintenance

A. General Provisions

Proper lake maintenance is an integral aspect of this ELMP since stormwater runoff is directed to these features for treatment and attenuation. As previously described, the lakes will be excavated into the top of the Water Table Aquifer. As an added protection to underlying groundwater resources, the excavation of the lakes will not penetrate underlying clays or limestone, whichever is encountered first. In addition, the groundwater withdrawn from the proposed (new) onsite wells will be constructed into the deeper Intermediate Aquifer System (Sandstone Aquifer) and will augment five (5) of the lakes proposed for use in the master irrigation system, three (3) of which are proposed for water quality sampling as shown in **Figure 2**.

There will also be five (5) proposed surface water irrigation pumps that will "repump" groundwater supplies and retained stormwater (surface water) for the irrigation of the residential development. Three (3) of the five (5) lakes proposed as irrigation sources are also proposed for sampling. The recycling of surface water quantities is expected to further improve water quality on the property and maintain high water quality in the lakes. The stormwater lakes must be maintained in perpetuity and the following management actions are proposed. Specific post-construction BMPs are also provided.

B. Nuisance and Exotic Vegetation Control

The HOA and/or CDD will be responsible for the removal (in perpetuity) of all nuisance and exotic vegetation from the stomwater management system as defined by the Lee County Land Development Code.

Nuisance and Exotic Vegetation Control BMPs

1. Lakes must be inspected annually and any prohibited vegetation must be removed by the use of hand-clearing or appropriate treatment. Only aquatic approved compounds may be utilized in the stormwater management system lakes.

2. Herbicides and/or algaecides may only be applied by a licensed professional applicator, who meets the requirements of Lee County, and in accordance with manufacturer specifications. All applicable local, state and/or federal guidelines and requirements will also be followed.

C. Littoral Vegetation Preservation

Littoral zone vegetation is required to be installed by the Developer and maintained by the HOA and/or CDD, in perpetuity, for lakes within the project area except those lakes where such vegetation is prohibited by the Federal Aviation Administration. Littoral zones provide habitats for wading birds, fish, and aquatic invertebrates. Littoral vegetation also helps to stabilize lake shorelines and prevents erosional problems.

Littoral Vegetation Preservation BMPs

1. Littoral plants that die will be replaced in accordance with Lee County Land Development Code requirements. The presence of littoral plants throughout the lakes is desirable and may help to improve the water quality within the lakes.

2. The spread of littoral plants will be encouraged throughout the designated planted littoral shelves.

3. Mechanical trimming, mowing or the use of herbicides on desirable littoral plants will be prohibited. Any trimming or removal of vegetation required to promote the survival and viability of littoral vegetation will be performed by hand or by approved aquatic herbicides and methods.

D. Fertilizer Application

Strict adherence will be maintained with Lee County's Fertilizer Ordinance. Individual lot owners shall be prohibited from applying fertilizer to their lots. Any person(s) applying fertilizers must have received a limited certification in compliance with Florida Statute 482.1562 prior to application of any and all fertilizers. Additionally, fertilizer content and application rate must be in compliance with Lee County's Fertilizer Ordinance.

Fertilizer Application BMPs

1. All professional landscape businesses must register with Lee County prior to performing landscape fertilization services within unincorporated Lee County.

2. At least one (1) employee of a firm employed to perform landscape fertilization services must be a Certified Professional Landscaper.

3. Proof of completion of a Lee County-approved BMP training program must be provided to the Division of Lee County Natural Resources.

4. At least one (1) BMP-trained employee must be on site while fertilizers are applied. A registration decal provided by the division must be displayed on all company vehicles.

E. Erosion Protection and Lake Bank Maintenance

Lake banks are generally susceptible to erosion due to overland flow of stormwater runoff, wave action, and the natural seasonal fluctuation of water levels. Accordingly, lake banks within the project are designed to minimize this potential for erosion.

Erosion Protection and Lake Bank Maintenance

1. Lake banks will be inspected annually to identify areas of erosion. Once identified, the erosion will be repaired and the source of erosion shall be eliminated if possible.

2. Where excessive erosion occurs, repair of the lake banks and/or enhancement of stabilization measures may be necessary.

F. Lake Education Program

A narrative explaining the benefits of littoral vegetation, lake maintenance, and surface and groundwater quality will be made available to residents.

Lake Education Program BMPs

1. Lake experts will be encouraged to attend the HOA and/or CDD meetings annually to discuss the lake system operation and maintenance requirements.

2. Individual homeowners within the property will be informed that they are prohibited from removing or trimming littoral vegetation.

3. Additionally, the homeowners will be made aware of the extreme importance related to the elimination of any introduction of hazardous materials or substances into the lakes.

G. Pesticide, Herbicide or Fungicide Applications

All applications of pesticides, herbicides, algaecides and/or fungicides shall be applied by a licensed professional applicator, meet the requirements of Lee County, be applied in accordance with the manufacturer's specifications, and shall meet all applicable local, state and/or federal guidelines and requirements. Only approved aquatic herbicides may be used to treat the stormwater management system.

Pesticide, Herbicide, Algaecide or Fungicide Application BMPs

1. Individual lot owners shall be prohibited from applying pesticides, herbicides and/or fungicides to their lots. These activities will only be performed by certified contractors approved by the HOA and/or CDD.

