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Troyer Brothers

Conservation Future Land Use Comprehensive Plan Amendment Application





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: Troyer Brothers

PROJECT SUMMARY:

Amend the future land use map from DRGR to Conservation.

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: 177

Submit 3 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning.

Once staff has determined that the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency, Board of County Commissioners hearings, and State Reviewing Agencies. 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

8/30/16
Date

Troyer Brothers Florida, Inc., by Aaron Troyer, President
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: Troyer Brothers Florida Inc.

Address: 14700 Troyer Brothers Road

City, State, Zip: Fort Myers, FL 33913

Phone Number: (239) 369-5588

Email: _____

Agent*: Please see attached

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

Owner(s) of Record: Please see attached

Address: _____

City, State, Zip: _____

Phone Number: _____

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 one set of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. 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: 14700 Troyer Brothers Road, Fort Myers, FL 33913

2. STRAP(s): Please see attached

B. Property Information:

Total Acreage of Property: 1,803.3 Acres

Total Acreage included in Request: 453.32 AC

Total Uplands: 6.47

Total Wetlands: 446.85 AC

Current Zoning: AG-2

Current Future Land Use Designation: DRGR

Area of each Existing Future Land Use Category: DRGR and Wetlands

Existing Land Use: Agricultural uses (row crops- potato)

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

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:

Include 907.6 Acres within the Conservation Future Land Use.

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

	<u>446.85 AC / 20 AC = 22 Dwelling Units Wetlands</u>
Residential Units/Density	<u>6.47 AC/10AC = .6 Dwelling Units DR/GR (Uplands)</u>
Commercial intensity	<u>N/A</u>
Industrial intensity	<u>N/A</u>

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	<u>N/A</u>
Commercial intensity	<u>N/A</u>
Industrial intensity	<u>N/A</u>

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]

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Troyer Brothers

Conservation Future Land Use Comprehensive Plan Amendment Application

Application & Ownership Information

- Completed Application
- Authorization Affidavit
- MDA Authorization
- Property Data Card
- Additional Agents
- Deeds

AFFIDAVIT

I, AARON TROYER, 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 provided prior notice is given and staff are accompanied by a representative of the Applicant for safety reasons.

Signature of Applicant

Date

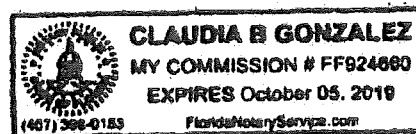
Troyer Brothers Florida, Inc., by Aaron Troyer, President
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 8/30/16 (date) by Aaron Troyer (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)



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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 HOPPING GREEN & SAMS, PA, HAVE BEEN AUTHORIZED TO REPRESENT US FOR THE BELOW REFERENCED PARCELS IN ALL MATTERS PERTAINING TO THE COMPREHENSIVE PLAN TEXT AND MAP AMENDMENT APPLICATION. THIS AUTHORITY TO REPRESENT OUR INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE PLANNING OR PERMITTING REQUESTS SUBMITTED ON OUR BEHALF BY MORRIS-DEPEW ASSOCIATES, INC AND HOPPING GREEN & SAMS, PA.

STRAP NUMBER OR LEGAL DESCRIPTION:

28-45-27-00-00001.0020	28-45-27-00-00001.002A	33-45-27-00-00001.0000
33-45-27-00-00001.0020	04-46-27-00-00001.0000	04-46-27-00-00001.0010
09-46-27-00-00001.0000	16-46-27-00-00001.0000	

Aaron Troyer

OWNER NAME

Aaron Troyer

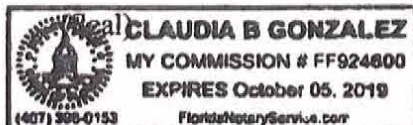
SIGNATURE

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this 11th day of April, 2016, by AARON TROYER who is personally known to me or has produced _____ as identification and did not take an oath.

My Commission Expires:



Claudia B. Gonzalez

Notary Public

Claudia B. Gonzalez

Notary Printed Name

**Troyer Brothers
Comprehensive Plan Amendment**

Strap #	Owner	Address	Date of Purchase	Zoning	FLU
28-45-27-00-00001.002A	TROYER BROTHERS FLORIDA INC	ACCESS UNDETERMINED	8/2/1990	AG-2	DRGR
28-45-27-00-00001.0020	TROYER BROTHERS FLORIDA INC	14700 TROYER BROTHERS RD	8/2/1990	AG-2	DRGR
33-45-27-00-00001.0000	TROYER BROTHERS FLORIDA INC	20760 SR 82	8/2/1990	AG-2	DRGR & Wetland
04-46-27-00-00001.0000	TROYER BROTHERS FLORIDA INC	ACCESS UNDETERMINED	8/2/1988	AG-2	DRGR & Wetland
04-46-27-00-00001.0010	TROYER BROTHERS FLORIDA INC	ACCESS UNDETERMINED	8/2/1988	AG-2	DRGR & Wetland
09-46-27-00-00001.0000	TROYER BROTHERS FLORIDA INC	ACCESS UNDETERMINED	8/2/1988	AG-2	DRGR & Wetland
16-46-27-00-00001.0000	TROYER BROTHERS FLORIDA INC	ACCESS UNDETERMINED	8/2/1988	AG-2	DRGR & Wetland
33-45-27-00-00001.0020	TROYER BROTHERS FLORIDA INC	ACCESS UNDETERMINED	8/2/1990	AG-2	DRGR & Wetland



RECORDED & RETURNED VERIFIED

Charles J. Kelly

KELLY, CARMEN

AUG 4 10 37 AM '88

This Indenture, 2498793

Whereas said herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the parties hereto; and the word "grantor" shall include the grantor, his heirs, successors and assigns; and the word "grantee" shall include all the persons herein described if more than one.

Made this 2nd day of August A.D. 19 88
Between JOHN W. KELLY AND CARMEN INEZ KELLY, husband and wife, and as tenants in common

of the County of Lee In the State of Florida
party of the first part, and TROYER BROTHERS FLORIDA, INC., a Florida corporation, whose address is P. O. Box 599, Immokalee, Florida 33934

of the County of Lee In the State of Florida
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS & other good and valuable considerations ----- Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of LEE State of Florida, to wit:

The West 3/4 of Sections 16 and 9, and the Southerly 2,285 feet of the West 3/4 of Section 4, all in Township 46 South, Range 27 East, Lee County, Florida.

SUBJECT TO taxes for 1988, and easements, restrictions and reservations of record, if any.

SUBJECT TO Oil, Gas and Mineral Leases recorded in O.R. Book 1698 at page 3383, and O.R. Book 1698 at page 3389, granting to the Grantee the Grantors rights under said Lease only as the same relate to the lands herein conveyed. Together with all oil, gas and mineral rights owned by the Grantors herein.

Property Tax for 1988 \$ 14520.00
with plan for 8d.
for the year 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 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2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3540, 3541, 3542, 3543, 3544, 3545, 3546, 3547, 3548, 3549, 3550, 3551, 3552, 3553, 3554, 3555, 3556, 3557, 3558, 3559, 3560, 3561, 3562, 3563, 3564, 3565, 3566, 3567, 3568, 3569, 3570, 3571, 3572, 3573, 3574, 3575, 3576, 3577, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 3589, 3590, 3591, 3592, 3593, 3594, 3595, 3596, 3597, 3598, 3599, 3600, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3609, 3610, 3611, 3612, 3613, 3614, 3615, 3616, 3617, 3618, 3619, 3620, 3621, 3622, 3623, 3624, 3625, 3626, 3627, 3628, 3629, 3630, 3631, 3632, 3633, 3634, 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3665, 3666, 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3674, 3675, 3676, 3677, 3678, 3679, 3680, 3681, 3682, 3683, 3684, 3685, 3686, 3687, 3688, 3689, 3690, 3691, 3692, 3693, 3694, 3695, 3696, 3697, 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, 3708, 3709, 3710, 3711, 3712, 3713, 3714, 3715, 3716, 3717, 3718, 3719, 3720, 3721, 3722, 3723, 3724, 3725, 3726, 3727, 3728, 3729, 3730, 3731, 3732, 3733, 3734, 3735, 3736, 3737, 3738, 3739, 3740, 3741, 3742, 3743, 3744, 3745, 3746, 3747, 3748, 3749, 3750, 3751, 3752, 3753, 3754, 3755, 3756, 3757, 3758, 3759, 3760, 3761, 3762, 3763, 3764, 3765, 3766, 3767, 3768, 3769, 3770, 3771, 3772, 3773, 3774, 3775, 3776, 3777, 3778, 3779, 3780, 3781, 3782, 3783, 3784, 3785, 3786, 3787, 3788, 3789, 3790, 3791, 3792, 3793, 3794, 3795, 3796, 3797, 3798, 3799, 3800, 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3808, 3809, 3810, 3811, 3812, 3813, 3814, 3815, 3816, 3817, 3818, 3819, 3820, 3821, 3822, 3823, 3824, 3825, 3826, 3827, 3828, 3829, 3830, 3831, 3832, 3833, 3834, 3835, 3836, 3837, 3838, 3839, 3840, 3841, 3842, 3843, 3844, 3

FORM 1000-1 (1-1-88) QUIT CLAIM DEED

2498794

TUTTLEMAN PRODUCTIONS & P. DAY OFFICE
TUTTLEMAN PRODUCTIONS & P. DAY OFFICE

RECORDED & RETURNED
AUG 4 10 37 AM '88

This Indenture

Whichever word herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the parties herein; the word "the said party" shall include the heirs, successors and assigns of the party; the word "the said parties" shall include the heirs, successors and assigns of the parties; and, if used, the term "made" shall include all the acts and omissions of the parties.

Made this _____ day of _____ A. D. 19 88
Between JOHN W. KELLY AND CARMEN INEZ KELLY, husband and wife
and as tenants in common

Lee and State of Florida, party of the first part,
and TROYER BROTHERS FLORIDA, INC., a Florida corporation, whose
address is P. O. Box 599, Immokalee, Florida 33934

Lee and State of Florida, party of the second part,
Witnesseth, that the said party of the first part, for and in consideration of
the sum of TEN DOLLARS & other good & valuable considerations---Dollars,
in hand paid by the said party of the second part, the receipt whereof is hereby acknowl-
edged, has remised, released and quitclaimed, and by these presents does remise,
release and quitclaim unto the said party of the second part all the right, title, interest
claim and demand which the said party of the first part has in and to the following
described lot, piece or parcel of land, situate lying and being in the County of
LEE State of Florida, to wit:

A Non-exclusive Easement over and across the following described
land:

Easterly 100 feet of West 3/4 of Section 4 (less the southerly
2,285 feet thereof), Township 46 South, Range 27 East; and
the Easterly 100 feet of the West 3/4 of Section 33, Township
45 South, Range 27 East; and the Easterly 100 feet of the
West 3/4 of Section 28, Township 45 South, Range 27 East,
lying South of State Road 82.

Notary Public for the State of Florida
My Commission Expires 1988
J. W. Kelly
Notary Public

To Have and to Hold the same, together with all and singular the
appurtenances thereunto belonging or in anywise appertaining, and all the estate,
right, title, interest and claim whatsoever of the said party of the first part, either in
law or equity, to the only proper use, benefit and behoof of the said party of the second
part.

In Witness Whereof, the said party of the first part has hereunto set his
hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

J. W. Kelly
Carmen Inez Kelly

(JWK)

(CIK)

State of Florida.

County of LEE

I Herby Certify That on this day personally appeared before me, an officer
duly authorized to administer oaths and take acknowledgments, JOHN W.
KELLY AND CARMEN INEZ KELLY, husband and wife, and as tenants in
common

to me well known to be the person described in and who executed the foregoing
instrument and they acknowledged before me that they
executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal

County of Lee

day of August

A. D. 19 88

Notary's Seal

Notary Public

My Commission Expires August 11, 1988

OR2007

PG3088

JOHN W. SHEPPARD & WOOLSLAIR
ATTORNEYS AT LAW
FORT MYERS, FLORIDA

RECORDER RETURN TO:
DAVID G. BUDZ, ESQUIRE
1010 FIFTH AVENUE SOUTH, SUITE 303
NAPLES, FLORIDA 34104

CORRECTIVE
WARRANTY
FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

OR2108 PG2470

2745257

2745257
CORRECTIVE
This Warranty Deed Made the _____ day of _____ A. D. 19 89 by
JOHN W. KELLY and CARMEN INEZ KELLY, husband and wife, and as tenants in common,
hereinafter called the grantor, to
TROYER BROTHERS FLORIDA, INC.,
a corporation existing under the laws of the State of Florida, with its permanent postoffice
address at P. O. Box 599, Immokalee, Florida 33934,
hereinafter called the grantee:

(Wherever 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)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, conveys, releases, conveys and confirms unto the grantees, all that certain land situate in Lee County, Florida, viz:

The West 3/4 of Sections 16 and 9, and the Southerly 2,285 feet of the West 3/4 of Section 4, Township 46 South, Range 27 East, Lee County, Florida, AND

the Southerly 2,676.50 feet of the West 3/4 of Section 4, Township 46 South, Range 27 East, Lee County, Florida, LESS AND EXCEPT the Southerly 2,285 feet.

SUBJECT to taxes for 1988 and easements, restrictions and reservations of record, if any.

SUBJECT to Oil, Gas and Mineral Leases recorded in Official Records Book 1698, at Page 3383, and Official Records Book 1698, at Page 3389, granting to the Grantee rights under said Lease only as the same relate to the lands herein conveyed. Together with all oil, gas and mineral rights owned by the Grantors herein.

This CORRECTIVE WARRANTY DEED is being recorded only to correct the gross intended acreage of the real property the parties intended to be conveyed in that Warranty Deed recorded in Official Records Book 2007, Page 3087, of the Public Records of Lee County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 87.

Documentary Tax Pd. \$ 55 CHARLIE GREEN LEE CTY FL
\$ Intangible Tax Pd.
CHARLIE GREEN, CLARK, LEE COUNTY
By John Deputy Clerk
89 NOV -9 PM 4:21

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

Signed, sealed and delivered in our presence:

Marie Stanton

John W. Kelly
Carmen Inez Kelly

STATE OF FLORIDA,
COUNTY OF Lee

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared John W. Kelly and Carmen Inez Kelly, husband and wife, and as tenants in common, to me known to be the person(s) described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of October, A. D. 1989.

Notary Public, State of Florida
My Commission Expires: Jan 4, 1993

This Instrument prepared by:

SHARON M. ZUCCARO, ESQ.
BLIDD AND THOMPSON
1010 Fifth Avenue South
Naples, Florida 33940

Address

Prady Nether 10
STAFFORD, BRETT & STEWART
P.O. DRAWER #88
EAD WYVES, FL 33502

15.00 *Deed*
 11813.45 *Doc. Stamp*
 11325.45

2886234

WARRANTY DEED

THIS INDENTURE, made this 2nd day of April, 1990, between JOHN W. KELLY and CARMEN INEZ KELLY, husband and wife as Tenants in Common, Grantor, and TROYER BROTHERS FLORIDA, INC., a Florida corporation, whose mailing address is: P. O. Box 599, Immokalee, Florida 33934, Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, Grantee's heirs, successors and assigns forever, the following described land, situate and being in the County of Lee, State of Florida, to wit:

All that certain property described in Schedule "A" attached hereto and made a part hereof.

SUBJECT to taxes for the calendar year 1990, and easements and restrictions of record, if any.

ALSO SUBJECT to Oil, Gas and Mineral Leases including but not limited to the following:

1. Oil, Gas and Mineral Lease to Exxon Corp. recorded in Official Records Book 1099, Page 1856, of the Public Records of Lee County, Florida;
2. Oil, Gas and Mineral Lease to Exxon Corp. recorded in Official Records Book 1230, Page 699, of the Public Records of Lee County, Florida;
3. Oil, Gas and Mineral Lease to Exxon Corp. recorded in Official Records Book 1698, Page 3380, of the Public Records of Lee County, Florida;
4. Oil, Gas and Mineral Lease to Exxon Corp. recorded in Official Records Book 1698, Page 3383, of the Public Records of Lee County, Florida; and
5. Oil, Gas and Mineral Lease to Exxon Corp. recorded in Official Records Book 1698, Page 3386, of the Public Records of Lee County, Florida,

granting to the Grantee the Grantors' rights under said Leases only as the same relate to the lands herein conveyed. Together with all oil, gas and mineral rights owned by the Grantors herein.

The Grantor herein confirms that the property herein conveyed is intended to be the same property as covered by Memorandum of Contract with Option to Purchase Real Estate recorded in Official Records Book 2007, Page 3093, and as amended in Official Records Book 2089, Page 891, both of the Public Records of Lee County, Florida. The Deed herein is also intended to convey that certain property described in Quit Claim dated August 2, 1988, recorded in Official Records Book 2007, Page 3088, of the Public Records of Lee County, Florida, wherein John W. Kelly and Carmen Inez Kelly conveyed to Troyer Brothers of Florida, Inc., a Florida corporation, a non-exclusive easement.

FOLIO NUMBERS: 28-45-27-00-00001.0000
 33-45-27-00-00001.0000
 33-45-27-00-00001.0020
 04-46-27-00-00001.0000

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

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed as provided by law, on this, the day and year first above written.

Documentary Tax Pd. \$ 11,813.45
 \$ Intangible Tax Pd.
 by CHARLIE GREEN, CLERK, LEE COUNTY
 Deputy, Clerk

DR2166 PG2503

This instrument was prepared by
 John W. Sheppard
 2121 W. First Street
 Fort Myers, Florida

RECORD VERIFIED - CHARLIE GREEN, CLERK
 BY Ray Tanner, D.C.

Return to:

This Instrument Prepared By:
Robert F. Apgar, Esquire
Post Office Box 10809
Daytona Beach, FL 32120-0809

Parcel No.

QUIT CLAIM DEED
(Subsurface Interest)

This Quit Claim Deed, executed this 22nd day of April, 2008, by INDIGO GROUP INC., a corporation existing under the laws of Florida and having its principal place of business at Post Office Box 10809, Daytona Beach, Florida 32120-0809, first party, to TROYER BROTHERS FLORIDA, INC., a Florida corporation, whose address is 14700 Troyer Brothers Road, Fort Myers, Florida 33913, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lee, State of Florida, to wit:

The West ½ of the East ½ of Section 21, Township 46 South, Range 27 East, Lee County, Florida;
LESS the following described parcel: The East ½ of the East ½ of the Southwest 1/4 of the Southeast 1/4;
LESS Corkscrew right-of-way.

This deed is given to extinguish all oil, gas and mineral rights, together with any and all other rights, of the first party as to the lands herein described, as referred to in that certain Warranty Deed from Consolidated Naval Stores Company (predecessor in title to Consolidated-Tomoka Land Co., predecessor in title to Indigo Group Inc.) to Malvin Englander, Trustee, dated October 15, 1956, recorded in Deed Book 262, Page 361, in the Public Records of Lee County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

INDIGO GROUP INC.

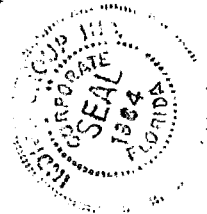
By: Bruce W. Teeters
Bruce W. Teeters, President

Robyn Bell
Printed Name

Christine L. Washburn
Printed Name

Christine L. Washburn
Printed Name

(Corporate Seal)



STATE OF FLORIDA

COUNTY OF VOLUSIA

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared BRUCE W. TEETERS well known to me to be the President of the corporation named as first party in the foregoing deed, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily on behalf of the corporation. He is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of April, 2008.

Tammy J. Girvin
Notary Public, State of Florida

My Commission Expires:

F:\TAMMY-WP\SUB\leeconomy.qcd.wpd



MORRIS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916

DEPEW

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

Troyer Brothers

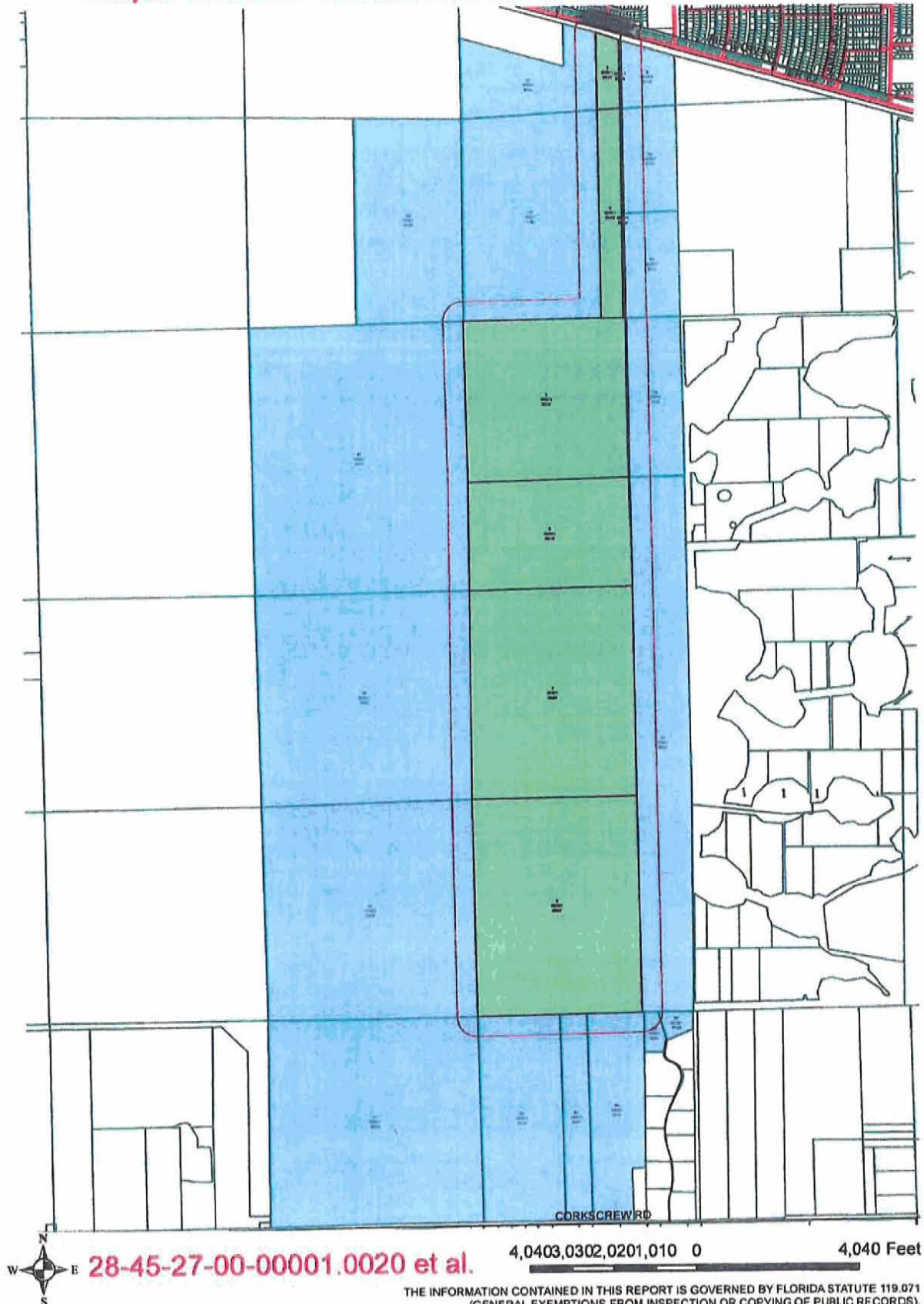
Conservation Future Land Use Comprehensive Plan Amendment Application

Variance Report

VARIANCE REPORT

8/23/2016

Subject Parcels: 8 Affected Parcels: 58 Buffer Distance: 500 ft

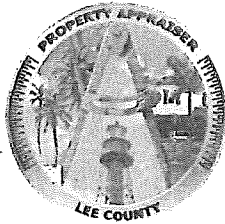


28-45-27-00-00001.0020 et al.

4,0403,0302,0201,010 0

4,040 Feet

THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).



Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

Date of Report: 8/23/2016 8:56:51 AM
Buffer Distance: 500 ft
Parcels Affected: 58
Subject Parcels: 28-45-27-00-00001.0020, 28-45-27-00-00001.002A,
 33-45-27-00-00001.0000, 33-45-27-00-00001.0020,
 04-46-27-00-00001.0000, 04-46-27-00-00001.0010,
 09-46-27-00-00001.0000, 16-46-27-00-00001.0000

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
SAKATA SEED CORPORATION MHAP-1338 PO BOX 880 MORGAN HILL, CA 95038	28-45-27-00-00001.0010 20900 SR 82 FORT MYERS FL 33913	E 1/2 OF E 1/2 OF SEC 28 S OF STATE HWY 82 DESC IN OR 1935 PG 2983	9
FLA ROCK INDUSTRIES INC FAS DEPT 1401-843 1200 URBAN CENTER DR VESTAVIA, AL 35242	28-45-27-00-00001.0030 ACCESS UNDETERMINED FORT MYERS FL	ALL THAT PART OF W3/4 OF SEC LYING S OF SR82 LESS PARLS 1.0000 + 1.0020	10
RAMADS VIVEKANAND + 9380 NW 55TH ST SUNRISE, FL 33351	28-45-27-07-00039.0310 2741 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 7 BLK.39 PB 20 PG 61 LOT 31	11
AVILA JORGE 2069 BERKLEY WAY LEHIGH ACRES, FL 33973	28-45-27-07-00039.0320 2739 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 7 BLK 39 PB 20 PG 61 LOT 32	12
PAGE DONALD S + CINDY A 2 SIDARE COURT GRIMSBY, ON L3M 4E8 CANADA	28-45-27-07-00039.0330 2735 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 7 BLK 39 PB 20 PG 61 LOT 33	13
VACA ENRIQUEZ RICARDO + 909 UNICE AVE N LEHIGH ACRES, FL 33971	28-45-27-07-00039.0340 2733 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 7 BLK 39 PB 20 PG 61 LOT 34	14
BUILDERS GRADE LLC LIGHTSTONE GROUP 1985 CEDAR BRIDGE AVE STE 1 LAKEWOOD, NJ 08701	28-45-27-07-00039.0350 2729 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 7 BLK 39 PB 20 PG 61 LOT 35	15
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	28-45-27-07-00039.0360 2725 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 7 BLK 39 PB 20 PG 61 LOT 36	16
GLOBAL FINANCIAL SERVICES LLC 9601 VILLAGE VIEW BLVD #201 BONITA SPRINGS, FL 34135	28-45-27-07-00040.0110 2720 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 7 BLK 40 PB 20 PG 61 LOT 11	17
MILANOVITCH MARK A + THERESA 7008 67TH ST N PINELLAS PARK, FL 33781	28-45-27-07-00040.0120 2722 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 7 BLK 40 PB 20 PG 61 LOT 12	18
COLBERT TOM + 221 SE SECLUSION GLEN LAKE CITY, FL 32025	28-45-27-07-00040.0130 2724 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 7 BLK 40 PB 20 PG 61 LOT 13	19
MONESTIME JOSEPH KERNIZAN + 2118 MOORE AVE ALVA, FL 33920	28-45-27-07-00040.0140 2726 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 7 BLK 40 PB 20 PG 61 LOT 14	20
WHEELER DARRELL E 65 FAIRVIEW CIRCLE DR BEDFORD, KY 40006	28-45-27-07-00040.0150 2728 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 7 BLK 40 PB 20 PG 61 LOT 15	21
KEMP SANDRA TR 32 BALM GROVE AVE ASHEVILLE, NC 28806	28-45-27-07-00040.0160 2730 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 7 BLK 40 PB 20 PG 61 LOT 16	22

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 (GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>MAP INDEX</u>
THREE BROTHERS PROPERTY LLC 215 SW 125TH AVE PLANTATION, FL 33325	28-45-27-07-00040.0170 2732 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 7 BLK 40 PB 20 PG 61 LOT 17	23
MCCAY SHIRLEY ANN 1713 VILLAGE CIR MISHAWAKA, IN 46545	28-45-27-07-00040.0180 2734 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 7 BLK 40 PB 20 PG 61 LOT 18	24
THREE BROTHERS PROPERTY LLC 215 SW 125TH AVE PLANTATION, FL 33325	28-45-27-07-00040.0190 2736 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 7 BLK 40 PB 20 PG 61 LOT 19	25
A + G ENTERPRISE LLC 109 PLUM ST SYRACUSE, NY 13204	28-45-27-07-00040.0200 2738 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 7 BLK 40 PB 20 PG 61 LOT 20	26
A + G ENTERPRISE LLC 109 PLUM ST SYRACUSE, NY 13204	28-45-27-07-00040.0210 2740 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 7 BLK 40 PB 20 PG 61 LOT 21	27
COLLADO ARTURO + 1300 NW 31ST AVE MIAMI, FL 33125	28-45-27-09-00039.0230 2771 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK.39 PB 20 PG 63 LOT 23	28
CORAL PARADISE INC CALZADA INDEPENDENCIA SUR NO 770 ALTOS 44100 GUADALAJARA JALISCO, MEXICO	28-45-27-09-00039.0240 2767 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK 39 PB 20 PG 63 LOT 24	29
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	28-45-27-09-00039.0250 2763 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK 39 PB 20 PG 63 LOT 25	30
JAGLOWSKI PATRICIA 840 TAMARAC ADDISON, IL 60101	28-45-27-09-00039.0260 2761 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK 39 PB 20 PG 63 LOT 26	31
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	28-45-27-09-00039.0270 2757 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK 39 PB 20 PG 63 LOT 27	32
DECRESCENZO RUDOLPH E +MAUREEN 3879 JUNGLE PLUM DR E NAPLES, FL 34114	28-45-27-09-00039.0280 2753 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK 39 PB 20 PG 63 LOT 28	33
TARPON IV LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160	28-45-27-09-00039.0290 2749 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK 39 PB 20 PG 63 LOT 29	34
HRK REAL ESTATE INC ALLURE ACCOUNTING LLC 3665 BONITA BEACH RD STE 3 BONITA SPRINGS, FL 34134	28-45-27-09-00039.0300 2745 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK 39 PB 20 PG 63 LOT 30	35
SOUTH ATLANTIC HOLDINGS INC 5000 T REX AVE STE 150 BOCA RATON, FL 33431	28-45-27-09-00040.0220 2742 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK.40 PB 20 PG 63 LOT 22	36
A + G ENTERPRISE LLC 109 PLUM ST SYRACUSE, NY 13204	28-45-27-09-00040.0230 2744 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK 40 PB 20 PG 63 LOT 23	37
PIERREZETT HANTZ 16510 NW 24TH AVE MIAMI GARDENS, FL 33054	28-45-27-09-00040.0240 2746 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK 40 PB 20 PG 63 LOT 24	38
PIERREZETT HANTZ 16510 NW 24TH AVE MIAMI GARDENS, FL 33054	28-45-27-09-00040.0250 2748 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK 40 PB 20 PG 63 LOT 25	39
AVILA JORGE 2069 BERKLEY WAY LEHIGH ACRES, FL 33973	28-45-27-09-00040.0260 2750 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK 40 PB 20 PG 63 LOT 26	40
WILTON LAND HOLDINGS LLC 1225 NW 189 TER MIAMI, FL 33169	28-45-27-09-00040.0270 2752 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK 40 PB 20 PG 63 LOT 27	41
BALTZ ALBERT G + 318 EDWARD AVE LEHIGH ACRES, FL 33936	28-45-27-09-00040.0280 2754 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK 40 PB 20 PG 63 LOT 28	42

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>MAP INDEX</u>
THREE BROTHERS PROPERTY LLC 215 SW 125TH AVE PLANTATION, FL 33325	28-45-27-09-00040.0290 2756 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK 40 PB 20 PG 63 LOT 29	43
A + G ENTERPRISE LLC 109 PLUM ST SYRACUSE, NY 13204	28-45-27-09-00040.0300 2758 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK 40 PB 20 PG 63 LOT 30	44
AZIZI VIRGINIA A 11413 WATERFORD VILLAGE DR FORT MYERS, FL 33913	28-45-27-09-00040.0310 2760 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK 40 PB 20 PG 63 LOT 31	45
BOND JACOB + MAYA TR 38 PARK ST APT 25H FLORHAM PARK, NJ 07932	28-45-27-09-00040.0320 2762 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK 40 PB 20 PG 63 LOT 32	46
THREE BROTHERS PROPERTY LLC 215 SW 125TH AVE PLANTATION, FL 33325	28-45-27-09-00040.0330 2764 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK 40 PB 20 PG 63 LOT 33	47
DIM REAL ESTATE LLC 3900 NORTH HILLS DR # 216 FORT LAUDERDALE, FL 33312	28-45-27-09-00040.0340 2766 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK 40 PB 20 PG 63 LOT 34	48
DIM REAL ESTATE LLC 3900 NORTH HILLS DR # 216 FORT LAUDERDALE, FL 33312	28-45-27-09-00040.0350 2768 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UT 9 BLK 40 PB 20 PG 63 LOT 35	49
PANAMA CITY SPECIALTY 215 SW 125TH AVE PLANTATION, FL 33325	28-45-27-09-00040.0360 2770 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK 40 PB 20 PG 63 LOTS 36 THRU 39	50
DIBERARDINO-SANCHEZ DELIA 8625 NW 8TH ST #305 MIAMI, FL 33126	28-45-27-09-00041.0010 2800 MEADOW RD LEHIGH ACRES FL 33974	LEHIGH ACRES UNIT 9 BLK.41 PB 20 PG 63 LOT 1	51
FLA ROCK INDUSTRIES INC FAS DEPT 1401-843 1200 URBAN CENTER DR VESTAVIA, AL 35242	32-45-27-00-00001.0000 ACCESS UNDETERMINED FORT MYERS FL	E 1/2 OF SEC 32 TWN 45 RGE 27	52
HERMES N V ROBERT H MANN 400 MONTGOMERY ST STE 1110 SAN FRANCISCO, CA 94104	33-45-27-00-00001.0010 ACCESS UNDETERMINED FORT MYERS FL	E 1/2 OF E 1/2 OF SEC 33 DESC IN OR 1935 PG 2983 LESS PARL 1.0030	53
SAKATA SEED CORPORATION PO BOX 880 MORGAN HILL, CA 95038	33-45-27-00-00001.0030 ACCESS UNDETERMINED FORT MYERS FL	E 1/2 OF NE 1/4 OF SEC 33 DESC IN OR 2202 PG 1491	54
FLA ROCK INDUSTRIES INC FAS DEPT 1401-843 1200 URBAN CENTER DR VESTAVIA, AL 35242	33-45-27-00-00001.0040 ACCESS UNDETERMINED FORT MYERS FL	W 3/4 OF SEC LESS PARL 1.0000	55
HERMES N V ROBERT H MANN 400 MONTGOMERY ST STE 1110 SAN FRANCISCO, CA 94104	04-46-27-00-00002.0020 ACCESS UNDETERMINED FORT MYERS FL	PAR IN E 1/2 OF NE 1/4 DESC IN OR 1935 PG 2983	56
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	05-46-27-00-00001.0000 ACCESS UNDETERMINED FORT MYERS FL	ALL OF SEC 05 TWN 46 RGE 27	57
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	08-46-27-00-00001.0000 ACCESS UNDETERMINED FORT MYERS FL	ALL OF SEC 08 TWN 46 RGE 27	58
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	09-46-27-00-00002.0000 ACCESS UNDETERMINED FORT MYERS FL	E 1/2 OF E 1/2 OF SEC 9 + E 1/2 OF E 1/2 OF SEC 16 + E 1/2 OF E 1/2 OF SEC 4 LESS OR 1935 PG 2983	59
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	17-46-27-00-00001.0000 ACCESS UNDETERMINED FORT MYERS FL	ALL OF SEC 17 TWN 46 RGE 27	60
SOUTH FLA WATER MGMT DIST LAND MANAGEMENT PO BOX 24680 WEST PALM BEACH, FL 33416	20-46-27-00-00001.0000 ACCESS UNDETERMINED FORT MYERS FL	ALL OF SEC 20 TWN 46 RGE 27 LESS RD R/W	61
HAYES PATRICK J TR + PO BOX 1117 ESTERO, FL 33928	21-46-27-00-00001.0000 20351 CORKSCREW RD ESTERO FL 33928	E 1/2 OF E 1/2 OF W 1/2 LESS RD RW	62

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(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>MAP INDEX</u>
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	21-46-27-00-00001.0010 ACCESS UNDETERMINED FORT MYERS FL	W1/4 OF SEC 21 + W1/2 OR E1/2 OF W1/2 LESS RD ROWS	63
TROYER BROTHERS FLORIDA INC 14700 TROYER BROTHERS RD FORT MYERS, FL 33913	21-46-27-00-00001.0020 ACCESS UNDETERMINED FORT MYERS FL	W 1/2 OF E 1/2 LESS RD RW + PARL 1.201	64
RAHE ARVO R + KIM 19050 CORKSCREW ESTATES CT ESTERO, FL 33928	21-46-27-00-00001.3040 19050 CORKSCREW ESTATES CT ESTERO FL 33928	PARL LOC IN E 1/2 OF E 1/2 DESC IN OR 4183/2289	65
ALLEN ROBERT M + ALEXANDRA K 5480 HARBORAGE DR FORT MYERS, FL 33908	21-46-27-00-00001.3100 19041 CORKSCREW ESTATES CT ESTERO FL 33928	PARL LOC IN E 1/2 OF E 1/2 DESC IN OR 4330 PG 2840 AKA LOT 7 PROP CORKSCREW EST	66