2. The use of any chemical product in a manner that will allow airborne or waterborne entry of such products into the surface water management system is prohibited. This rule shall not apply to the use of chemical agents by certified lake management specialists for the control of algae and nuisance vegetation within the stormwater management system lakes. However, application of such agents shall be in compliance with the requirements of Lee County, applied in accordance with the manufacturer specifications, and meet all applicable local, state and/or federal guidelines and requirements.

3. Pesticides, fungicides, and herbicides will be used only in response to a specific problem and in the manner and amount recommended by the manufacturer to address the specific problem. Broad application of pesticides, fungicides and herbicides as a preventative measure is strongly discouraged.

Section 4. Surface Water Quality Monitoring Program

A. General Data Quality Objectives

All water quality samples will be collected in accordance with Chapter 62-160, Florida Administrative Code (F.A.C.), and the FDEP's Standard Operating Procedures (SOPs) DEP-SOP-001/01 FQ 1000 Field Quality Control Requirements.

All surface water quality samples will be collected in accordance with FDEP-SOP-001/01 FS 2100 Surface Water Sampling. A summary of the proposed surface water sampling schedule is provided in the attached **Table 1**.

B. Surface Water Monitoring Goals

The purpose of the surface water monitoring program is to assure stormwater discharges from the subject property meet all applicable requirements of the SFWMD Environmental Resource Permit (ERP) program authorized pursuant to Part IV of Chapter 373, F.S. and all applicable requirements of Chapter 62-302, F.A.C., Surface Water Quality Standards before discharging surface water from the stormwater management system. Additionally, monitoring of the lakes will allow management actions to assure the lakes' health for the residents' enjoyment. Please note that additional surface water quality parameters

may be required if the FDEP determines that the sub-watershed or FDEP Water Body Identification (WBID) No. 3258C becomes impaired.

C. Surface Water Quality Monitoring

Immediately after the operational completion of the proposed stormwater management system (see **Figure 2**), three (3) lakes will be sampled quarterly (March, June, September and December). Surface water quality grab samples will be collected per FDEP protocol and analyzed by a NELAC/TNI-certified laboratory. The surface water quality parameters to be tested are listed below and summarized in **Table 2**. In addition, **Table 2** also includes the laboratory's Accuracy, Precision, and minimum Method Detection Limit (MDL). Please note that the Practical Quantitation Limit (PQL) for each parameter may vary between laboratories, however the PQL typically equates to 4 times the MDL.

- **Field Parameters: Depth of Water, % Dissolved Oxygen Saturation, Dissolved Oxygen, pH, Temperature and Specific Conductivity.**

- **Lab Parameters: Total Nitrogen, Nitrite + Nitrate, Ammonium, Ammonia, Total Kjeldahl Nitrogen, Total Phosphorus, Chlorophyll-a, and Ortho-phosphate.**

Quarterly surface water quality monitoring shall be continued for a minimum of five (5) years after operational completion of the stormwater management system. After five (5) consecutive years of testing, a request for discontinuation or reduction in the monitoring requirements will be proposed to the Lee County Natural Resources Department if it can be demonstrated that water quality is being maintained within applicable State standards.

D. Water Quality Data Reporting and Analysis

Surface water data will be submitted to Lee County Department Natural Resources staff in an approved electronic format within 30 days of receiving the water quality results from the contract laboratory. The submittal will include all field notes, field and laboratory water quality data results and all previously collected water quality data, i.e., the period of record. The submittals will also include a brief narrative on the most recent sample collection, sample chain of custody, descriptions of any re-testing of erroneous values, and any water quality exceedances.

By **March 1 of each year**, a Water Quality Summary Report for the preceding calendar year shall be supplied to Lee County Natural Resources staff that summarizes the surface water testing results for the development. The results will include a summary table that lists all the field and laboratory parameters for the monitoring location. Laboratory parameter concentrations that fall below the Practical Quantitation Limit (PQL) for that parameter will be reported with no value; however a value qualifier of "I" (between the MDL and PQL) or "U" (below the MDL) will be included in the summary table.

All water quality data for the analytes listed in **Table 2** that are detected in concentrations above the laboratory PQL will be reviewed, graphed and statistically analyzed for trends and exceedances above two (2) standard deviations of the mean of all values. Any reported concentrations above the Maximum Contamination Level (MCL) will be clearly identified as well as remedial actions that were used to timely reduce that particular analyte's concentration. Details regarding remedial actions are provided in the Remedial Actions section of this ELMP

E. Remedial Actions

In the unforeseen event that significant surface water impacts (as defined below) are identified as a result of a hydrocarbon spill or pesticide/herbicide application at the property, the Developer or designee of the HOA and/or CDD will notify the Director of the Natural Resources Division within no less than 12 hours (or next business day). If a spill or release "presents an immediate threat to human health and/or the environment" the FDEP Office of Emergency Response ("OER") will be contacted within 24 hours. Guidance outlining the definition of a release as well as reporting procedures is presented in the OER Web page located at:

http://www.dep.state.fl.us/per/reportable incident.htm.

The Developer or their successor(s) will coordinate contamination assessment and remediation efforts with Lee County and will comply with applicable local, state, and federal permitting requirements. The initial phase of the remediation plan may consist of temporary monitoring wells installed for short-term temporal monitoring of potential subsurface impacts and to evaluate the horizontal and vertical distribution of the impacted area. Based on the findings of the initial phase, if necessary, a comprehensive assessment may be required.

In Conclusion

The information and technical requirements in this ELMP are provided to the Developer or designee of the HOA and/or CDD to assist with the understanding of the importance of a well maintained and fully functioning stormwater management system. The stormwater management system lakes within the development are not only required by state law, but can be a source of beauty and enjoyment for the residents while maintaining the value and integrity of the water resources.

TABLES

Table 1

Water Quality Sampling Schedule

Date	Sample Type	Sample Location
January-31	N/A	N/A
February-28	N/A	N/A
March-31	Surface Water	3 Stormwater Lakes*
April-30	N/A	N/A
May-31	N/A	N/A
June-30	Surface Water	3 Stormwater Lakes*
July-31	N/A	N/A
August-31	N/A	N/A
September-30	Surface Water	3 Stormwater Lakes*
October-31	N/A	N/A
November-30	N/A	N/A
December-31	Surface Water	3 Stormwater Lakes*

*See Figure 2 for surface water quality sampling locations.

Table 2

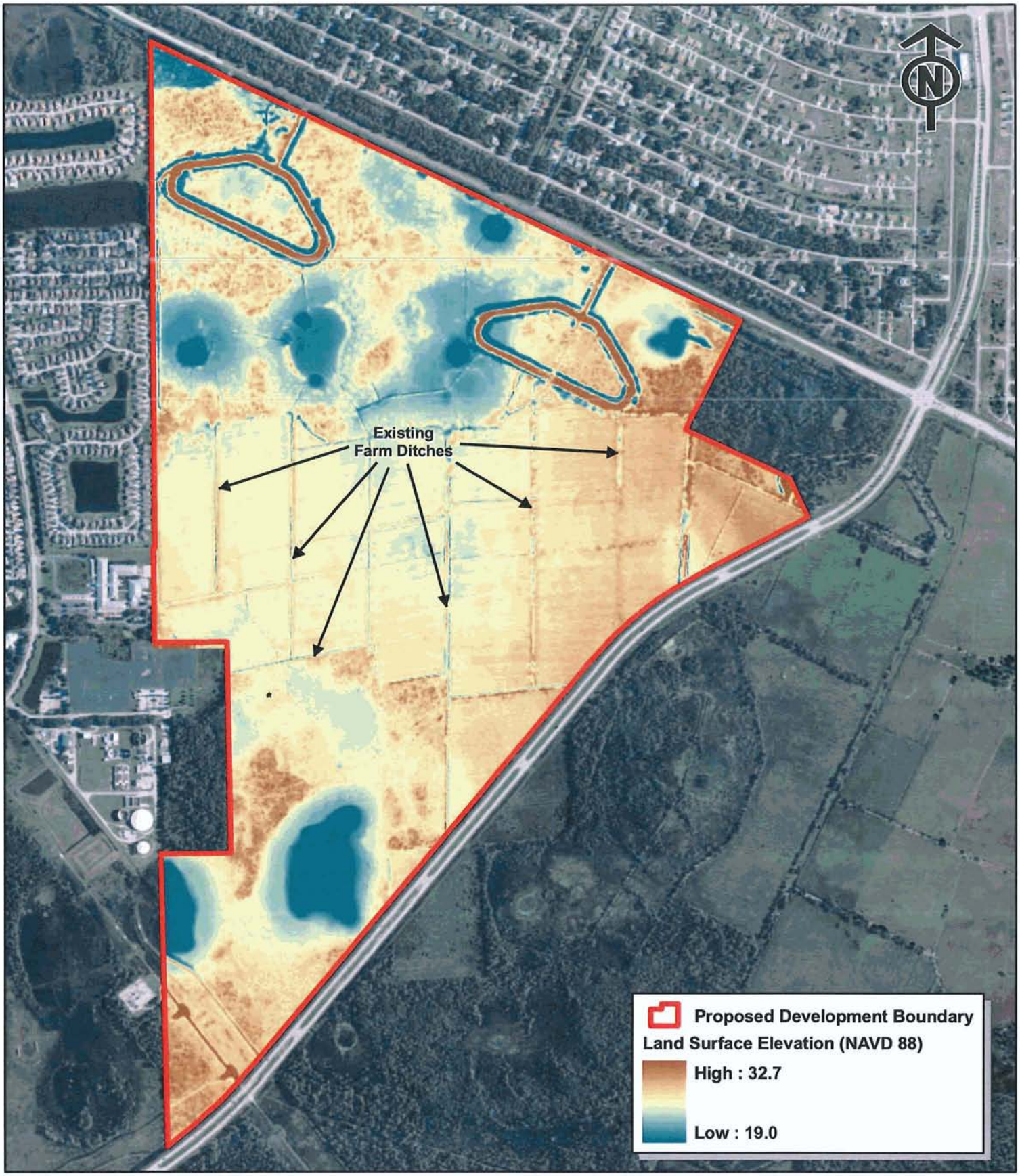
Surface Water Quality Analytes and Schedule for Sampling