28-45-27-00-00001.0010
SAKATA SEED CORPORATION
MHAP-1338
PO BOX 880
MORGAN HILL, CA 95038

28-45-27-07-00040.0130
COLBERT TOM +
221 SE SECLUSION GLEN
LAKE CITY, FL 32025

28-45-27-00-00001.0030
FLA ROCK INDUSTRIES INC
FAS DEPT 1401-843
1200 URBAN CENTER DR
VESTAVIA, AL 35242

28-45-27-07-00040.0140
MONESTIME JOSEPH KERNIZAN +
2118 MOORE AVE
ALVA, FL 33920

28-45-27-07-00039.0310
RAMADS VIVEKANAND +
9380 NW 55TH ST
SUNRISE, FL 33351

28-45-27-07-00040.0150
WHEELER DARRELL E
65 FAIRVIEW CIRCLE DR
BEDFORD, KY 40006

28-45-27-07-00039.0320
AVILA JORGE
2069 BERKLEY WAY
LEHIGH ACRES, FL 33973

28-45-27-07-00040.0160
KEMP SANDRA TR
32 BALM GROVE AVE
ASHEVILLE, NC 28806

28-45-27-07-00039.0330
PAGE DONALD S + CINDY A
2 SIDARE COURT
GRIMSBY, ON L3M 4E8
CANADA

28-45-27-07-00040.0170
THREE BROTHERS PROPERTY LLC
215 SW 125TH AVE
PLANTATION, FL 33325

28-45-27-07-00039.0340
VACA ENRIQUEZ RICARDO +
909 UNICE AVE N
LEHIGH ACRES, FL 33971

28-45-27-07-00040.0180
MCCAY SHIRLEY ANN
1713 VILLAGE CIR
MISHAWAKA, IN 46545

28-45-27-07-00039.0350
BUILDERS GRADE LLC
LIGHTSTONE GROUP
1985 CEDAR BRIDGE AVE STE 1
LAKEWOOD, NJ 08701

28-45-27-07-00040.0190
THREE BROTHERS PROPERTY LLC
215 SW 125TH AVE
PLANTATION, FL 33325

28-45-27-07-00039.0360
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

28-45-27-07-00040.0200
A + G ENTERPRISE LLC
109 PLUM ST
SYRACUSE, NY 13204

28-45-27-07-00040.0110
GLOBAL FINANCIAL SERVICES LLC
9601 VILLAGE VIEW BLVD #201
BONITA SPRINGS, FL 34135

28-45-27-07-00040.0210
A + G ENTERPRISE LLC
109 PLUM ST
SYRACUSE, NY 13204

28-45-27-07-00040.0120
MILANOVITCH MARK A + THERESA
7008 67TH ST N
PINELLAS PARK, FL 33781

28-45-27-09-00039.0230
COLLADO ARTURO +
1300 NW 31ST AVE
MIAMI, FL 33125

28-45-27-09-00039.0240

CORAL PARADISE INC
CALZADA INDEPENDENCIA
SUR NO 770 ALTOS
44100 GUADALAJARA JALISCO,
MEXICO

28-45-27-09-00039.0250

LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

28-45-27-09-00039.0260

JAGLOWSKI PATRICIA
840 TAMARAC
ADDISON, IL 60101

28-45-27-09-00039.0270

LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

28-45-27-09-00039.0280

DECRESCENZO RUDOLPH E +MAUREEN
3879 JUNGLE PLUM DR E
NAPLES, FL 34114

28-45-27-09-00039.0290

TARPON IV LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

28-45-27-09-00039.0300

HRK REAL ESTATE INC
ALLURE ACCOUNTING LLC
3665 BONITA BEACH RD STE 3
BONITA SPRINGS, FL 34134

28-45-27-09-00040.0220

SOUTH ATLANTIC HOLDINGS INC
5000 T REX AVE STE 150
BOCA RATON, FL 33431

28-45-27-09-00040.0230

A + G ENTERPRISE LLC
109 PLUM ST
SYRACUSE, NY 13204

28-45-27-09-00040.0240

PIERREZETT HANTZ
16510 NW 24TH AVE
MIAMI GARDENS, FL 33054

28-45-27-09-00040.0250

PIERREZETT HANTZ
16510 NW 24TH AVE
MIAMI GARDENS, FL 33054

28-45-27-09-00040.0260

AVILA JORGE
2069 BERKLEY WAY
LEHIGH ACRES, FL 33973

28-45-27-09-00040.0270

WILTON LAND HOLDINGS LLC
1225 NW 189 TER
MIAMI, FL 33169

28-45-27-09-00040.0280

BALTZ ALBERT G +
318 EDWARD AVE
LEHIGH ACRES, FL 33936

28-45-27-09-00040.0290

THREE BROTHERS PROPERTY LLC
215 SW 125TH AVE
PLANTATION, FL 33325

28-45-27-09-00040.0300

A + G ENTERPRISE LLC
109 PLUM ST
SYRACUSE, NY 13204

28-45-27-09-00040.0310

AZIZI VIRGINIA A
11413 WATERFORD VILLAGE DR
FORT MYERS, FL 33913

28-45-27-09-00040.0320

BOND JACOB + MAYA TR
38 PARK ST APT 25H
FLORHAM PARK, NJ 07932

28-45-27-09-00040.0330

THREE BROTHERS PROPERTY LLC
215 SW 125TH AVE
PLANTATION, FL 33325

28-45-27-09-00040.0340

DIM REAL ESTATE LLC
3900 NORTH HILLS DR # 216
FORT LAUDERDALE, FL 33312

28-45-27-09-00040.0350
DIM REAL ESTATE LLC
3900 NORTH HILLS DR # 216
FORT LAUDERDALE, FL 33312

09-46-27-00-00002.0000
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

28-45-27-09-00040.0360
PANAMA CITY SPECIALTY
215 SW 125TH AVE
PLANTATION, FL 33325

17-46-27-00-00001.0000
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

28-45-27-09-00041.0010
DIBERARDINO-SANCHEZ DELIA
8625 NW 8TH ST #305
MIAMI, FL 33126

20-46-27-00-00001.0000
SOUTH FLA WATER MGMT DIST
LAND MANAGEMENT
PO BOX 24680
WEST PALM BEACH, FL 33416

32-45-27-00-00001.0000
FLA ROCK INDUSTRIES INC
FAS DEPT 1401-843
1200 URBAN CENTER DR
VESTAVIA, AL 35242

21-46-27-00-00001.0000
HAYES PATRICK J TR +
PO BOX 1117
ESTERO, FL 33928

33-45-27-00-00001.0010
HERMES N V
ROBERT H MANN
400 MONTGOMERY ST STE 1110
SAN FRANCISCO, CA 94104

21-46-27-00-00001.0010
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

33-45-27-00-00001.0030
SAKATA SEED CORPORATION
PO BOX 880
MORGAN HILL, CA 95038

21-46-27-00-00001.0020
TROYER BROTHERS FLORIDA INC
14700 TROYER BROTHERS RD
FORT MYERS, FL 33913

33-45-27-00-00001.0040
FLA ROCK INDUSTRIES INC
FAS DEPT 1401-843
1200 URBAN CENTER DR
VESTAVIA, AL 35242

21-46-27-00-00001.3040
RAHE ARVO R + KIM
19050 CORKSCREW ESTATES CT
ESTERO, FL 33928

04-46-27-00-00002.0020
HERMES N V
ROBERT H MANN
400 MONTGOMERY ST STE 1110
SAN FRANCISCO, CA 94104

21-46-27-00-00001.3100
ALLEN ROBERT M + ALEXANDRA K
5480 HARBORAGE DR
FORT MYERS, FL 33908

05-46-27-00-00001.0000
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

08-46-27-00-00001.0000
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

MORRIS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916

DEPEW

Phone (239) 337-3993 | Toll Free (866) 337-7341

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

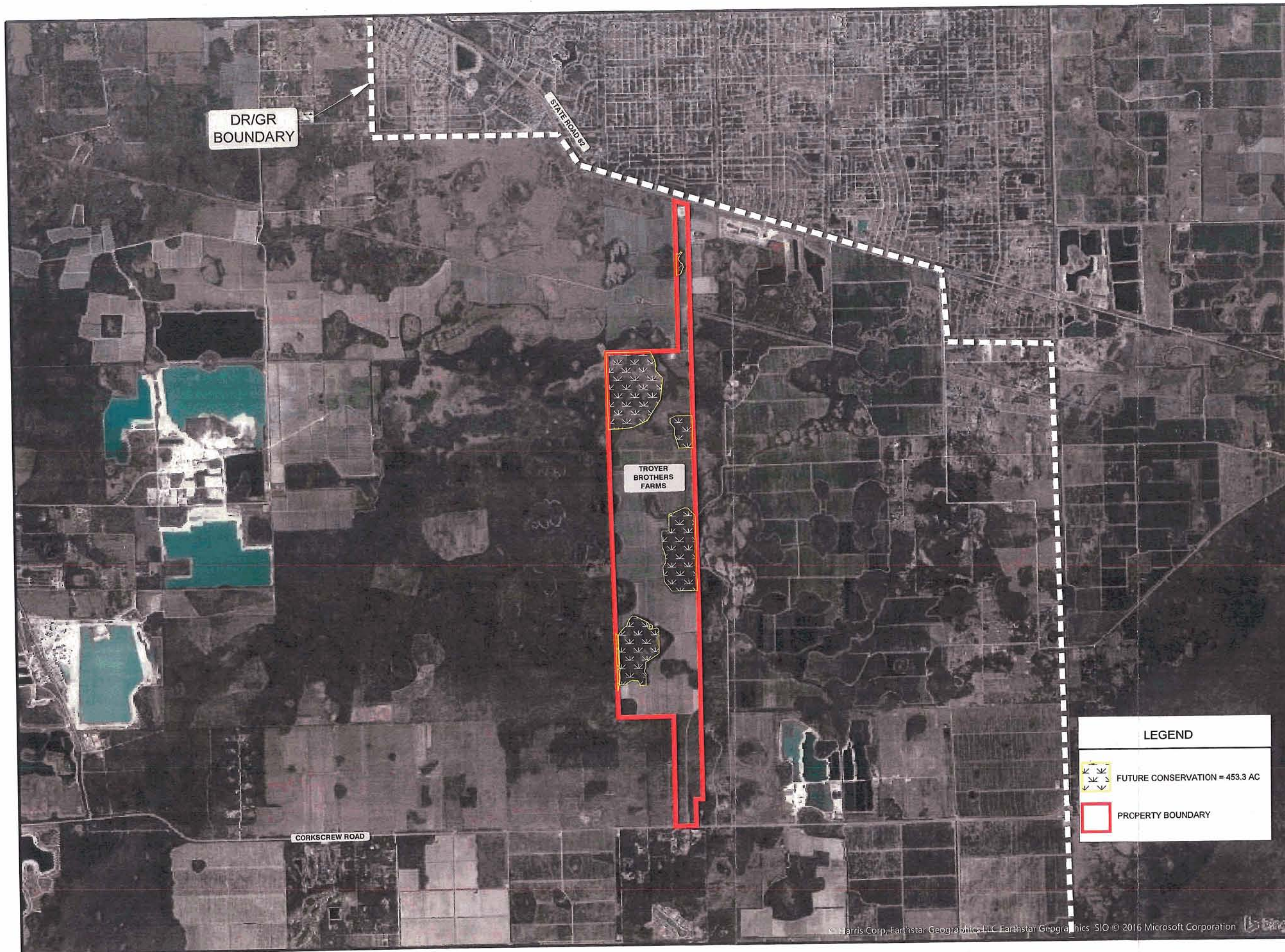
www.morris-depew.com

Troyer Brothers

Conservation Future Land Use Comprehensive Plan Amendment Application

Map Series

- Aerial Map
- Existing Land Use Map
- Proposed Future Land Use
- Amendment Exhibit Page 1
- Amendment Exhibit Page 2
- Sketch and Legal Description



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PROJECT:

**TROYER
BROTHERS
CONSERVATION
COMPREHENSIVE
PLAN
AMENDMENT**


ADDRESS:

14700 TROYER BROTHERS ROAD
FORT MYERS, FL. 33913

CLIENT:

**TROYER
BROTHERS
FLORIDA, INC.**

CONSULTANT:



**MORRIS
DEPEU**
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 8532 FL CERT NO. LB6891 / LC200000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-0993
Fax: (239) 337-3994
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Tallahassee
119 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 14th Terrace
Suite 100
Newberry, FL 32659
(352) 378-9450

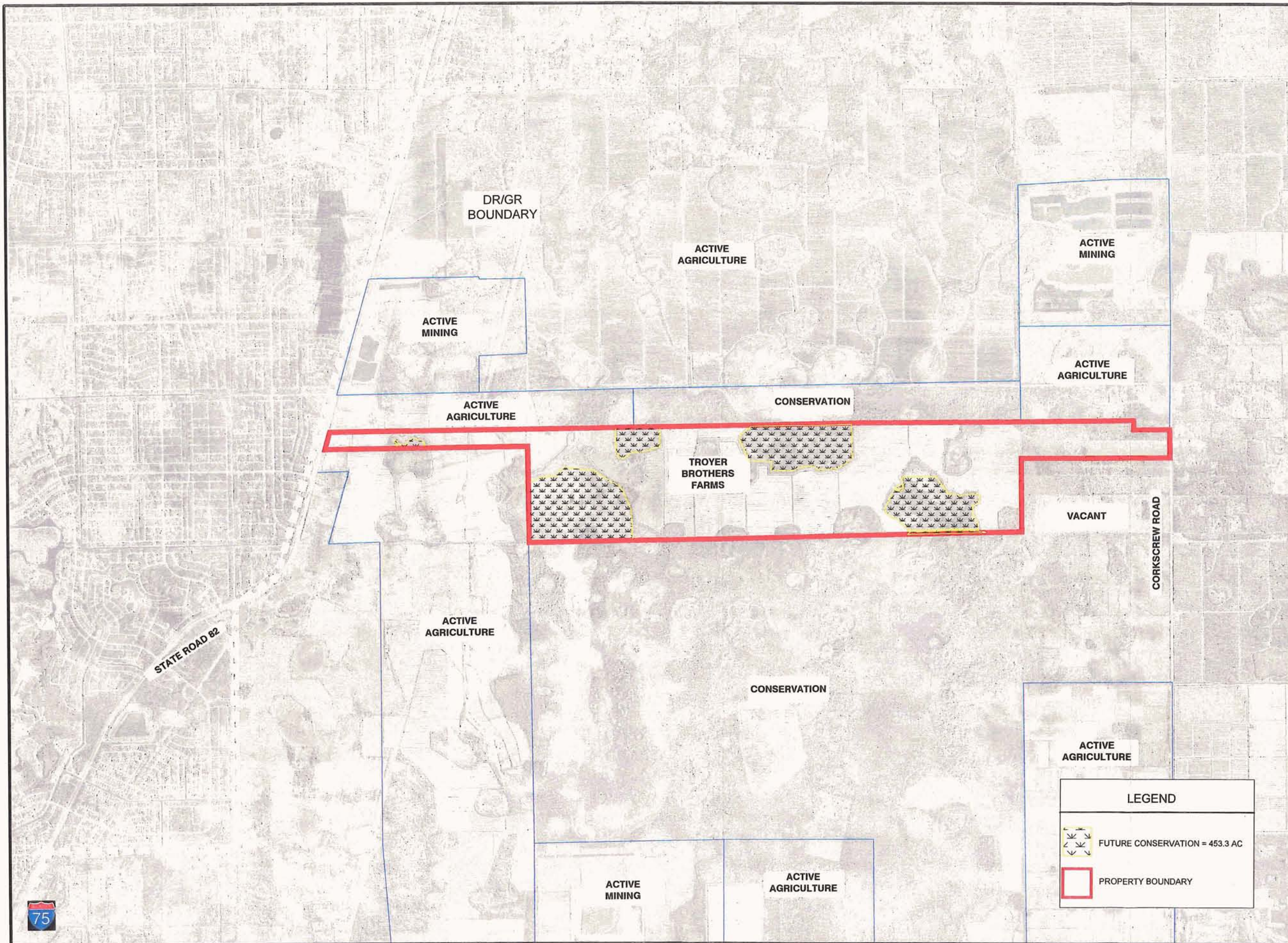
Destin
456 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	8/31/2016
TITLE:	AERIAL
SHEET NUMBER:	C-G01
JOB/FILE NUMBER:	15117-02



0 1000 2000
SCALE 1"=2000'



PROJECT:

**TROYER
BROTHERS
CONSERVATION
COMPREHENSIVE
PLAN
AMENDMENT**

ADDRESS:

14700 TROYER BROTHERS ROAD
FORT MYERS, FL 33913

CLIENT:

**TROYER
BROTHERS
FLORIDA, INC.**

CONSULTANT:

**MORRIS
DEPEW**
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. 186891 / LC200000330

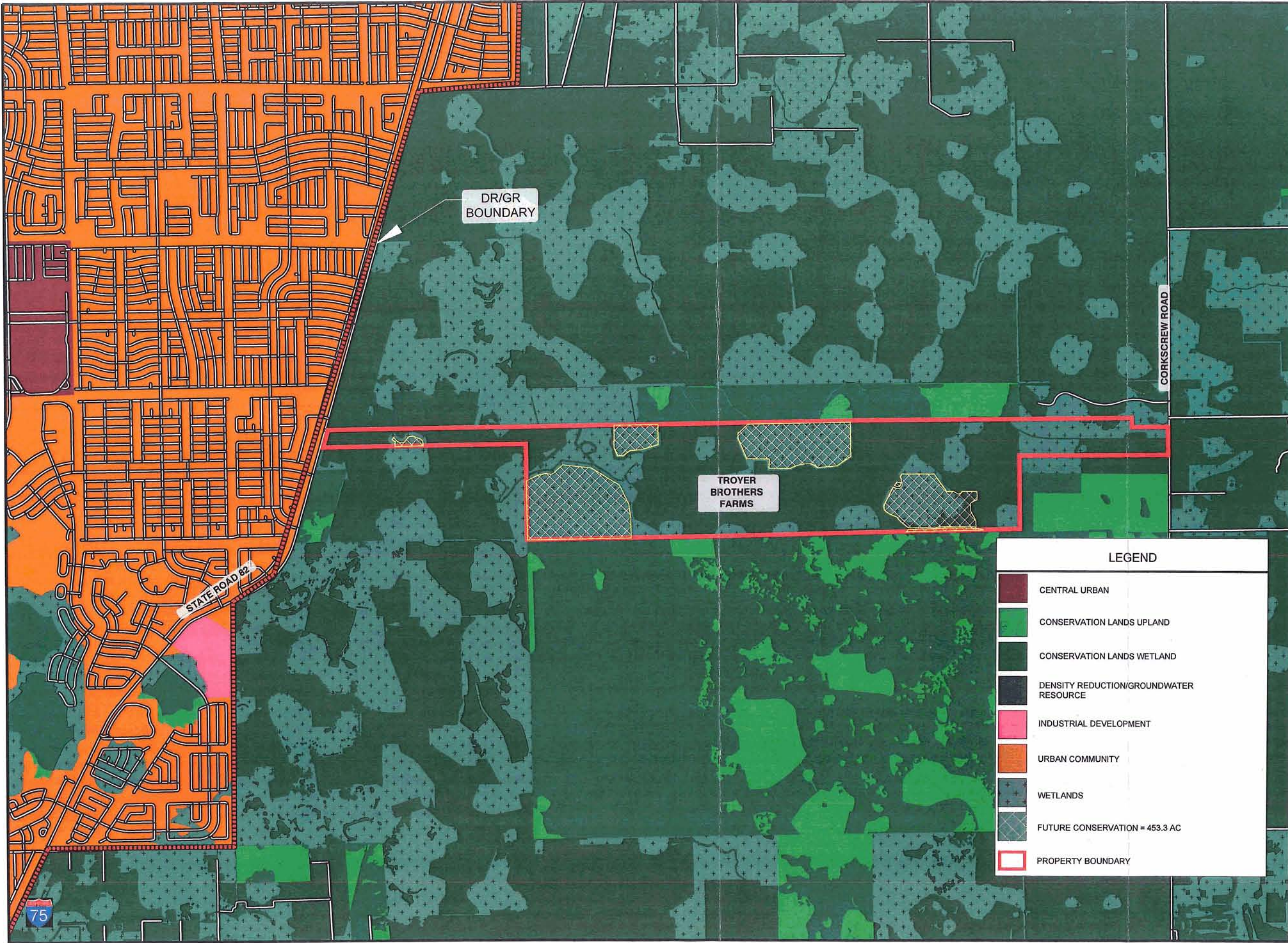
Fort Myers
2091 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 855-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 855-337-7341

Gainesville
414 SW 140th Terrace
Suite 200
Newberry, FL 32669
(352) 976-3450

Destin
495 Grand Boulevard
Suite 200
Miramar Beach, FL 32550
Toll free: 855-337-7341

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	8/31/2016
TITLE:	EXISTING LAND USE
SHEET NUMBER:	C-G02
JOB/FILE NUMBER:	15117-02



PROJECT:
**TROYER
BROTHERS
CONSERVATION
COMPREHENSIVE
PLAN
AMENDMENT**

ADDRESS:

14700 TROYER BROTHERS ROAD
FORT MYERS, FL 33913

CLIENT:

**TROYER
BROTHERS
FLORIDA, INC.**

CONSULTANT:
**MORRIS
DEPEW**
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6032 / FL CERT NO. L195801 / L1260000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3950
Fax: (239) 337-3954
Toll free: 866-337-7341

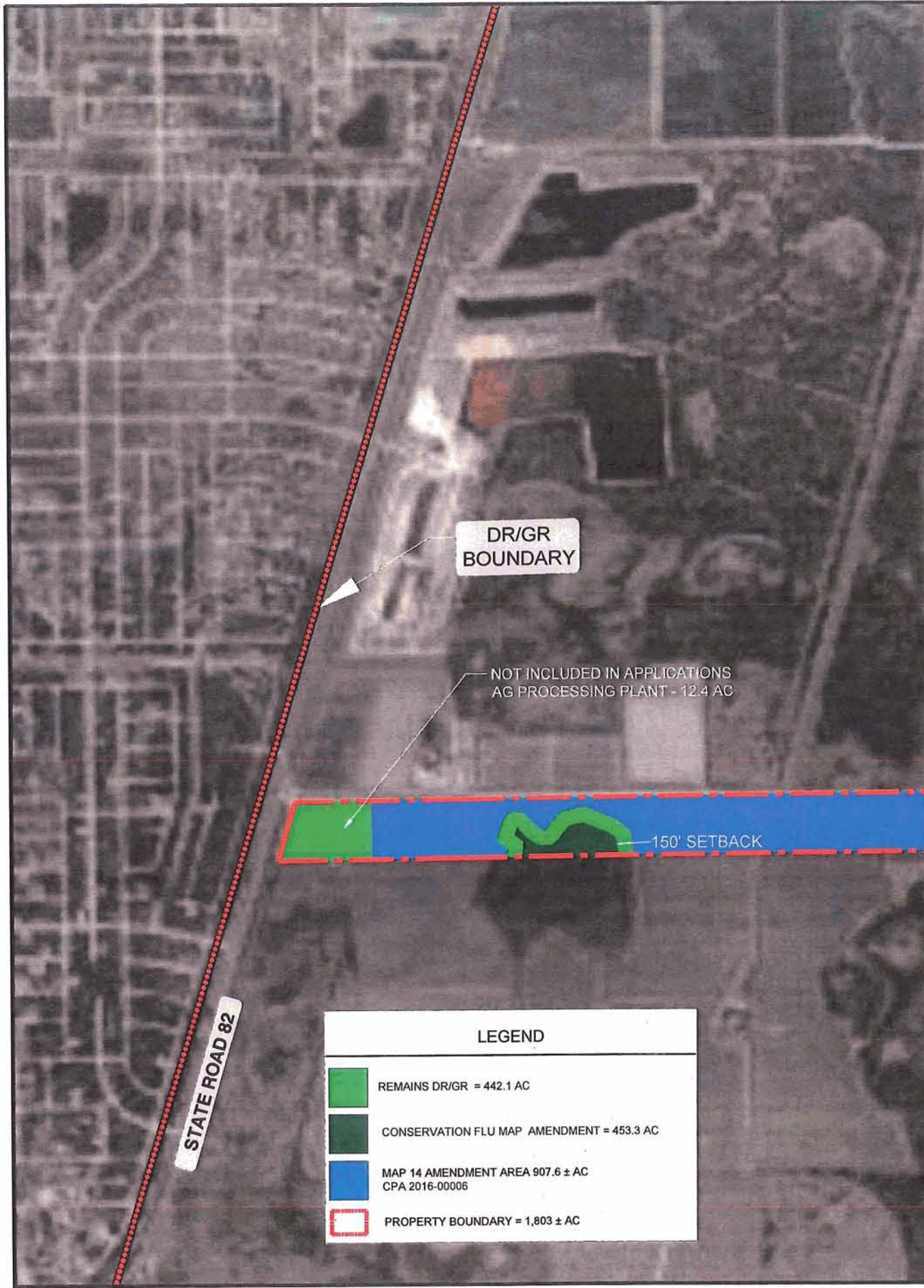
Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Gainesville
414 SW 140th Terrace
Suite 200
Newberry, FL 32669
(352) 376-3450

Destin
466 Grand Boulevard
Suite 200
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	8/31/2016
TITLE:	PROPOSED FUTURE LAND USE
SHEET NUMBER:	C-G03
JOB/FILE NUMBER:	15117-02

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2016 ALL RIGHTS RESERVED. 8/31/2016 0:15:17 - HDS - Troyer Brothers - Rock View 06/15/17 17:42 CONSERVATION PLAN AMENDMENT CURRENT STATUS: C-G03 PROPOSED LAND USE.dwg



DR/GR
BOUNDARY

NOT INCLUDED IN APPLICATIONS
AG PROCESSING PLANT - 12.4 AC

150' SETBACK

STATE ROAD 82

LEGEND

REMAINS DR/GR = 442.1 AC

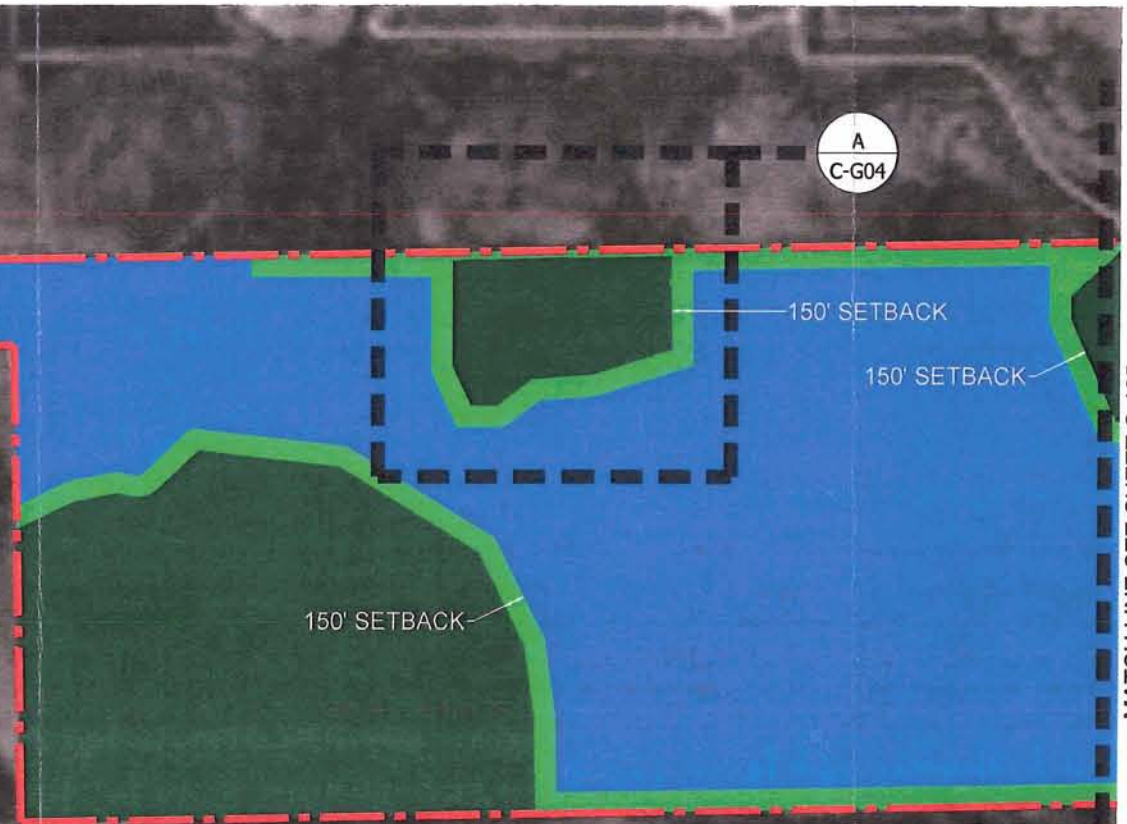
CONSERVATION FLU MAP AMENDMENT = 453.3 AC

MAP 14 AMENDMENT AREA 907.6 ± AC
CPA 2016-00006

PROPERTY BOUNDARY = 1,803 ± AC



A CONSERVATION AREA NO. 3
SCALE 1"=200'



A
C-G04

150' SETBACK

150' SETBACK

150' SETBACK

MATCH LINE SEE SHEET C-105

PROJECT:
**TROYER BROTHERS
CONSERVATION
COMPREHENSIVE
PLAN
AMENDMENT**
ADDRESS:

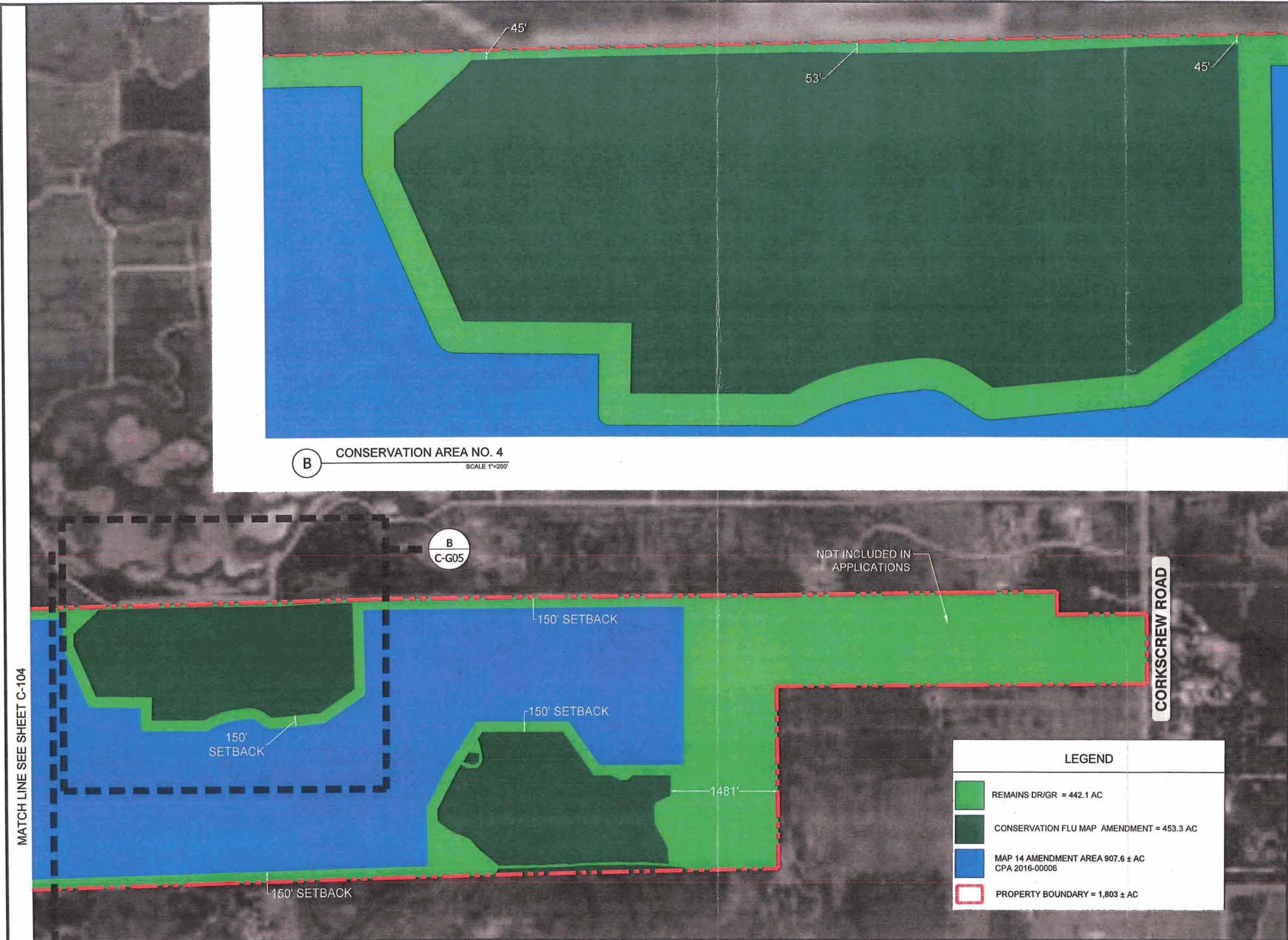
14700 TROYER BROTHERS ROAD
FORT MYERS, FL. 33913

CLIENT:

**TROYER BROTHERS
FLORIDA, INC.**

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
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(239) 337-0900
Fax: (239) 337-3294
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Tallahassee
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Toll free: 866-337-7341
Gainesville
414 SW 142nd Terrace
Suite 100
Newberry, FL 32669
(352) 378-3400
Destin
455 Grand Boulevard
Suite 200
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	9/7/2016
TITLE:	AMENDMENT EXHIBIT
SHEET NUMBER:	C-G04
SCALE:	1"=600'
JOB/FILE NUMBER:	15117-02



B CONSERVATION AREA NO. 4
SCALE 1"=200'

B
C-G05

LEGEND

- REMAINS DR/GR = 442.1 AC
- CONSERVATION FLU MAP AMENDMENT = 453.3 AC
- MAP 14 AMENDMENT AREA 907.6 ± AC
CPA 2016-00006
- PROPERTY BOUNDARY = 1,803 ± AC

PROJECT:
**TROYER BROTHERS
CONSERVATION
COMPREHENSIVE
PLAN
AMENDMENT**

ADDRESS:
14700 TROYER BROTHERS ROAD
FORT MYERS, FL. 33913

CLIENT:
**TROYER BROTHERS
FLORIDA, INC.**

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL. CA. NO. 6632 / FL. CERT. NO. 186691 / LC160000330

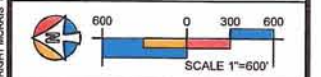
Fort Myers
2891 Center Pointe Drive
Suite 100
Fort Myers, Florida 33916
(239) 337-5000
Fax: (239) 337-3994
Toll free: 866-337-7341

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

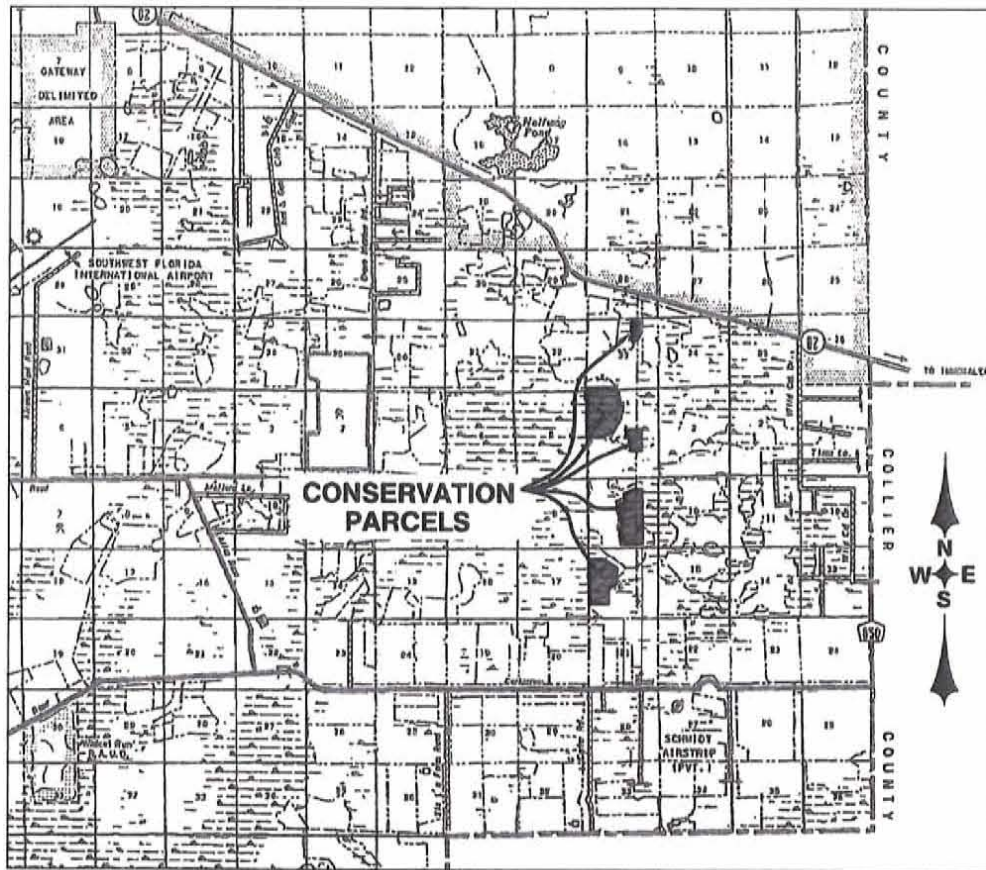
Gainesville
414 SW 140th Terrace
Suite 200
Newberry, FL 32959
(352) 378-5450

Destin
495 Grand Boulevard
Suite 200
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	9/7/2016
TITLE:	AMENDMENT EXHIBIT
SHEET NUMBER:	C-G05
JOB/FILE NUMBER:	15117-02



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VICINITY MAP
1/2" = 1 MILE

SURVEYOR'S NOTES:

THE DESCRIPTIONS SHOWN HEREON ARE NEW, AND WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH.
DESCRIPTION DRAWING PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS FOR SURVEYING, RULE 5J-17 F.A.C.
ORIENTATION IS BASED ON THE SOUTH LINE OF SECTION 28 AS BEARING N 86°41'19" E .
UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

ABBREVIATIONS

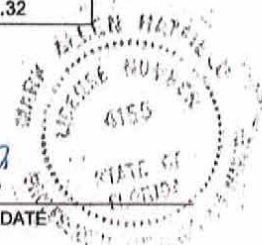
BRG. = BEARING
C1 = CURVE DESIGNATION
C.A. = CENTRAL ANGLE
CHD. = CHORD DISTANCE
C/L = CENTERLINE
CONS. = CONSERVATION
D.E. = DRAINAGE EASEMENT
EASE. = EASEMENT
L1 = LINE DESIGNATION
LB = LICENSED BUSINESS
OR = OFFICIAL RECORD
PCP = PERMANENT CONTROL POINT
(P) = PLAT DIMENSION
P.B. = PLAT BOOK
POB = POINT-OF-BEGINNING
POC = POINT-OF-COMMENCEMENT
PUE = PUBLIC UTILITY EASEMENT
(R) = RADIAL
RAD. = RADIUS
R/W = RIGHT OF WAY

CONSERVATION AREAS' ACREAGE	
CONSERVATION AREA	ACREAGE
NO. 1	5.39
NO. 2	185.16
NO. 3	29.58
NO. 4	124.89
NO. 5	102.71
NO. 6	0.60
NO. 7	4.99
TOTAL AREA	453.32

PREPARED BY:

Mark A. Hatfield
MARK A. HATFIELD, P.S.M.
FLORIDA CERT. NO. 4155

DATE

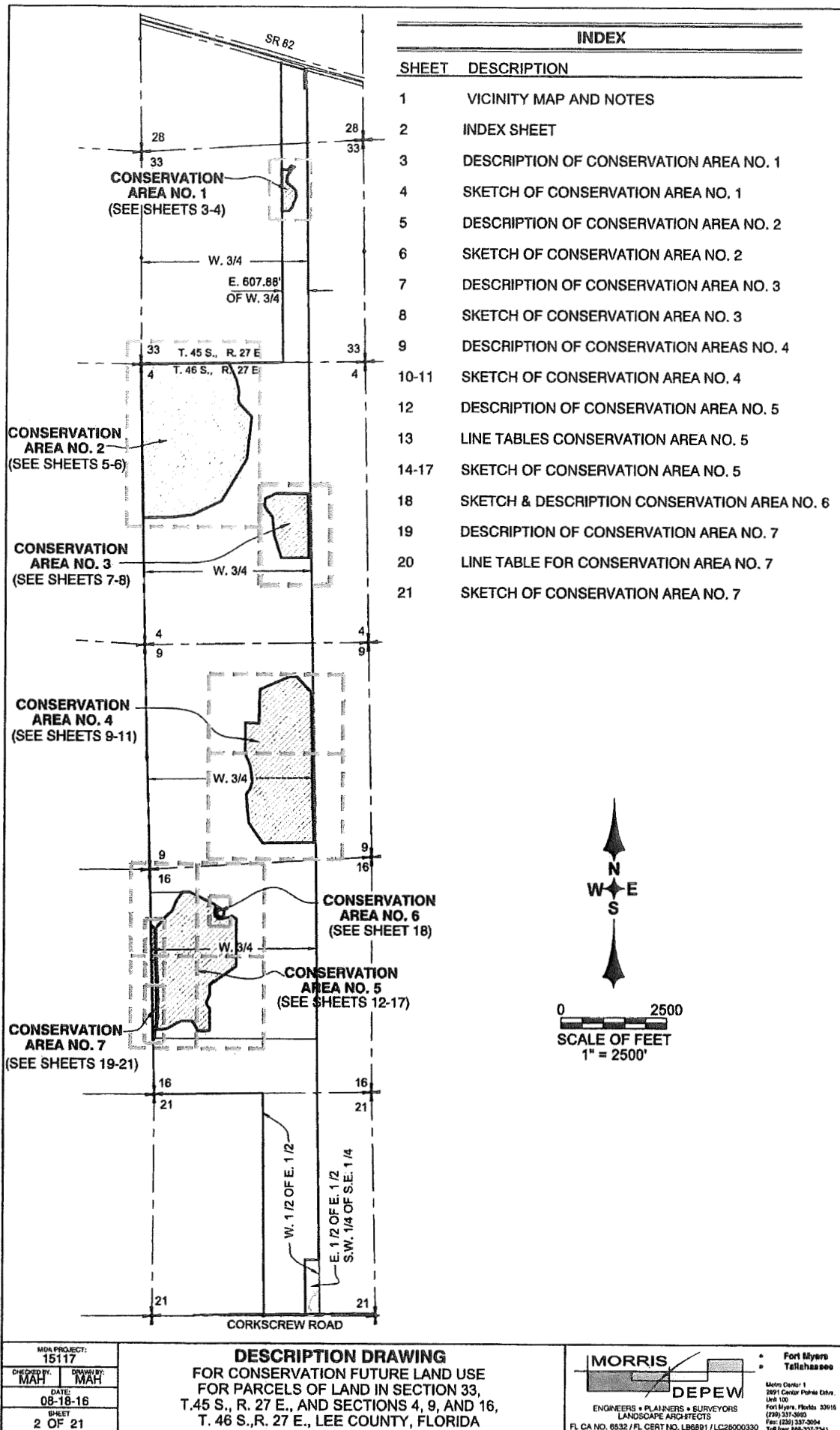


MCA PROJECT: 15117	
DESIGNED BY: MAH	DRAWN BY: MAH
DATE: 08-18-16	
SHEET 1 OF 21	

DESCRIPTION DRAWING
FOR CONSERVATION FUTURE LAND USE
FOR PARCELS OF LAND IN SECTION 33,
T. 45 S., R. 27 E., AND SECTIONS 4, 9, AND 16,
T. 46 S., R. 27 E., LEE COUNTY, FLORIDA

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL. CA NO. 6532 / FL. CERT. NO. 186691 / LC26000330

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Tallahassee
Metro Center 1
2801 Center Pointe Drive,
Unit 100
Fort Myers, Florida 33915
(239) 327-3070
Fax: (239) 327-3364
Toll free: 888-327-7341




DESCRIPTION

CONSERVATION AREA NO. 1

PARCEL OF LAND IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE N.86°41'19"E., ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 3329.82 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 607.88 FEET OF THE WEST THREE-QUARTERS OF SAID SECTION 33; THENCE S.0°40'10"E. ALONG SAID WEST LINE OF EAST 607.88 FEET OF THE WEST THREE-QUARTERS OF SECTION 33, A DISTANCE OF 591.16 FEET TO THE POINT-OF- BEGINNING OF THIS DESCRIPTION; THENCE S 85°27'04" E A DISTANCE OF 153.58 FEET; THENCE S 36°16'54" E A DISTANCE OF 93.42 FEET; THENCE N 42°31'50" E A DISTANCE OF 27.01 FEET; THENCE S 69°37'30" E A DISTANCE OF 13.59 FEET; THENCE S 66°17'54" E A DISTANCE OF 49.52 FEET; THENCE S 82°01'24" E A DISTANCE OF 19.05 FEET; THENCE S 41°26'17" E A DISTANCE OF 6.60 FEET; THENCE S 45°23'12" W A DISTANCE OF 36.81 FEET; THENCE S 44°51'24" W A DISTANCE OF 37.48 FEET; THENCE S 43°29'02" W A DISTANCE OF 25.81 FEET; THENCE S 46°48'33" W A DISTANCE OF 29.04 FEET; THENCE S 43°56'34" W A DISTANCE OF 54.22 FEET; THENCE S 30°39'18" W A DISTANCE OF 38.45 FEET; THENCE S 30°15'37" W A DISTANCE OF 43.95 FEET; THENCE S 15°14'32" W A DISTANCE OF 62.74 FEET; THENCE S 00°40'53" W A DISTANCE OF 92.92 FEET; THENCE S 43°43'46" E A DISTANCE OF 101.26 FEET; THENCE S 57°36'37" E A DISTANCE OF 31.94 FEET; THENCE S 52°45'07" E A DISTANCE OF 27.21 FEET; THENCE S 48°52'48" E A DISTANCE OF 39.01 FEET; THENCE S 51°43'33" E A DISTANCE OF 39.02 FEET; THENCE S 46°54'11" E A DISTANCE OF 31.33 FEET; THENCE S 55°37'01" E A DISTANCE OF 1.64 FEET; THENCE S 13°31'38" E A DISTANCE OF 18.40 FEET; THENCE S 11°18'01" E A DISTANCE OF 27.74 FEET; THENCE S 12°24'35" E A DISTANCE OF 37.38 FEET; THENCE S 08°29'50" E A DISTANCE OF 38.52 FEET; THENCE S 22°03'00" E A DISTANCE OF 22.02 FEET; THENCE S 10°44'22" E A DISTANCE OF 0.26 FEET; THENCE S 29°15'35" W A DISTANCE OF 11.80 FEET; THENCE S 06°26'10" W A DISTANCE OF 14.02 FEET; THENCE S 27°03'47" W A DISTANCE OF 24.54 FEET; THENCE S 19°24'31" W A DISTANCE OF 24.63 FEET; THENCE S 21°13'08" W A DISTANCE OF 26.45 FEET; THENCE S 22°26'12" W A DISTANCE OF 38.48 FEET; THENCE S 14°13'31" W A DISTANCE OF 13.01 FEET; THENCE S 20°15'38" W A DISTANCE OF 17.47 FEET; THENCE S 25°09'12" W A DISTANCE OF 36.59 FEET; THENCE S 18°48'33" W A DISTANCE OF 21.39 FEET; THENCE S 15°23'25" W A DISTANCE OF 16.64 FEET; THENCE S 20°28'13" W A DISTANCE OF 5.07 FEET; THENCE S 25°15'00" W A DISTANCE OF 31.22 FEET; THENCE S 21°47'26" W A DISTANCE OF 15.64 FEET; THENCE S 30°51'45" W A DISTANCE OF 2.48 FEET; THENCE S 37°29'40" W A DISTANCE OF 13.89 FEET; THENCE S 40°12'23" W A DISTANCE OF 31.12 FEET; THENCE S 44°28'35" W A DISTANCE OF 32.58 FEET; THENCE S 38°18'31" W A DISTANCE OF 17.14 FEET; THENCE S 82°39'28" W A DISTANCE OF 53.63 FEET; THENCE S 81°11'42" W A DISTANCE OF 50.02 FEET; THENCE S 83°11'06" W A DISTANCE OF 40.00 FEET; THENCE S 81°23'38" W A DISTANCE OF 29.20 FEET TO AN INTERSECTION WITH THE SAID WEST LINE OF THE EAST 607.88 FEET OF THE WEST THREE-QUARTERS OF SAID SECTION 33; THENCE N 00°40'10" W, ALONG SAID WEST LINE, A DISTANCE OF 995.78 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION ; CONTAINING 5.39 ACRES, MORE OR LESS.