Field Parameters					
Parameter	**Units**	**Precision (%RPD)***	**Accuracy (%Recovery)**	**MDL****	**Sampling Frequency**
Depth of Water	Feet	0.01	NA	NA	Quarterly
Dissolved Oxygen	mg/L	FT 1000-1	FT 1000-1	NA	Quarterly
pH	SU	FT 1000-1	FT 1000-1	NA	Quarterly
Temperature	Deg C	FT 1000-1	FT 1000-1	NA	Quarterly
Specific Conductivity	µs/cm	FT 1000-1	FT 1000-1	NA	Quarterly
Laboratory Parameters (Nutrients)					
Total Nitrogen	mg/L	CALC	CALC	CALC	Quarterly
Nitrite + Nitrate	mg/L	5	90-110	0.004	Quarterly
Ammonium	mg/L	CALC	CALC	CALC	Quarterly
Ammonia	mg/L	17	90-110	0.008	Quarterly
Total Kjeldahl Nitrogen	mg/L	11	90-110	0.05	Quarterly
Total Phosphorus	mg/L	10	90-110	0.008	Quarterly
Chlorophyll-a	mg/L	20	93-108	0.25	Quarterly
Ortho-phosphate	mg/L	10	88-118	0.002	Quarterly

* Relative Percent Difference

** Minimum Detection Limit

FIGURES

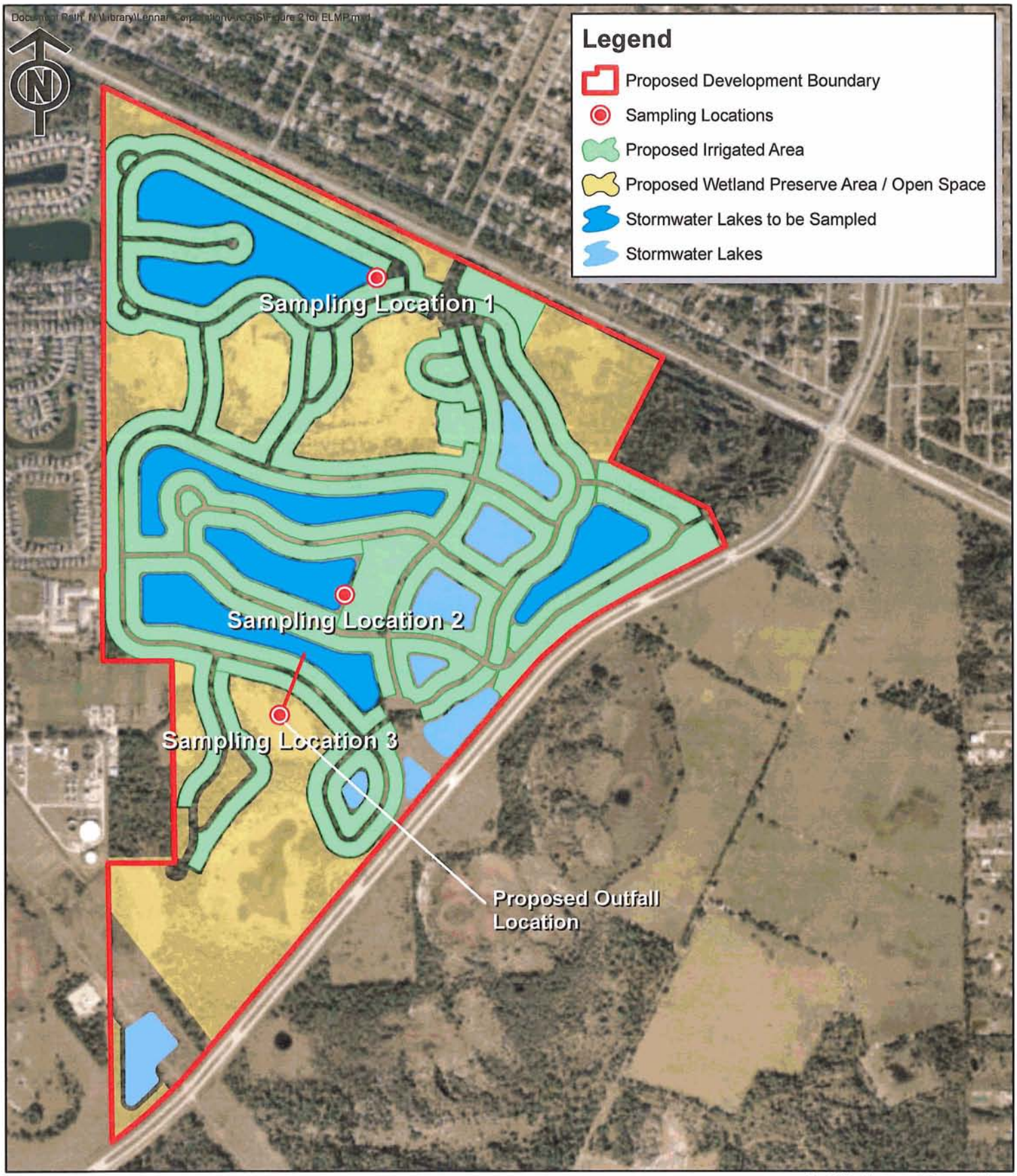


Scale: 1:13,200 8/3/2016 Image: ESRI Aerial 0 600 1,200 2,400 Feet

Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

Figure 1
Lennar Corporation - Timber Creek
Site Topography

Progressive Water Resources
Integrated Water Resource Consultants



Scale: 1:13,800 12/16/2016 Image: ESRI Aerial 0 0.05 0.1 0.2 0.3 Miles

Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

Figure 2

Lennar Corporation - Timber Creek

Proposed Surface Water Quality Sampling Locations

Progressive Water Resources

Integrated Water Resource Consultants

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2040 ANALYSIS

Revised 8-11-2016

	ROADWAY SEGMENT		2040 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
					LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	FROM	TO	# Lanes	Roadway Designation	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
Daniels Pkwy	Fiddlesticks	I-75	6LD	Class I - Arterial	0	430	3,050	3,180	3,180
	I-75	Treeline Ave.	6LD	Class I - Arterial	0	430	3,050	3,180	3,180
	Treeline Ave.	Gateway Blvd.	6LD	Class I - Arterial	0	430	3,050	3,180	3,180
	Gateway Blvd.	Project	6LD	Class I - Arterial	0	430	3,050	3,180	3,180
	Project	SR 82	6LD	Class I - Arterial	0	430	3,050	3,180	3,180
Gunnery Road	SR 82	23rd St.	4LD	Class I - Arterial	0	260	1,840	1,960	1,960
	23rd St	8th St. W.	4LD	Class I - Arterial	0	260	1,840	1,960	1,960
	8th St. W.	Lee Blvd.	4LD	Class I - Arterial	0	260	1,840	1,960	1,960
	Lee Blvd.	Buckingham Rd.	2LN	Class I - Arterial	0	140	800	860	860
SR 82	Buckingham Rd.	Lee Blvd.	6LD	Class I - Arterial	0	0	2940	3020	3020
	Lee Blvd.	Gateway Blvd.	6LD	Class I - Arterial	0	0	2940	3020	3020
	Gateway Blvd.	Site Access	6LD	Uninterrupted Flow Hightway	0	2720	3840	4860	5380
	Site Access	Daniels Pkwy	6LD	Uninterrupted Flow Hightway	1600	2720	3840	4860	5380
	Daniels Pkwy	Alabama Rd.	6LD	Uninterrupted Flow Hightway	1600	2720	3840	4860	5380
	Alabama Rd.	Homestead Rd.	6LD	Uninterrupted Flow Hightway	1600	2720	3840	4860	5380
	Homestead Rd.	Alex Bell.	6LD	Uninterrupted Flow Hightway	1600	2720	3840	4860	5380