CONSERVATION AREA NO. 1

MDA PROJECT: 15117		DESCRIPTION DRAWING FOR CONSERVATION FUTURE LAND USE FOR PARCELS OF LAND IN SECTION 33, T. 45 S., R. 27 E., AND SECTIONS 4, 9, AND 16, T. 46 S., R. 27 E., LEE COUNTY, FLORIDA	 Fort Myers Tallahassee Metro Center 1 2801 Center Pointe Drive Unit 100 Fort Myers, Florida 33916 (239) 531-0600 Fax: (239) 531-0604 Toll Free: 844-337-1747
CHECKED BY: MAH	DRAWN BY: MAH		
DATE: 08-18-16			
SHEET: 3 OF 21			

29 28
32 33
3329.82'
N 86°41'19" E
(BEARING BASIS)
P.O.C.
NW CORNER SEC. 33

SEC. 28, T.45 S., R. 27 E.
SEC. 33, T.45 S., R. 27 E.

0 150
SCALE OF FEET
1" = 150'



LINE	BEARING	DISTANCE
L1	N 42°31'50" E	27.01'
L2	S 69°37'30" E	13.59'
L3	S 66°17'54" E	49.52'
L4	S 82°01'24" E	19.05'
L5	S 41°26'17" E	6.60'
L6	S 45°23'12" W	36.81'
L7	S 44°51'24" W	37.48'
L8	S 43°29'02" W	25.81'
L9	S 46°48'33" W	29.04'
L10	S 43°56'34" W	54.22'
L11	S 30°39'18" W	38.45'
L12	S 30°15'37" W	43.95'
L13	S 15°14'32" W	62.74'
L14	S 57°36'37" E	31.94'
L15	S 52°45'07" E	27.21'
L16	S 48°52'48" E	39.01'
L17	S 51°43'33" E	39.02'
L18	S 46°54'11" E	31.33'
L19	S 55°37'01" E	1.64'
L20	S 13°31'38" E	18.40'
L21	S 11°18'01" E	27.74'
L22	S 12°24'35" E	37.38'
L23	S 08°29'50" E	38.52'
L24	S 22°03'00" E	22.02'
L25	S 28°16'35" W	11.80'
L26	S 06°26'10" W	14.02'
L27	S 27°03'47" W	24.54'
L28	S 19°24'31" W	24.63'
L29	S 21°13'08" W	26.45'
L30	S 22°26'12" W	38.48'
L31	S 14°13'31" W	13.01'
L32	S 20°15'38" W	17.47'
L33	S 25°09'12" W	36.59'
L34	S 18°48'33" W	21.39'
L35	S 15°23'25" W	16.64'
L36	S 20°28'13" W	5.07'
L37	S 25°15'00" W	31.22'
L38	S 21°47'26" W	15.64'
L39	S 37°29'40" W	13.89'
L40	S 40°12'23" W	31.12'
L41	S 44°28'35" W	32.58'
L42	S 38°18'31" W	17.14'
L43	S 82°39'28" W	53.63'
L44	S 81°11'42" W	50.02'
L45	S 83°11'06" W	40.00'
L46	S 81°23'38" W	29.20'

P.O.B.

W. LINE OF E. 607.88 FEET OF THE W. 3/4

CONSERVATION
AREA NO. 1
AREA = 5.39 ACRES

CONSERVATION AREA NO. 1

MDA PROJECT: 15117	CHECKED BY: MAH	DRAWN BY: MAH
DATE: 08-18-16	SHEET 4 OF 18	

DESCRIPTION DRAWING
FOR CONSERVATION FUTURE LAND USE
FOR PARCELS OF LAND IN SECTION 33,
T.45 S., R. 27 E., AND SECTIONS 4, 9, AND 16,
T. 46 S., R. 27 E., LEE COUNTY, FLORIDA

MORRIS
DEPEW
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Unit 100
Fort Myers, Florida 33916
(239) 331-3600
Fax: (239) 331-3604
Toll Free: 866-337-9341


DESCRIPTION

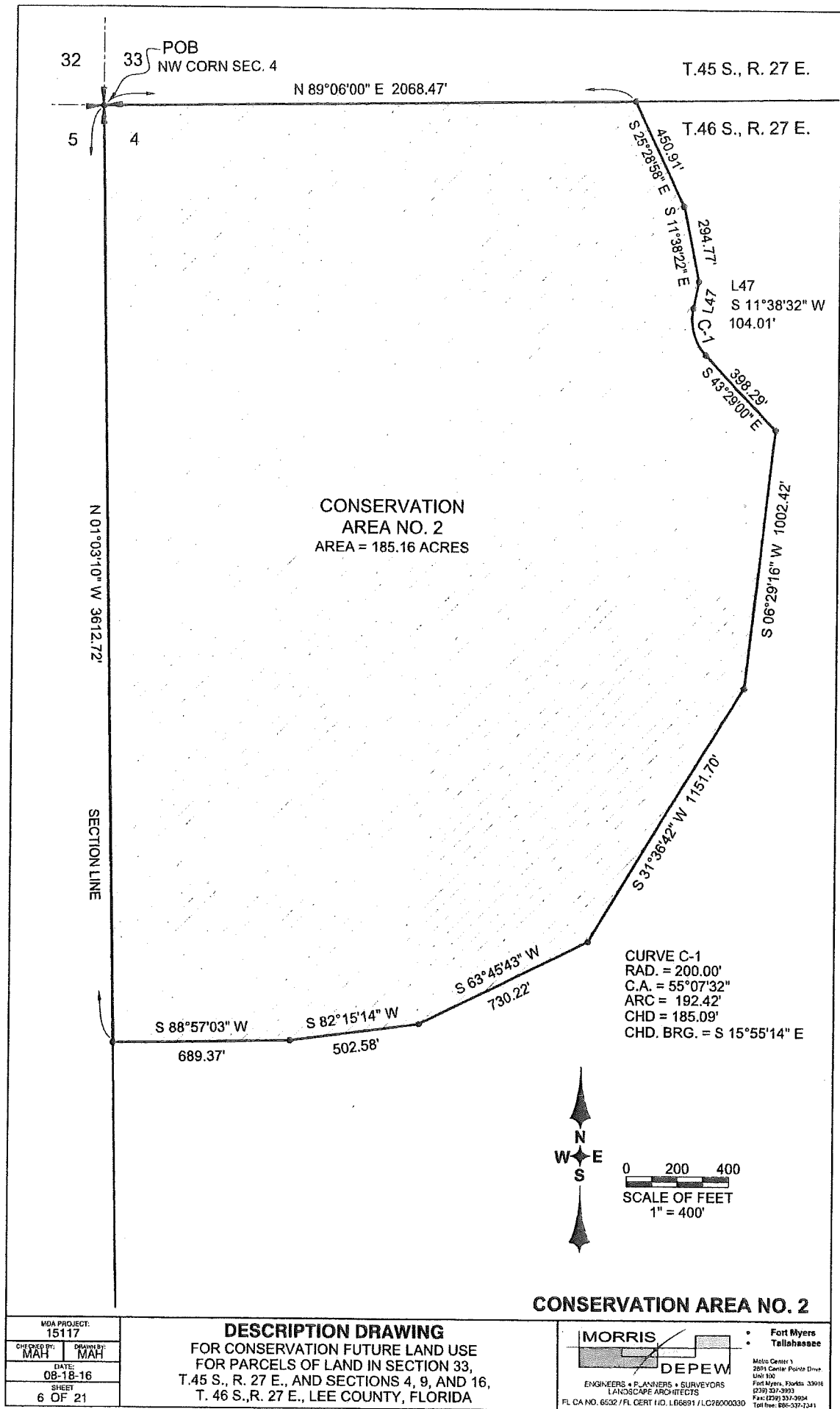
CONSERVATION AREA NO. 2

PARCEL OF LAND IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE N 89°06'00" E, ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 2068.47 FEET; THENCE S 25°28'58" E A DISTANCE OF 450.91 FEET; THENCE S 11°38'22" E A DISTANCE OF 294.77 FEET; THENCE S 11°38'32" W A DISTANCE OF 104.01 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 55°07'32", AND WHOSE CHORD BEARS S 15°55'14" E, FOR A DISTANCE OF 185.09 FEET, HAVING AN ARC LENGTH OF 192.42 FEET; THENCE S 43°29'00" E, A DISTANCE OF 398.29 FEET; THENCE S 06°29'16" W A DISTANCE OF 1002.42 FEET; THENCE S 31°36'42" W A DISTANCE OF 1151.70 FEET; THENCE S 63°45'43" W A DISTANCE OF 730.22 FEET; THENCE S 82°15'14" W A DISTANCE OF 502.58 FEET; THENCE S 88°57'03" W A DISTANCE OF 689.37 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 4; THENCE N 01°03'10" W, ALONG SAID WEST LINE, A DISTANCE OF 3612.71 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION . CONTAINING 185.16 ACRES, MORE OR LESS.

CONSERVATION AREA NO. 2

MDA PROJECT: 15117		DESCRIPTION DRAWING FOR CONSERVATION FUTURE LAND USE FOR PARCELS OF LAND IN SECTION 33, T. 45 S., R. 27 E., AND SECTIONS 4, 9, AND 16, T. 46 S., R. 27 E., LEE COUNTY, FLORIDA	 MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB8891 / LC26000330	Fort Myers Tallahassee Metro Center 1 2891 Center Pointe Dr. S. Unit 100 Fort Myers, Florida 33916 (239) 337-0992 Fax: (239) 337-3394 Toll free: 866-237-7341
CHECKED BY: MAH	DRAWN BY: MAH			
DATE: 08-18-16				
SHEET 5 OF 21				



DESCRIPTION

CONSERVATION AREA NO. 3


PARCEL OF LAND IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

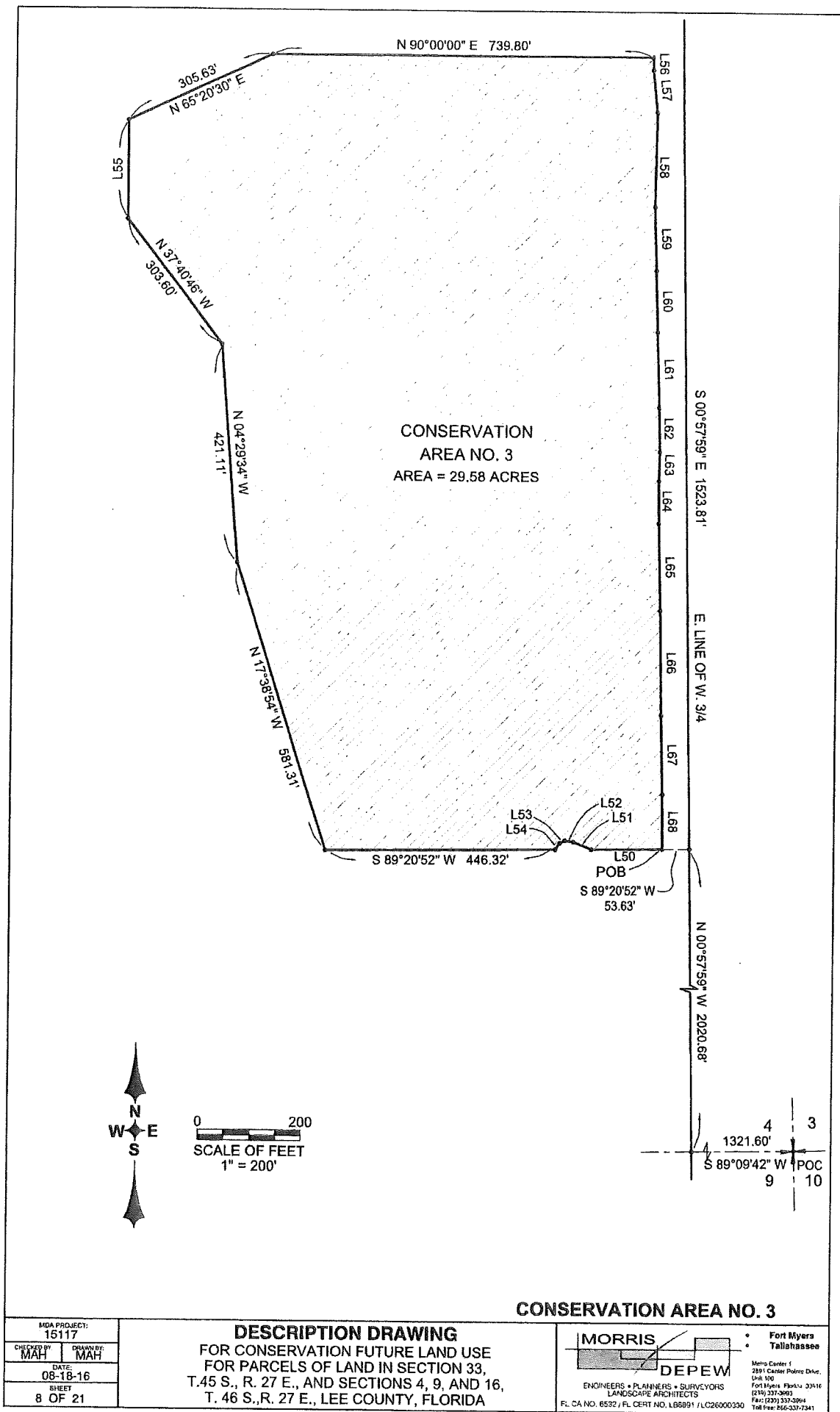
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE S 89°09'42" W, ALONG THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 1321.60 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST THREE-QUARTERS OF SAID SECTION 4; THENCE N 0°57'59" W, ALONG SAID EAST LINE, A DISTANCE OF 2020.68 FEET; THENCE S 89°20'52" W A DISTANCE OF 53.63 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S 89°20'52" W, A DISTANCE OF 138.49 FEET; THENCE N 67°57'42" W, A DISTANCE OF 38.09 FEET; THENCE N 80°44'00" W, A DISTANCE OF 16.23 FEET; THENCE S 60°23'34" W, A DISTANCE OF 11.70 FEET; THENCE S 36°33'08" W, A DISTANCE OF 14.85 FEET; THENCE S 89°20'52" W, A DISTANCE OF 446.32 FEET; THENCE N 17°38'54" W, A DISTANCE OF 581.31 FEET; THENCE N 04°29'34" W, A DISTANCE OF 421.11 FEET; THENCE N 37°40'46" W, A DISTANCE OF 303.60 FEET; THENCE N 00°00'00" W, A DISTANCE OF 190.11 FEET; THENCE N 65°20'30" E, A DISTANCE OF 305.63 FEET; THENCE N 90°00'00" E, A DISTANCE OF 739.80 FEET; THENCE S 01°11'53" E, A DISTANCE OF 24.45 FEET; THENCE S 06°07'33" E, A DISTANCE OF 81.53 FEET; THENCE S 00°56'38" W, A DISTANCE OF 181.00 FEET; THENCE S 01°51'05" E, A DISTANCE OF 123.46 FEET; THENCE S 01°47'55" E, A DISTANCE OF 117.66 FEET; THENCE S 01°47'23" E, A DISTANCE OF 144.46 FEET; THENCE S 01°28'14" E, A DISTANCE OF 85.62 FEET; THENCE S 01°26'08" W, A DISTANCE OF 55.47 FEET; THENCE S 00°21'32" E, A DISTANCE OF 82.78 FEET; THENCE S 01°30'29" E, A DISTANCE OF 168.67 FEET; THENCE S 00°57'08" E, A DISTANCE OF 199.24 FEET; THENCE S 01°34'07" E, A DISTANCE OF 153.90 FEET; THENCE S 00°20'16" E, A DISTANCE OF 106.84 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.

CONTAINING 29.59 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L50	S 89°20'52" W	138.49'
L51	N 67°57'42" W	38.09'
L52	N 80°44'00" W	16.23'
L53	S 60°23'34" W	11.70'
L54	S 36°33'08" W	14.85'
L55	N 00°00'00" W	190.11'
L56	S 01°11'53" E	24.45'
L57	S 06°07'33" E	81.53'
L58	S 00°56'38" W	181.00'
L59	S 01°51'05" E	123.46'
L60	S 01°47'55" E	117.66'
L61	S 01°47'23" E	144.46'
L62	S 01°28'14" E	85.62'
L63	S 01°26'08" W	55.47'
L64	S 00°21'32" E	82.78'
L65	S 01°30'29" E	168.67'
L66	S 00°57'08" E	199.24'
L67	S 01°34'07" E	153.90'
L68	S 00°20'16" E	106.84'

CONSERVATION AREA NO. 3

MCA PROJECT: 15117		DESCRIPTION DRAWING FOR CONSERVATION FUTURE LAND USE FOR PARCELS OF LAND IN SECTION 33, T.45 S., R. 27 E., AND SECTIONS 4, 9, AND 16, T. 46 S., R. 27 E., LEE COUNTY, FLORIDA	 MORRIS DEPEU ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6502 / FL CERT NO. LB6891 / LC26000330	Fort Myers Tallahassee Main Office 1 2691 Center Pointe Drive, Unit 100 Fort Myers, Florida 33916 (239) 337-2993 Fax (239) 337-2994 Toll free: 866-337-7341
CHECKED BY: MAH	DRAWN BY: MAH			
DATE: 08-18-16				
SHEET 7 OF 21				



CONSERVATION AREA NO. 3

MGA PROJECT: 15117	
CHECKED BY: MAH	DRAWN BY: MAH
DATE: 08-18-16	
SHEET 8 OF 21	

DESCRIPTION DRAWING
FOR CONSERVATION FUTURE LAND USE
FOR PARCELS OF LAND IN SECTION 33,
T.45 S., R. 27 E., AND SECTIONS 4, 9, AND 16,
T. 46 S., R. 27 E., LEE COUNTY, FLORIDA

MORRIS
DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL. CA NO. 6532 / FL. CERT NO. LB6891 / LC260000330

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Unit 100
Fort Myers, FL 33916
(239) 237-3693
Fax: (239) 337-3394
Toll Free: 866-337-7341

DESCRIPTION

CONSERVATION AREA NO. 4

PARCEL OF LAND IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE S 86°33'24" W, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 1313.33 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST THREE-QUARTERS OF SAID SECTION 9; THENCE N 01°13'19" W, ALONG SAID LINE, A DISTANCE OF 420.98 FEET; THENCE S 88°42'52" W, A DISTANCE OF 45.14 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S 88°42'52" W A DISTANCE OF 1211.70 FEET; THENCE N 34°32'11" W A DISTANCE OF 587.08 FEET; THENCE N 05°21'39" W, A DISTANCE OF 680.18 FEET; THENCE N 34°18'26" E A DISTANCE OF 139.84 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 40°54'11", AND WHOSE CHORD BEARS N 13°51'21" E, FOR A DISTANCE OF 244.59 FEET, WITH AN ARC LENGTH OF 249.86 FEET; THENCE N 06°35'44" W A DISTANCE OF 146.66 FEET, TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG AN ARC OF SAID, HAVING A RADIUS OF 1150.00 FEET, A CENTRAL ANGLE OF 23°30'36", AND WHOSE CHORD BEARS N 18°21'02" W, FOR A DISTANCE OF 468.57 FEET, WITH AN ARC LENGTH OF 471.87 FEET; THENCE N 30°06'20" W, ALONG A TANGENT LINE, A DISTANCE OF 6.17 FEET; THENCE N 00°07'26" E A DISTANCE OF 740.65 FEET; THENCE S 88°46'57" E A DISTANCE OF 330.55 FEET; THENCE N 00°40'31" E A DISTANCE OF 786.09 FEET; THENCE N 66°42'06" E A DISTANCE OF 786.93 FEET; THENCE N 90°00'00" E A DISTANCE OF 160.12 FEET; THENCE S 42°24'12" E A DISTANCE OF 176.43 FEET; THENCE S 43°26'47" E A DISTANCE OF 110.97 FEET; THENCE S 41°59'29" E A DISTANCE OF 143.64 FEET; THENCE S 49°43'22" E A DISTANCE OF 56.61 FEET; THENCE S 10°05'41" E A DISTANCE OF 14.03 FEET; THENCE S 01°59'02" E A DISTANCE OF 135.78 FEET; THENCE S 02°32'09" E, A DISTANCE OF 24.30 FEET; THENCE S 00°18'30" W, A DISTANCE OF 28.06 FEET; THENCE S 01°50'25" E A DISTANCE OF 60.64 FEET; THENCE S 00°25'58" E A DISTANCE OF 71.51 FEET; THENCE S 01°02'41" E, A DISTANCE OF 28.17 FEET; THENCE S 01°55'58" E A DISTANCE OF 80.37 FEET; THENCE S 02°06'32" E A DISTANCE OF 42.36 FEET; THENCE S 01°49'55" E, A DISTANCE OF 51.05 FEET; THENCE S 00°49'13" E A DISTANCE OF 37.79 FEET; THENCE S 06°23'19" E A DISTANCE OF 6.92 FEET; THENCE S 00°40'32" E A DISTANCE OF 29.35 FEET; THENCE S 02°21'48" E, A DISTANCE OF 45.86 FEET; THENCE S 06°32'46" W, A DISTANCE OF 17.89 FEET; THENCE S 04°18'18" E, A DISTANCE OF 13.63 FEET; THENCE S 03°45'16" E A DISTANCE OF 8.65 FEET; THENCE S 02°07'11" E, A DISTANCE OF 46.73 FEET; THENCE S 02°26'48" E, A DISTANCE OF 27.92 FEET; THENCE S 02°20'19" W, A DISTANCE OF 16.57 FEET; THENCE S 01°40'08" E A DISTANCE OF 51.92 FEET; THENCE S 01°28'12" E, A DISTANCE OF 33.29 FEET; THENCE S 00°26'01" E A DISTANCE OF 34.58 FEET; THENCE S 01°17'30" E A DISTANCE OF 46.77 FEET; THENCE S 01°24'19" W, A DISTANCE OF 16.39 FEET; THENCE S 00°26'08" E A DISTANCE OF 49.14 FEET; THENCE S 06°55'12" W, A DISTANCE OF 7.19 FEET; THENCE S 13°14'41" E, A DISTANCE OF 8.46 FEET; THENCE S 03°25'09" E, A DISTANCE OF 26.56 FEET; THENCE S 00°32'54" E, A DISTANCE OF 39.28 FEET; THENCE S 00°28'44" W A DISTANCE OF 41.15 FEET; THENCE S 04°30'24" E A DISTANCE OF 22.56 FEET; THENCE S 03°29'35" E A DISTANCE OF 22.02 FEET; THENCE S 00°18'32" E, A DISTANCE OF 66.78 FEET; THENCE S 00°32'10" E, A DISTANCE OF 82.25 FEET; THENCE S 01°01'34" E, A DISTANCE OF 74.60 FEET; THENCE S 02°05'06" E, A DISTANCE OF 64.65 FEET; THENCE S 00°03'47" W, A DISTANCE OF 77.18 FEET; THENCE S 01°20'49" E, A DISTANCE OF 100.72 FEET; THENCE S 02°22'37" W A DISTANCE OF 139.18 FEET; THENCE S 00°34'48" E, A DISTANCE OF 369.44 FEET; THENCE S 00°25'55" E, A DISTANCE OF 393.72 FEET; THENCE S 02°58'31" E, A DISTANCE OF 356.25 FEET; THENCE S 02°11'58" E A DISTANCE OF 391.19 FEET; THENCE S 01°16'03" E A DISTANCE OF 258.61 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.

CONTAINING 124.89 ACRES, MORE OR LESS.

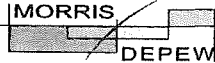
LINE TABLE

LINE	BEARING	DISTANCE
L49	N 34°18'26" E	139.84'
L48	N 06°35'44" W	146.66'
L69	N 30°06'20" W	6.17'
L70	S 88°46'57" E	330.55'
L71	N 90°00'00" E	160.12'
L72	S 42°24'12" E	176.43'
L73	S 43°26'47" E	110.97'
L74	S 41°59'29" E	143.64'
L75	S 49°43'22" E	56.61'
L76	S 10°05'41" E	14.03'
L77	S 01°59'02" E	135.78'
L78	S 02°32'09" E	24.30'
L79	S 00°18'30" W	28.06'
L80	S 01°50'25" E	60.64'
L81	S 00°25'58" E	71.51'
L82	S 01°02'41" E	28.17'
L83	S 01°55'58" E	80.37'
L84	S 02°06'32" E	42.36'
L85	S 01°49'55" E	51.05'
L86	S 00°49'13" E	37.79'
L87	S 06°23'19" E	6.92'
L88	S 00°40'32" E	29.35'
L89	S 02°21'48" E	45.86'
L90	S 06°32'46" W	17.89'
L91	S 04°18'18" E	13.63'
L92	S 03°45'16" E	8.65'
L93	S 02°07'11" E	46.73'
L94	S 02°26'48" E	27.92'
L95	S 02°20'19" W	16.57'
L96	S 01°40'08" E	51.92'
L97	S 01°28'12" E	33.29'
L98	S 00°26'01" E	34.58'
L99	S 01°17'30" E	46.77'
L100	S 01°24'19" W	16.39'
L101	S 00°26'08" E	49.14'
L102	S 06°55'12" W	7.19'
L103	S 13°14'41" E	8.46'
L104	S 03°25'09" E	26.56'
L105	S 00°32'54" E	39.28'
L106	S 00°28'44" W	41.15'
L107	S 04°30'24" E	22.56'
L108	S 03°29'35" E	22.02'
L109	S 00°18'32" E	66.78'
L110	S 00°32'10" E	82.25'
L111	S 01°01'34" E	74.60'
L112	S 02°05'06" E	64.65'
L113	S 00°03'47" W	77.18'
L114	S 01°20'49" E	100.72'
L115	S 02°22'37" W	139.18'
L116	S 00°34'48" E	369.44'
L117	S 00°25'55" E	393.72'
L118	S 02°58'31" E	356.25'
L119	S 02°11'58" E	391.19'
L120	S 01°16'03" E	258.61'

CONSERVATION AREA NO. 4

MDA PROJECT: 15117
CHECKED BY: MAH
DATE: 08-18-16
SHEET 9 OF 21

DESCRIPTION DRAWING
FOR CONSERVATION FUTURE LAND USE
FOR PARCELS OF LAND IN SECTION 33,
T.45 S., R. 27 E., AND SECTIONS 4, 9, AND 16,
T. 46 S., R. 27 E., LEE COUNTY, FLORIDA



MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
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Fort Myers, Florida 33916
(239) 337-3963
Fax: (239) 337-3964
Toll free: 800-337-7341

DESCRIPTION

CONSERVATION AREA NO. 5

PARCEL OF LAND IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

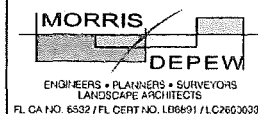
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE S 01°22'25" E, ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 552.08 FEET; THENCE N 88°37'41" E A DISTANCE OF 789.60 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING THENCE N 88°37'41" E, A DISTANCE OF 153.85 FEET; THENCE S 63°33'05" E, A DISTANCE OF 577.66 FEET; THENCE S 57°10'01" E, A DISTANCE OF 135.27 FEET; THENCE S 27°12'07" W, A DISTANCE OF 48.99 FEET; THENCE S 29°25'48" W, A DISTANCE OF 39.91 FEET; THENCE S 13°05'52" W, A DISTANCE OF 31.90 FEET; THENCE S 02°19'47" W, A DISTANCE OF 42.61 FEET; THENCE S 00°32'44" W, A DISTANCE OF 44.05 FEET; THENCE S 03°51'44" E, A DISTANCE OF 14.30 FEET; THENCE S 27°25'59" E, A DISTANCE OF 16.70 FEET; THENCE S 34°37'22" E, A DISTANCE OF 24.07 FEET; THENCE S 49°28'37" E, A DISTANCE OF 20.66 FEET; THENCE S 53°41'23" E, A DISTANCE OF 31.83 FEET; THENCE S 65°28'56" E, A DISTANCE OF 47.00 FEET; THENCE S 86°52'23" E, A DISTANCE OF 39.71 FEET; THENCE N 79°05'09" E, A DISTANCE OF 93.29 FEET; THENCE N 78°19'51" E, A DISTANCE OF 119.02 FEET; THENCE N 73°21'13" E, A DISTANCE OF 23.59 FEET; THENCE N 58°24'44" E, A DISTANCE OF 37.58 FEET; THENCE S 57°10'01" E, A DISTANCE OF 121.26 FEET; THENCE S 00°00'00" E, A DISTANCE OF 1132.31 FEET; THENCE S 54°49'20" W, A DISTANCE OF 752.69 FEET; THENCE S 00°00'00" E, A DISTANCE OF 246.64 FEET; THENCE S 32°46'43" W, A DISTANCE OF 37.27 FEET; THENCE S 19°19'00" W, A DISTANCE OF 49.36 FEET; THENCE S 29°42'12" W, A DISTANCE OF 67.57 FEET; THENCE S 01°52'08" E, A DISTANCE OF 78.53 FEET; THENCE S 26°51'32" E, A DISTANCE OF 39.59 FEET; THENCE S 42°30'27" E, A DISTANCE OF 34.33 FEET; THENCE S 45°21'23" E, A DISTANCE OF 37.03 FEET; THENCE S 00°00'00" E, A DISTANCE OF 524.75 FEET; THENCE S 88°28'32" W, A DISTANCE OF 17.37 FEET; THENCE S 83°26'48" W, A DISTANCE OF 55.48 FEET; THENCE S 88°32'26" W, A DISTANCE OF 80.38 FEET; THENCE N 87°41'21" W, A DISTANCE OF 79.60 FEET; THENCE N 89°42'38" W, A DISTANCE OF 36.86 FEET; THENCE N 73°02'08" W, A DISTANCE OF 19.37 FEET; THENCE N 08°39'47" W, A DISTANCE OF 22.38 FEET; THENCE N 23°59'23" W, A DISTANCE OF 51.09 FEET; THENCE N 28°03'28" W, A DISTANCE OF 78.54 FEET; THENCE N 28°18'24" W, A DISTANCE OF 64.89 FEET; THENCE N 49°11'50" W, A DISTANCE OF 31.65 FEET; THENCE N 60°18'55" W, A DISTANCE OF 16.43 FEET; THENCE N 87°57'27" W, A DISTANCE OF 25.78 FEET; THENCE S 88°26'35" W, A DISTANCE OF 65.58 FEET; THENCE S 87°24'30" W, A DISTANCE OF 91.14 FEET; THENCE S 89°11'59" W, A DISTANCE OF 54.77 FEET; THENCE S 72°04'51" W, A DISTANCE OF 24.82 FEET; THENCE S 64°35'12" W, A DISTANCE OF 48.94 FEET; THENCE S 64°35'12" W, A DISTANCE OF 48.94 FEET; THENCE S 60°51'45" W, A DISTANCE OF 146.90 FEET; THENCE S 61°41'50" W, A DISTANCE OF 108.55 FEET; THENCE S 64°59'36" W, A DISTANCE OF 15.99 FEET; THENCE S 75°56'01" W, A DISTANCE OF 22.68 FEET; THENCE S 85°21'54" W, A DISTANCE OF 28.18 FEET; THENCE N 89°58'53" W, A DISTANCE OF 46.37 FEET; THENCE S 83°50'23" W, A DISTANCE OF 28.23 FEET; THENCE S 89°25'49" W, A DISTANCE OF 49.87 FEET; THENCE S 71°14'34" W, A DISTANCE OF 29.13 FEET; THENCE S 84°57'09" W, A DISTANCE OF 21.57 FEET; THENCE N 58°41'06" W, A DISTANCE OF 5.16 FEET; THENCE N 58°41'06" W, A DISTANCE OF 5.16 FEET; THENCE N 26°04'36" W, A DISTANCE OF 16.69 FEET; THENCE N 18°40'20" E, A DISTANCE OF 12.98 FEET; THENCE N 10°24'00" E, A DISTANCE OF 13.15 FEET; THENCE N 15°56'23" E, A DISTANCE OF 23.69 FEET; THENCE N 05°18'10" W, A DISTANCE OF 36.46 FEET; THENCE N 05°44'00" E, A DISTANCE OF 42.74 FEET; THENCE N 04°17'48" E, A DISTANCE OF 99.30 FEET; THENCE N 03°37'26" E, A DISTANCE OF 82.08 FEET; THENCE N 00°48'12" W, A DISTANCE OF 77.42 FEET; THENCE N 01°34'09" W, A DISTANCE OF 64.48 FEET; THENCE N 02°19'21" E, A DISTANCE OF 28.04 FEET; THENCE N 01°10'30" W, A DISTANCE OF 97.34 FEET; THENCE N 03°14'39" E, A DISTANCE OF 64.99 FEET; THENCE N 02°52'53" E, A DISTANCE OF 73.22 FEET; THENCE N 09°05'35" W, A DISTANCE OF 28.83 FEET; THENCE N 01°16'57" W, A DISTANCE OF 65.12 FEET; THENCE N 02°44'31" W, A DISTANCE OF 71.30 FEET; THENCE N 00°04'48" W, A DISTANCE OF 60.90 FEET; THENCE N 00°46'03" W, A DISTANCE OF 74.59 FEET; THENCE N 03°32'39" W, A DISTANCE OF 31.23 FEET; THENCE N 03°32'39" W, A DISTANCE OF 31.23 FEET; THENCE N 00°18'31" E, A DISTANCE OF 69.28 FEET; THENCE N 03°24'27" W, A DISTANCE OF 52.04 FEET; THENCE N 05°35'18" W, A DISTANCE OF 71.85 FEET; THENCE N 06°43'35" W, A DISTANCE OF 51.62 FEET; THENCE N 07°22'10" W, A DISTANCE OF 65.38 FEET; THENCE N 14°22'14" E, A DISTANCE OF 43.27 FEET; THENCE N 02°16'53" W, A DISTANCE OF 41.11 FEET; THENCE N 04°14'16" W, A DISTANCE OF 73.07 FEET; THENCE N 02°49'44" W, A DISTANCE OF 73.79 FEET; THENCE N 04°14'03" E, A DISTANCE OF 35.55 FEET; THENCE N 13°32'18" W, A DISTANCE OF 24.18 FEET; THENCE N 09°38'21" W, A DISTANCE OF 29.38 FEET; THENCE N 00°14'35" E, A DISTANCE OF 65.67 FEET; THENCE N 00°58'42" E, A DISTANCE OF 88.44 FEET; THENCE N 00°13'20" E, A DISTANCE OF 61.46 FEET; THENCE N 02°37'57" W, A DISTANCE OF 39.76 FEET; THENCE N 06°43'47" W, A DISTANCE OF 28.73 FEET; THENCE N 00°11'30" E, A DISTANCE OF 35.15 FEET; THENCE N 07°05'15" E, A DISTANCE OF 37.45 FEET; THENCE N 01°04'45" W, A DISTANCE OF 18.39 FEET; THENCE N 01°42'41" W, A DISTANCE OF 49.69 FEET; THENCE N 00°02'09" E, A DISTANCE OF 45.79 FEET; THENCE N 03°02'59" W, A DISTANCE OF 42.77 FEET; THENCE N 03°58'34" W, A DISTANCE OF 48.01 FEET; THENCE N 02°48'34" W, A DISTANCE OF 40.85 FEET; THENCE N 06°28'03" E, A DISTANCE OF 31.52 FEET; THENCE N 10°11'24" W, A DISTANCE OF 24.14 FEET; THENCE N 01°05'11" W, A DISTANCE OF 11.16 FEET; THENCE N 27°56'39" E, A DISTANCE OF 10.16 FEET; THENCE N 45°49'29" E, A DISTANCE OF 16.26 FEET; THENCE N 41°32'53" E, A DISTANCE OF 17.09 FEET; THENCE N 38°24'32" E, A DISTANCE OF 77.69 FEET; THENCE N 40°22'47" E, A DISTANCE OF 103.46 FEET; THENCE N 39°27'11" E, A DISTANCE OF 106.97 FEET; THENCE N 44°04'20" E, A DISTANCE OF 41.58 FEET; THENCE N 47°06'49" E, A DISTANCE OF 57.87 FEET; THENCE N 50°23'18" E, A DISTANCE OF 42.87 FEET; THENCE N 49°09'36" E, A DISTANCE OF 50.89 FEET; THENCE N 52°09'38" E, A DISTANCE OF 36.27 FEET; THENCE N 27°49'44" E, A DISTANCE OF 24.50 FEET; THENCE N 18°52'02" E, A DISTANCE OF 56.25 FEET; THENCE N 26°58'19" E, A DISTANCE OF 26.55 FEET; THENCE N 29°03'57" E, A DISTANCE OF 9.82 FEET; THENCE N 19°32'32" E, A DISTANCE OF 69.14 FEET; THENCE THENCE N 37°04'32" E, A DISTANCE OF 90.00 FEET; THENCE N 37°02'42" E, A DISTANCE OF 46.38 FEET; THENCE N 48°28'14" E, A DISTANCE OF 28.43 TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.

CONTAINING 102.71 ACRES, MORE OR LESS.

CONSERVATION AREA NO. 5

MDA PROJECT: 15117	
CHECKED BY MAH	DRAWN BY MAH
DATE 08-18-16	
SHEET 12 OF 21	

DESCRIPTION DRAWING
FOR CONSERVATION FUTURE LAND USE
FOR PARCELS OF LAND IN SECTION 33,
T.45 S., R. 27 E., AND SECTIONS 4, 9, AND 16,
T. 46 S., R. 27 E., LEE COUNTY, FLORIDA



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Toll Free: 866-337-1341

FL CA NO. 6532 / FL CERT NO. LD6601 / LC26030330

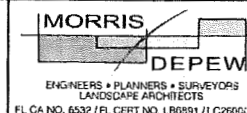
LINE TABLE		
LINE	BEARING	DISTANCE
L121	N 88°37'41" E	153.85'
L122	S 57°10'01" E	135.27'
L123	S 27°12'07" W	48.99'
L124	S 29°25'48" W	39.91'
L125	S 13°05'52" W	31.90'
L126	S 02°19'47" W	42.61'
L127	S 00°32'44" W	44.05'
L128	S 03°51'44" E	14.30'
L129	S 27°25'59" E	16.70'
L130	S 34°37'22" E	24.07'
L131	S 49°28'37" E	20.66'
L132	S 53°41'23" E	31.83'
L133	S 65°28'56" E	47.00'
L134	S 86°52'23" E	39.71'
L135	N 79°05'09" E	93.29'
L136	N 78°19'51" E	119.02'
L137	N 73°21'13" E	23.59'
L138	N 58°24'44" E	37.58'
L139	S 57°10'01" E	121.26'
L140	S 32°46'43" W	37.27'
L141	S 19°19'00" W	49.36'
L142	S 29°42'12" W	67.57'
L143	S 01°52'08" E	78.53'
L144	S 26°51'32" E	39.59'
L145	S 42°30'27" E	34.33'
L146	S 45°21'23" E	37.03'
L147	S 88°28'32" W	17.37'
L148	S 83°26'48" W	55.48'
L149	S 88°32'26" W	80.38'
L150	N 87°41'21" W	79.60'
L151	N 89°42'38" W	36.86'
L152	N 73°02'08" W	19.37'
L153	N 08°39'47" W	22.38'
L154	N 23°59'23" W	51.09'
L155	N 28°03'28" W	78.54'
L156	N 28°18'24" W	64.89'
L157	N 49°11'50" W	31.65'
L158	N 60°18'55" W	16.43'
L159	N 87°57'27" W	25.78'
L160	S 88°26'35" W	65.58'
L161	S 87°24'30" W	91.14'
L162	S 89°11'59" W	54.77'
L163	S 72°04'51" W	24.82'
L164	S 64°35'12" W	48.94'
L165	S 64°35'12" W	48.94'
L166	S 60°51'45" W	146.90'
L167	S 61°41'50" W	108.55'
L168	S 64°59'36" W	15.99'
L169	S 75°56'01" W	22.68'
L170	S 85°21'54" W	28.18'
L171	N 89°58'53" W	46.37'
L172	S 83°50'23" W	28.23'
L173	S 89°25'49" W	49.87'
L174	S 71°14'34" W	29.13'
L175	S 84°57'09" W	21.57'
L176	N 58°41'06" W	10.32'
L177	N/A	N/A
L178	N 26°04'36" W	16.69'
L179	N 18°40'20" E	12.98'
L180	N 10°24'00" E	13.15'
L181	N 15°56'23" E	23.69'
L182	N 05°18'10" W	36.46'
L183	N 05°44'00" E	42.74'
L184	N 04°17'48" E	99.30'

LINE TABLE		
LINE	BEARING	DISTANCE
L185	N 03°37'26" E	82.08'
L186	N 00°48'12" W	77.42'
L187	N 01°34'09" W	64.48'
L188	N 02°19'21" E	28.04'
L189	N 01°10'30" W	97.34'
L190	N 03°14'39" E	64.99'
L191	N 02°52'53" E	73.22'
L192	N 09°05'35" W	28.83'
L193	N 01°16'57" W	65.12'
L194	N 02°44'31" W	71.30'
L195	N 00°04'48" W	60.90'
L196	N 00°46'03" W	74.59'
L197	N 03°32'39" W	31.23'
L198	N 03°32'39" W	31.23'
L199	N 00°18'31" E	69.28'
L200	N 03°24'27" W	52.04'
L201	N 05°35'18" W	71.85'
L202	N 06°43'35" W	51.62'
L203	N 07°22'10" W	65.38'
L204	N 14°22'14" E	43.27'
L205	N 02°16'53" W	41.11'
L206	N 04°14'16" W	73.07'
L207	N 02°49'44" W	73.79'
L208	N 04°14'03" E	35.55'
L209	N 13°32'18" W	24.18'
L210	N 09°38'21" W	29.38'
L211	N 00°14'35" E	65.67'
L212	N 00°58'42" E	88.44'
L213	N 00°13'20" E	61.46'
L214	N 02°37'57" W	39.76'
L215	N 06°43'47" W	28.73'
L216	N 00°11'30" E	35.15'
L217	N 07°05'15" E	37.45'
L218	N 01°04'45" W	18.39'
L219	N 01°42'41" W	49.69'
L220	N 00°02'09" E	45.79'
L221	N 03°02'59" W	42.77'
L222	N 03°58'34" W	48.01'
L223	N 02°48'34" W	40.85'
L224	N 06°28'03" E	31.52'
L225	N 10°11'24" W	24.14'
L226	N 01°05'11" W	11.16'
L227	N 27°56'39" E	10.16'
L228	N 45°49'29" E	16.26'
L229	N 41°32'53" E	17.09'
L230	N 38°24'32" E	77.69'
L231	N 40°22'47" E	103.46'
L232	N 39°27'11" E	106.97'
L233	N 44°04'20" E	41.58'
L234	N 47°06'49" E	57.87'
L235	N 50°23'18" E	42.87'
L236	N 49°09'36" E	50.89'
L237	N 52°09'38" E	36.27'
L238	N 27°49'44" E	24.50'
L239	N 18°52'02" E	56.25'
L240	N 26°58'19" E	26.55'
L241	N 29°03'57" E	9.82'
L242	N 19°32'32" E	69.14'
L243	N 26°31'24" E	102.02'
L244	N 34°58'09" E	69.83'
L245	N 37°04'32" E	90.00'
L246	N 37°02'42" E	46.38'
L247	N 48°28'14" E	28.43'

CONSERVATION AREA NO. 5

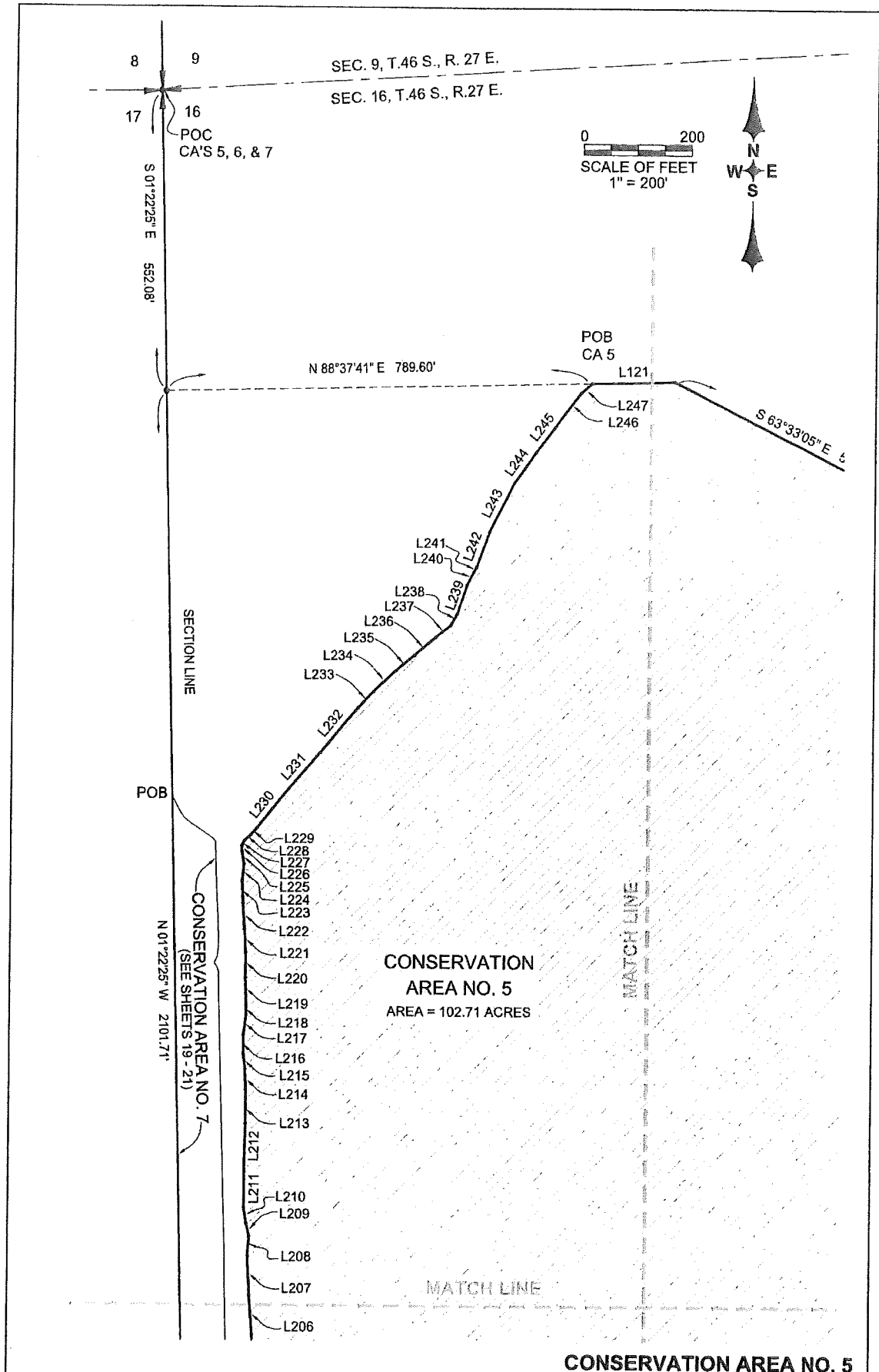
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CHECKED BY: MAH
DATE: 08-18-16
SHEET 13 OF 21

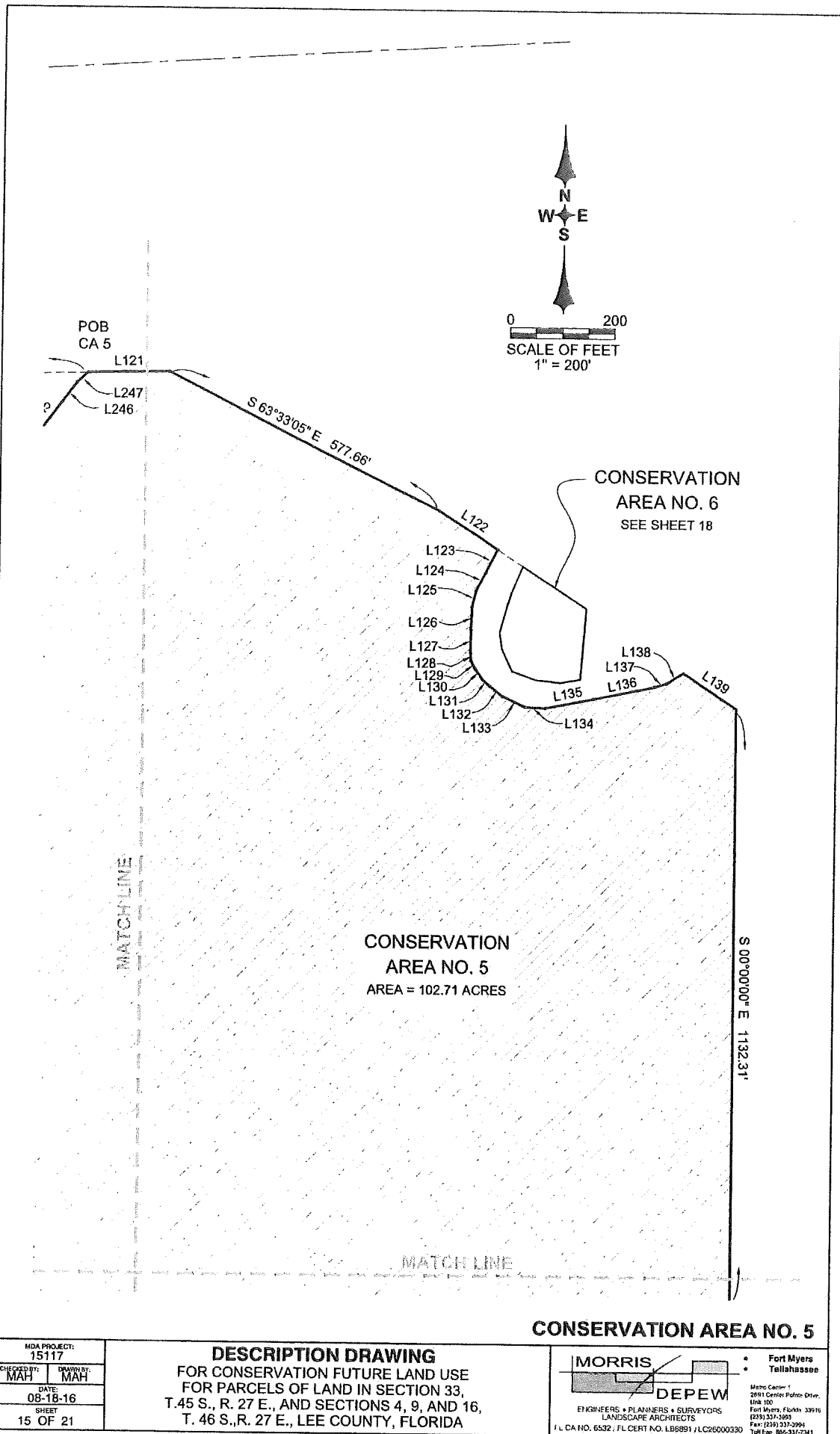
DESCRIPTION DRAWING
FOR CONSERVATION FUTURE LAND USE
FOR PARCELS OF LAND IN SECTION 33,
T. 45 S., R. 27 E., AND SECTIONS 4, 9, AND 16,
T. 46 S., R. 27 E., LEE COUNTY, FLORIDA



For Myers
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FL CA NO. 6532 / FL CERT NO. LB0591 / LC266G0330





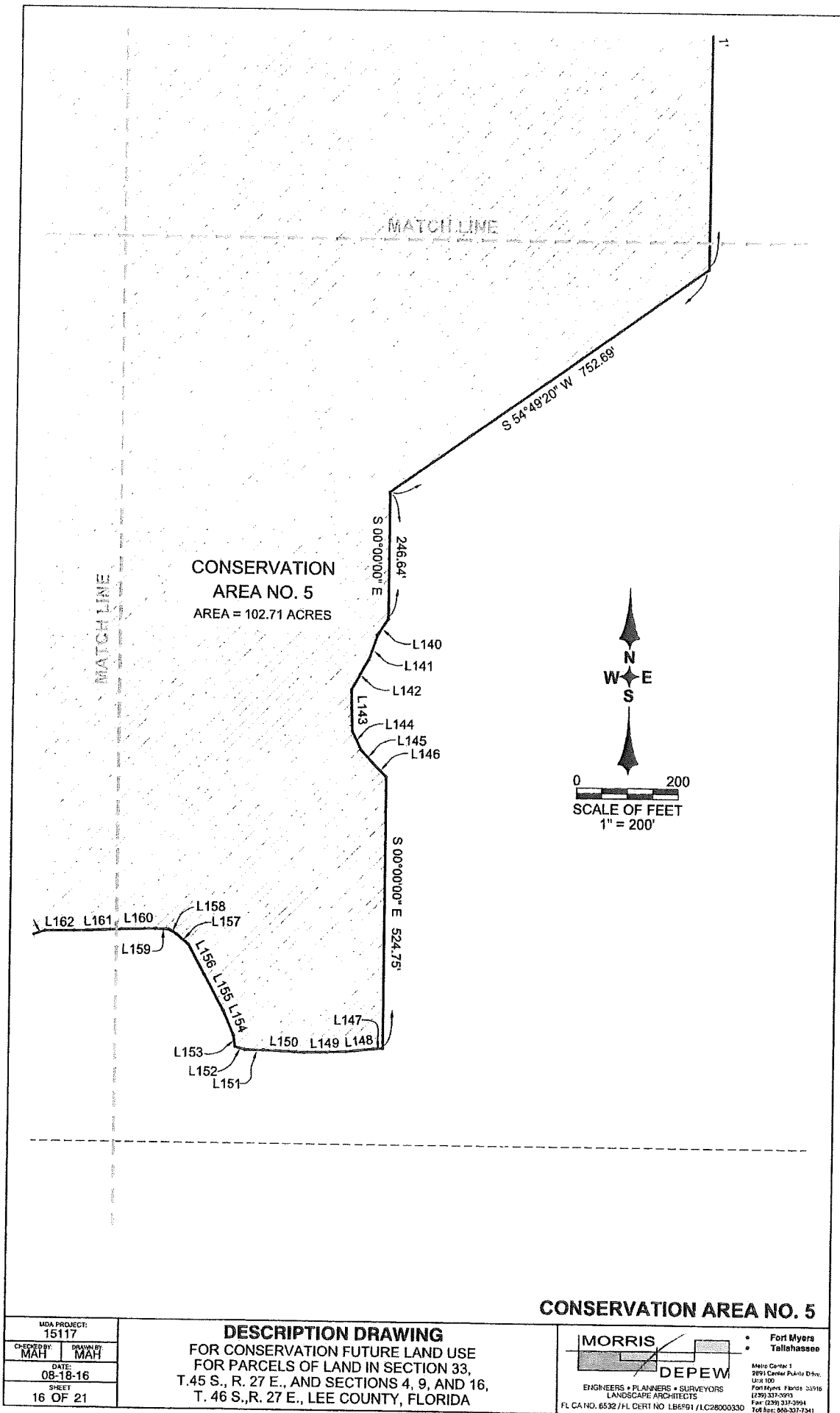
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CHECKED BY: MAH	DRAWN BY: MAH
DATE: 08-18-16	
SHEET 15 OF 21	

DESCRIPTION DRAWING
FOR CONSERVATION FUTURE LAND USE
FOR PARCELS OF LAND IN SECTION 33,
T.45 S., R. 27 E., AND SECTIONS 4, 9, AND 16,
T. 46 S., R. 27 E., LEE COUNTY, FLORIDA

CONSERVATION AREA NO. 5

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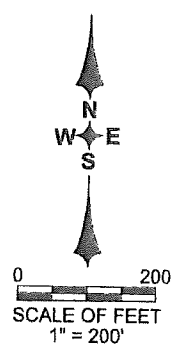
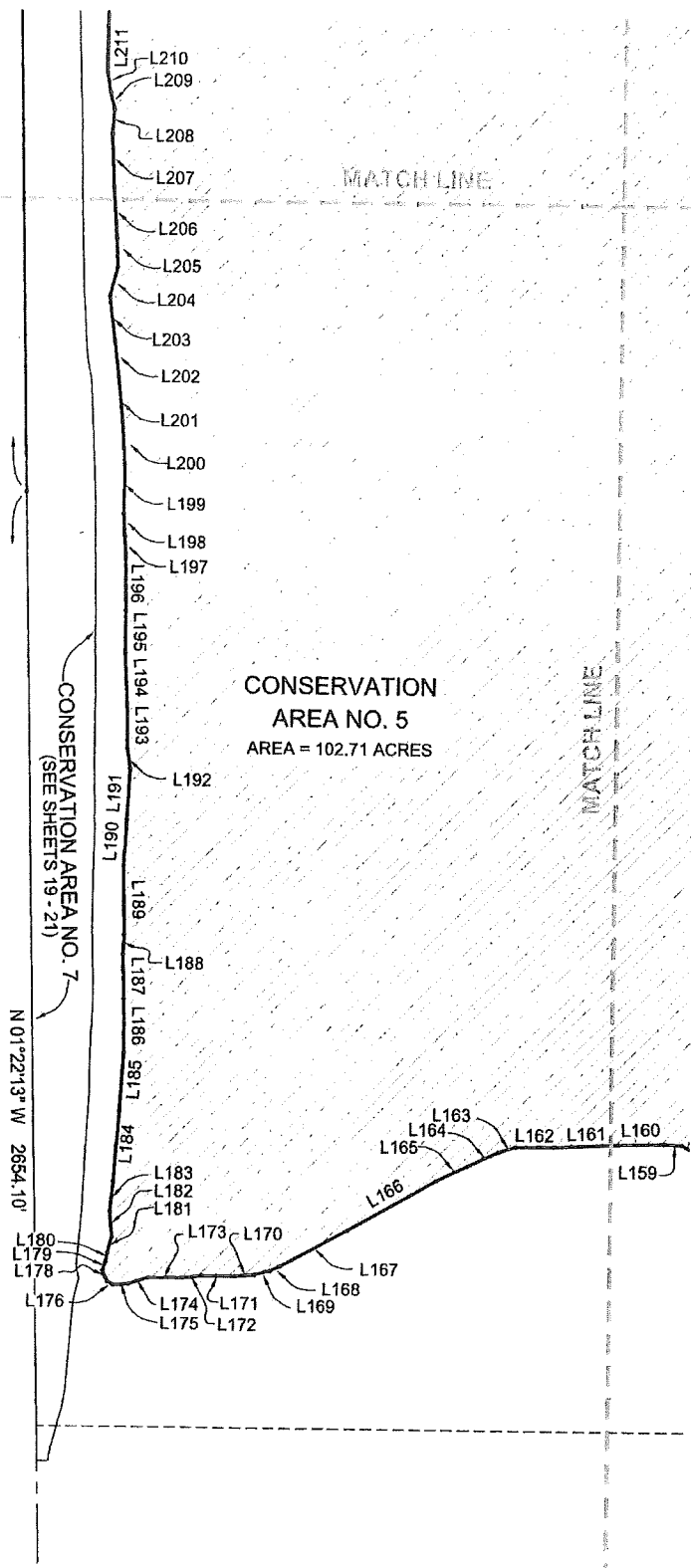
CONSERVATION AREA NO. 5

UDA PROJECT: 15117	
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DATE: 08-18-16	
SHEET 16 OF 21	

DESCRIPTION DRAWING
 FOR CONSERVATION FUTURE LAND USE
 FOR PARCELS OF LAND IN SECTION 33,
 T. 45 S., R. 27 E., AND SECTIONS 4, 9, AND 16,
 T. 46 S., R. 27 E., LEE COUNTY, FLORIDA

MORRIS
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CONSERVATION AREA NO. 5

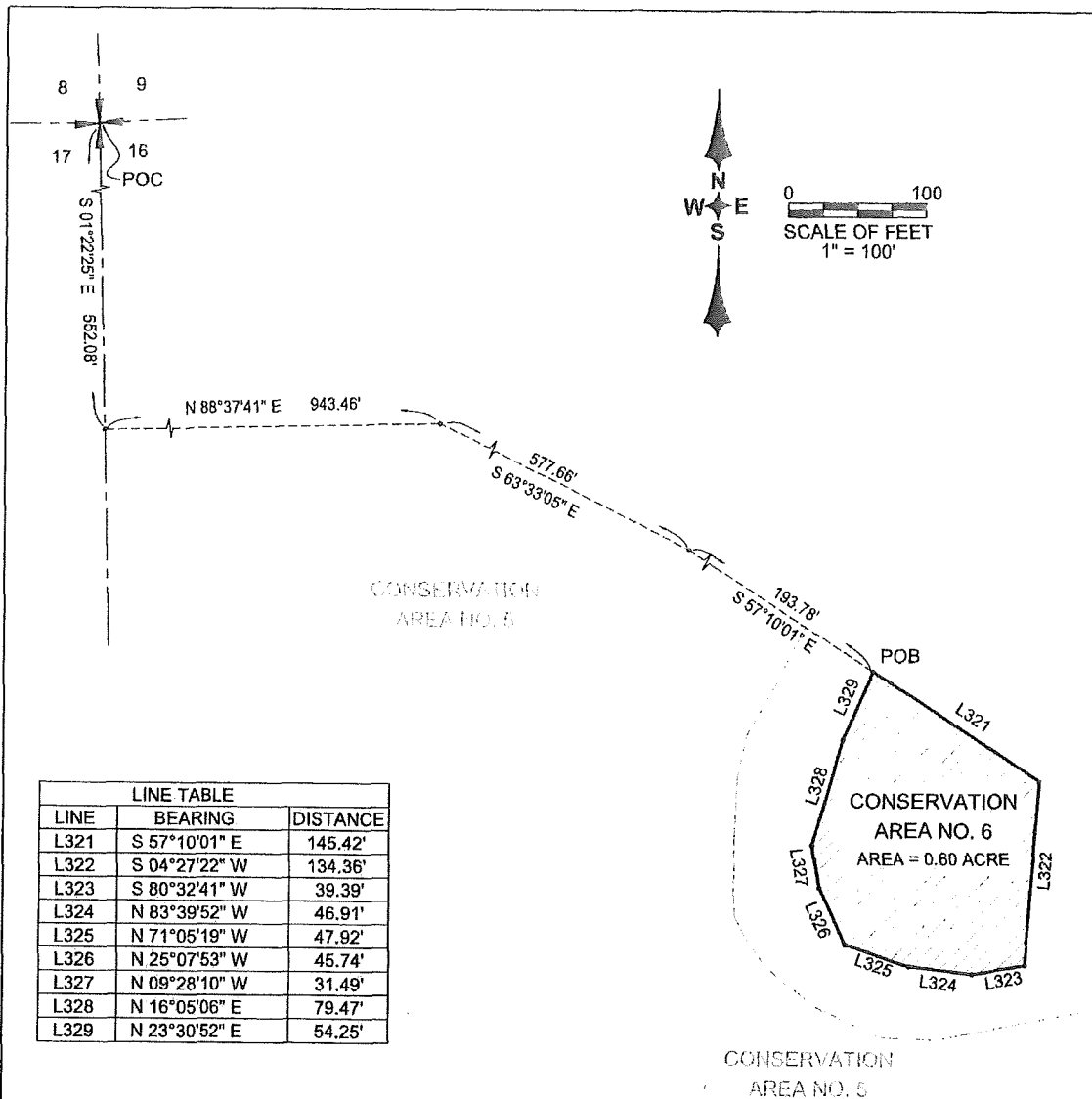
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CHECKED BY: MAH	DRAWN BY: MAH
DATE: 08-18-16	
SHEET 17 OF 21	

DESCRIPTION DRAWING
FOR CONSERVATION FUTURE LAND USE
FOR PARCELS OF LAND IN SECTION 33,
T.45 S., R. 27 E., AND SECTIONS 4, 9, AND 16,
T. 46 S., R. 27 E., LEE COUNTY, FLORIDA

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DESCRIPTION

CONSERVATION AREA NO. 6

PARCEL OF LAND IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE S 01°22'25" E, ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 552.08 FEET; THENCE N 88°37'41" E A DISTANCE OF 943.46 FEET; THENCE S 63°33'05" E. A DISTANCE OF 577.66 FEET; THENCE S 57°10'01" E, A DISTANCE OF 193.78 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S 57°10'01" E A DISTANCE OF 145.42 FEET; THENCE S 04°27'22" W A DISTANCE OF 134.36 FEET; THENCE S 80°32'41" W A DISTANCE OF 39.39 FEET; THENCE N 83°39'52" W A DISTANCE OF 46.91 FEET; THENCE N 71°05'19" W A DISTANCE OF 47.92 FEET; THENCE N 25°07'53" W A DISTANCE OF 45.74 FEET; THENCE N 09°28'10" W A DISTANCE OF 31.49 FEET; THENCE N 16°05'06" E A DISTANCE OF 79.47 FEET; THENCE N 23°30'52" E A DISTANCE OF 54.25 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION; CONTAINING 0.60 ACRE, MORE OR LESS.

CONSERVATION AREA NO. 6

MDA PROJECT: 15117	DESCRIPTION DRAWING FOR CONSERVATION FUTURE LAND USE FOR PARCELS OF LAND IN SECTION 33, T. 45 S., R. 27 E., AND SECTIONS 4, 9, AND 16, T. 46 S., R. 27 E., LEE COUNTY, FLORIDA	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) 337-3800 Fax: (239) 337-3694 Toll Free: 878-337-7341
DRAWN BY: MAH			
DATE: 08-18-16			
SHEET 18 OF 21			


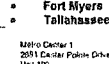
DESCRIPTION

CONSERVATION AREA NO. 7

PARCEL OF LAND IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE S 01°22'25" E, ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 1298.76 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE S 26°30'32" E, A DISTANCE OF 27.20 FEET; THENCE S 33°58'03" E, A DISTANCE OF 18.91 FEET; THENCE S 52°10'11" E, A DISTANCE OF 19.76 FEET; THENCE S 57°36'56" E, A DISTANCE OF 13.84 FEET; THENCE S 56°37'49" E, A DISTANCE OF 22.53 FEET; THENCE S 52°38'51" E, A DISTANCE OF 11.25 FEET; THENCE S 40°18'28" E, A DISTANCE OF 6.18 FEET; THENCE S 01°41'07" E, A DISTANCE OF 8.88 FEET; THENCE S 01°31'37" E, A DISTANCE OF 40.90 FEET; THENCE S 01°58'07" E, A DISTANCE OF 36.95 FEET; THENCE S 03°26'24" E, A DISTANCE OF 53.37 FEET; THENCE S 01°03'24" E, A DISTANCE OF 32.82 FEET; THENCE S 00°12'21" E, A DISTANCE OF 25.96 FEET; THENCE S 07°19'21" W, A DISTANCE OF 15.46 FEET; THENCE S 27°34'19" W, A DISTANCE OF 11.76 FEET; THENCE S 40°08'07" E, A DISTANCE OF 8.13 FEET; THENCE S 18°19'16" E, A DISTANCE OF 10.32 FEET; THENCE S 00°49'46" E, A DISTANCE OF 21.52 FEET; THENCE S 01°20'23" E, A DISTANCE OF 97.55 FEET; THENCE S 01°51'32" E, A DISTANCE OF 141.05 FEET; THENCE S 01°32'02" E, A DISTANCE OF 152.61 FEET; THENCE S 02°08'28" E, A DISTANCE OF 91.36 FEET; THENCE S 01°04'41" E, A DISTANCE OF 90.65 FEET; THENCE S 01°27'32" E, A DISTANCE OF 76.83 FEET; THENCE S 01°56'23" E, A DISTANCE OF 73.10 FEET; THENCE S 03°52'16" E, A DISTANCE OF 90.70 FEET; THENCE S 07°50'38" E, A DISTANCE OF 18.52 FEET; THENCE S 12°33'00" E, A DISTANCE OF 14.69 FEET; THENCE S 05°27'13" E, A DISTANCE OF 11.06 FEET; THENCE S 02°45'32" E, A DISTANCE OF 90.70 FEET; THENCE S 02°38'24" E, A DISTANCE OF 32.57 FEET; THENCE S 02°19'23" E, A DISTANCE OF 53.62 FEET; THENCE S 00°31'30" E, A DISTANCE OF 50.43 FEET; THENCE S 00°31'30" E, A DISTANCE OF 23.01 FEET; THENCE S 01°09'28" E, A DISTANCE OF 70.93 FEET; THENCE S 00°34'52" W, A DISTANCE OF 37.79 FEET; THENCE S 01°06'03" E, A DISTANCE OF 86.21 FEET; THENCE S 10°23'08" W, A DISTANCE OF 2.66 FEET; THENCE S 00°32'56" E, A DISTANCE OF 45.74 FEET; THENCE S 00°09'02" W, A DISTANCE OF 43.09 FEET; THENCE S 00°57'23" E, A DISTANCE OF 56.82 FEET; THENCE S 00°13'38" E, A DISTANCE OF 56.26 FEET; THENCE S 00°38'48" W, A DISTANCE OF 81.40 FEET; THENCE S 00°05'42" E, A DISTANCE OF 42.46 FEET; THENCE S 01°18'50" E, A DISTANCE OF 76.37 FEET; THENCE S 00°30'54" W, A DISTANCE OF 26.33 FEET; THENCE S 00°30'54" W, A DISTANCE OF 35.20 FEET; THENCE S 14°22'08" W, A DISTANCE OF 5.58 FEET; THENCE S 01°16'15" W, A DISTANCE OF 67.71 FEET; THENCE S 01°06'47" E, A DISTANCE OF 23.60 FEET; THENCE S 03°34'22" W, A DISTANCE OF 54.69 FEET; THENCE S 02°47'27" W, A DISTANCE OF 107.68 FEET; THENCE S 04°22'59" W, A DISTANCE OF 62.86 FEET; THENCE S 06°50'37" W, A DISTANCE OF 15.19 FEET; THENCE S 07°49'30" E, A DISTANCE OF 10.99 FEET; THENCE S 14°42'41" E, A DISTANCE OF 8.40 FEET; THENCE S 01°01'05" E, A DISTANCE OF 3.83 FEET; THENCE S 14°16'14" W, A DISTANCE OF 6.02 FEET; THENCE S 14°03'45" W, A DISTANCE OF 14.59 FEET; THENCE S 11°23'08" W, A DISTANCE OF 11.14 FEET; THENCE S 05°15'39" W, A DISTANCE OF 15.97 FEET; THENCE S 04°35'06" W, A DISTANCE OF 23.88 FEET; THENCE S 04°39'07" W, A DISTANCE OF 28.23 FEET; THENCE S 04°06'14" W, A DISTANCE OF 29.73 FEET; THENCE S 04°41'41" W, A DISTANCE OF 27.75 FEET; THENCE S 08°32'53" W, A DISTANCE OF 13.81 FEET; THENCE S 10°17'35" W, A DISTANCE OF 17.81 FEET; THENCE S 18°37'37" W, A DISTANCE OF 15.09 FEET; THENCE S 12°48'26" W, A DISTANCE OF 21.64 FEET; THENCE S 16°41'03" W, A DISTANCE OF 18.04 FEET; THENCE S 12°48'20" W, A DISTANCE OF 11.52 FEET; THENCE S 04°13'42" W, A DISTANCE OF 8.86 FEET; THENCE S 89°59'16" W, A DISTANCE OF 15.81 FEET TO AN INTERSECTION WITH THE SAID WEST LINE OF SECTION 16; THENCE N 01°22'25" W, ALONG SAID WEST LINE, A DISTANCE OF 1378.90 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 16; THENCE N 01°22'19" W, ALONG SAID WEST LINE, A DISTANCE OF 1355.18 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION; CONTAINING 4.99 ACRES, MORE OR LESS.

CONSERVATION AREA NO. 7

MDA PROJECT: 15117		DESCRIPTION DRAWING FOR CONSERVATION FUTURE LAND USE FOR PARCELS OF LAND IN SECTION 33, T.45 S., R. 27 E., AND SECTIONS 4, 9, AND 16, T. 46 S., R. 27 E., LEE COUNTY, FLORIDA	 MORRIS DEPEEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. 188891 / LC26000330	 Fort Myers Tallahassee MDA District 1 2891 Cedar Pointe Drive Unit 100 Fort Myers, Florida 33916 (239) 331-3697 Fax: (239) 331-3094 Toll free: 866-327-7341
CHECKED BY: MAH	DRAWN BY: MAH			
DATE: 08-18-16				
SHEET 19 OF 21				

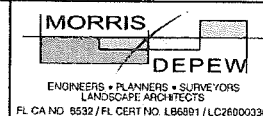
LINE TABLE		
LINE	BEARING	DISTANCE
L248	S 26°30'32" E	27.20'
L249	S 33°58'03" E	18.91'
L250	S 52°10'11" E	19.76'
L251	S 57°36'56" E	13.84'
L252	S 56°37'49" E	22.53'
L253	S 52°38'51" E	11.25'
L254	S 40°18'28" E	6.18'
L255	S 01°41'07" E	8.88'
L256	S 01°31'37" E	40.90'
L257	S 01°58'07" E	36.95'
L258	S 03°26'24" E	53.37'
L259	S 01°03'24" E	32.82'
L260	S 00°12'21" E	25.96'
L261	S 07°19'21" W	15.46'
L262	S 27°34'19" W	11.76'
L263	S 40°08'07" E	8.13'
L264	S 18°19'16" E	10.32'
L265	S 00°49'46" E	21.52'
L266	S 01°20'23" E	97.55'
L267	S 01°51'32" E	141.05'
L268	S 01°32'02" E	152.61'
L269	S 02°08'28" E	91.36'
L270	S 01°04'41" E	90.65'
L271	S 01°27'32" E	76.83'
L272	S 01°56'23" E	73.10'
L273	S 03°52'16" E	90.70'
L274	S 07°50'38" E	18.52'
L275	S 12°33'00" E	14.69'
L276	S 05°27'13" E	11.06'
L277	S 02°45'32" E	90.70'
L278	S 02°36'24" E	32.57'
L279	S 02°19'23" E	53.62'
L280	S 00°31'30" E	50.43'
L281	S 00°31'30" E	23.01'
L282	S 01°09'28" E	70.93'
L283	S 00°34'52" W	37.79'
L284	S 01°06'03" E	86.21'
L285	S 10°23'08" W	2.66'
L286	S 00°32'56" E	45.74'
L287	S 00°09'02" W	43.09'
L288	S 00°57'23" E	56.82'
L289	S 00°13'38" E	56.26'
L290	S 00°38'48" W	81.40'
L291	S 00°05'42" E	42.46'
L292	S 01°18'50" E	76.37'
L293	S 00°30'54" W	26.33'
L294	S 00°30'54" W	35.20'
L295	S 14°22'08" W	5.58'
L296	S 01°16'15" W	67.71'
L297	S 01°06'47" E	23.60'
L298	S 03°34'22" W	54.69'
L299	S 02°47'27" W	107.68'
L300	S 04°22'59" W	62.86'

LINE TABLE		
LINE	BEARING	DISTANCE
L301	S 06°50'37" W	15.19'
L302	S 07°49'30" E	10.99'
L303	S 14°42'41" E	8.40'
L304	S 01°01'05" E	3.83'
L305	S 14°16'14" W	6.02'
L306	S 14°03'45" W	14.59'
L307	S 11°23'08" W	11.14'
L308	S 05°15'39" W	15.97'
L309	S 04°35'06" W	23.88'
L310	S 04°39'07" W	28.23'
L311	S 04°06'14" W	29.73'
L312	S 04°41'41" W	27.75'
L313	S 08°32'53" W	13.81'
L314	S 10°17'35" W	17.81'
L315	S 18°37'37" W	15.09'
L316	S 12°48'26" W	21.64'
L317	S 16°41'03" W	18.04'
L318	S 12°48'20" W	11.52'
L319	S 04°13'42" W	8.86'
L320	S 89°59'16" W	15.81'

CONSERVATION AREA NO. 7

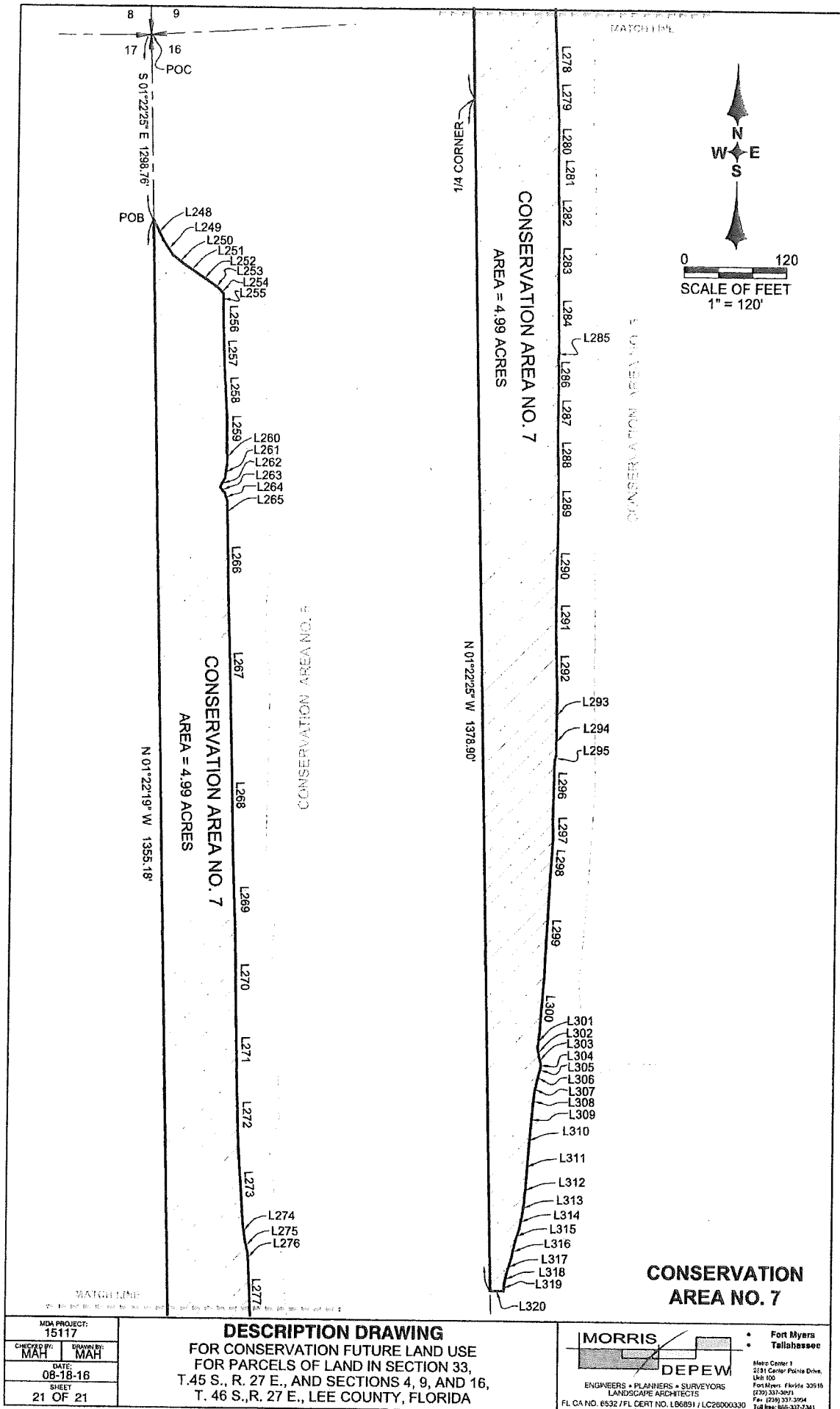
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CHECKED BY: MAH	DRAWN BY: MAH
DATE: 08-18-16	
SHEET: 20 OF 21	

DESCRIPTION DRAWING
FOR CONSERVATION FUTURE LAND USE
FOR PARCELS OF LAND IN SECTION 33,
T. 45 S., R. 27 E., AND SECTIONS 4, 9, AND 16,
T. 46 S., R. 27 E., LEE COUNTY, FLORIDA




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DATE: 08-18-16	
SHEET: 21 OF 21	

DESCRIPTION DRAWING
 FOR CONSERVATION FUTURE LAND USE
 FOR PARCELS OF LAND IN SECTION 33,
 T.45 S., R. 27 E., AND SECTIONS 4, 9, AND 16,
 T. 46 S., R. 27 E., LEE COUNTY, FLORIDA



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Troyer Brothers

Conservation Future Land Use Comprehensive Plan Amendment Application

Project Narratives

- Public Facilities Impacts
- Lee Plan Consistency

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Troyer Brothers
Comprehensive Plan Amendment
Public Facilities Impact Analysis
August 9, 2016

The requested Comprehensive Plan Amendment for the Troyer Brother's property is the reallocation of portions of the property to the Conservation Future Land Use. The result of this amendment will enable these lands to be included in application for Planned Development of which the primary use of the property will be preservation. While an analysis of public facilities impacts for the "maximum development scenario" and the minimum acceptable level of service standards per Policy 95.1.3 of the Lee Plan is required according to the requirements of the Comprehensive Plan Amendment Application, the development will not utilize or have an impact to public services. Each service is addressed independently below for clarity.

Potable Water

The subject property is not within the Lee County Utilities Service Area. Central Potable Water Service is not utilized for the existing use of the subject property. Residential Units are not proposed as part of the requested amendment and therefore potable water service is not needed to service the property.

Sanitary Sewer

The subject property is not within the Lee County Utilities Service Area. Sanitary Sewer Service is not utilized for the existing use of the subject property. Residential Units are not proposed as part of the requested amendment and therefore sanitary sewer service is not needed to service the property.

Surface Water/Drainage Basins

Policy 95.1.3 establishes that new private development must be designed to meet SFWMD standards and water quality and surface water management standards from Chapters 17-3, 17-40, and 17-302¹, and Rule 40E-4. Prior to the commencement of any activity, the appropriate permitting practices will be followed demonstrating consistency with the design standards and water quality requirements as referenced. Any permits required from the South Florida Water Management District will be obtained prior to commencement of preservation activities. All stormwater will be retained on-site.