Treeline Ave.	Daniels Pkwy	Airport Connector	4LD	Class I - Arterial	0	260	1,840	1,960	1,960
I-75	Daniels Pkwy	Alico Rd.	6LF	Freeway	0	3360	4580	5500	6080
Lee Blvd.	Treeline Ave.	SR 82	6LD	Class I - Arterial	0	410	2,840	2,940	2,940
	Gunnery Rd.	Sunshine Blvd.	6LD	Class I - Arterial	0	410	2,840	2,940	2,940

- Denotes the LOS Standard for each roadway segment

Level of Service Thresholds taken from Lee County Generalized LOS Tables and FDOT Q/LOS Manual - Table 7

TABLE 2A
2040 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
TIMBER CREEK

TOTAL PM PEAK HOUR PROJEC 1025 VPH IN= 646 OUT= 379

Revised 8-11-2016

ROADWAY	ROADWAY SEGMENT FROM	TO	2040 FSUTMS PSWDT	LCDOT PCS OR FDOT SITE #	PEAKSEASON FACTOR	AADT BACKGROUND TRAFFIC	K-100 FACTOR	100TH HIGHEST HOUR PK DIR 2-WAY VOLUME	D FACTOR	PM PK HR PEAK DIRECTION	2040 BACKGROUND PEAK DIRECTION TRAFFIC VOLUMES & LOS VOLUME	LOS	PROJECT TRAFFIC DIST.	PK DIR PM PROJ TRAFFIC	2040 BACKGROUND PLUS PROJ PEAK DIRECTION TRAFFIC VOLUMES & LOS VOLUME	LOS
Daniels Pkwy	Fiddlesticks	I-75	90,024	31	1.087	82,819	0.0950	7,868	0.54	EAST	4249	F	10%	65	4,314	F
	I-75	Treeline Ave.	83,993	52	1.130	74,330	0.1060	7,879	0.58	EAST	4570	F	20%	129	4,699	F
	Treeline Ave.	Gateway Blvd.	71,482	52	1.130	63,258	0.1060	6,705	0.58	EAST	3889	F	38%	245	4,134	F
	Gateway Blvd.	Project	81,132	48	1.107	73,290	0.1030	7,549	0.6	EAST	4529	F	44%	284	4,813	F
	Project	SR 82	81,132	48	1.107	73,290	0.1030	7,549	0.6	EAST	4529	F	40%	258	4,787	F
Gunnery Road	SR 82	23rd St.	51,725	21	1.053	49,122	0.085	4,175	0.62	NORTH	2589	F	18%	116	2,705	F
	23rd St	8th St. W.	36,138	21	1.053	34,319	0.085	2,917	0.62	NORTH	1809	C	17%	110	1,919	D
	8th St. W.	Lee Blvd.	33,104	21	1.053	31,438	0.085	2,672	0.62	NORTH	1657	C	15%	97	1,754	C
	Lee Blvd.	Buckingham Rd	18,845	22	1.027	18,350	0.092	1,688	0.62	NORTH	1047	F	3%	19	1,066	F
SR 82	Buckingham Rd.	Lee Blvd.	72,552	21	1.053	68,900	0.085	5,857	0.62	EAST	3631	F	25%	162	3,793	F
	Lee Blvd.	Gateway Blvd.	70,515	21	1.053	66,966	0.085	5,692	0.62	EAST	3529	F	35%	226	3,755	F
	Gateway Blvd.	Site Access	50,771	21	1.053	48,216	0.085	4,098	0.62	EAST	2541	B	35%	226	2,767	C
	Site Access	Daniels Pkwy	36,120	21	1.053	34,302	0.085	2,916	0.62	EAST	1808	B	35%	226	2,034	B
	Daniels Pkwy	Alabama Rd.	70,050	21	1.053	66,524	0.085	5,655	0.62	EAST	3506	C	3%	19	3,525	C
	Alabama Rd.	Homestead Rd.	66,727	21	1.053	63,368	0.085	5,386	0.62	EAST	3339	C	3%	19	3,358	C
	Homestead Rd.	Alex Bell.	44,321	21	1.053	42,090	0.085	3,578	0.62	EAST	2218	B	2%	13	2,231	B
Treeline Ave.	Daniels Pkwy	Airport Connect	32,067	61	1.24	25,860	0.099	2,560	0.59	NORTH	1510	C	15%	97	1,607	C
I-75	Daniels Pkwy	Alico Rd.	122,721	120184	0.9	110,449	0.09	9,940	0.58	NORTH	5765	E	7%	45	5,810	E
Lee Blvd.	Treelline Ave.	SR 82	83898	22	1.027	81,692	0.092	7,516	0.62	EAST	4660	F	10%	65	4,725	F
	Gunnery Rd.	Sunshine Blvd.	76587	22	1.027	74,574	0.092	6,861	0.62	EAST	4254	F	13%	84	4,338	F