¹ Chapter 17-3 has been, variously, repealed or transferred to various Chapters of Title 62, including Chapters 62-302 (Surface Water Quality Standards) and 62-520 (Ground Water Classes and Standards) Chapter 17-40 has been transferred to Chapter 62-40. Chapter 17-302 has been transferred to Chapter 62-302.

Parks, Recreation, and Open Space

The subject property does not currently contribute to needed services for parks and recreation. The requested Comprehensive Plan Amendment will not increase demand to parks and recreation services due to the lack of housing included in the proposal. It is noted that the ±453.32 acres included in this application will be preserved.

Public Schools

The subject property does not currently contribute to needed services for Public Schools. The requested Comprehensive Plan Amendment will not increase demand to Public Schools due to the lack of housing included in the proposal.

Due to the fact that the proposed amendment will not increase demand of public services and does not require many public services for future development, Letters of Availability were not requested.

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Troyer Brothers**Conservation Lands Comprehensive Plan Amendment**

Lee Plan Consistency

Troyer Brothers Florida, Inc., Lehigh Acres Farm is located in eastern Lee County within the Density-Reduction/Groundwater Resource (DR/GR) Area, extending from SR 82 south to Corkscrew Road. The land is currently used for the cultivation and harvesting of potatoes. The entirety of the Troyer Brothers' holdings at this location comprises $\pm 1,803$ acres. However, only ± 453.32 acres of the Troyer property are proposed for inclusion in the CONSERVATION Future Land Use Amendment.

This Map Amendment request is associated with the Map 14 request and should be considered a companion amendment. If the Map 14 amendment request is approved, this amendment request will follow, placing ± 453.3 acres of the Troyer property into the CONSERVATION Lands Future Land Use (CONSERVATION FLU) Category. However, if the Map 14 amendment request is not approved, this Conservation Lands Map Amendment request should be considered withdrawn.



Figure 1. Troyer Property with Conservation FLU Areas.

The purpose of the proposed amendment is to place ± 453.3 acres into the CONSERVATION Future Land Use adjacent to the proposed Map 14 Amendment area. The purpose of the CONSERVATION FLU amendment is to demonstrate these areas will not be mined, used for mine processing or any ancillary activities, but rather will be owned and used for long range conservation purposes, pursuant to Lee Plan Policy 1.4.6. The ± 453.3 acres subject to this amendment request are mostly wetlands (446.8 acres) and native habitat. Existing farmfields, ditches or other impacted areas are not included but are expected to be restored through the required MEPD. The acreage proposed to be designated CONSERVATION FLU is a portion of the ± 626 acres to be preserved that are referenced in the Map 14 amendment request. The remaining lands (approximately 142 acres of buffer and 30 acres of restoration) from the 626 acres will remain with the DR/GR FLU and be utilized as the 150' buffer between the Conservation Lands and Map 14 Amendment. See the table below for a breakdown of the area included in the ± 626 acres as well as the remainder of the Troyer Brothers Property.

Land Area	Future Land Use	Acreage		Notes
Agricultural Processing	DR/GR	12.4		Not included in amendment requests
Southern Troyer Lands	DR/GR	257		Not included in amendment requests. 121.55 Acres of the 257 will be preserved as part of the MEPD.
Map 14 Area	DR/GR	907.6		CPA2016-00006
Conservation FLU Area	Conservation	453.3	626	Proposed Amendment
150' Buffer from Conservation Lands	DR/GR	142.7		Not included in either amendment request
Restoration - ditches, Berms, farm fields	DR/GR	30.3		Not included in amendment requests
TOTAL		1803		

The CONSERVATION FLU area, 150' Buffer, Ditches, Berms and farm field restoration areas, along with the Map 14 Amendment area, will be included in the future Mine Excavation Planned Development (MEPD) application, which is required for mining activities to occur on the adjacent Map 14 Amendment area. In addition, the 121.55 acres identified as the Southern Troyer Lands Preservation Areas, which includes native upland and wetland habitat, will be included in the future MEPD application as well. The attached Environmental Impact Analysis includes a description of these lands in Appendix D.

The CONSERVATION FLU Map amendment is based on relevant and appropriate data, and the analysis below demonstrates that changing the Future Land Use of the area from the existing DR/GR FLU to CONSERVATION FLU conservation is consistent with the Lee Plan and will not have adverse Public Facilities Impacts. Additionally, the change from DR/GR FLU to CONSERVATION FLU is consistent with Policies 2.4.2 and 2.4.3, as the conservation will not have adverse impacts

on or cause harm to present or future water resources, will not impact irrigation or domestic water sources. The change from DR/GR FLU to CONSERVATION FLU will benefit adjacent Conservation Lands. The CONSERVATION FLU Amendment area is contiguous to existing adjacent Conservation Lands and will serve to expand the total area in the DRGR that will be owned and used for long range conservation purposes. Through the MEPD process, hydrologic and community structure enhancements are planned for the areas adjacent to the CONSERVATION FLU area that have been impacted by existing ditches, berms and farm fields. These enhancements can be expected to benefit the adjacent Conservation Lands.

Through the MEPD application, the CONSERVATION FLU area will be used for wildlife corridors and indigenous preserve to meet the requirements of Chapter 12 of the Land Development Code and state and federal permitting requirements, consistent with Lee Plan Policy 1.4.6 (allowing Conservation Lands uses such as wildlife preserves, wetland and upland mitigation areas and banks, natural resource based parks, environmental research and education, historic and cultural preservation, natural resource based parks, and water Conservation Lands). Accordingly, as part of the MEPD application, certain enhancement and restoration activities will be proposed to the lands adjacent to the CONSERVATION FLU in an effort to address existing ditches, berms and farm fields. An analysis is provided by Dex Bender and Associates (Dex Bender) outlining the characteristics of the subject property. The analysis provided by Dex Bender also includes Troyer lands outside of the CONSERVATION FLU Amendment Area, in order to facilitate the subsequent MEPD application. Due to the integrated nature of the subject property at the time of the MEPD request, the applicant felt it appropriate that a complete evaluation be completed at the time of the Comprehensive Plan Amendment requests. The evaluation also includes the 121.5 acres of the Southern Troyer Preservation Lands to be included in the MEDP application and placed under a conservation easement.

Lee Plan Consistency

GOAL 1: FUTURE LAND USE

The Lee Plan's Vision Statement describes Planning Community 18, Southeast Lee County, by stating, *"As the name implies, this Community is located in the southeast area of Lee County. South of SR 82, north of Bonita Beach Road, east of I-75 (excluding areas in the San Carlos Park/Island Park/Estero Corkscrew Road and Gateway/Southwest Florida International Airport Communities) and west of the county line. With very minor exceptions, this community is designated as Density Reduction/Groundwater Resource, Conservation Lands (both upland and wetlands), and Wetlands on the Future Land Use Map. This community consists of regional mining operations, active and passive agricultural uses, public wellfields and water treatment plants, **significant contiguous tracts set aside for preservation**, a private golf course and very large lot residential home sites. Through the year 2030, Southeast Lee County will change dramatically. Mining pits will double in size as the northwest portion services as the major supplier of limerock aggregate for southwest Florida, an activity that continues to generate significant truck traffic especially on Alico Road. **The remainder of Southeast Lee County will continue as the county's primary agricultural region and home to its largest (and still expanding) natural preserves.** Residential and commercial development will not be significantly increased except in very limited areas where development rights are concentrated by this plan. Some existing farmland will be*

restored to natural conditions to increase natural storage of water and to improve wildlife habitat. The one exception is the Citrus Park Community."

The vision statement for Southeast Lee County recognizes the existence of Conservation Lands in the Planning Community and notes that areas of natural preserves are expected to expand in the future. Preservation of contiguous tracts is also a recognized activity and the expansion of these areas will continue through 2030. In addition, the Vision Statement recognizes the existence and expansion of natural resource expansion. The proposed CONSERVATION FLU Amendment seeks to provide a companion amendment supportive of the Troyer Map 14 Amendment to promote the preservation of native habitat adjacent to the proposed mining activities. The Troyer Brothers companion CONSERVATION FLU amendment request is CONSISTENT with this policy.

The designation of ±453.3 acres of the Troyer Brothers property to the Conservation Lands FLU will expand natural preserve areas within Southeast Lee County, and the CONSERVATION FLU Amendment Area is contiguous to existing Conservation Lands. Therefore, the proposed CONSERVATION FLU is consistent with Goal 1. There are additional Troyer lands adjacent to the CONSERVATION FLU Amendment Area that will remain within the DR/GR category, including the proposed 150' buffer area, Southern Troyer Lands, and Map 14 amendment area.

The proposed Conservation Lands FLU areas represent native habitat that will be preserved during the MEPD process to allow mining in the adjacent Map 14 Amendment area. The proposed configuration of the property subject to the two comprehensive plan amendments establishes a 150-foot separation between the CONSERVATION FLU and Map 14 Amendment area, which will remain DR/GR. This buffer that will separate the two areas, is in excess of the required separation established in LDC Chapter 12 regulations, and will be included in the mitigation plans required during the MEPD zoning process. In addition, there are 30 acres of known restoration that will occur to address exiting ditches, berms and farmfields that are adjacent to the lands proposed to be included in the CONSERVATION FLU. These areas will also be included in the mitigation plans required during the MEPD zoning process.

In addition, there are ±257 acres immediately south of the Map 14 Amendment Area and CONSERVATION FLU Amendment Area, known as the "Southern Troyer Lands" which are not included in any amendment application. At a minimum a portion of these lands will be included within the MEPD zoning process and incorporated in the mitigation plans required at that time. The applicant has committed to provide permanent protection of the existing native habitats in the Southern Troyer Lands and will agree to a condition to the MEPD to place the native upland and wetland habitat areas (121.55 acres, the Southern Troyer Lands Preservation Areas) into a conservation easement with Lee County as a party prior to mining, consistent with state law. The Southern Troyer Lands will remain DR/GR. As previously discussed in the Map 14 FLU Amendment application and in the contemporaneously filed supplement to that application, the MEPD application for mining in the adjacent Map 14 area will include a commitment to place the CONSERVATION FLU amendment area, as well as the adjacent buffer areas (a total of 626.47 acres) and Southern Troyer Lands Preservation Areas into a perpetual conservation easement.

The MEPD application will also include a commitment to conduct the proposed enhancement and restoration activities for the identified areas adjacent to the CONSERVATION FLU area impacted by existing ditches, berms and farmfields.

Collectively, the CONSERVATION FLU Amendment area and buffer areas, both of which are to be permanently preserved as described above, support the Map 14 Amendment and are consistent with the Lee Plan. The DR/GR FLU permits conservation uses, and these areas will provide appropriate transitions from the proposed activities of the Map 14 Amendment request to the surrounding adjacent Conservation Lands. In addition, these areas will provide the required open space, mitigation and preservation to comply with the zoning regulations set forth in Chapter 12 of the Land Development Code for Mine Excavation Planned Developments. As noted previously submittals for the Map 14 amendment application, the Southern Troyer Lands may also be used as needed to provide the required open space, mitigation, and preservation required by Chapter 12 and by other permitting agencies. However, it should be noted that the applicant has agreed to include a minimum of 121.55 acres of the Southern Troyer Lands in the MEPD application ("Southern Troyer Lands Preservation Areas"). These areas are comprised of existing native upland and wetland habitat, and the applicant has agreed to a condition in the MEPD that places these areas in a conservation easement in favor of Lee County prior to mining, consistent with state law.

Policy 1.4.5 of the Lee Plan states, *"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.*

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 level (except as provided in Policies 33.1.3 and 33.3.4) utilizing hydrologic modeling must also show that no adverse impacts will result to properties located upstream, downstream as well as adjacent to the site. Offsite mitigation may be utilized, and may be required, to demonstrate this compatibility. Evidence as to historic levels may be submitted during the rezoning or development review process.*
2. ***Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses at a maximum density of one dwelling unit per ten acres (1 du/10 acres). See Policies 33.3.2, 33.3.3, 33.3.4, and 33.3.5 for potential density adjustments resulting from concentration or transfer of development rights.***
 - a. *For residential development, also see Objective 33.3 and following policies. Commercial and civic uses can be incorporated into Mixed-Use Communities to the extent specifically provided in those policies.*
 - b. *Individual residential parcels may contain up to two acres of Wetlands without losing the right to have a dwelling unit, provided that no alterations are made to those wetland areas.*
 - c. *The Future Lime Rock Mining Overlay (Map 14) identifies sufficient land near the traditional Alico Road industrial corridor for continued limerock mining to meet*

regional demands through the Lee Plan's planning horizon (currently 2030). See Objective 33.1 and following policies.

3. *Private Recreational Facilities may be permitted in accordance with the site locational requirements and design standards, as further defined in Goal 16. No Private Recreational Facilities may occur within the DR/GR land use category without a rezoning to an appropriate planned development zoning category, and compliance with the Private Recreation Facilities performance standards, contained in Goal 16 of the Lee Plan."*

This policy states clearly that limerock excavation as well as conservation uses are permitted land uses in the DR/GR category. The ±150-foot separation proposed between the CONSERVATION FLU Amendment area and the Map 14 Amendment area will ensure appropriate buffering is provided between any future mining activities within the pending Map 14 Amendment area, if approved, and to provide a transition to the proposed CONSERVATION FLU amendment and to existing off-site Conservation Lands of the surrounding properties.

The CONSERVATION FLU amendment area is adjacent to hydrologic alterations and other features (agricultural ditches, berms, farm roads or trails, fences etc.) that disrupt the connectivity of the onsite wetlands to surrounding adjacent public Conservation Lands. These features, highlighted in the attached Public Lands Connectivity Exhibit, fully or partially hydrologically disconnect many of the onsite wetlands within the CONSERVATION FLU from adjacent wetlands and hinder wildlife movement across the site from adjacent public Conservation Lands. Additionally, exotic and nuisance vegetation has diminished the community structure in the CONSERVATION FLU Amendment Area. The proposed CONSERVATION FLU Amendment clearly demonstrates the applicant's intention to reserve these lands for long range conservation purposes as a companion to the Map 14 Amendment request. These proposed CONSERVATION FLU areas and adjacent proposed restoration areas and buffers will be incorporated into the future MEPD application to allow enhancement, restoration and permanent preservation of the areas in order to improve their ecological function and promote hydrologic and ecologic connectivity of these areas with and between adjacent surrounding Conservation Lands. Without the MEPD application required for the adjacent Map 14 amendment area, the hydrologic and ecological improvements will not occur, and the CONSERVATION FLU area will remain largely disconnected for the adjacent public lands, as they exist today.

The detailed analysis completed by Dex Bender and Associates demonstrates that the CONSERVATION FLU Amendment request is CONSISTENT with this policy's requirement that new land uses demonstrate compatibility with surface water levels and that they do not impact surrounding properties.

The CONSERVATION FLU Amendment areas contain both Uplands and Wetlands, and the Wetlands were previously established by a Florida Department of Environmental Protection jurisdictional determination associated with the existing Environmental Resource Permit (ERP) covering the entire property. The attached exhibit (Appendix C of the Environmental Impact Analysis) represents the areas delineated as Uplands and Wetlands based on that previous JD

determination. It is expected that an updated JD determination will be obtained from FDEP during the MEPD process when a modification of the ERP is sought for the adjacent mine project. The Procedures and Administration Element of the Lee Plan permits a Wetlands Determination to be accomplished in conjunction with an application for planned development rezoning, eliminating the need for a separate application (Lee Plan, Pg. XII-8). The applicant will provide the necessary documentation of jurisdictional determination at the time of the MEPD zoning request as permitted by the Lee Plan.

The CONSERVATION FLU Amendment area includes portions of the property with an existing Future Land Use designation of Wetlands¹. Objective 1.5 states that Lee County will designate Wetlands on the FLUM in accordance with applicable state statutory and administrative code requirements. Lee Plan Policy 1.5.1 states, *"Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 114 of this plan. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII of this plan."* The proposed CONSERVATION FLU amendment will not negatively impact existing wetland systems, either within the CONSERVATION FLU amendment area or adjacent wetland systems. Rather, the amendment is associated with the pending Map 14 amendment request, and as noted above, the MEPD application for the Map 14 area will include a proposal to enhance and restore the CONSERVATION FLU amendment wetland areas to improve their function and restore their connectivity to adjacent existing Conservation Lands.

Additionally, Policy 1.4.6 recognizes the consistency of the Wetland Future Land Use Category with the Conservation Land Use Category, noting that Wetland Conservation Lands will be subject to the provisions of both the Wetlands category described in Objective 1.5 and the Conservation Lands category described in Policy 1.4.6. Approving the CONSERVATION FLU Amendment to allow the CONSERVATION FLU areas to be improved as part of the MEPD process is consistent with Objective 1.5.

The requested CONSERVATION FLU Amendment request is CONSISTENT with this policy.

GOAL 2: GROWTH MANAGEMENT

Goal 2 indicates that the County intends to provide for an economically feasible plan, coordinating location and timing of new development with infrastructure provision. Lee Plan Objective 2.1 states, *"Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities."*

¹ Note that the acreage of the FLU designation of Wetlands is not the same as jurisdictional wetlands acreage. While the FLU designations are generalized, the jurisdictional wetlands are based on actual survey methods and on-site data.

The Troyer property is adjacent to existing Lee County Conservation Lands. The applicant is seeking to extend the existing CONSERVATION FLU to a portion of its property. The requested CONSERVATION FLU Amendment will promote the conservation of land and natural resources in immediate proximity to existing Conservation Lands as a companion amendment to the requested Map 14 amendment. The CONSERVATION FLU amendment request is CONSISTENT with this Lee Plan Goal and Objective.

Policy 2.1.2 states, *"New land use will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies and standards of this plan."*

The requested CONSERVATION FLU amendment is consistent with the Future Land Use Map and the Goals, Objectives and Policies of the Lee Plan. As mentioned, conservation/preservation is a permitted activity within the adjacent FLU category, DR/GR. In addition, the lands subject to this request are adjacent to existing Conservation Lands. The requested FLU amendment clearly demonstrates the applicant's intent to protect these areas for long term conservation purposes as a companion to the pending Map 14 Amendment. The required MEPD will bring the lands subject to the two CPA amendments and lands in between together under one application. The additional preservation of the Southern Troyer Lands Preservation Areas will provide additional interconnectivity and long term protection. It is expected that, as a condition of the MEPD approval, some or all of the Wetland areas within the CONSERVATION FLU amendment area will be scraped down and regraded to improve connectivity to offsite adjacent Conservation Lands and enhance natural flow-ways. The required mitigation and restoration plans of the MEPD zoning process will demonstrate the detailed methods by which the applicant will seek to promote interconnectivity between the CONSERVATION FLU amendment areas and adjacent Conservation Lands. The CONSERVATION FLU Amendment request is CONSISTENT with this policy.

Objective 2.2 addresses development timing, and states, *"Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance."*

The request does not constitute "new growth" into a non-urban area. The extension of urban infrastructure is not required to promote the conservation of land. The CONSERVATION FLU Amendment request is CONSISTENT with Objective 2.2.

The CONSERVATION FLU Amendment project is CONSISTENT with Policy 2.4.2 which 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 or 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."

The proposed CONSERVATION FLU amendment would further restrict the future use of the subject property to eliminate any need for irrigation or domestic water sources within the CONSERVATION FLU area. Due to the restriction of the use of the property there will not be significant impacts on present or future water resources. Therefore, the requested amendment is CONSISTENT with this policy.

Policy 2.4.3 states, *"Future Land Use Map Amendments 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 all these analytical requirements and make a finding that the amendment complies with all of them."

The requested CONSERVATION FLU Amendment will not increase allowable density, require irrigation or domestic water sources, and does not constitute urban sprawl due to the lack of development. The proposed land use will not cause any significant harm to present and future public water resources, as it will place the property into long-term conservation use, with limited allowable uses that do not consume or impact water resources. Additionally, as noted above, the CONSERVATION FLU Amendment is a companion to the pending Map 14 Amendment, and the MEPD application associated with the Map 14 property will include proposals to enhance the function and hydrologic connectivity of the CONSERVATION FLU area. The proposed CONSERVATION FLU request is CONSISTENT with Policy 2.4.3.

GOAL 5: RESIDENTIAL LAND USES

One theme of the Lee Plan is compatibility of land uses, especially residential uses. For residential uses, Policy 5.1.5 embodies that theme. Its intent is to *“(p)rotect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.”*

Policy 5.1.5 must be placed into the context of the Southeast Lee County Planning Community’s vision statement, which clearly recognizes that *“This "community" consists of regional mining operations, active and passive agricultural uses, public wellfields and water treatment plants, significant contiguous tracts set aside for preservation, a private golf course, and very large lot residential home sites.”* The area already consists of a mixture of mining uses, and large lot residential uses. The proposed CONSERVATION FLU amendment will not change the existing character of this planning community. Furthermore, the proposed CONSERVATION LANDS FLU amendment does not allow the encroachment of any uses that are potentially destructive.

Compatibility is a relative concept. Within the DR/GR area, where both large-scale agricultural activities, mining, and preservation are permissible uses and residential densities are relatively low, greater proximity between large-scale agricultural uses, mining, preservation and residential activity is deemed more compatible than the same distance within urban and suburban designations. The compatibility theme is clear throughout the entire Lee Plan and the proposed CONSERVATION FLU amendment, a companion to the Map 14 amendment, will promote compatibility with the surrounding Conservation Lands and requested Map 14 amendment. The requested CONSERVATION FLU Amendment request is CONSISTENT and compatible with the adjacent DR/GR, and Policy 5.1.5.

GOAL 10: NATURAL RESOURCE EXTRACTION

Goal 10 of the Lee Plan indicates that Lee County intends, *“To protect areas containing commercially viable natural resources from incompatible urban development, while insuring that natural resource extraction operations minimize or eliminate adverse effects on surrounding land use and natural resources.”*

The Troyer parcel has been identified as an area where the natural resource (limerock) exists, and as a result of the goals, objectives and policies of the DR/GR land use category set forth in the Lee Plan, the site has been protected from incompatible urban development. The CONSERVATION FLU request is a companion to the proposed Map 14 Amendment on another portion of the Troyer property. The CONSERVATION FLU amendment request demonstrates the

applicant's intent to conserve these lands in perpetuity to minimize and/or eliminate adverse effects on surrounding lands and natural resources CONSISTENT with Goal 10.

Policy 10.1.3 states, *"Reclamation is intended to replace or offset ecological benefits lost during extraction, including the creation of conditions that will support a healthy water body to the extent practicable. Applications for natural resource extraction permits for new or expanding sites, or for future use of such sites, must include a reclamation plan that provide assurance of implementation. This plan must address the reclamation and sustainable management of all existing and future mining pits, preserves, and buffer areas that are or may in the future be related to the mining operation. Reclamation plans in Future Limerock Mining areas (see Map 14) must include littoral shelves suitable for native wetland plants, revegetation of disturbed land, allowance for wildlife movement, and minimization of long-term effects on surrounding surface and groundwater levels. Reclamation plans for mines providing primarily fill material should provide more extensive littoral shelves and describe how shoreline will be configured and managed and how disturbed uplands will be restored or converted to other acceptable lands uses. Reclamation plans in or near important surface and groundwater resource areas must also be designed to minimize the possibility of contamination of the surface and groundwater during mining and after completion of the reclamation."*

The proposed CONSERVATION FLU request will preserve ±453.3 acres as a companion to the requested Map 14, Future Limerock Mining Overlay, amendment. The proposed amendment demonstrates the applicant's intent to protect these lands in for long term conservation purposes. These conservation areas will be included in the required MEPD zoning request to establish mining activities on the property within the Map 14 amendment. As part of the required MEPD request, a restoration, enhancement and mitigation plan outlining the detailed methods of mitigation and restoration for the areas subject to the CONSERVATION FLU amendment and adjacent restoration and 150' buffer lands will be submitted for review by Lee County Staff, along with a plan to preserve the 121.5 acres of the Southern Troyer Lands Preservation Areas. These plans, in concert with the reclamation plan proposed for the Map 14 area, will provide for enhancement and revegetation, as needed, of disturbed areas, allow for wildlife movement, and minimize the long term effects of the adjacent mining activities on surrounding surface and groundwater levels by providing substantial indigenous preserve areas between proposed mining areas and surrounding lands.

According to Policy 10.2.2, *"Applications for natural resource extraction permits for new or expanding areas must include an environmental assessment. The assessment will include (but not be limited to) consideration of air emissions, impact on environmental and natural resources, effect on nearby land uses, degradation of water quality, depletion of water quantity, drainage, fire and safety, noise, odor, visual impacts, transportation including access roads, sewage disposal, and solid waste disposal. Assessments will also include:*

- 1. Potential impacts on aquatic ecology and water quality of mining pits that will result from mining pit design.*
- 2. Likely post-mining impacts such as runoff or surface and groundwater flow on land uses surrounding the site.*

3. *Consideration of the primary and secondary impacts at the local and watershed levels.*

The proposed request is to amend the future land use map for ±453.3 acres from DR/GR to conservation. As a companion to the requested Map 14, Future Limerock Mining Overlay, amendment, a full environmental analysis has been completed for the Troyer Property and included in this application as well as in the Map 14 Amendment request. The approval of the companion FLU amendments would permit the submission of a MEPD application for mining of the adjacent Map 14 area. The MEPD application will include a detailed environmental analysis will be provided. In the meantime, Dex Bender has provided an Environmental Impact Analysis reviewing the existing vegetative communities and potential listed species on the subject property. The areas subject to the CONSERVATION FLU will be preserved and adjacent lands enhanced as necessary through the future MEPD process and will promote transient species to the preserve areas onsite as well as adjacent to the Troyer Property. As noted above, the additional preservation of the Southern Troyer Lands Preservation Areas prior to mining will further protect and buffer adjacent lands from impacts.

Goal 33: Southeast Lee County

Southeast Lee County is of the County's 16 Planning Communities and Goal 33 establishes the intent of this Planning Community. The intent of the Goal is to create a balance between water storage and extraction activities through the separation of residential, commercial, preservation and extraction uses.

Objective 33.2 seeks to encourage the preservation of lands within Southeast Lee County that are most critical to restoring historic surface and groundwater levels and improving the protections of wetlands and wildlife habitat. This request is CONSISTENT with this objective.

Policy 33.2.1 states, "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."

The proposed CONSERVATION FLU amendment will ensure the ±453.3 acres subject to the amendment will not be mined or used for mine processing or ancillary activities, but rather will be set aside for long range conservation purposes, pursuant to Policy 1.4.6. As a companion to the proposed Map 14 amendment, if both requests are ultimately approved, it is expected that through the future required MEPD application, the CONSERVATION FLU areas will be preserved and the adjacent lands with ditches, berms and farmfields will enhanced from their current conditions during mitigation activities associated with the adjacent mine. These potential mitigation/preservation areas will be a minimum component of any required preservation/mitigation through the future MEPD request. The CONSERVATION FLU amendment

areas, along with the Southern Troyer Lands Preservation Areas, connect to Lee County mitigation lands which provide larger regional connections through the Corkscrew Regional Mitigation Bank. The collective Troyer proposal, which includes the future MEPD and MOP requests, will mitigate and preserve lands and connect public Conservation Lands, represents a public/private partnership supported by Policy 33.2.1. The CONSERVATION FLU Amendment proposal is CONSISTENT with Policy 33.2.1

Policy 33.2.2 states, 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 exiting 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 Troyer Brothers' property is an active agricultural use for the cultivation and harvesting of potatoes and identified as a Tier 7 property for protection and restoration. A majority of the property has been disturbed to support the existing agricultural operation. The requested addition of ±453.3 acres to the CONSERVATION FLU will not promote encroachment into less disturbed environments, but rather will protect and promote restoration of those acres. These areas will be enhanced from their current conditions as part of the MEPD application for any mining to occur within the Map 14 amendment area if approved. The CONSERVATION FLU amendment will preclude development within the CONSERVATION FLU areas, which will achieve the goal of protecting and restoring a Tier 7 property without the expenditure of public funds to do so. The CONSERVATION FLU Amendment proposal is CONSISTENT with Policy 33.2.2.

Policy 33.2.4 states, "Restoration of critical lands in Southeast Lee County is a long-term program that will progress in phases based on available funding, land ownership, and natural resource priority. On individual sites, restoration can be carried out in stages:

- 1. Initial restoration efforts would include techniques such as filling agricultural ditches and/or establishing control structures to restore historic water levels as much as possible without adversely impacting nearby properties.*
- 2. Future restoration efforts would include the eradication of invasive exotic vegetation and the reestablishment of appropriate native ecosystems based upon the restored hydrology.*

The ±453.3 acres within the CONSERVATION FLU amendment are largely separated from the adjacent existing conservation areas to the west by a series of ditches and berms onsite which hydrologically isolate these areas and impede wildlife movement. Approving the CONSERVATION FLU amendment is one step in a restoration program that can be accomplished only if the MEPD for the companion Map 14 amendment is ultimately approved. If the companion amendments are approved, the MEPD application to allow mining on the adjacent Map 14 area will include a

plan to restore connections with the adjacent existing Conservation Lands by filling agricultural ditches and removing berms as needed to help restore water levels to their pre-farming levels and flow to adjacent properties. The MEPD plan will also include a plan to control invasive exotic vegetation and the reestablishment of appropriate native ecosystems for the lands adjacent to the CONSERVATION FLU area, as well as a commitment to permanently preserve the Southern Troyer Lands Preservation Areas. The CONSERVATION FLU Amendment proposal is CONSISTENT with Policy 33.2.4.

GOAL 60: COORDINATED SURFACE WATER MANAGEMENT AND LAND USE PLANNING ON A WATERSHED BASIS

The overarching theme of this goal is the protection or improvement of the quality of receiving waters and functions of natural groundwater aquifer recharge areas, as well as flood protection. Lee Plan Policy 60.1.2 states that Lee county will, "Incorporate, utilize, and where practicable restore natural surface water flow-ways and associated habitats."

Lee Plan Objective 60.5 and Policies 60.5.1 – 60.5.3 encourage new developments to incorporate best management practices, including filtration marshes, lakes with enlarged littoral zones, preserved or restored wetlands; incorporation of existing wetlands into the surface water management system; and preservation of existing flow-ways, or restore historic flow-ways.

The CONSERVATION FLU request, as a companion to the Map 14 Amendment request, will promote filtration marsh creation, enhancement, or restoration, filling of abandoned agricultural ditches, and preservation, mitigation and restoration of wetlands and flow-ways. The CONSERVATION FLU Amendment proposal is CONSISTENT with Policy 60.1.2 because it will help achieve restoration of natural surface water flow-ways and associated habitats.

The CONSERVATION FLU Amendment, a companion to the Map 14 Amendment, establishes a link between the existing adjacent Conservation Lands with the proposed amendment area. The property subject to the CONSERVATION FLU Amendment contains hydrologically altered wetlands that are largely separated from the conservation areas to the west by a series of ditches and berms onsite (outside of the CONSERVATION FLU amendment area) which lower their function and impede wildlife movement. The proposed amendment as well as the subsequent MEPD, with its restoration plan for the adjacent lands, proposed preservation of the Southern Troyer Lands Preservation Areas, and reclamation plan for the Map 14 area, will establish a direct link to the surrounding conservation and mitigation lands as well as restore hydrological as well as wildlife connectivity. Any plan to restore or mitigate would be included in the subsequent MEPD and reviewed in detail by Lee County Staff at that time. The proposed CONSERVATION FLU amendment demonstrates the applicant's intent to preserve the subject property in perpetuity and the collective pieces of the property will be preserved restored and maintained in a manner that complies with the requirements of Chapter 12, as well as the mitigation requirements of the FDEP, ensuring consistency with Policy 60.1.2.

The CONSERVATION FLU Amendment request is CONSISTENT with Lee Plan Goal 60, Objective 60.5, and Policies 60.5.1, 60.5.2, and 60.5.3.

GOAL 61: PROTECTION OF WATER RESOURCES

This goal proposes to protect the county's water resources through the application of innovative surface water management schemes. Such efforts are intended to be consistent with the need to protect receiving waters. The request will place land into the CONSERVATION FLU category, which will facilitate including the subject property in an MEPD request to mine the adjacent Map 14 area. At the time of the zoning application request, mitigation plans will be provided detailing the methods to filter pollutants and sediment from stormwater, reconnection, to the extent practical, off-site surface water flows across the subject property. All of these actions combine to implement the intention of the County's stated intent found in this Goal.

Policy 61.1.4 emphasizes maintaining and increasing historic surface and groundwater levels in the DR/GR land use category. Objective 61.2 supports a surface water management strategy that relies on natural features (flow-ways, sloughs, strands, etc.) and natural systems to receive and otherwise manage storm and surface water through the mimicking of the functions of natural system; Policy 61.2.1 indicates that all development outside urban areas must recognize the unique hydrology of a given site, and that the natural features must be used to the extent possible; Policy 61.2.6 states that the county will "maintain regulations that require reclamation standards for future excavation that mimic natural systems through the techniques that improve water quality, wildlife utilization, and enhance groundwater recharge". Policy 61.3.7 indicates that channelization of natural streams and watercourses is prohibited. Chapter 12 of the LDC incorporates this theme into its design requirements as well.

The CONSERVATION FLU amendment will largely preserve the existing wetlands on site and, as required by Chapter 12 of the Land Development Code, these areas will also be placed into conservation easement as indigenous preserve areas prior to mining the adjacent Map 14 area. As noted above, many of the wetlands are hydrologically altered and separated from the conservation areas to the west by a series of ditches and berms onsite which hydrologically impair these areas and impede wildlife movement. The CONSERVATION FLU Amendment request will permanently preserve these areas and, when combined with the adjacent restoration areas, 150' buffer area, Southern Troyer Lands Preservation Areas, and Map 14 amendment area, promote mitigation and preservation of wetlands and native indigenous habitat through the MEPD process. The CONSERVATION FLU Amendment request is CONSISTENT with Goal 61, Policy 61.1.4, Objective 61.2, Policy 61.2.1, Policy 61.2.6, and Policy 61.3.7.

GOAL 77: DEVELOPMENT DESIGN REQUIREMENTS

The Lee Plan Goal requires new development to provide adequate open space for improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation. Objective 77.3 requires new development to use innovative design to preserve existing and native vegetation, providing visual relief and buffers for adjacent uses. Policy 77.3.4 encourages new development to incorporate large, contiguous open space areas into the development design.

The CONSERVATION FLU amendment is for ± 453.3 acres which, as a companion to the Map 14 Amendment, will not be mined or used for mine processing or ancillary activities if the mine project is ultimately approved. The CONSERVATION FLU area will be enhanced, restored and preserved as proposed during the MEPD process for mining on the adjacent Map 14 area. As such, the CONSERVATION FLU amendment will provide for open space, will improve the overall aesthetic appearance of the area, will protect and enhance environmental quality and will preserve existing native trees and plants within the amendment area. It will also promote protection and enhancement of the environmental quality of adjacent public lands by expanding those lands and providing an indigenous preserve buffer between the Map 14 area and the public lands LDC Chapter 12 sets forth no open space percentage requirements for MEPD applications, but rather states that if the LDC-required indigenous preserves (25% of site area), wildlife habitat areas, setbacks and buffers are met, that the open space requirement will be deemed to be met. The CONSERVATION FLU will provide indigenous preserved, wildlife habitat areas, setbacks and buffers for the proposed mining activity. Furthermore, these areas are immediately adjacent to existing offsite conservations providing connectivity. It should also be noted there is a 150-foot separation between the proposed CONSERVATION FLU and Map 14 Amendment, which will provide additional visual relief as well as additional separation for the future mining activity that could occur should the Map 14 Amendment request be approved. The resulting design from the CONSERVATION FLU area, 150-foot separation buffer, and the Southern Troyer Lands Preservation Areas is an open space configuration that provides large, contiguous open space areas, preservation of native trees, and enhanced habitat value. The CONSERVATION FLU amendment is CONSISTENT with Lee Plan Goal 77, Objective 77.3, and Policy 77.3.4.

GOAL 107: RESOURCE PROTECTION

Preservation of valuable habitat is the overarching theme of Goal 107. The proposed CONSERVATION FLU amendment and future Mine Excavation Planned Development work together to promote the implementation of the policies supporting Goal 107.

Policy 107.2.4 states, *"Encourage the protection of viable tracts of sensitive or high-quality natural plant communities."*

The Troyer Brothers' property is currently an active agricultural use, cultivating and harvesting potatoes. A majority of the property has been disturbed to support the existing agricultural operation. The requested CONSERVATION FLU will place ± 453.3 acres into the conservation category and promote restoration and preservation of these areas adjacent to existing Conservation Lands. The proposed CONSERVATION FLU amendment will not promote encroachment into less disturbed environments or the alteration of natural systems. Rather these lands are the least disturbed, highest quality plant communities on the Troyer Brothers property. The analysis in the Dex Bender report further discusses the protection and enhancement of the ecological functions of significant and natural systems of the lands subject to the CONSERVATION FLU Amendment as well as the remainder of the Troyer Brothers property. The lands subject to the CONSERVATION FLU amendment are located along the eastern and western property boundaries of the Troyer Brothers site and connect to Lee County mitigation lands which provide larger regional connections through the Corkscrew Regional Mitigation Bank.

The CONSERVATION FLU amendment encourages protection, enhancement and preservation of viable tracts of native plant communities.

Policy 107.2.8 states, *"Promote the long-term maintenance of natural systems through such instruments as conservation easements, transfer of development rights, restrictive zoning and public acquisition."*

The CONSERVATION FLU Amendment would place ±453.3 acres into the conservation category, setting these lands aside for long range conservation use. As part of the future MEPD request, due to the CONSERVATION FLU being a companion to the Map 14 Amendment, preservation, enhancement and restoration activities of these and adjacent lands will be outlined in detail and reviewed by Lee County Staff. The collective end result of the Comprehensive Plan Amendment requests and Mine Excavation Planned Development request will be to restrict the use and zoning of the lands subject to this amendment and outline their restoration and permanent preservation, resulting in long-term maintenance of the natural systems in the CONSERVATION FLU area

Policy 107.2.10 states, *"Development adjacent to other nature preserves, wildlife refuges, and recreation areas must protect the natural character and public benefit of these areas including, but not limited to, scenic values for the benefit of future generations."*

The proposed CONSERVATION FLU Amendment is immediately adjacent to Lee County Conservation Lands which interconnect to the Corkscrew Regional Mitigation Bank. These lands will be included in the future MEPD application and then preserved in a perpetual conservation easement as indigenous preserves as required by Chapter 12 should the proposed amendment be approved. The proposed area is adjacent to existing public Conservation Lands, and the proposed amendment will protect those adjacent lands by precluding future development that is inconsistent with the CONSERVATION Lands FLU category.

Objective 107.3 articulates a desire to maintain and enhance the fish and wildlife diversity and distribution within Lee County for the benefit of a balanced ecological system, while Policy 107.3.1 encourages "upland preservation in and around preserved wetlands to provide habitat diversity, enhance edge effects and promote wildlife conservation."

The preservation of wetlands and uplands, which will be promoted under this CONSERVATION FLU amendment and outlined in detail under the future MEPD, would enhance and increase the habitat value for any species found on-site as well as other species that may be found in this area.

Objective 107.4 mandates Lee County to continue protection of threatened and endangered species habitat, and to maintain or enhance listed species populations. Policy 107.4.2 requires conservation of rare and endangered plant and animal species through development review, regulation, incentives, and acquisition. Policy 107.4.4 indicates that the use of protected plant and wildlife species habitat will be compatible with the requirements of those species. The LDC, in implementing the Lee Plan, calls for 25% of the site area to be preserved as indigenous

vegetation; if the proposed Lee Plan amendment is approved, the lands within the CONSERVATION FLU would enable the future Mine Excavation Planned Development to be consistent with or exceed this percentage. The additional restoration, enhancement and preservation discussed above that will be included in the MEPD application will increase that percentage, such that over 40% of the Troyer Property will be preserved as a result of this project, exclusive of any reclamation areas.

Lee Plan Objective 107.11 and its subsequent policies (e.g. 107.11.4) articulate the desire to protect the Florida panther and black bear primarily through greenbelt and acquisition strategies. The protected species survey conducted by Dex Bender did not reveal a presence of the Florida panther or Florida black bear within the adjacent Map 14 amendment area and there is little suitable denning habitat for those species within the CONSERVATION FLU (no suitable denning habitat exists in the adjacent Map 14 area). However, the permanent wildlife connectivity the CONSERVATION FLU Lands and the proposed Southern Troyer Lands Preservation Areas represent between and among adjacent existing Conservations Lands will benefit listed wildlife including the panther and black bear.

The CONSERVATION FLU Amendment will help achieve Goal 107 by protecting ±453.3 acres of native wildlife habitat suitable for use by listed species from future development. Additionally, mitigation/preservation for the amendment area to be included in the future MEPD would enhance the fish and wildlife diversity on the site above what currently exists under the current agricultural use. The CONSERVATION FLU area represents the highest quality native habitat on the Troyer Property. However, as Dex Bender's report notes, hydrologic alterations and exotic species presence have served to reduce the suitability of the CONSERVATION FLU areas for wildlife. Should the CONSERVATION FLU amendment be approved, a MEPD application will be submitted with detailed analysis and descriptions as required by Chapter 12 regarding the mitigation/preservation activities. One goal of the mitigation plan will be to improve the ecologic function of the CONSERVATION FLU area and improve wildlife utilization. Therefore, the CONSERVATION FLU amendment request is CONSISTENT with Goal 107, Objectives 107.3, 107.4, 107.10, and 107.11, and Policies 107.2.3, 107.2.4, 107.2.8, 107.2.10, 107.2.13, 107.3.1, 107.4.2, 107.4.4, 107.10.2, 107.10.3, and 107.11.4.

GOAL 114: WETLANDS

Policy 114.1.1 of the Lee Plan limits development in wetlands to "very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII of this plan, and except that owners of wetlands adjacent to Intensive Development, Central Urban, Urban Community, Suburban, and Outlying Suburban areas may transfer densities to developable contiguous uplands under common ownership in accordance with Footnotes 8(b) and 8(c) of Table 1(a), Summary of Residential Densities."