TABLE 3A
PEAK DIRECTION PROJECT TRAFFIC VS. LOS C LINK VOLUMES
TIMBER CREEK
FUTURE LAND USE AMENDMENT - 5-YEAR ANALYSIS

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 889 VPH IN= 222 OUT= 667

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 1025 VPH IN= 646 OUT= 379

Revised 8-11-2016

ROADWAY	SEGMENT	# of LANES	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PROJECT TRAFFIC DISTRIBUTION	NEW PROJ TRAFFIC AM PEAK	NEW PROJ TRAFFIC PM PEAK	PROJ/ LOS C	Significant Impact
Daniels Pkwy	W. of I-75	6LD	0	2,470	3,000	3,000	3,000	10%	67	65	2.22%	
	W. of Treeline Ave.	6LD	2,610	3,180	3,180	3,180	3,180	20%	133	129	4.19%	
	W. of Gateway Blvd.	6LD	2,610	3,180	3,180	3,180	3,180	38%	253	245	7.97%	
	W. of Project	4LD	1,680	2,120	2,120	2,120	2,120	44%	293	284	13.84%	Yes
	W. of SR 82	4LD	1,680	2,120	2,120	2,120	2,120	40%	267	258	12.58%	Yes
Gunnery Road	N. of SR 82	4LD	0	1,920	1,920	1,920	1,920	18%	120	116	6.25%	
	N. of 23rd Street	4LD	0	1,920	1,920	1,920	1,920	17%	113	110	5.91%	
	N. of 8th St. W.	4LD	0	1,920	1,920	1,920	1,920	15%	100	97	5.21%	
	N, of Lee Bkvd	2LN	0	610	1,020	1,020	1,020	3%	20	19	1.96%	
SR 82	N. of Lee Blvd.	6LD	130	2,820	2,820	2,820	2,820	25%	167	162	5.91%	
	N. of Gateway Blvd.	6LD	130	2,820	2,820	2,820	2,820	35%	233	226	8.28%	
	N. of Site	6LD	130	2,820	2,820	2,820	2,820	35%	233	226	8.28%	
	N. of Daniels Pkw	6LD	130	2,820	2,820	2,820	2,820	35%	233	226	8.28%	
	N. of Alabama Rd.	2LN	130	450	860	1,210	1,370	3%	20	19	2.33%	
	N. of Homestead Rd.	4LD	0	1,810	2,560	3,240	3,590	3%	20	19	0.78%	
	N. of Alex Bell	4LD	0	1,810	2,560	3,240	3,590	2%	13	13	0.52%	
Treeline Ave.	S. of Daniels Pkwy	4LD	1,260	1,960	1,960	1,960	1,960	15%	100	97	5.10%	
I-75	S. of Daniels Pkwy	6LF	0	3,360	4,580	5,500	6,080	7%	47	45	1.02%	
Lee Blvd.	W. of SR 82	6LD	0	410	2,840	2,940	2,940	10%	67	65	2.35%	
	E. of Gunnery Rd.	6LD	820	2,940	2,940	2,940	2,940	13%	87	84	2.95%	

The Level of Service thresholds for all roadways were obtained from the Lee County Link Specific Service Volume Tables

- Denotes a Significantly Impacted roadway segment (Defined as project traffic exceeding 10% of LOS "C" Service Volume)

Daniels Pkwy & Gunnery Rd are Controlled Access Facilities per Lee County BOCC

Service Volumes for SR 82 & I-75 were taken from FDOT Q/LOS Manual - Table 7

- Denotes Recommended Minimum LOS Volume per Lee Plan

TABLE 4A
TIMBER CREEK
5-YEAR LEVEL OF SERVICE ANALYSIS

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 889 VPH IN= 222 OUT= 667

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 1025 VPH IN= 646 OUT= 379

Revised 8-11-2016

ROADWAY	SEGMENT	SITE/ STATION	BASE YR ADT	2014 ADT	YRS OF GROWTH	ANNUAL RATE	2014 PK HR PK SEASON PEAK DIR.	2022 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	PROJECT TRAFFIC DISTRIBUTION	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2022 BCKGRND + AM PROJ VOLUME	LOS	2022 BCKGRND + PM PROJ VOLUME	LOS	Significant & Adverse Imapct
Daniels Pkwy	W. of I-75	264	56,500	48,700	9	1.00%	2,494	2,701	C	10%	67	65	2,767	C	2,765	C	
	W. of Treeline Ave.	52	54,200	47,100	9	1.00%	2,506	2,714	B	20%	133	129	2,847	B	2,843	B	
	W. of Gateway Blvd.	48	31,800	38,100	9	2.03%	2,293	2,693	B	38%	253	245	2,946	B	2,938	B	
	W. of Project	524	17,500	28,200	9	5.44%	1,585	2,422	F	44%	293	284	2,716	F	2,706	F	No
	W. of SR 82	524	17,500	28,200	9	5.44%	1,585	2,422	F	40%	267	258	2,689	F	2,681	F	No
Gunnery Road	N. of SR 82	290	15,400	18,300	9	1.94%	1,442	1,681	B	18%	120	116	1,801	B	1,797	B	
	N. of 23rd Street	290	15,400	18,300	9	1.94%	1,442	1,681	B	17%	113	110	1,794	B	1,791	B	
	N. of 8th St. W.	290	15,400	18,300	9	1.94%	1,442	1,681	B	15%	100	97	1,781	B	1,778	B	
	N, of Lee Bkvd	289	14,600	13,600	9	1.00%	732	793	C	3%	20	19	813	C	812	C	
SR 82	N. of Lee Blvd.	120021	21,000	25,500	9	2.18%	1,342	1,595	B	25%	167	162	1,762	B	1,756	B	
	N. of Gateway Blvd.	120077	19,600	27,000	9	3.62%	1,467	1,950	B	35%	233	226	2,184	B	2,176	B	
	N. of Site	120108	10,700	15,100	9	3.90%	799	1,085	B	35%	233	226	1,319	B	1,311	B	
	N. of Daniels Pkw	120108	10,700	15,100	9	3.90%	799	1,085	B	35%	233	226	1,319	B	1,311	B	
	N. of Alabama Rd.	21	18,000	25,100	9	3.76%	1,370	1,841	F	3%	20	19	1,861	F	1,860	F	No
	N. of Homestead Rd.	120068	10,300	10,300	9	1.00%	530	574	B	3%	20	19	594	B	593	B	
	N. of Alex Bell	120068	10,300	10,300	9	1.00%	463	501	B	2%	13	13	515	B	514	B	
Treeline Ave.	S. of Daniels Pkwy	48	31,800	38,100	9	2.03%	1,352	1,588	B	15%	100	97	1,688	B	1,685	B	
I-75	S. of Daniels Pkwy	120184	67,723	77,211	4	3.33%	4,058	5,275	D	7%	47	45	5,321	D	5,320	D	
Lee Blvd.	W. of SR 82	246	34,900	39,500	9	1.39%	2,127	2,374	C	10%	67	65	2,441	C	2,439	C	
	E. of Gunnery Rd.	48	31,800	38,100	9	2.03%	1,601	1,880	B	13%	87	84	1,967	B	1,964	B	

[1]The 2014 peak hour, peak season, peak direction traffic volumes were taken from the 2015 Lee County Concurrency Report.

For I-75, FDOT Traffic Count Information used. Daily traffic volume factored by K & D Factors to determine peak direction volume

Base Year and 2014 ADT volumes taken from Lee County Traffic Count Report & FDOT Traffic Information Online

TABLE 5A
LEVEL OF SERVICE THRESHOLDS
2040 ANALYSIS
S.R. 82 LOS BASED ON CLASS I ARTERIAL SERVICE VOLUMES

	ROADWAY SEGMENT		2040 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
					LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	FROM	TO	# Lanes	Roadway Designation	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
Daniels Pkwy	Fiddlesticks	I-75	6LD	Class I - Arterial	0	430	3,050	3,180	3,180
	I-75	Treeline Ave.	6LD	Class I - Arterial	0	430	3,050	3,180	3,180
	Treeline Ave.	Gateway Blvd.	6LD	Class I - Arterial	0	430	3,050	3,180	3,180
	Gateway Blvd.	Project	6LD	Class I - Arterial	0	430	3,050	3,180	3,180
	Project	SR 82	6LD	Class I - Arterial	0	430	3,050	3,180	3,180
Gunnery Road	SR 82	23rd St.	4LD	Class I - Arterial	0	260	1,840	1,960	1,960
	23rd St	8th St. W.	4LD	Class I - Arterial	0	260	1,840	1,960	1,960
	8th St. W.	Lee Blvd.	4LD	Class I - Arterial	0	260	1,840	1,960	1,960
	Lee Blvd.	Buckingham Rd.	2LN	Class I - Arterial	0	140	800	860	860
SR 82	Buckingham Rd.	Lee Blvd.	6LD	Class I - Arterial	0	0	2940	3020	3020
	Lee Blvd.	Gateway Blvd.	6LD	Class I - Arterial	0	0	2940	3020	3020
	Gateway Blvd.	Site Access	6LD	Class I - Arterial	0	0	2940	3020	3020
	Site Access	Daniels Pkwy	6LD	Class I - Arterial	0	0	2940	3020	3020
	Daniels Pkwy	Alabama Rd.	6LD	Class I - Arterial	0	0	2940	3020	3020
	Alabama Rd.	Homestead Rd.	6LD	Class I - Arterial	0	0	2940	3020	3020
	Homestead Rd.	Alex Bell.	6LD	Class I - Arterial	0	0	2940	3020	3020
Treeline Ave.	Daniels Pkwy	Airport Connector	4LD	Class I - Arterial	0	260	1,840	1,960	1,960
I-75	Daniels Pkwy	Alico Rd.	6LF	Freeway	0	3360	4580	5500	6080
Lee Blvd.	Treeline Ave.	SR 82	6LD	Class I - Arterial	0	410	2,840	2,940	2,940
	Gunnery Rd.	Sunshine Blvd.	6LD	Class I - Arterial	0	410	2,840	2,940	2,940