The CONSERVATION FLU amendment preserves the vast majority of the existing on-site wetlands on the Troyer property and provides connections to adjacent Conservation Lands. The

CONSERVATION FLU amendment is consistent with Goal 114 because it will allow no residential development in the Wetlands category within the amendment area.

GOAL 115: WATER QUALITY AND WASTEWATER

This goal links the issue of water quality with environmental protection. Policy 115.1.2 states that new development must not degrade surface and ground water quality; Policy 115.1.4 requires developments which have the potential to lower water quality standards to provide appropriate monitoring data. Policy 115.1.6 requires the county to initiate a wellfield protection program, which the county has done through its Wellfield Protection Ordinance.

The CONSERVATION FLU amendment request will not degrade surface and ground water quality. The amendment will place these lands within a FLU category that does not permit development therefore monitoring is not necessary. Furthermore, the property is not within an area of wellfield protection. The CONSERVATION FLU amendment is CONSISTENT with Lee Plan Goal 115, and Policies 115.1.2 and 115.1.4.

GOAL 117: WATER RESOURCES

Conservation, management and protection of the natural hydrologic system are the theme of this Lee Plan goal. Policy 117.1.4 states that development designs must provide for maintaining surface water flows, groundwater levels, and lake levels at or above existing conditions. Policy 117.1.8 indicates that the County will support the acquisition of the Flint Pen Strand; nothing in the current request would impede that effort.

The CONSERVATION FLU Amendment will not adversely affect surface water flows, groundwater levels or lake levels and will not impede County efforts to restore water resources. The CONSERVATION FLU Amendment request is CONSISTENT with Goal 117, Policies 117.1.1, 117.1.3, and 117.1.8.

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Troyer Brothers

Conservation Future Land Use Comprehensive Plan Amendment Application

Environmental Analysis

- Environmental Assessment
- Preliminary Restoration, Enhancement & Preservation Plan
- Soils Map
- Public Lands Connectivity Exhibit
- Vegetation Maps

Troyer Brothers Farms Conservation Lands Environmental Impact Analysis

Section 33, Township 45 South, Range 27 East
& Sections 4, 9, 16 & 21, Township 46 South, Range 27 East
Lee County, Florida

September 2016

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Introduction

Troyer Brothers Florida, Inc., Lehigh Acres Farm is located in eastern Lee County within the Density-Reduction/Groundwater Recharge (DR/GR) Area, extending from SR-82 south to Corkscrew Road. The land is currently used for the cultivation and harvesting of potatoes. The entirety of the Troyer Brothers' holdings at this location comprises 1,803.5+/- acres and is located in Sections 28 & 33, Township 45 South, Range 27 East and Sections 4, 9, 16 & 21, Township 46 South, Range 27 East, Lee County. However, only 907.4 acres of the Troyer property are proposed for inclusion as mine pits and associated mine processing/access areas on Map 14, Future Limerock Mining Overlay. No land use change is proposed on Troyer property south of the mine footprint, as depicted on the Vegetation Map ("Southern Troyer Lands"). This area consists of approximately 257.2 acres of abandoned farm fields, forested upland, and wetlands. Immediately south of and adjacent to SR 82, the land use for approximately 12.44 acres also will not change; it will remain as existing agricultural produce processing facilities and associated administrative buildings ("Agricultural Processing Lands"). See Vegetation Map, Sheet 1. Both of those areas are excluded from the Map 14 amendment application.

This Analysis, which was prepared for the pending Map 14 FLUM amendment application for the Troyer Land, also supports a Conservation Lands FLUM amendment application to clearly designate a portion of the Preserve Lands described herein as Conservation Lands on the Lee Plan's Future Land Use Map, as requested by County staff, as a means to demonstrate the applicant's strong commitment to the preservation referenced in the Map 14 FLUM amendment application. The Conservation Lands FLUM amendment application seeks to change the designation of 453.32 acres of Troyer Land from DR/GR (446.85 acres of which is DR/GR Wetlands) to Conservation Lands / Wetlands Conservation Lands. An additional 142.72 acres of the Preserve Lands will still be preserved prior to any approved mining but will serve as buffers between the designated Conservation Lands and the Map 14 Lands.

The CONSERVATION FLU Map amendment is based on relevant and appropriate data, and the analysis below demonstrates that changing the Future Land Use of the area from the existing DR/GR FLU to CONSERVATION FLU conservation is consistent with the Lee Plan and will not have adverse Public Facilities Impacts. Additionally, the change from DR/GR FLU to CONSERVATION FLU is consistent with Policies 2.4.2 and 2.4.3, as the conservation will not have adverse impacts on or cause harm to present or future water resources, will not impact irrigation or domestic water sources. Additionally, the change from DR/GR FLU to CONSERVATION FLU will benefit adjacent Conservation Lands. The CONSERVATION FLU Amendment area is contiguous to existing adjacent Conservation lands and will serve to expand the total area in the DRGR that will be owned and used for long range conservation purposes. Additionally, through the MEPD process, hydrologic and community structure enhancements are planned for the CONSERVATION FLU area that can be expected to benefit those adjacent Conservation Lands (see contemporaneously filed Response to Insufficiency Letter on Map 14 Amendment application, date July 20, 2016).

Through the MEPD application, the CONSERVATION FLU area will be used for wildlife corridors, indigenous preserve and mitigation areas to meet the requirements of Chapter 12 of the Land Development Code, and state and federal permitting requirements, consistent with Lee Plan Policy 1.4.6 (allowing Conservation Lands uses such as wildlife preserves, wetland and upland mitigation areas and banks, natural resource based parks, environmental research and education, historic and cultural preservation, natural resource based parks, and water conservation lands). Accordingly, as part of the MEPD application, certain enhancement and restoration activities within the CONSERVATION FLU area (as well as on other areas of the Troyer property) will be proposed.

The proposed 781 acre mine pit area will be mined over 35 years and reclaimed in accordance with existing state and county requirements, resulting in a permanent 781 acre lake post-mining if approved as proposed. Those lands currently consist mostly of potato fields ("Troyer Map 14 Area"). Associated with the request to include 781 acres of mine pits on Map 14, approximately 126.6 acres will be used for rock processing and ancillary operations and mine access (Mine Processing Area"). If the Map 14 amendment is approved, those areas would be associated with limerock mining but not mined and are included in the proposed Map 14 amendment as the mine processing/access area. If Map 14 is amended and the project is permitted as proposed, post-mining, both the mine pit areas and the mine processing/access areas will be reclaimed and restored in accordance with applicable state, federal, and county requirements.

The Florida Department of Environmental Protection (FDEP) issued permit no. 0292013-001 on April 5, 2011 for a new limestone, sand, and fill mine within a 1,477.0 acre project area within the overall 1803.5 acre Troyer Brothers property. This permit is active and authorizes impacts to 143.12 acres of wetlands and 42.0 acres of other surface waters. It will be modified to reflect the revised mine footprint if Map 14 is amended as proposed.

In addition to these areas, the Troyer property adjacent to the proposed 907.4 acre Troyer Map 14 Area consists of 626.47 acres of primarily forested uplands and wetlands and freshwater marshes. ("Preserve Lands"). These areas will not be mined or used for mine processing or ancillary activities but will be preserved if the mine project is ultimately approved. The land use in these adjacent areas will be unchanged but as discussed below is expected to be enhanced from the current condition during mitigation activities associated with the adjacent mine. These potential mitigation/preservation areas, while not included in the Map 14 overlay request, are discussed below as a minimum component of any required preservation/mitigation. Additional mitigation/preservation may be provided in the Southern Troyer Lands south of the mine footprint and/or off-site, based on the permitting requirements of the state and federal government and of Lee County.

Approximately 453.32 acres of the Preserve Lands are included in the CONSERVATION FLU amendment application. The remainder of the Preserve Lands (approximately 142.72 acres) will serve as buffers between the CONSERVATION FLU area and the Map 14 Area. The CONSERVATION FLU area consists of 446.85 acres of wetlands and 6.47

acres of uplands. See Proposed Conservation Lands Wetland and Upland Maps (Appendix A)

The analysis below addresses the character of the proposed 907.4 acre Troyer Map 14 Area and Mine Processing Area, the Preserve Lands, the remaining adjacent Troyer Property where land use will not change, and the surrounding property and discusses the suitability of the Troyer Map 14 Area for the proposed mine use in light of the minimum proposed preservation and reclamation and potential impacts on surrounding properties.

The geologic suitability of the 907.4 acre Troyer Map 14 Area for limerock mining and the hydrologic effects of the proposed use onsite and on the surrounding properties is discussed in the Hydrogeology Report and Mining Impact Analysis submitted contemporaneously with this report.

As discussed in the Comprehensive Plan Policy Consistency Summary (attached), the proposed addition of the 907.4 acre Troyer Map 14 Area to Map 14 Future Limerock Mining Overlay creates no internal inconsistencies with the Lee Comprehensive Plan (Lee Plan). The goals and objectives potentially affected by the proposed Map 14 amendment are evaluated in the attached document.

This assessment is in support of the Future Land Use Map Amendment application to change a total of 453.32 acres (446.85 acres of wetland enhancement and 6.47 acres of upland enhancement) from DR/GR to Conservation Lands and is a companion amendment to the Map 14 amendment discussed herein.

Please note that this analysis also discusses the effect of a supplemental addition to the lands proposed to be preserved during the MEPD process, although those lands are not included in this CONSERVATION FLU amendment request. 121.55 acres of native upland and wetland habitat in the Southern Troyer Lands (discussed below) will be preserved prior to mining as a condition of the MEPD approval. Appendix D depicts that additional preservation area.

Existing Vegetative Communities

For over 30 years the Troyer Brothers property has primarily functioned as a potato farm. The Troyer tract exhibits a mosaic of natural upland and wetland habitats fragmented by ditches, berms and row crops. Aside from the unimproved pasture areas and row crops that encompass the vast majority of the property, FLUCCS code maps and onsite observations revealed various wetland habitats that appear intermittently throughout portions of the property. Large irregular-shaped freshwater marshes are typically surrounded by a mixture of cypress and hydric pine communities. The portion of the site proposed for inclusion on Map 14, Future Limerock Mining Overlay contains 189.55 acres of wetlands and other surface water ditches that are considered jurisdictional by the FDEP and are proposed to be impacted.

The predominant upland and wetland vegetation associations were mapped in the field (February 2016) using digital color 1" = 300' scale aerial photography and reflect current conditions. Seventeen vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). The approximate location and configuration of these vegetative communities are depicted on the Vegetation Maps (Appendix B) and Table 1 summarizes them by FLUCCS Code.

The extent of wetlands jurisdictional to the State of Florida is based on the presence or absence of three factors: dominance of wetland vegetation, presence of hydric (wetland) soils, and evidence of wetland hydrology (Florida Administrative Code 1994). The FDEP exerted wetland jurisdiction over the site as shown on the Wetlands Maps (Appendix C).

The hydrology of these wetlands has been severely altered by ditching and installation of berms, as permitted through the South Florida Water Management District (SFWMD) for the ongoing agricultural activity. Wetland systems within the property have been altered by ditches and berms, and hydroperiods within these areas are currently determined by pumps and culverts.

Surrounding Land

Approximately 453.32 acres of the 626.47 acres of Preserve Lands are included in the CONSERVATION FLU amendment application. The remainder of the Preserve Lands (173.15 acres) will serve as buffers (142.72 acres) and wetland restoration areas (30.43 acres) between the Conservation Lands amendment area and the Map 14 Area. The CONSERVATION FLU area consists of 446.85 acres of wetlands and 6.47 acres of uplands. The vegetation communities for the Conservation Lands and Preserve Lands are included above in Table 1.

Additionally, there is a 257.2 acre area known as the "Southern Troyer Lands" that consists of disturbed pine flatwoods, hydric pine flatwoods, row crops, cypress wetlands, and pasture areas south of the proposed mine where the land use is not proposed to change which is not included in either the Map 14 amendment request or the CONSERVATION FLU amendment request. As part of the Map 14 amendment application, the applicant has also committed to a MEPD condition to put the native upland and wetland habitat areas (121.55 acres) identified as the Southern Troyer Lands Preservation Areas into a conservation easement in favor of the county prior to mining, consistent with state law (Southern Troyer Lands Preservation Areas are shown in Appendix D).

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE	MAP 14 AREA	PRESERVE AREA ¹	CONSERVATION LANDS
140	Commercial	12.44	0.07	0	
214	Row Crops	711.89	581.70	41.8	
261	Fallow Crop Land	132.22	85.3	3.43	
261H	Hydric Fallow Crop Land	5.34	5.34	0	
411E	Pine Flatwoods Invaded by Exotics	37.82	0	6.47	6.47
427E	Live Oak Invaded by Exotics	2.51	2.35	0.16	
510D	Ditches	42.84	29.67	10.69	
617E	Mixed Wetland Hardwoods Invaded by Exotics	96.22	42.44	47.54	27.12
618E	Willow Invaded by Exotics	5.38	4.47	0.91	0.60
619M	Hydric Melaleuca	9.44	4.23	5.21	3.01
621E	Cypress Invaded by Exotics	222.24	47.34	157.29	133.15
624E	Cypress - Pine Invaded by Exotics	29.03	3.78	25.19	24.31
625E	Hydric Pine Flatwoods Invaded by Exotics	80.85	0	17.87	17.88
641E	Freshwater Marshes Invaded by Exotics	315.72	50.37	264.4	240.78
742	Borrow Areas	1.91	1.91	0	
743	Spoil Areas	72.25	40.06	29.44	
814	Roads and Highways	25.41	8.43	16.07	
Total		1,803.51	907.46	626.47	453.32

¹Approximately 453.32 acres of the Preserve Area will be Conservation Lands if the FLUM amendment is approved. Approximately 173.15 acres of the Preserve Area will be buffer and restoration lands adjacent to the proposed Conservation Lands. This does not include the additional 121.55 acres of Southern Troyer Lands Preservation Areas, which are addressed separately in Appendix D. Total acres in preservation prior to mining, including both the Preserve Lands and the Southern Troyer Lands Preservation Areas if Map 14 is amended as proposed, will be approximately 748 acres.

The properties adjacent to and surrounding the proposed Map 14 amendment area, the CONSERVATION FLU area, and the Troyer Brother property as a whole include permitted mining and conservation lands. Please see the Surrounding Property Map (Appendix E). The property to the northwest is known as the Florida Rock (Vulcan) Mine #2, includes permitted mining and preservation areas, and is contiguous to the Troyer Brothers property. West of the Troyer Brothers property is land owned by Lee County and is the Airport Mitigation Park. This property consists of a mix of high quality upland and wetland communities that feed into the Corkscrew Regional Ecosystem Watershed lands to the south. The northern part contains the largest marsh in Lee County (over 1000 acres) and mature cypress domes that show no signs of logging activity. The central and southern sections include cypress domes and forests, pine flatwoods, wet prairies, smaller marshes, and restored farm fields. The SFWMD holds a conservation easement on the site. To the southwest of the subject property is the Corkscrew Regional Mitigation Bank which is also owned by SFWMD. This mitigation bank is adjacent to the headwater basin of the Flint Pen Strand. The preservation and restoration of these lands are intended to help maintain wet-season runoff and improve water quality flowing into the strand and eventually to Estero Bay. The Lee County owned Imperial Marsh Preserve is south of the subject parcel. This preserve includes five separate Conservation 20/20 sites that contain cypress, mesic and wet flatwoods, and disturbed areas. Southeast of the subject parcel is Corkscrew Estates, a residential community consisting of 10 – 20 acre parcels. These parcels are mostly undeveloped and contain forested uplands and wetlands as well as disturbed lands. To the east is the Sam Galloway Tract at Imperial Marsh Preserve owned by Lee County. This tract is a two and a half mile long wildlife and flow way corridor between Corkscrew Road and SR 82 that provides for passage of wide roaming large mammals such as Florida panther and Florida black bear. Cypress forests, wet prairies, and freshwater marshes provide habitat for wading birds. The tract is managed as part of Imperial Marsh Preserve. The above conservation lands are adjacent to the Troyer Brothers property and are separated by a berm and ditch system and/or the north-south access road except for Wetlands W-6A, W-15, W-16, W-18 and W-19. The land to the northeast consists of row crops, pasture, forested uplands and wetlands, and freshwater marsh that is privately owned. The north-south access road onsite separates the adjacent land to the northeast. To the north of the Troyer Brothers property and north of State Road 82 is Lehigh Acres, which consists of developed and undeveloped quarter acre residential lots. State Road 82 separates Lehigh Acres from the Troyer Brothers property.

The CONSERVATION FLU area is also adjacent to the Map 14 amendment area, the Southern Troyer Lands (which includes the Southern Troyer Lands Preservation Areas, see Appendix D), and the Agricultural Processing Area, all of which are described above.

Soils

The distribution of soils on the subject property is depicted on the Soils Maps (Appendix F). This mapping is reproduced from the Soil Survey of Lee County, Florida (Soil

Conservation Service 1984) and has not been field verified. Of the 18 soils shown onsite, a total of 12 of the soil types are listed as hydric soils in the Hydric Soils of Florida Handbook (Carlisle 1995). The Soil Survey of Lee County, Florida describes seven of the hydric soils including Floridana sand, depressional (Map Unit 51), and Copeland sandy loam, depressional (Map Unit 45), Pompano fine sand, depressional (Map Unit 27), Valkaria fine sand, depressional (Map Unit 41), Felda fine sand, depressional (Map Unit 49), Myakka fine sand, depressional (Map Unit 53), and Winder sand, depressional (Map Unit 62) as being depressional soils and the other 5 hydric soils, Pompano fine sand (Map Unit 10), Valkaria fine sand (Map Unit 14), (Pineda fine sand (Map Unit 26), Malabar fine sand (Map Unit 34), and Hallendale fine sand, slough (Map Unit 75) as soils occurring in sloughs. The remaining soils on the Troyer Brothers property are mapped as being non-hydric soils which typically occur in upland pine flatwoods under natural conditions.

Potential Listed Species

The property has been evaluated for the potential presence of listed species. A review of the Florida Fish and Wildlife Conservation Commission (FWC) listed species occurrence database (updated June 2016) shows the documented occurrence of Florida panthers on and around the subject parcel. In the FWC Listed Species Occurrence Database, there are no other known state or federally listed species either on or immediately adjacent to the project area. The Large Scale Protected Database Map (Appendix G) depicts the known locations of listed species in east Lee County per the FWC database. The Protected Species Database Map (Appendix H) depicts the known locations of listed species on and in the vicinity of the subject property per the FWC database.

This report focuses on identifying the federal and state listed species that potentially could be found within the various vegetative habitats on the project site (Table 2). Although habitat conditions are disturbed from historic silviculture activity and current potato farming that involves extensive manipulation of onsite hydrology, there remains suitable foraging areas for listed avian (e.g., wood stork, limpkin, sandhill crane) and reptilian (e.g., American alligator) species.

Table 2. Listed Species That Could Potentially Occur Onsite

FLUCCS CODE	Species Name	Federal/State Listing Status
214	None	
261, 261H	Least tern (<i>Sterna antillarum</i>)	ST

FLUCCS CODE	Species Name	Federal/State Listing Status
411E	Gopher Frog (<i>Rana areolata</i>)	SSC
	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)	ST, FT
	Gopher Tortoise (<i>Gopherus polyphemus</i>)	ST, FC
	Red-cockaded Woodpecker (<i>Picoides borealis</i>)	SE, FE
	Southeastern American Kestrel (<i>Falco sparverius paulus</i>)	ST
	Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)	ST
	Florida Black Bear (<i>Ursus americanus floridanus</i>)	SDL
	Florida Panther (<i>Felis concolor coryi</i>)	SE, FE
	Beautiful Pawpaw (<i>Deeringothamnus pulchellus</i>)	SE, FE
	Fakahatchee Burmannia (<i>Burmannia flava</i>)	SE
	Florida Coontie (<i>Zamia floridana</i>)	NL
	Satinleaf (<i>Chrysophyllum olivaeforme</i>)	NL
428E	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)	ST, FT
	Audubon's Crested Caracara (<i>Polyborus plancus audubonii</i>)	ST, FT
	Florida Black Bear (<i>Ursus americanus floridanus</i>)	SDL
	Florida Panther (<i>Felis concolor coryi</i>)	SE, FE
	Simpson's Stopper (<i>Myrcianthes frangrans</i> var. <i>simpsonii</i>)	NL
510D	American Alligator (<i>Alligator mississippiensis</i>)	FT(S/A)
	Limpkin (<i>Aramus guarauna</i>)	SSC
	Little Blue Heron (<i>Egretta caerulea</i>)	SSC
	Reddish Egret (<i>Egretta rufescens</i>)	SSC
	Roseate Spoonbill (<i>Ajaia ajaja</i>)	SSC
	Snowy Egret (<i>Egretta thula</i>)	SSC
	Tricolored Heron (<i>Egretta tricolor</i>)	SSC
	Everglades Mink (<i>Mustela vison evergladensis</i>)	ST

FLUCCS CODE	Species Name	Federal/State Listing Status
617E	Limpkin (<i>Aramus guarauna</i>)	SSC
	Little Blue Heron (<i>Egretta caerulea</i>)	SSC
	Snowy Egret (<i>Egretta thula</i>)	SSC
	Tricolored Heron (<i>Egretta tricolor</i>)	SSC
	Florida Black Bear (<i>Ursus americanus floridanus</i>)	SDL
	Florida Panther (<i>Felis concolor coryi</i>)	SE, FE
618E	American Alligator (<i>Alligator mississippiensis</i>)	FT(S/A)
	Little Blue Heron (<i>Egretta caerulea</i>)	SSC
	Reddish Egret (<i>Egretta rufescens</i>)	SSC
	Snowy Egret (<i>Egretta thula</i>)	SSC
	Tricolored Heron (<i>Egretta tricolor</i>)	SSC
	Wood Stork (<i>Mycteria americana</i>)	ST, FT
	Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)	ST
	Everglades Mink (<i>Mustela vison evergladensis</i>)	ST
619M	None	
621E	Gopher Frog (<i>Rana areolata</i>)	SSC
	American Alligator (<i>Alligator mississippiensis</i>)	FT(S/A)
	Arctic Peregrine Falcon (<i>Falco peregrinus tundrius</i>)	NL
	Limpkin (<i>Aramus guarauna</i>)	SSC
	Little Blue Heron (<i>Egretta caerulea</i>)	SSC
	Snowy Egret (<i>Egretta thula</i>)	SSC
	Tricolored Heron (<i>Egretta tricolor</i>)	SSC
	Wood Stork (<i>Mycteria americana</i>)	ST, FT
	Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)	ST
	Everglades Mink (<i>Mustela vison evergladensis</i>)	ST
	Florida Black Bear (<i>Ursus americanus floridanus</i>)	SDL
	Florida Panther (<i>Felis concolor coryi</i>)	SE, FE
	Twisted Air Plant (<i>Tillandsia flexuosa</i>)	ST

FLUCCS CODE	Species Name	Federal/State Listing Status
624E	Gopher Frog (<i>Rana areolata</i>)	SSC
	Arctic Peregrine Falcon (<i>Falco peregrinus tundrius</i>)	NL
	Little Blue Heron (<i>Egretta caerulea</i>)	SSC
	Snowy Egret (<i>Egretta thula</i>)	SSC
	Tricolored Heron (<i>Egretta tricolor</i>)	SSC
	Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)	ST
	Everglades Mink (<i>Mustela vison evergladensis</i>)	ST
	Florida Black Bear (<i>Ursus americanus floridanus</i>)	SDL
	Florida Panther (<i>Felis concolor coryi</i>)	SE, FE
625E	Gopher Frog (<i>Rana areolata</i>)	SSC
	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)	ST, FT
	Arctic Peregrine Falcon (<i>Falco peregrinus tundrius</i>)	NL
	Little Blue Heron (<i>Egretta caerulea</i>)	SSC
	Red-cockaded Woodpecker (<i>Picoides borealis</i>)	SE, FE
	Snowy Egret (<i>Egretta thula</i>)	SSC
	Tricolored Heron (<i>Egretta tricolor</i>)	SSC
	Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)	ST
	Everglades Mink (<i>Mustela vison evergladensis</i>)	ST
	Florida Black Bear (<i>Ursus americanus floridanus</i>)	SDL
	Florida Panther (<i>Felis concolor coryi</i>)	SE, FE

FLUCCS CODE	Species Name	Federal/State Listing Status
641E	American Alligator (<i>Alligator mississippiensis</i>)	FT(S/A)
	Florida Sandhill Crane (<i>Grus canadensis pratensis</i>)	ST
	Limpkin (<i>Aramus guarauna</i>)	SSC
	Little Blue Heron (<i>Egretta caerulea</i>)	SSC
	Reddish Egret (<i>Egretta rufescens</i>)	SSC
	Snail Kite (<i>Rostrhamus sociabilis</i>)	FE
	Snowy Egret (<i>Egretta thula</i>)	SSC
	Tricolored Heron (<i>Egretta tricolor</i>)	SSC
	Wood Stork (<i>Mycteria americana</i>)	ST, FT
	Everglades Mink (<i>Mustela vison evergladensis</i>)	ST
742	None	
743	Gopher Tortoise (<i>Gopherus polyphemus</i>)	ST, FC
814	None	

ST = State Listed as Threatened FT = Federally Listed as Threatened
 SE = State Listed as Endangered FE = Federally Listed as Endangered
 SSC = State Listed as Species of Special Concern
 FC = Federal Candidate for Listing NL = Not Listed
 FT(S/A) = Federally-designated Threatened (Similarity of Appearance)
 SDL= State Delisted

No snail kites were observed during surveys of the property. There is however, adequate habitat and forage present on the property. Several willow wetlands exist within the Troyer tract. However, based on species nesting information provided by U.S. Fish and Wildlife Service (FWS) there are no known nesting locations for the snail kite within 25 miles of the property.

The Audubon's crested caracara (*Polyborus plancus audubonii*) is a raptor that typically nests in solitary or small groups of cabbage palms within larger areas of open grasslands. This species is listed as threatened by both the FWC and FWS. While no Audubon's crested caracara or their nests were observed and the quality of the potential habitat on-site is poor, the property is located within the known breeding range of this species. There is a small area of potential habitat present on the property between Wetlands W-3 and W-4 which are located within the Map 14 amendment area. Several cabbage palms were clustered in this isolated area adjacent to open marsh and pasture areas. This was the only area onsite potentially suitable for Audubon's crested caracara. The closest known caracara nests are located approximately 25 miles to the northeast of the subject parcel.

According to the FWC listed species occurrence database the property is located within the FWS Red-cockaded Woodpecker Consultation Area. Red-cockaded woodpeckers (*Picoides borealis*) (RCW) are listed as endangered by both the FWC and the FWS. No red-cockaded woodpeckers (RCWs) have been observed or heard during the surveys. Additionally, it was determined that only marginal potential habitat exists for RCWs within the property. High, dense vegetation surrounds the limited number of larger pine trees that exist on this site and as such, discourages use by any RCW. The nearest confirmed observation of RCW's is approximately nine miles to the northwest of the property according to FWC's listed species database.

Nesting habitat for the bald eagle does occur within the property but there is no nearby source of foraging due to the lack of open bodies of water. State locations of known bald eagle nests provided by FWS show several bald eagle nests within a 25 mile radius of the property but no nests within five miles of the property.

According to the FWC listed species occurrence database the property is located within the FWS designated Core Foraging Area of a wood stork colony. The wood stork (*Mycteria americana*) is listed as threatened by both the FWC and the FWS. Several individual wood storks were seen foraging in the ditches during earlier Phoenix wildlife surveys, although nesting has not been documented on-site, nor do wood storks appear there in the most recent FWC listed species occurrence database. Colony locations provided by FWS show several colonies within a 25 mile radius of the property, the closest being three miles away.

The property is located within the primary and secondary zones of the 2007 Florida Panther Focus Area and is within the 2003 Panther Consultation Area identified by the FWS. The Florida panther (*Felis concolor coryi*) is listed as endangered by both the FWS and FWC. There are several telemetry points within the subject property, with all but one of them located in the hydrologically altered wetland areas. One telemetry point occurs just south of Wetland Area W-3 in the fallow row crop (FLUCCS Code 261). A total of 10 telemetry points occur within wetland areas within the proposed Map 14 area (W-3, W-6, W-8, W-9 and W-11); the remainder occurred in either the Southern Troyer Preservation Areas or the Preserve Lands. These points were recorded between 2012 and 2014 and include four individual panthers.

The existing use of the interior of the Map 14 area is active row crops which prevents it from functioning well as a wildlife corridor during active farming activities; during inactive periods, the farm fields are often flooding, also impairing its use as a wildlife corridor. The proposed Map 14 area consists either of developed row crop lands or, in some areas wetlands surrounded by ditches and berms used to control water levels in the row crops. All of the irrigated farm fields proposed as mine areas are surrounded by ditch and berms in the existing condition. The 257.2 acre Southern Troyer Lands to the south of the Map 14 amendment area includes disturbed but native forested upland and wetland communities and abandoned farm fields which function as a corridor for wildlife. This area connects the conservation lands surrounding the Troyer Brothers property as discussed further below.

A review of the FWC listed species occurrence database indicated that Florida black bear have been recorded within three miles of the property, within CREW lands to the south. The Florida black bear (*Ursus americanus floridanus*), delisted in 2012, is still protected by the Florida Black Bear Management Plan and is not listed by the FWS. No signs of Florida black bears were present on the property. It is unlikely that black bears actively utilize the property, due to the lack of accessible foraging habitat. The property contains few scattered pockets of oak trees and saw palmettos occur in open areas with little canopy cover.

The Florida bonneted bat (*Eumpos floridanus*) is listed as endangered by the FWS and as threatened by the FWC. The FWS has established a Consultation Area and several Focal Areas for this species. The subject property is located within the overall Consultation Area but not within a Focal Area. This bat typically roosts in cavities within large live or dead trees but may also roost in abandoned buildings and under bridges. There is a very low potential for roosting sites in the farm fields, however, it is possible for roosting to occur in the forested areas of the site.

Gopher tortoises (*Gopherus polyphemus*) are not likely to occur on the property, due to a lack of suitable habitat. The threatened and endangered species survey revealed evidence of a remnant plant community that had been disturbed by recent logging activities, but there was no indication of either listed species present. Furthermore, all saw palmetto areas present on the property and in surrounding properties experience seasonally high water, making the likelihood of burrow construction low. Likewise, no eastern indigo snake or eastern indigo snake habitat was observed during the surveys.

Given the habitat types there is also a low potential for Big Cypress fox squirrels (*Sciurus niger avicennia*) to utilize the property. These squirrels, listed as threatened by the FWC, typically nest in melaleuca trees in areas with sparse or open ground cover.

It is likely that a variety of both listed and non-listed wading bird species forage within the wetlands onsite. This foraging activity is likely concentrated in the freshwater marsh and cypress habitats. The wetland areas that are heavily invaded by exotics and/or that are hydrologically altered provide reduced quality habitat for potential foraging by these species.

The proposed CONSERVATION FLU amendment will not have an adverse effect on any listed or non-listed wildlife. Rather, change in future land use designation from DR/GR to Conservation Lands can be expected to benefit wildlife.

Proposed Site Conditions

Drainage across the property historically flowed from the northeast toward the south/southeast. Development activities north of SR 82, coupled with the lack of culverts beneath the network of roads, separated the Troyer tract from runoff that historically

flowed from the northeast. Likewise, much of the historical drainage onsite has been severely altered by ditching and installation of berms, as permitted through the SFWMD for the ongoing agricultural activity. Wetland systems within the property have been hydrologically altered by ditches and berms, and hydroperiods within these areas are currently determined by pumps and culverts. These ditches and berms would remain temporarily until mineral extraction is completed. If a mine project within the proposed Map 14 inclusion area is ultimately permitted as proposed, one of the goals of the reclamation and restoration plan for the proposed Troyer Mine is to remove this artificial system via scrape-down and regrading efforts to enhance the natural flow-way on and offsite. A proposed littoral zone will be designed to gently slope away from the pit and over a small berm that would help to restore the hydrology of contiguous wetland systems and promote biological diversity onsite. Any upland potato farm area not excavated, as well as the irrigation ditches and perimeter storm water management berms surrounding wetland preserve areas, will be scraped down and contoured to the littoral zone berm elevation. The elevation of the post-mining berm may be designed to be six inches above the control elevation in order to increase retention time in the preserved wetland areas, dependent upon the requirements and objectives of the relevant agencies. The Applicant will work with County staff relative to the height, continuity (and presence) of the post-mining berm to support County objectives as far as restoring flow-ways (with FDEP approval). For example, the berm could be locally lowered to enhance outflow to a target flow-way or wetland. The precise flow pattern can be established once detailed mine and reclamation plans are developed during the MEPD process.

Historic wildlife corridors have also been altered by agricultural and roadway development in the area. The project site is located between two existing preservation lands that, as a result of ongoing agricultural activity, have been divided. The Troyer tract offers a substantial amount of freshwater marsh and forested wetland habitat that have been avoided via land stewardship. The opportunity exists, due to the proposed mining, to enhance and permanently preserve these onsite areas.

Mine reclamation efforts will entail creation of a littoral zone with a drawdown berm around the entire perimeter of the mine lake, suitable for planting a variety of native freshwater marsh species.

If both the CONSERVATION FLU and the Map 14 amendments are approved, the applicant would propose to incorporate into its reclamation plan a wading bird littoral shelf drawdown berm into the lake littoral shelf reclamation design in selective locations as shown on the MCP. This drawdown berm will allow water and fish to enter into the littoral shelf area during the wet season. As water recedes in the beginning of the dry season, water and fish will be trapped which is optimal foraging conditions for wood storks and wading bird. This plan would meet applicable requirements of FDEP and Lee County as well as the FWS and FWC.

Assuming the mine lakes are created as proposed in the proposed Map 14 inclusion area, a total of approximately 15.5 acres of freshwater marsh (FLUCCS Code 641) and 59.9 acres of forested wetlands (FLUCCS Codes 617, 621, 624, and 625) will be created

along the reclaimed littoral shelf of the lakes. The actual acreage to be created will depend on the ultimate permitted size of the mine lakes within the Map 14 inclusion area. Wetland restoration and enhancement areas and littoral shelf areas design, construction, and planting will be conducted in accordance with applicable requirements of Lee County if the Map 14 inclusion area is adopted as proposed.

In addition to the created areas, approximately 264.4 acres of existing freshwater marsh and 260.6 acres of existing forested wetlands will be enhanced and preserved onsite in the wetland areas adjacent to the proposed Map 14 inclusion area, as shown on the Restoration, Enhancement, and Preservation Map (Appendix I). As noted above, additional wetlands and habitats may be proposed for enhancement and/or preservation as mitigation as part of the future permitting applications. As noted below, the majority of these areas are included in the CONSERVATION FLU amendment application.

The 257.2 acre Southern Troyer Lands area to the south of the Map 14 amendment area includes disturbed but native forested upland and wetland communities and abandoned farm fields which function as a corridor for wildlife. This area connects the conservation lands surrounding the Troyer Brothers property. This area is not proposed to be part of either the Map 14 or Conservation Lands map change. However, the applicant has committed to a MEPD condition to put the native upland and wetland habitat areas (121.55 acres) of those lands (identified as the Southern Troyer Lands Preservation Areas on Appendix D) into a conservation easement in favor of the county prior to mining, consistent with state law.¹ Additional mitigation with the Troyer Brothers property may also be proposed as part of the permitting applications submitted to the County, the FDEP and/or U.S. Army Corps of Engineers. The numbers above reflect the bare minimum of expected preservation/enhancement associated with the utilization of the Map 14 area for limework mining.

Approximately 453.32 acres of the 626.47 acres of Preserve Lands are included in the CONSERVATION FLU amendment application. The remainder of the Preserve Lands (173.15 acres) will serve as buffers (142.72 acres) and wetland restoration areas (30.43 acres) between the Conservation Lands amendment area and the Map 14 Area. (The Southern Troyer Lands Preservation Areas (121.55 acres, see Appendix D) are not included in the CONSERVATION FLU but will be preserved prior to mining as a condition of MEPD approval.)

The CONSERVATION FLU area consists of 446.85 acres of wetlands and 6.47 acres of uplands. The areas contained within the CONSERVATION FLU area are expected to be improved as a result of approval of the Map 14 amendment request and subsequent MEPD approval incorporating the proposed restoration and enhancement within that area.

¹ This is more fully discussed in a Supplement to the Map 14 FLUM amendment application that is being contemporaneously submitted with this Conservation Lands FLUM amendment application

Protected Species Management Plan

Information obtained from the FWC listed species database shows that the closest known wading bird rookery occurs 2.5 miles from the property. All of the following wading birds, considered Lee County listed species, were observed during wildlife surveys performed by The Phoenix Environmental Group, Inc. foraging or roosting on the property: little blue heron (*Egretta caerulea*), snowy egret (*Egretta thula*), tricolored heron (*Egretta tricolor*), and limpkin (*Aramus guarauna*). Suitable habitat occurs throughout the property and within the designated County buffer for these birds.

The Phoenix Environmental Group, Inc. opined in their April 2008 Threatened and Endangered Species Survey that the listed avian species observed onsite did not appear to be adversely affected by the ongoing agricultural practices and in fact appeared to benefit from the water supply entering ditches and wetland systems through normal drainage activities. Roseate spoonbills were observed on the north side of the property foraging in the ditches near an active water pump alongside several wood storks and white ibis. It is reasonable to assume that these species, in addition to other observed listed species such as alligators, sandhill cranes, little blue herons, tricolored herons, and limpkins are present and could continue to be supported in the proposed Preserve Lands of the Troyer tract as well as in the reclamation lakes and in wetlands south of the Map 14 area in the Southern Troyer Preservation Areas.

Existing wading bird foraging habitat will be enhanced through removal and maintenance of exotic invasive plants. The proposed site conditions will result in a total of over 279.9 acres of preserved and created freshwater marsh habitat on the property. Implementation of the proposed wetland enhancement and preservation plan would assure that any potential temporary impacts to these species during the mining would be significantly offset. More details concerning the proposed enhancement and preservation plan associated with the Map 14 amendment can be found in the companion Map 14 amendment, response to information request dated August 30, 2016. As water recedes in the beginning of the dry season, water and fish will be trapped which is optimal foraging conditions for wood storks and wading bird. This plan would meet applicable requirements of FDEP and Lee County as well as the FWS and FWC.

Roseate spoonbills (*Ajaia ajaja*), were observed by The Phoenix Environmental Group, Inc. foraging in the ditches (FLUCCS Code 510D) located on the northeast side of W-1 during wildlife surveys of the property. According to the FWC list of Florida's Endangered Species, Threatened Species and Species of Special Concern (SSC) published November 2007, the roseate spoonbill has a SSC status because it is vulnerable to environmental impacts and loss of habitat. Suitable foraging habitat occurs throughout the Troyer property, including the CONSERVATION FLU area and buffer areas.

Existing habitat for this species will be enhanced through removal and maintenance of invasive exotic plants. The post-mining enhancement of the property will ultimately provide increased acreage of higher quality habitat for the roseate spoonbill in preservation areas within the littoral zone of each lake. Additionally, protection provided

by the wetland enhancement and preservation plan will provide long-term viability for the roseate spoonbill.

Appropriate nesting habitat for Audubon's crested caracara (*Polyborus plancus audubonii*) was not present on the project site during the listed species survey performed by The Phoenix Environmental Group, Inc.. Although crested caracara is known to forage in the vicinity, no evidence of this species was found on the property. The protection provided by implementation of the wetland enhancement and preservation plan will provide long-term viability for Audubon's crested caracara and would assure that any temporary indirect impacts to this species during the mining are significantly offset.

Appropriate habitat for the Big Cypress fox squirrel (*Sciurus niger avicennia*) occurs in the southwest corner of the property and the designated county buffer. Only one of these species was observed on the property within a wetland located outside of the proposed mining area on November 6, 2009 by The Phoenix Environmental Group, Inc. when the wildlife camera was being removed from that location. However, no fox squirrel nests were observed within the project boundaries. Forested habitat suitable for this species will be enhanced via treatment of invasive exotic plant species. The protection provided by implementation of the wetland enhancement and preservation plan will provide long-term viability for the Big Cypress fox squirrel and would assure that any temporary indirect impacts to this species during the mining are significantly offset.

The American alligator's (*Alligator mississippiensis*) presence within the property was confirmed during numerous site inspections. According to the FWC list of Florida's Endangered Species, Threatened Species and Species of Special Concern published in November 2007, the American alligator has a SSC status because it is vulnerable to environmental impacts and loss of habitat. Based on habitat analysis, suitable alligator habitat occurs throughout the property. The property is laced with irrigation ditches and scattered wetlands which provide refuge for this species. The property was thoroughly inspected for gator nests, which are often conspicuous on the bank of an alligator hole. An alligator hole was present near the center of the freshwater marsh (FLUCCS Code 641E) in W-17C, however no nest was found. No alligator nest was ever found on the property by The Phoenix Environmental Group, Inc. If the proposed inclusion area is included on Map 14, the post-mining enhancement of the property will ultimately provide increased acreage of higher quality habitat for the alligator in preservation areas. The proposed site conditions will result in a total of over 273 acres of preserved freshwater marsh habitat on the property in addition to the open water and reclaimed littoral shelf of the excavated mining lake. The protection provided by implementation of the wetland enhancement and preservation plan will provide long-term viability for the American alligator.

Florida sandhill crane (*Grus canadensis pratensis*) were observed foraging in the open pastures and agricultural fields during wildlife surveys of the property performed by The Phoenix Environmental Group, Inc.. Suitable habitat occurs throughout the property and within the designated County buffer. However, nesting activities for this species were not observed. Existing foraging habitat for the sandhill crane will be enhanced through

removal and maintenance of invasive exotic plants. Implementation of the proposed wetland enhancement and preservation plan would assure that any temporary impacts to the foraging pattern of this species during the mining are significantly offset.

Wood storks (*Mycteria americana*) were found during The Phoenix Environmental Group, Inc. wildlife surveys of the property however no nesting activities were observed. Suitable foraging habitat occurs throughout the property and within the designated County buffer. Additionally, the property occurs within 18.6 miles of five known wood stork colonies. However, nesting activities for this species were not observed. Based on the FWS "Effect Determination Key", dated November 9, 2007 (Service Consultation Code 41420-2007-I-0964), the proposed project may affect the wood stork. Formal consultation for the wood stork is anticipated to be required by the FWS. On behalf of the applicant, at the appropriate time, we will be coordinating with FWS to develop a wood stork mitigation plan which will effectively offset any potential impacts to foraging habitat of this federally listed species. Additionally, it is expected that existing foraging habitat for the wood stork will be enhanced by the removal and maintenance of invasive exotic plants and protected by implementation of the wetland enhancement and preservation plan and the reclamation plan. The proposed reclamation plan which includes a wading bird littoral shelf drawdown berm described above will also benefit the wood stork by adding a significant amount of foraging area.

Florida panther (*Felis concolor coryi*) or signs of this species were not observed during wildlife surveys of the property conducted by The Phoenix Environmental Group, Inc.. However, this is the only species listed as occurring on the property in the most recent FWC listed species occurrence database. The property occurs within the FWS primary and secondary zone and will therefore require formal consultation. Based on FWS "Florida Panther Effect Determination Key", dated February 19, 2009 the proposed project may affect the Florida panther. Formal consultation for the panther is expected to be required by FWS. We will be coordinating with FWS at the appropriate time on behalf of the applicant to develop a panther mitigation plan to address the impacts to potential habitat of this federally listed species. It is expected that existing prey habitat for the panther will be enhanced through removal and maintenance of invasive exotic plants and protected by implementation of the wetland enhancement and preservation plan. Additionally, the 257.2 acre Southern Troyer Lands area that is not part of the proposed Map 14 amendment which functions as a wildlife corridor will remain in its current condition. As part of the Map 14 amendment application, the applicant has committed to a MEPD condition to put the native upland and wetland habitat areas of those Lands (121.55 acres identified as the Southern Troyer Lands Preservation Areas (Appendix D)) into a conservation easement in favor of the county prior to mining, consistent with state law. This area will continue to link the surrounding mitigation and conservation lands and will allow movement of wildlife across the Troyer Brothers property. Please see the Surrounding Property Map (Appendix E). Additional mitigation/preservation may be provided in the Southern Troyer Lands south of the mine footprint and/or off-site, based on the permitting requirements of the state and federal government and of Lee County.

Several measures have been taken to reduce potential impact to wildlife. Adverse

impacts to wildlife including listed wildlife are not reasonably anticipated as a result of the CONSERVATION FLU amendment. Once the CONSERVATION FLU amendment is approved, all farming activities will cease within the CONSERVATION FLU area. Human disturbances in that area will occur only in areas proposed for enhancement or restoration or to the extent consistent with Conservation Lands designation. All farming activities will cease in the Preserve Areas (including the Southern Troyer Lands Preservation Areas) once mining operations commence, with human disturbance in those areas limited to activities consistent with the conservation easement. Operation of the potato processing facility and associated administrative buildings at the northern end of the property (within the Agricultural Processing Area, as depicted on Vegetation Map Sheet 1) are not included in any map amendment or proposed preservation areas and will continue. Those operations are occurring now, will continue through mine life, and are expected to continue in the future. Throughout the remainder of the Troyer property, ongoing farming activities associated with the potato farm will cease when mining commences.

The habitat improvements and preservation resulting from implementation of the wetland enhancement and preservation plan are expected to encourage transient species to populate the Preserve Lands onsite as well as move adjacent to the reclaimed areas of Troyer property following mining. Within the adjacent 257.2 acre Southern Troyer Lands area (not included in either FLUM amendment application), the applicant has committed to placing the native habitat under a conservation easement prior to mining, consistent with state law, as a condition of the MEPD approval, which means 121.55 acres of native upland and wetland habitats of this area will be permanently protected for wildlife usage before mining commences. This additional preservation will enhance the value of the Southern Troyer Lands for wildlife and provide a permanent link between the surrounding mitigation and conservation areas and a permanent refuge for wildlife if Map 14 is amended as proposed, as will the CONSERVATION FLU area.

If Map 14 is amended as proposed, additional wildlife surveys will be conducted as required by state, federal, and county requirements when the mine plans for the Map 14 inclusion area is submitted for permitting/development approval.

Should the Map 14 amendments be approved as proposed, both FWC and FWS will be consulted relative to any state or federally listed species potentially occurring on site and listed species guidelines implemented as applicable prior to any mining.

The areas contained within the CONSERVATION FLU area are expected to be improved as a result of approval of the Map 14 amendment request and subsequent MEPD approval incorporating the habitat improvements proposed within that area.

Conclusions

This CONSERVATION FLU amendment application, if approved as a companion amendment to the Map 14 amendment application, will result in the addition of 453.32 acres of wetlands and uplands to the Conservation Lands FLUM.

If Map 14 is amended as proposed, the proposed onsite wetland restoration, enhancement, and preservation, primarily within the CONSERVATION FLU area, as well as the mining lake reclamation will provide long-term viability for a myriad of fish and wildlife species, including county, state and federally listed species located onsite and on the surrounding properties. Additionally, the applicant has proposed to include the permanent preservation of 121.55 acres of native habitat within the Southern Troyer Lands (the Southern Troyer Lands Preservation Areas, see Appendix D) to the south of the Map 14 area as an MEPD condition. The cumulative effective of these commitments will result in approximately 748 acres of permanent preservation on the Troyer Property, enhancement or restoration of degraded habitat areas, and valuable, permanent linkages between and amongst the on-site preservation, mitigation and reclamation areas (see Appendices D and I) and adjacent off-site conservation areas, if Map 14 and the Conservation Lands FLUM are amended as proposed and an MEPD is ultimately approved. Table 3 below the breakdown of the proposed preservation areas.

Table 3. Troyer Brothers Preservation Areas

Preserve Area	Area (acres)
Wetland Enhancement	518.41
Upland Enhancement	6.63
Wetland Restoration	101.43
Southern Troyer Lands Preservation Area	121.55
	Total 748.02

It is expected that existing prey and forage habitat for listed and non-listed species will be enhanced through removal and maintenance of invasive exotic plants and protected by implementation of the proposed restoration, enhancement, and preservation of onsite wetlands within the Preserve Lands (the majority of which are within the CONSERVATION FLU area), as well as the mining lake reclamation.

Implementation of the proposed restoration, enhancement, and preservation of these wetlands as well as the mining lake reclamation would assure that any temporary impacts to the foraging pattern of any listed and non-listed species during the mining are significantly offset. The reclaimed lakes would be preserved.

Following mining activities if Map 14 is approved, reclamation will be conducted to improve habitat not only to pre-mining conditions but to pre-farming conditions. Extraction of sand and limestone would create approximately 781 acres of open water habitat in the center of the property. Reclamation efforts would entail creation of a littoral zone around the entire perimeter of each lake, suitable for planting a variety of native freshwater marsh species.

The Troyer Brothers property has the potential to have a vital significance to wildlife in the regional ecosystem, as it is centrally located within the FDEP's "Critical Linkage Area" as

well as being surrounded by several conservation and mitigation areas including The Corkscrew Mitigation Bank, Imperial Marsh Preserves, Sam Galloway Tract Preserve and Southwest International Airport Mitigation Area. The current active row crop agricultural operations within the Map 14 and Conservation Lands areas significantly limit wildlife utilization when compared to the proposed future condition following preservation, enhancement, and reclamation. The activities proposed, which will occur if an MEPD is ultimately approved for the area, provide an avenue for the enhancement and preservation of this land in a manner that is consistent with the surrounding property.

As described above, the areas contained within the CONSERVATION FLU area are expected to be improved as a result of approval of the Map 14 amendment request and subsequent MEPD approval incorporating the restoration, enhancement, and preservation proposed within that area. No adverse ecological impacts and only beneficial impacts to the surrounding properties are anticipated as a result of the change in future land use from DR/GR to Conservation Lands.

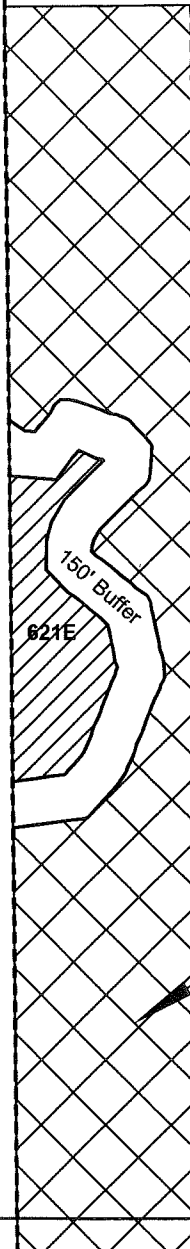
APPENDIX A

**Proposed Conservation Lands Wetland
And Upland Maps**

Troyer Brothers Agricultural Property

Agricultural Produce
Processing Area
(Not in Proposed
Map 14 Area)

State Road 82



Mine
Processing

MATCHLINE A

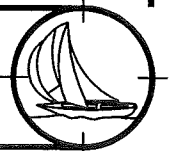
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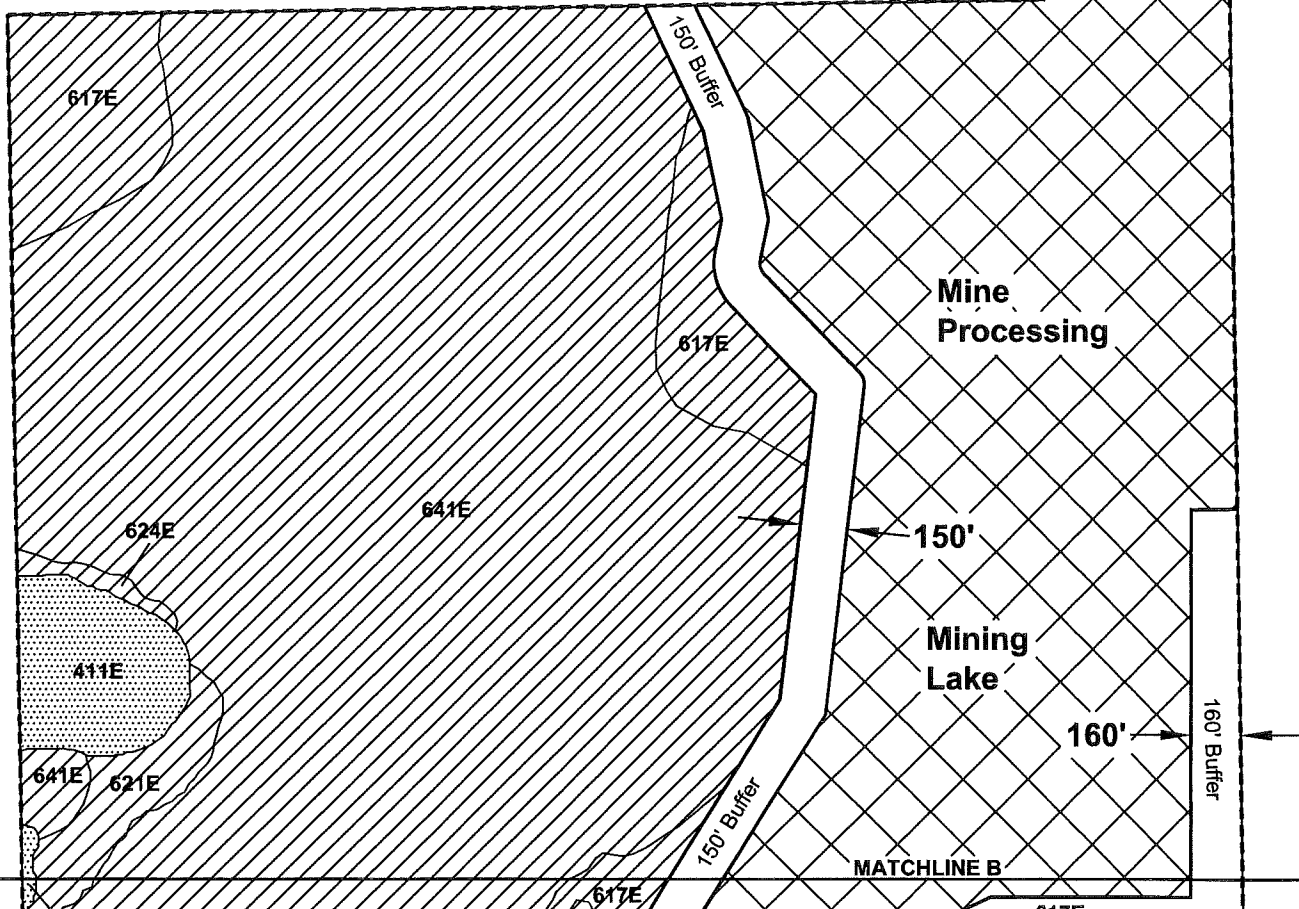
**Proposed Conservation Lands
Wetland and Upland Map
Sheet 1**

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FORT MYERS 239-334-3680



Troyer Brothers Agricultural Property

MATCHLINE A



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SCALE FEET

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**Proposed Conservation Lands
Wetland and Upland Map
Sheet 2**

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Troyer Brothers Agricultural Property

Map showing Mining Lake, 150' Buffer, and various survey points (411E, 617E, 743, 814, 510D, 618M, 621E). Includes a scale bar (0 to 600 feet) and a north arrow. Matchlines A, B, and C are indicated.

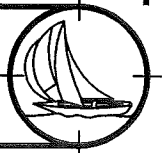
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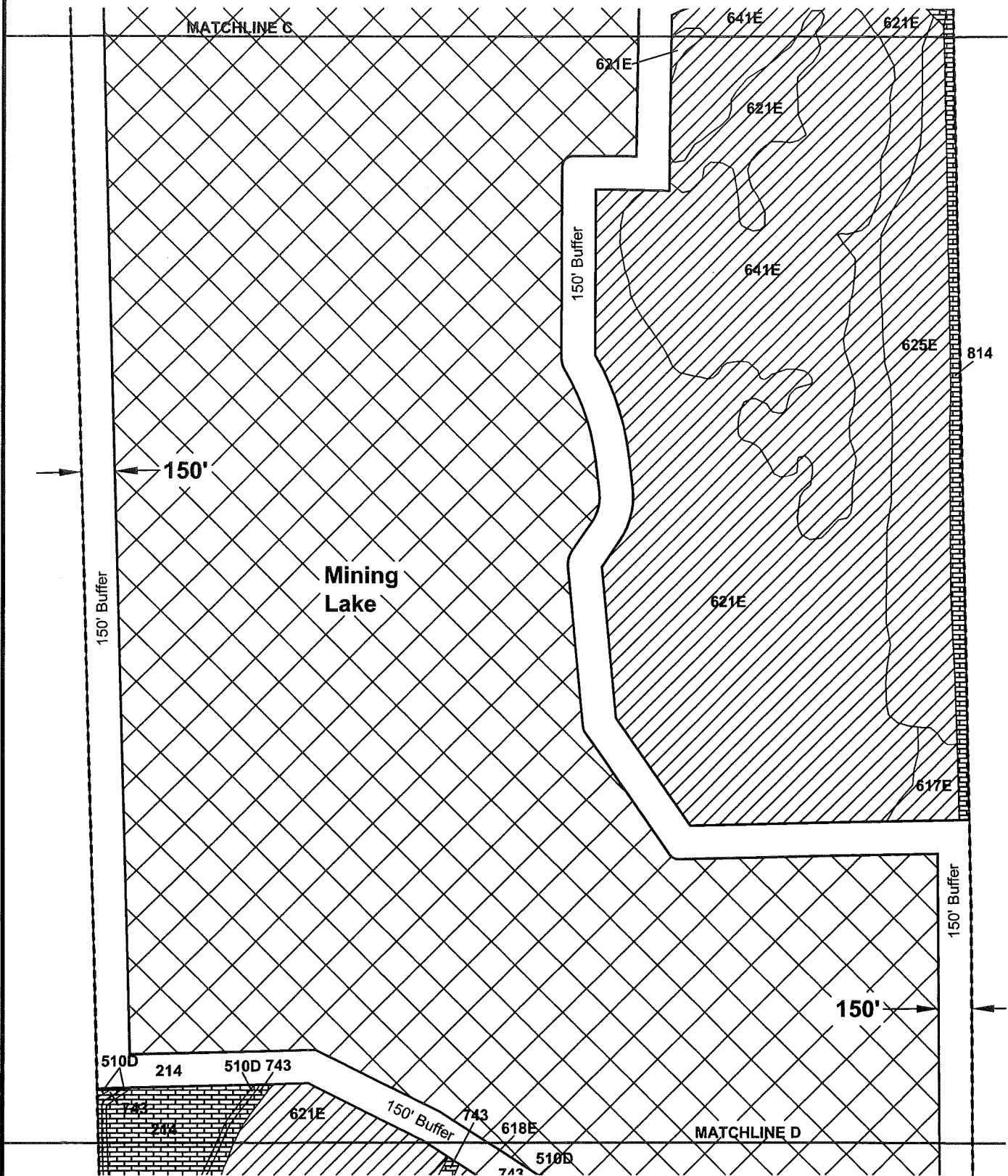
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Troyer Brothers Agricultural Property



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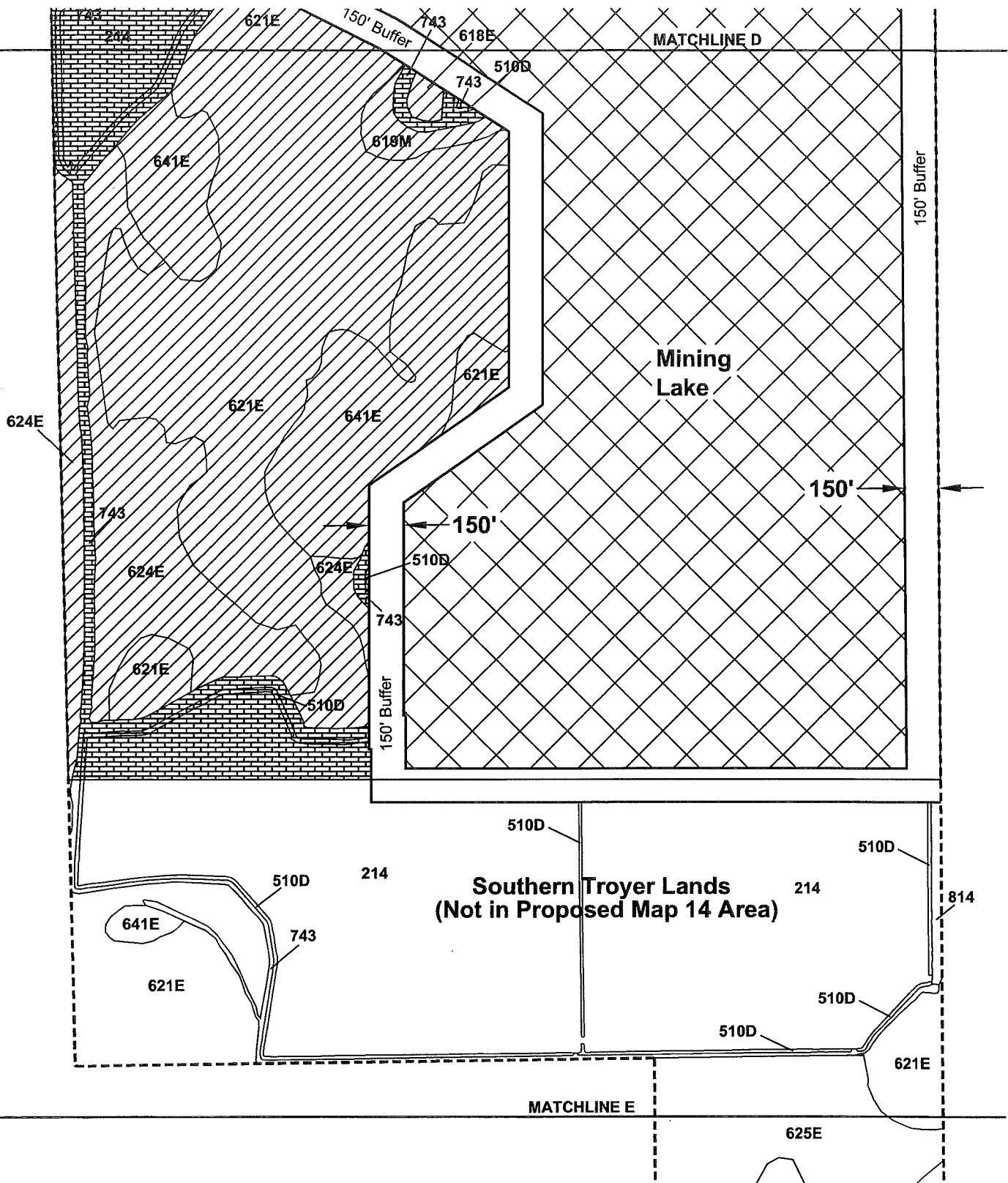
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**Proposed Conservation Lands
Wetland and Upland Map
Sheet 4**

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Troyer Brothers Agricultural Property



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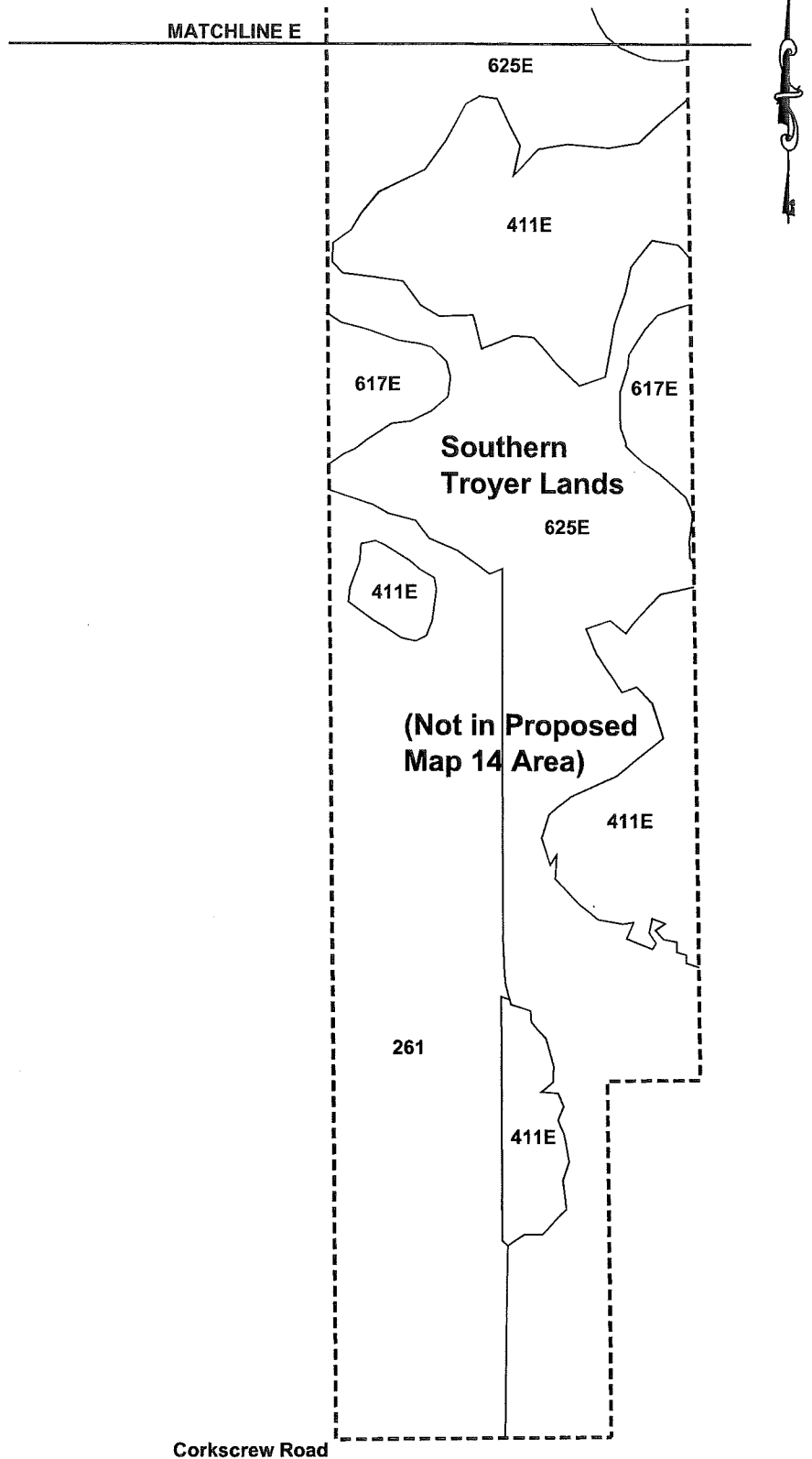
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**Proposed Conservation Lands
Wetland and Upland Map
Sheet 5**

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Troyer Brothers Agricultural Property



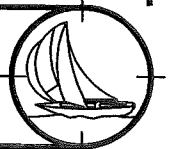
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**Proposed Conservation Lands
Wetland and Upland Map
Sheet 6**

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Troyer Brothers Agricultural Property

SECTIONS: 28 and 33
TOWNSHIP: 45 S
RANGE: 27 E

SECTIONS: 4, 9, 16, and 21
TOWNSHIP: 46 S
RANGE: 27 E

<u>FLUCCS</u>	<u>Description</u>
214	Row Crops
411E	Pine Flatwoods Invaded by Exotics
510D	Ditches
617E	Mixed Wetland Hardwoods Invaded by Exotics
618E	Willow Invaded by Exotics
619M	Hydric Melaleuca
621E	Cypress Invaded by Exotics
624E	Cypress - Pine Invaded by Exotics
625E	Hydric Pine Flatwoods Invaded by Exotics
641E	Freshwater Marshes Invaded by Exotics
743	Borrow Areas
814	Roads and Highways



Conservation Lands - Wetlands (446.85 ac.)



Conservation Lands - Uplands (6.47 ac.)



Restoration Areas Not in Conservation Lands (30.43 ac.)



Map 14 Areas (907.46 ac.)



Buffer Buffer Areas = 142.72 ac. (Restoration and Enhancement)

Notes:

1. Property and project boundaries are approximate and were obtained from Morris-Depew Associates.
2. Mapping based on photointerpretation of 2015 aerial photography and ground truthing in February 2016.
3. Delineation of jurisdictional wetlands approved by FDEP in April 2009.

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**Proposed Conservation Lands
Wetland and Upland Map
Sheet 7**

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Troyer Brothers Agricultural Property



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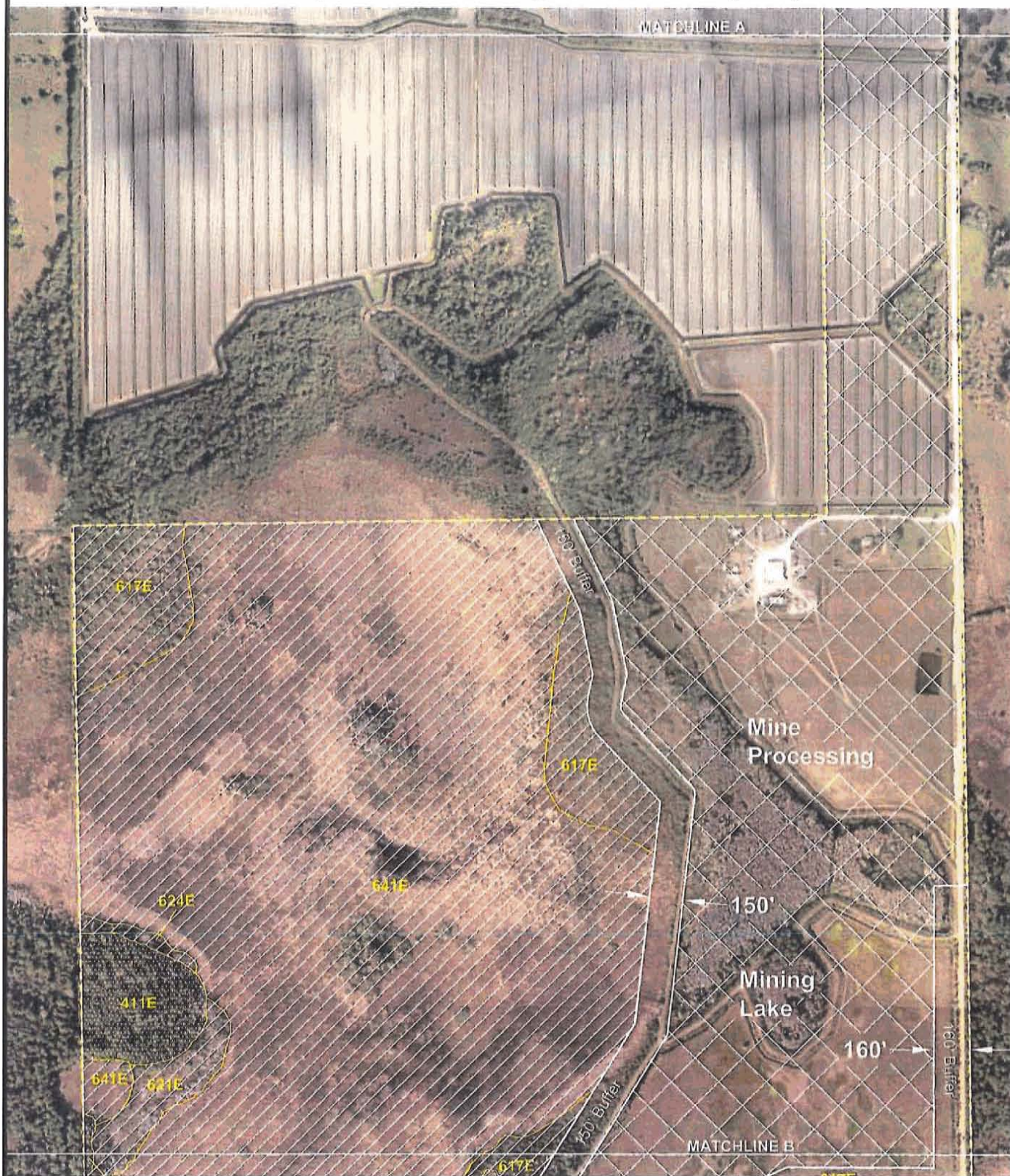
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**Proposed Conservation Lands
Wetland and Upland Aerial Map
Sheet 1**

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Troyer Brothers Agricultural Property



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SCALE FEET

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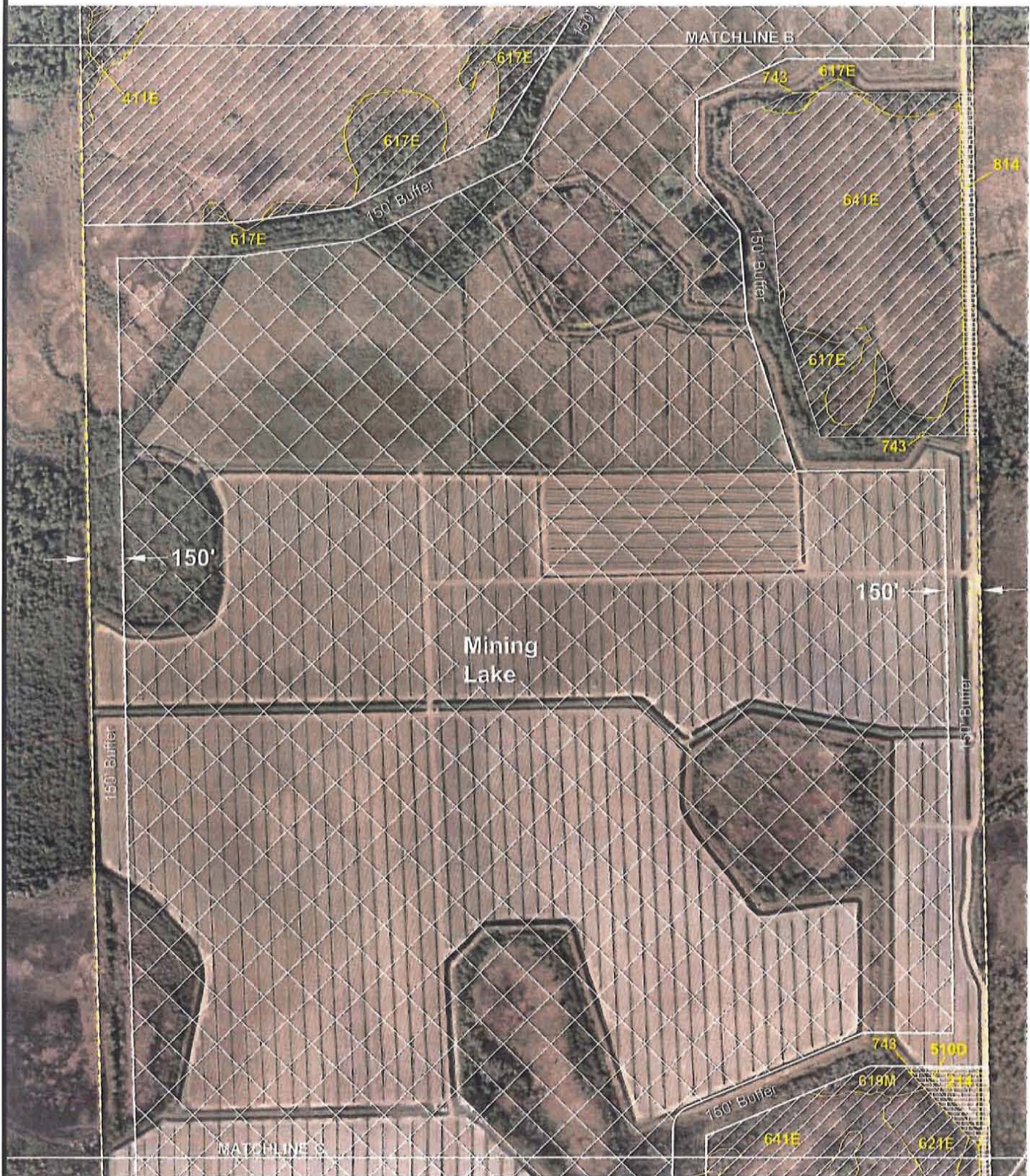
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Drawing: HGS1CONSERVEXHIBIT.DWG

**Proposed Conservation Lands
Wetland and Upland Aerial Map
Sheet 2**

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Troyer Brothers Agricultural Property



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SCALE FEET

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Drawing: HGS1CONSERVEXHIBIT.DWG

**Proposed Conservation Lands
Wetland and Upland Aerial Map
Sheet 3**

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Troyer Brothers Agricultural Property



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SCALE FEET

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August 03, 2016 11:36:47 a.m.
Drawing: HGS1CONSERVEXHIB1.T.DWG

**Proposed Conservation Lands
Wetland and Upland Aerial Map
Sheet 4**

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Troyer Brothers Agricultural Property



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SCALE FEET

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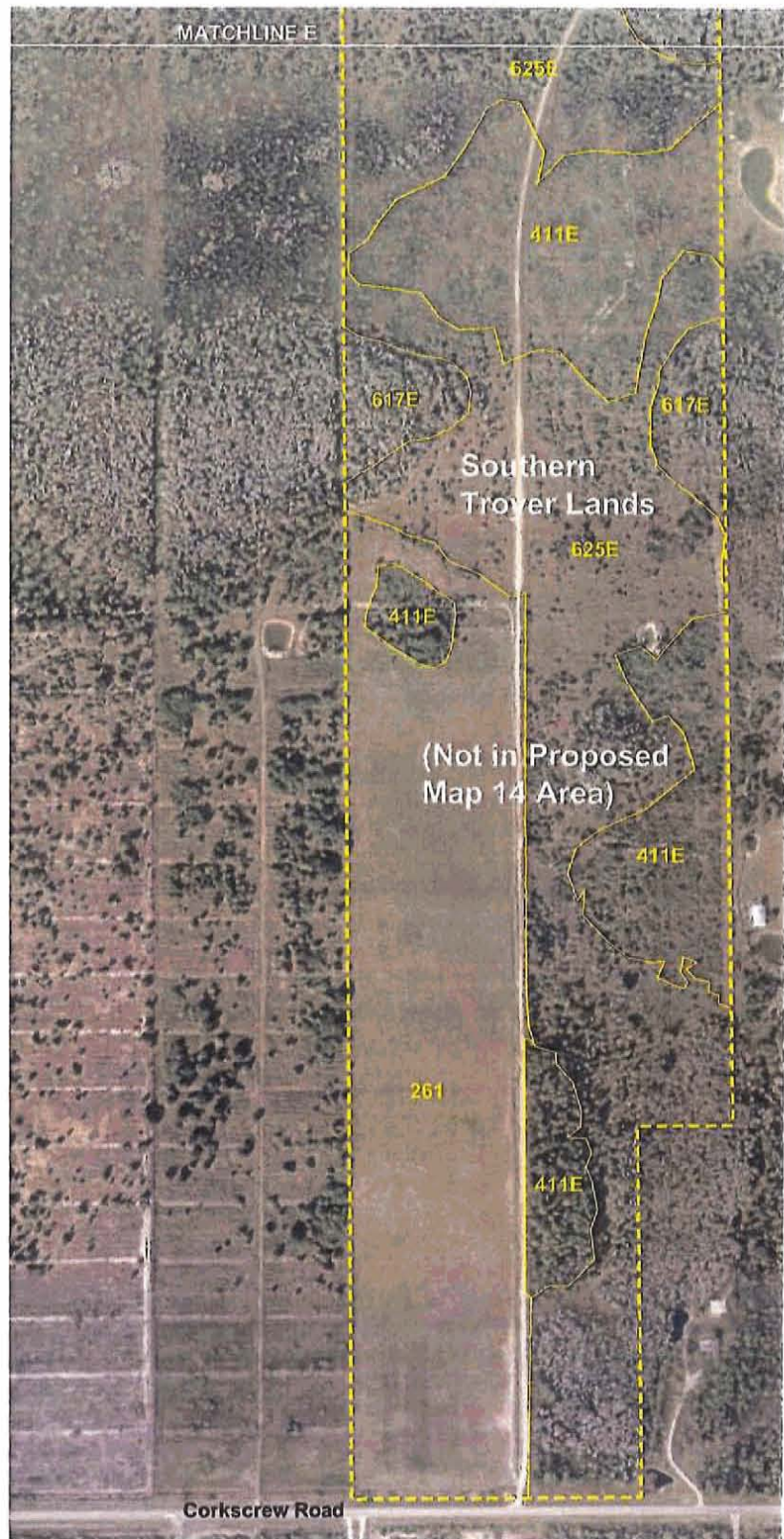
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**Proposed Conservation Lands
Wetland and Upland Aerial Map
Sheet 5**

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SCALE FEET

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**Proposed Conservation Lands
Wetland and Upland Aerial Map
Sheet 6**

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Troyer Brothers Agricultural Property

SECTIONS: 28 and 33

TOWNSHIP: 45 S

RANGE: 27 E

SECTIONS: 4, 9, 16, and 21

TOWNSHIP: 46 S

RANGE: 27 E

<u>FLUCCS</u>	<u>Description</u>
214	Row Crops
411E	Pine Flatwoods Invaded by Exotics
510D	Ditches
617E	Mixed Wetland Hardwoods Invaded by Exotics
618E	Willow Invaded by Exotics
619M	Hydric Melaleuca
621E	Cypress Invaded by Exotics
624E	Cypress - Pine Invaded by Exotics
625E	Hydric Pine Flatwoods Invaded by Exotics
641E	Freshwater Marshes Invaded by Exotics
743	Borrow Areas
814	Roads and Highways



Conservation Lands - Wetlands (446.85 ac.)



Conservation Lands - Uplands (6.47 ac.)



Restoration Areas Not in Conservation Lands (30.43 ac.)



Map 14 Areas (907.46 ac.)



Buffer Areas = 142.72 ac. (Restoration and Enhancement)

Notes:

1. Property and project boundaries are approximate and were obtained from Morris-Depew Associates.
2. Mapping based on photointerpretation of 2015 aerial photography and ground truthing in February 2016.
3. Delineation of jurisdictional wetlands approved by FDEP in April 2009.