☐ - Denotes the LOS Standard for each roadway segment

Level of Service Thresholds taken from Lee County Generalized LOS Tables and FDOT Q/LOS Manual - Table 7

TABLE 6A
2040 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
TIMBER CREEK
S.R. 82 LOS BASED ON CLASS I ARTERIAL SERVICE VOLUMES

TOTAL PM PEAK HOUR PROJEC 1025 VPH IN= 646 OUT= 379

	ROADWAY SEGMENT		2040 FSUTMS	LCDOT PCS OF PEAKSEASON BACKGROUND		AADT	K-100	100TH HIGHEST HOUR PK DIR	D	PM PK HR PEAK	2040 BACKGROUND PEAK DIRECTION TRAFFIC VOLUMES & LOS		PROJECT TRAFFIC	PK DIR PM PROJ	2040 BACKGROUND PLUS PROJ PEAK DIRECTION TRAFFIC VOLUMES & LOS	
ROADWAY	FROM	TO	PSWDT	FDOT SITE #	FACTOR	TRAFFIC	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	VOLUME	LOS	DIST.	TRAFFIC	VOLUME	LOS
Daniels Pkwy	Fiddlesticks	I-75	90,024	31	1.087	82,819	0.0950	7,868	0.54	EAST	4249	F	10%	65	4,314	F
	I-75	Treeline Ave.	83,993	52	1.130	74,330	0.1060	7,879	0.58	EAST	4570	F	20%	129	4,699	F
	Treeline Ave.	Gateway Blvd.	71,482	52	1.130	63,258	0.1060	6,705	0.58	EAST	3889	F	38%	245	4,134	F
	Gateway Blvd.	Project	81,132	48	1.107	73,290	0.1030	7,549	0.6	EAST	4529	F	44%	284	4,813	F
	Project	SR 82	81,132	48	1.107	73,290	0.1030	7,549	0.6	EAST	4529	F	40%	258	4,787	F
Gunnery Road	SR 82	23rd St.	51,725	21	1.053	49,122	0.085	4,175	0.62	NORTH	2589	F	18%	116	2,705	F
	23rd St	8th St. W.	36,138	21	1.053	34,319	0.085	2,917	0.62	NORTH	1809	C	17%	110	1,919	D
	8th St. W.	Lee Blvd.	33,104	21	1.053	31,438	0.085	2,672	0.62	NORTH	1657	C	15%	97	1,754	C
	Lee Blvd.	Buckingham Rd	18,845	22	1.027	18,350	0.092	1,688	0.62	NORTH	1047	F	3%	19	1,066	F
SR 82	Buckingham Rd.	Lee Blvd.	72,552	21	1.053	68,900	0.085	5,857	0.62	EAST	3631	F	25%	162	3,793	F
	Lee Blvd.	Gateway Blvd.	70,515	21	1.053	66,966	0.085	5,692	0.62	EAST	3529	F	35%	226	3,755	F
	Gateway Blvd.	Site Access	50,771	21	1.053	48,216	0.085	4,098	0.62	EAST	2541	C	35%	226	2,767	C
	Site Access	Daniels Pkwy	36,120	21	1.053	34,302	0.085	2,916	0.62	EAST	1808	C	35%	226	2,034	C
	Daniels Pkwy	Alabama Rd.	70,050	21	1.053	66,524	0.085	5,655	0.62	EAST	3506	F	3%	19	3,525	F
	Alabama Rd.	Homestead Rd.	66,727	21	1.053	63,368	0.085	5,386	0.62	EAST	3339	F	3%	19	3,358	F
	Homestead Rd.	Alex Bell.	44,321	21	1.053	42,090	0.085	3,578	0.62	EAST	2218	C	2%	13	2,231	C
Treeline Ave.	Daniels Pkwy	Airport Connect	32,067	61	1.24	25,860	0.099	2,560	0.59	NORTH	1510	C	15%	97	1,607	C
I-75	Daniels Pkwy	Alico Rd.	122,721	120184	0.9	110,449	0.09	9,940	0.58	NORTH	5765	E	7%	45	5,810	E
Lee Blvd.	Treeline Ave.	SR 82	83898	22	1.027	81,692	0.092	7,516	0.62	EAST	4660	F	10%	65	4,725	F
	Gunnery Rd.	Sunshine Blvd.	76587	22	1.027	74,574	0.092	6,861	0.62	EAST	4254	F	13%	84	4,338	F