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August 03, 2016 11:36:47 a.m.
Drawing: HGS1CONSERVEXHIB1T.DWG

**Proposed Conservation Lands
Wetland and Upland Aerial Map
Sheet 7**

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APPENDIX B

Vegetation Maps

Troyer Brothers Agricultural Property



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SCALE FEET

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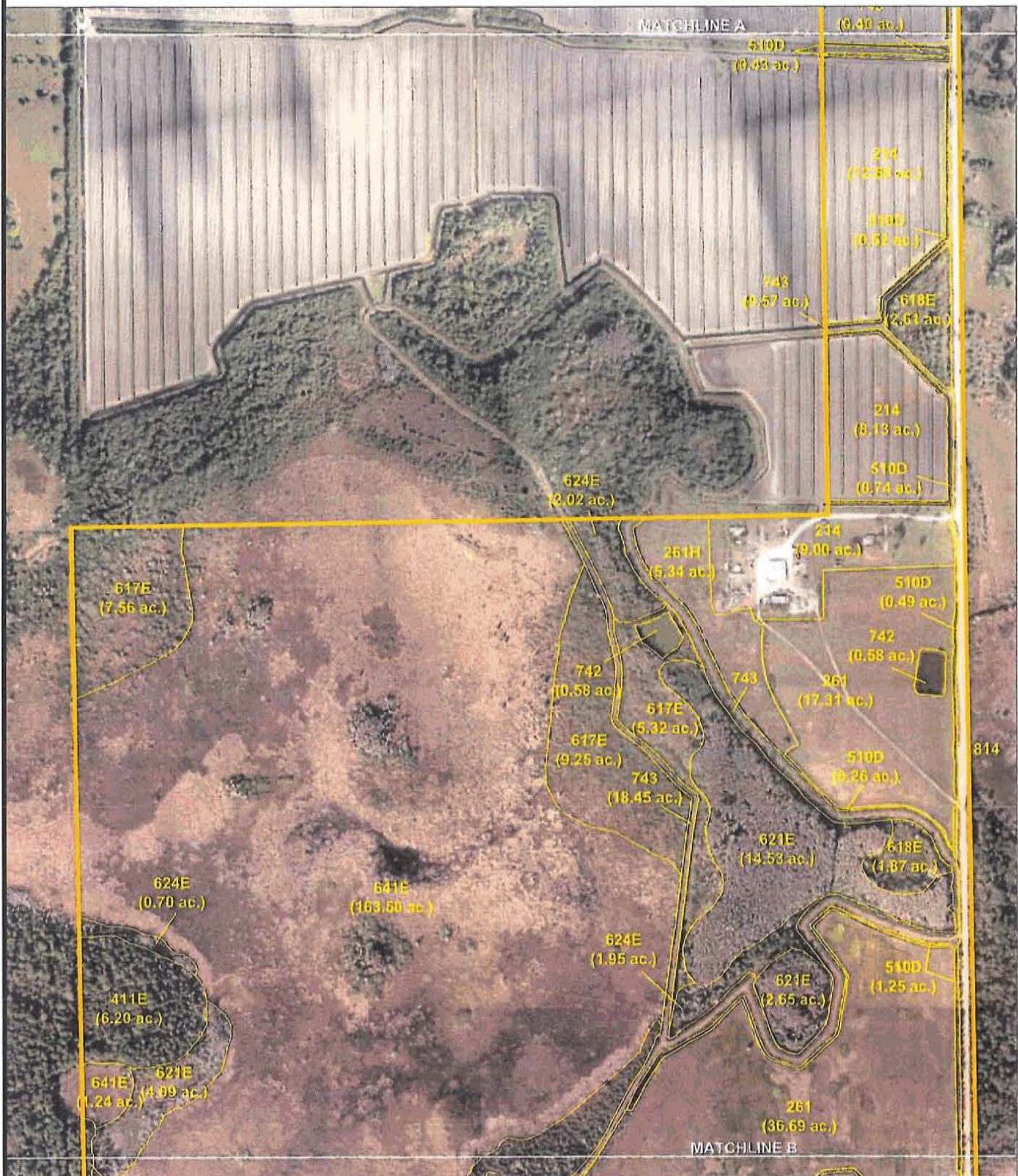
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Vegetation Map - Sheet 1

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Troyer Brothers Agricultural Property



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SCALE FEET

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Drawing: HGS1PLAN.DWG

Vegetation Map - Sheet 2

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Troyer Brothers Agricultural Property



0 300 600

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April 13, 2016 11:03:34 a.m.
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Vegetation Map - Sheet 3

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Troyer Brothers Agricultural Property



0 300 600

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Drawing: HGS1PLAN.DWG

Vegetation Map - Sheet 4

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Troyer Brothers Agricultural Property



0 300 600
SCALE FEET

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April 13, 2016 11:03:34 a.m.
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Vegetation Map - Sheet 5

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Troyer Brothers Agricultural Property



0 300 600
SCALE FEET

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April 13, 2016 11:03:34 a.m.
Drawing: HGS1PLAN.DWG

Vegetation Map - Sheet 6

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FORT MYERS 239-334-3680



Troyer Brothers Agricultural Property

SECTIONS: 28 and 33
TOWNSHIP: 45 S
RANGE: 27 E

SECTIONS: 4, 9, 16, and 21
TOWNSHIP: 46 S
RANGE: 27 E

<u>FLUCCS</u>	<u>Description</u>	<u>Acreage</u>
140	Commercial and Services	12.44 ac.
214	Row Crops	711.89 ac.
261	Fallow Crop Land	132.22 ac.
261H	Hydric Fallow Crop Land	5.34 ac.
411E	Pine Flatwoods Invaded by Exotics (5-9%)	37.82 ac.
427E	Live Oak Invaded by Exotics (5-9%)	2.51 ac.
510D	Ditches	42.84 ac.
617E	Mixed Wetland Hardwoods Invaded by Exotics (5-9%)	96.22 ac.
618E	Willow Invaded by Exotics (5-9%)	5.38 ac.
619M	Hydric Melaleuca	9.44 ac.
621E	Cypress Invaded by Exotics (5-9%)	222.24 ac.
624E	Cypress - Pine Invaded by Exotics (5-9%)	29.03 ac.
625E	Hydric Pine Flatwoods Invaded by Exotics (5-9%)	80.85 ac.
641E	Freshwater Marshes Invaded by Exotics (5-9%)	315.72 ac.
742	Spoil Areas	1.91 ac.
743	Borrow Areas	72.25 ac.
814	Roads and Highways	25.41 ac.
Total		1,803.51 ac.

Notes:

1. Property and project boundaries are approximate and were obtained from Morris-Depew Associates.
2. Mapping based on photointerpretation of 2015 aerial photography and ground truthing in February 2016.
3. Delineation of jurisdictional wetlands approved by FDEP in April 2009.

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April 13, 2016 11:03:34 a.m.
Drawing: HGS1PLAN.DWG

Vegetation Map - Sheet 7

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FORT MYERS 239-334-3680



APPENDIX C

Wetland Maps

Troyer Brothers Agricultural Property

Agricultural Produce
Processing Area
(Not in Proposed
Map 14 Area)

State Road 82

140
(12.44 ac.)

510D
(0.99 ac.)

214
(15.45 ac.)

814
(25.41 ac.)

510D
(0.38 ac.)

743
(2.88 ac.)

742
(0.75 ac.)

621E
(12.37 ac.)

W-1

W-2

510D
(0.90 ac.)

214
(17.57 ac.)

743
(0.40 ac.)

MATCHLINE A

510D

0 300 600

SCALE FEET

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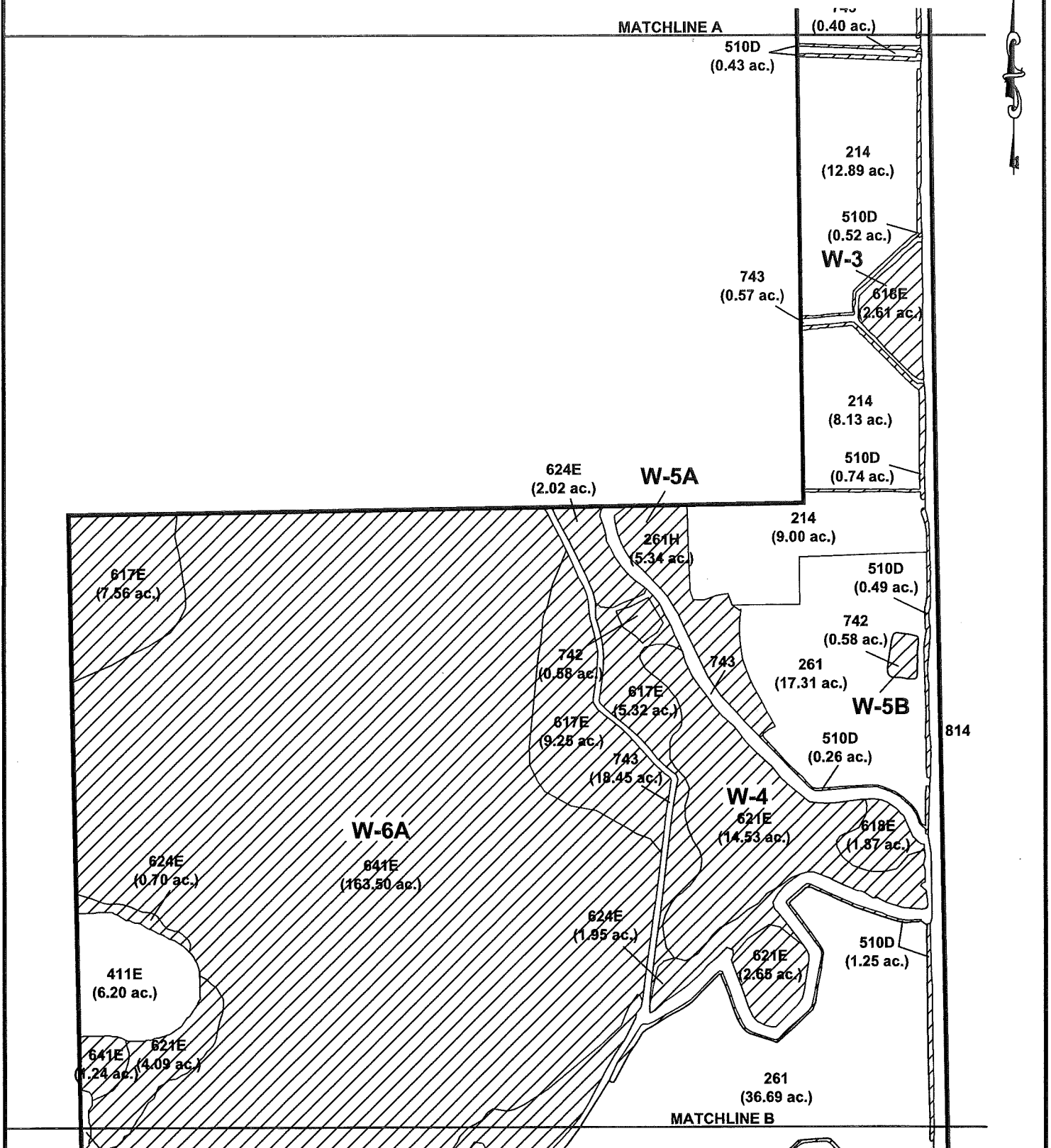
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Wetland Map - Sheet 1

W. DEXTER BENDER
& ASSOCIATES, INC.
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FORT MYERS 239-334-3680



Troyer Brothers Agricultural Property

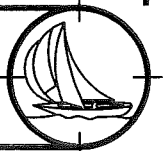


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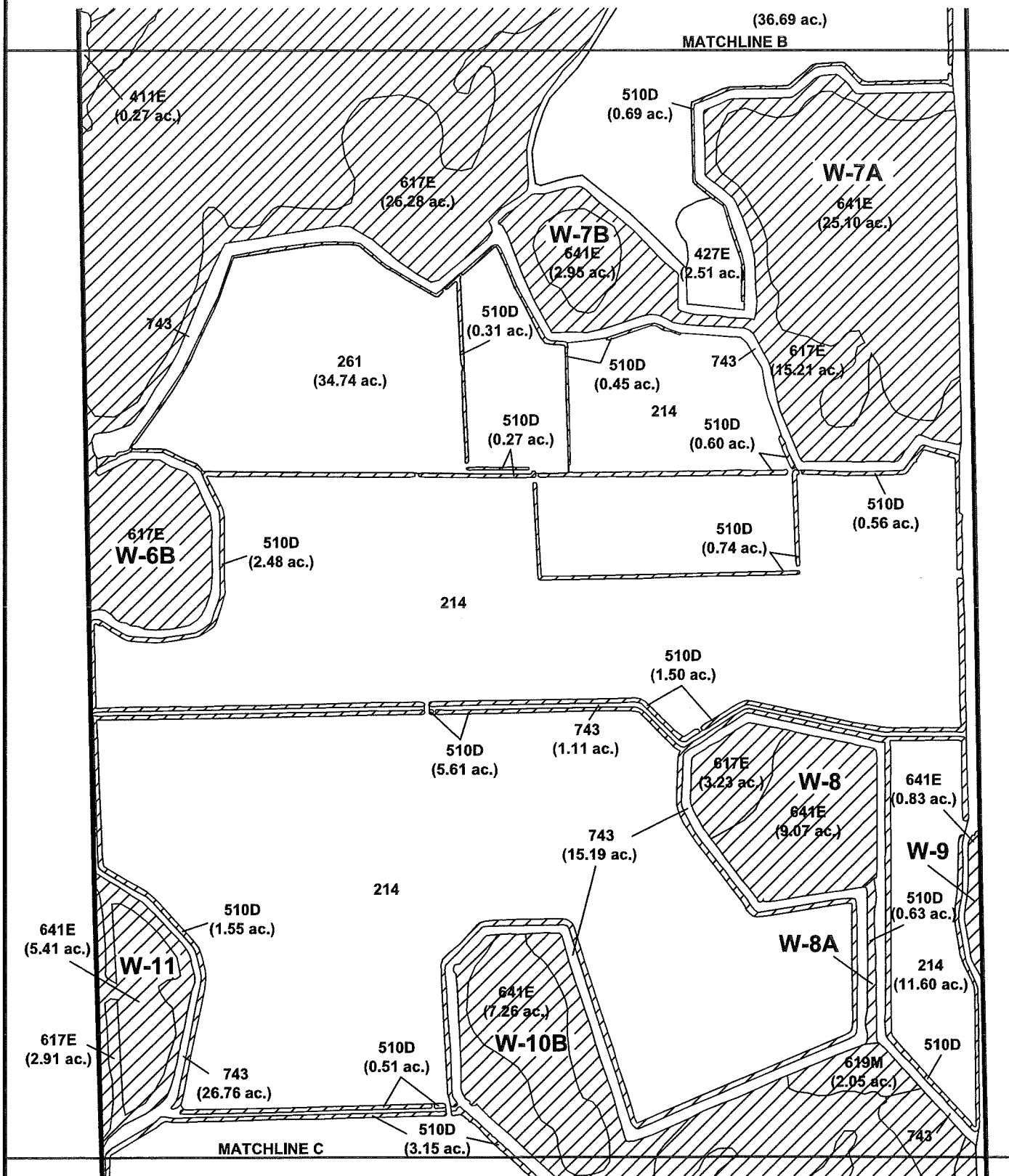
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Wetland Map - Sheet 2

W. DEXTER BENDER & ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



Troyer Brothers Agricultural Property



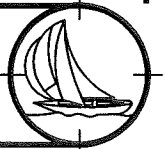
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SCALE FEET

PERMIT USE ONLY, NOT FOR CONSTRUCTION

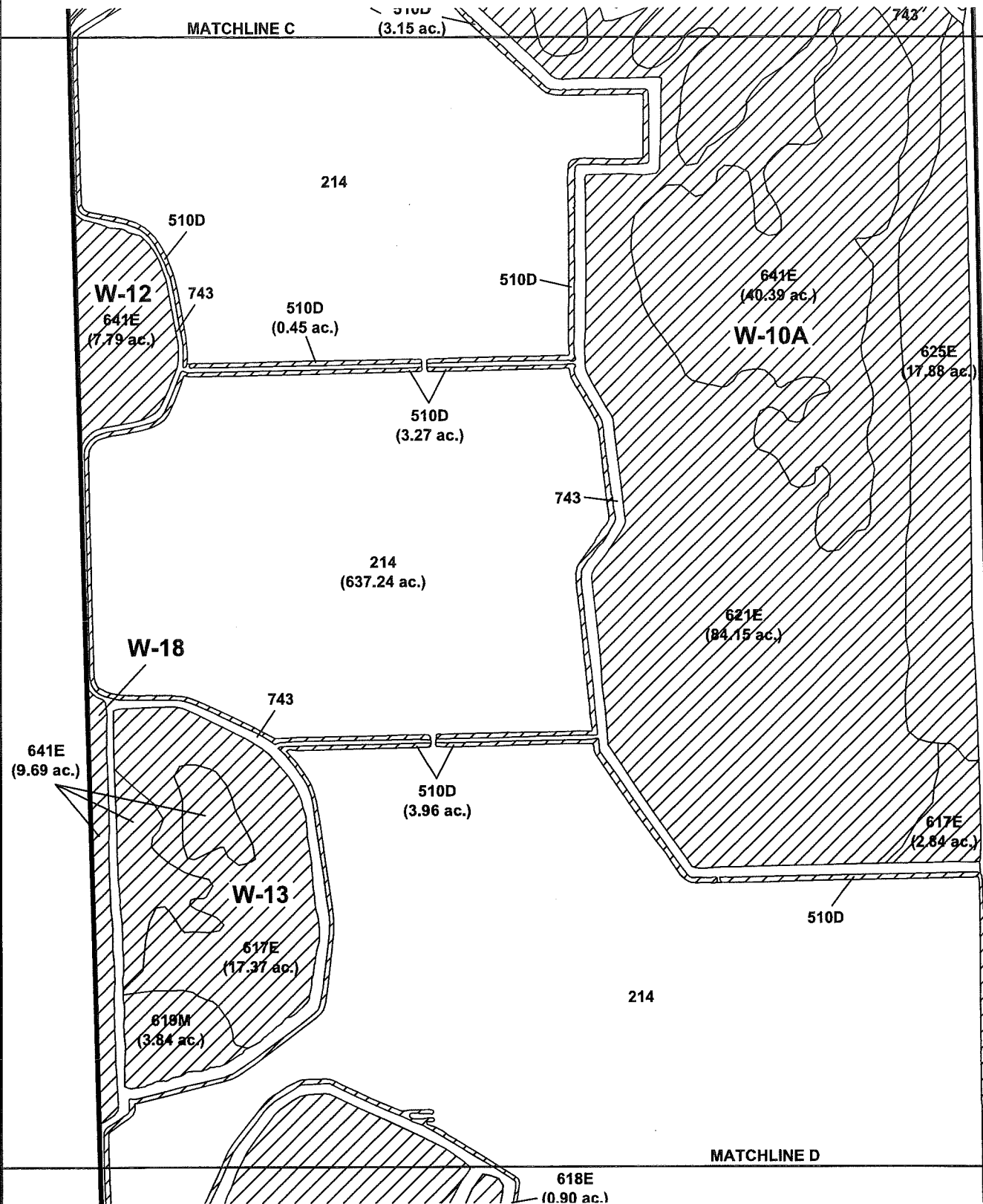
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Drawing: HGS1PLAN.DWG

Wetland Map - Sheet 3

W. DEXTER BENDER
& ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



Troyer Brothers Agricultural Property



PERMIT USE ONLY, NOT FOR CONSTRUCTION

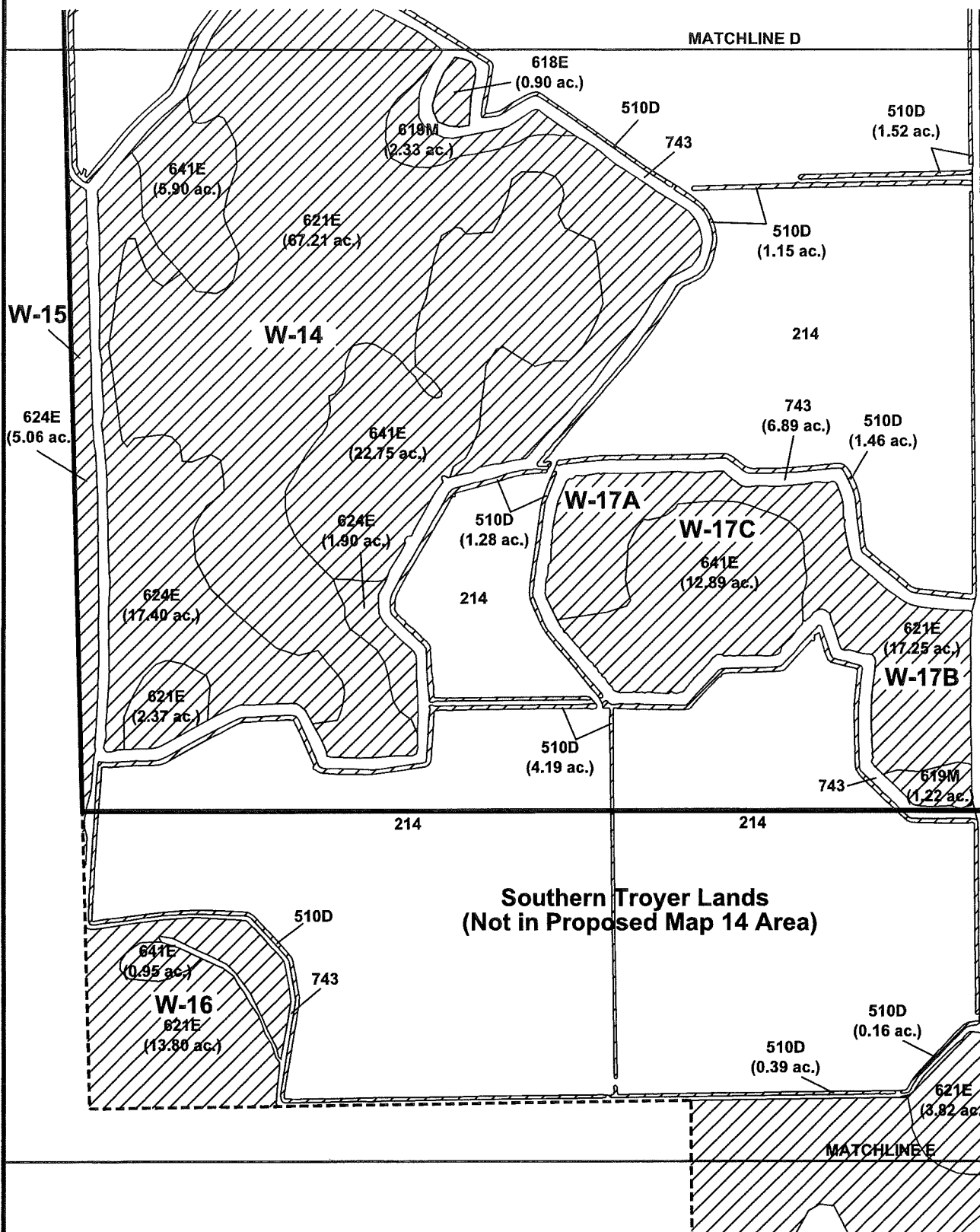
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Drawing: HGS1PLAN.DWG

Wetland Map - Sheet 4

W. DEXTER BENDER
& ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



Troyer Brothers Agricultural Property



**Southern Troyer Lands
(Not in Proposed Map 14 Area)**

0 300 600

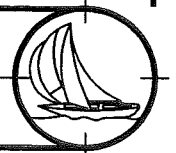
SCALE FEET

PERMIT USE ONLY, NOT FOR CONSTRUCTION

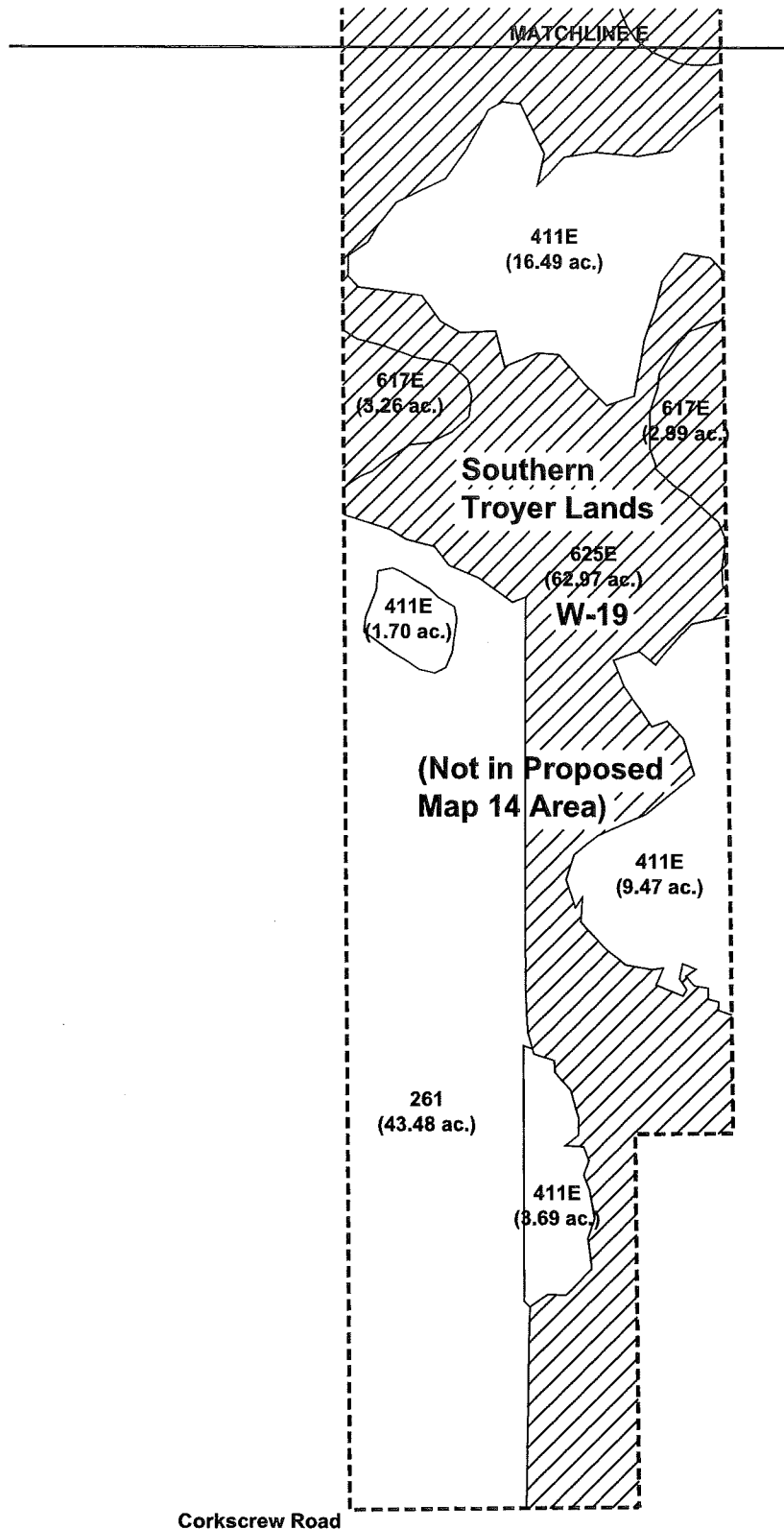
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Drawing: HGS1PLAN.DWG

Wetland Map - Sheet 5

**W. DEXTER BENDER
& ASSOCIATES, INC.**
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



Troyer Brothers Agricultural Property



0 300 600
SCALE FEET

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April 13, 2016 11:03:34 a.m.
Drawing: HGS1PLAN.DWG

Wetland Map - Sheet 6

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& ASSOCIATES, INC.
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FORT MYERS 239-334-3680



Troyer Brothers Agricultural Property

SECTIONS: 28 and 33

TOWNSHIP: 45 S

RANGE: 27 E

SECTIONS: 4, 9, 16, and 21

TOWNSHIP: 46 S

RANGE: 27 E

<u>FLUCCS</u>	<u>Description</u>	<u>Acreage</u>
140	Commercial and Services	12.44 ac.
214	Row Crops	711.89 ac.
261	Fallow Crop Land	132.22 ac.
261H	Hydric Fallow Crop Land	5.34 ac.
411E	Pine Flatwoods Invaded by Exotics (5-9%)	37.82 ac.
427E	Live Oak Invaded by Exotics (5-9%)	2.51 ac.
510D	Ditches	42.84 ac.
617E	Mixed Wetland Hardwoods Invaded by Exotics (5-9%)	96.22 ac.
618E	Willow Invaded by Exotics (5-9%)	5.38 ac.
619M	Hydric Melaleuca	9.44 ac.
621E	Cypress Invaded by Exotics (5-9%)	222.24 ac.
624E	Cypress - Pine Invaded by Exotics (5-9%)	29.03 ac.
625E	Hydric Pine Flatwoods Invaded by Exotics (5-9%)	80.85 ac.
641E	Freshwater Marshes Invaded by Exotics (5-9%)	315.72 ac.
742	Spoil Areas	1.91 ac.
743	Borrow Areas	72.25 ac.
814	Roads and Highways	25.41 ac.
Total		1,803.51 ac.



Wetlands (808.97 ac.)

Notes:

1. Property and project boundaries are approximate and were obtained from Morris-Depew Associates.
2. Mapping based on photointerpretation of 2015 aerial photography and ground truthing in February 2016.
3. Delineation of jurisdictional wetlands approved by FDEP in April 2009.

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April 13, 2016 11:03:34 a.m.
Drawing: HGS1PLAN.DWG

Wetland Map - Sheet 7

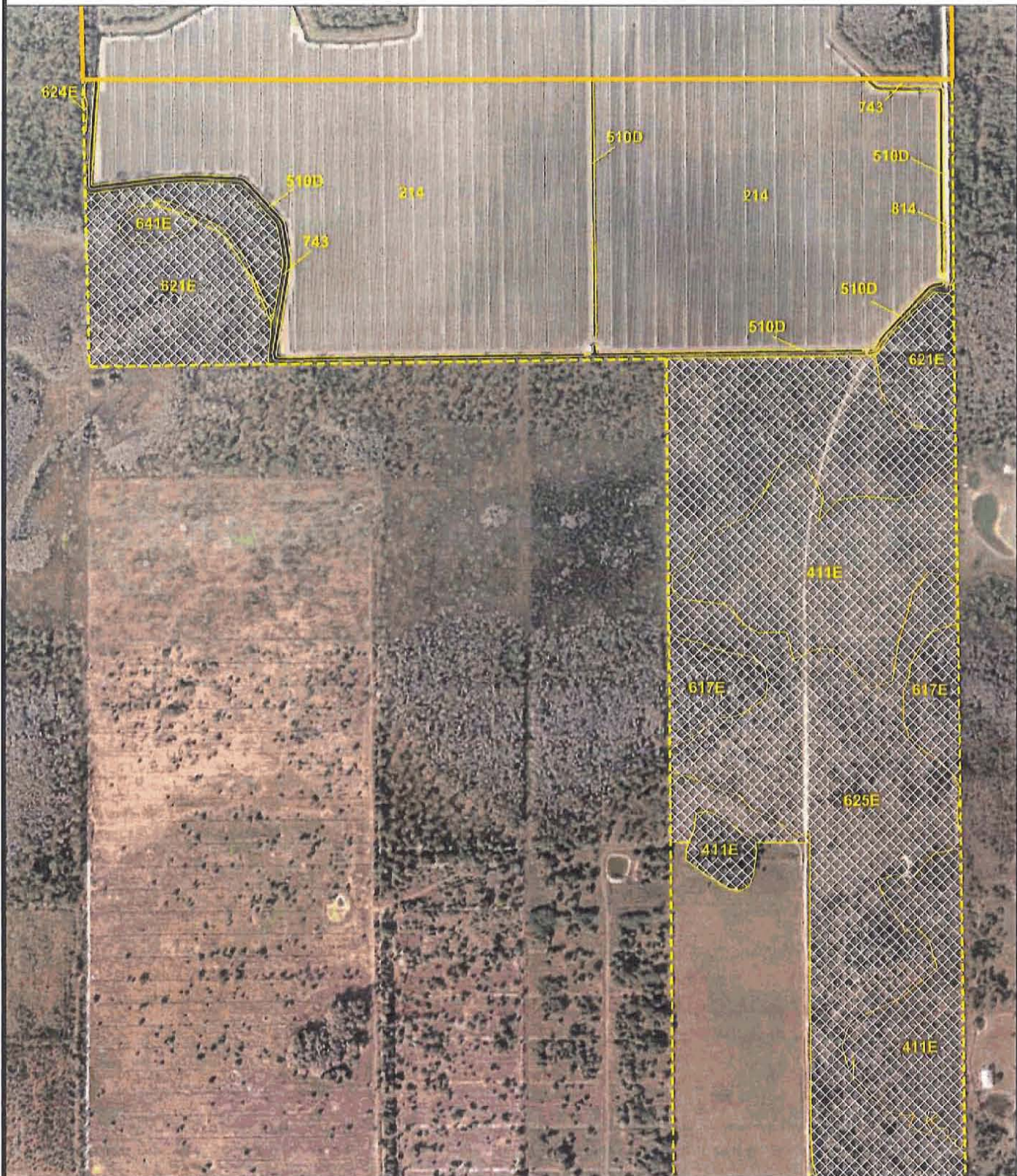
**W. DEXTER BENDER
& ASSOCIATES, INC.**
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



APPENDIX D

Southern Troyer Lands Preservation Area

Troyer Brothers Agricultural Property



0 300 600

SCALE FEET

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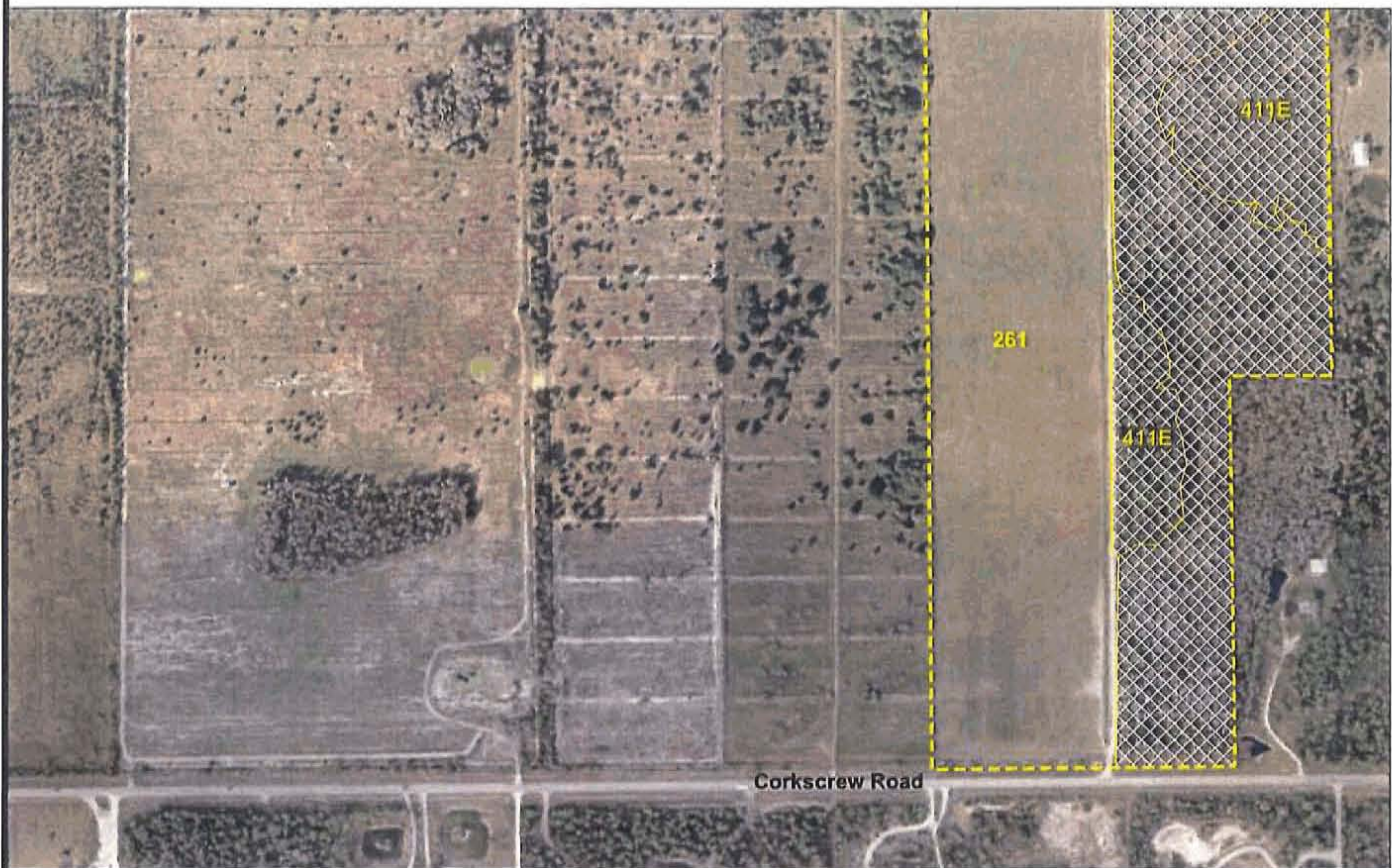
September 01, 2016 3:29:55 p.m.
Drawing: HGS1SOUTHCELANDS.DWG

**Southern Troyer Lands
Preservation Areas - Sheet 1**

**W. DEXTER BENDER
& ASSOCIATES, INC.**
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FORT MYERS 239-334-3680



Troyer Brothers Agricultural Property



FLUCCS	Description
214	Row Crops
261	Fallow Crop Land
411E	Pine Flatwoods Invaded by Exotics
510D	Ditches
617E	Mixed Wetland Hardwoods Invaded by Exotics
621E	Cypress Invaded by Exotics
624E	Cypress - Pine Invaded by Exotics
625E	Hydric Pine Flatwoods Invaded by Exotics
641E	Freshwater Marshes Invaded by Exotics
743	Borrow Areas
814	Roads and Highways



To Be Placed Under Conservation Easement
as Part of MEPD Process (121.55 ac.)

Notes:

1. Property and project boundaries are approximate and were obtained from Morris-Depew Associates.
2. Mapping based on photointerpretation of 2015 aerial photography and ground truthing in February 2016.
3. Delineation of jurisdictional wetlands approved by FDEP in April 2009.

0 300 600
SCALE FEET

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September 01, 2016 3:29:55 p.m.
Drawing: HGS1SOUTHCELANDS.DWG

**Southern Troyer Lands
Preservation Areas - Sheet 2**

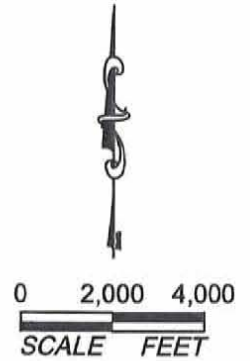
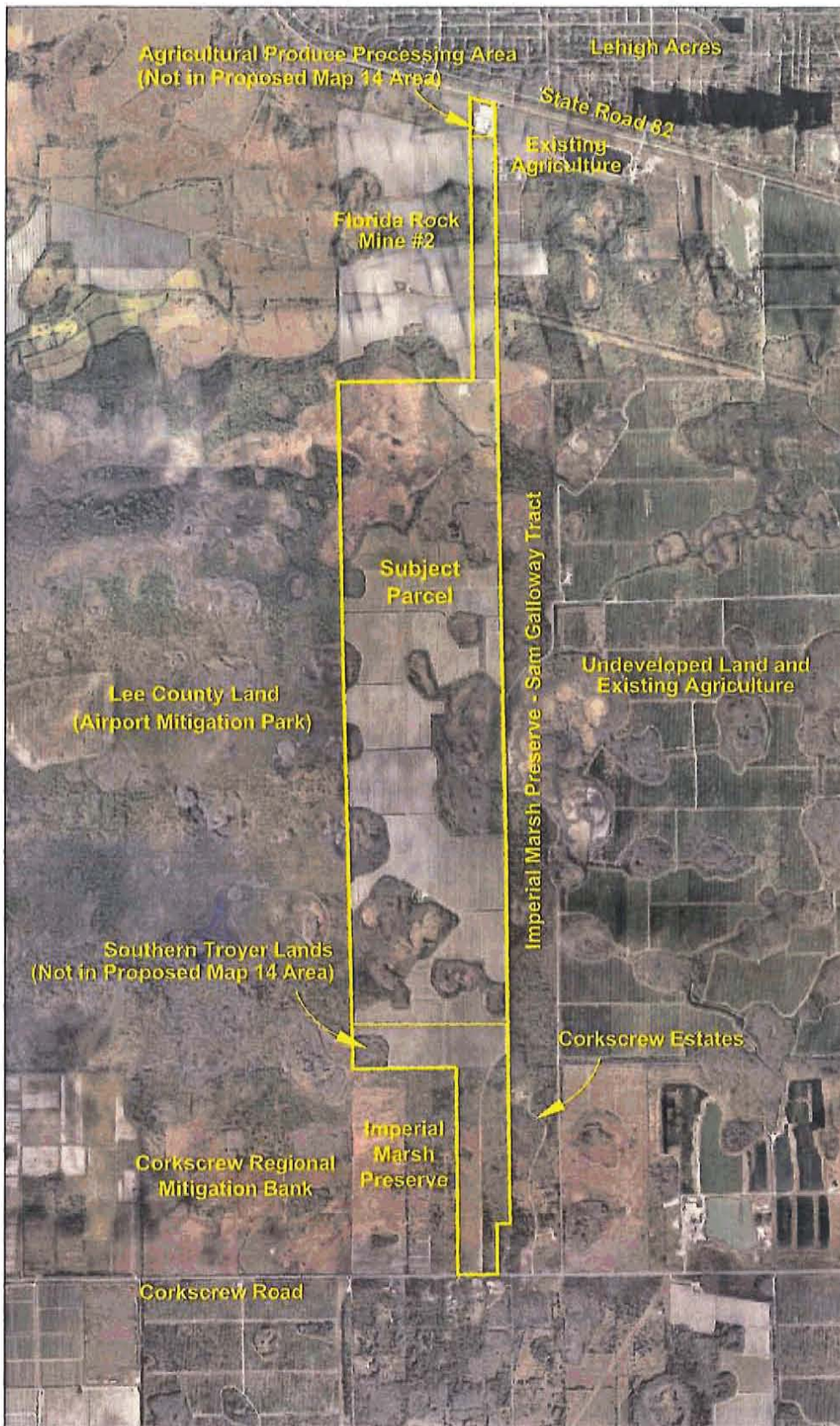
**W. DEXTER BENDER
& ASSOCIATES, INC.**
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FORT MYERS 239-334-3680



APPENDIX E

Surrounding Property Map

Troyer Brothers Agricultural Property



Note: Property boundary obtained from Morris-Depew Associates.

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April 12, 2016 3:57:01 p.m.
Drawing: HGS1SURROUNDING.DWG

Surrounding Properties Map

**W. DEXTER BENDER
& ASSOCIATES, INC.**
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FORT MYERS 239-334-3680



APPENDIX F

Soils Maps

Troyer Brothers Agricultural Property

Agricultural Produce
Processing Area
(Not in Proposed
Map 14 Area)

State Road 82

SCS 28

SCS 27

SCS 10

SCS 34

SCS 28

MATCHLINE A

0 300 600

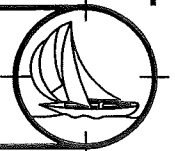
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PERMIT USE ONLY, NOT FOR CONSTRUCTION

April 13, 2016 11:03:34 a.m.
Drawing: HGS1PLAN.DWG

Soils Map - Sheet 1

W. DEXTER BENDER
& ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



Troyer Brothers Agricultural Property

MATCHLINE A



SCS 33

SCS 42

SCS 49

SCS 75

SCS 13

SCS 6

SCS 62

SCS 45

SCS 62

SCS 6

SCS 13

MATCHLINE B

0 300 600

SCALE FEET

PERMIT USE ONLY, NOT FOR CONSTRUCTION

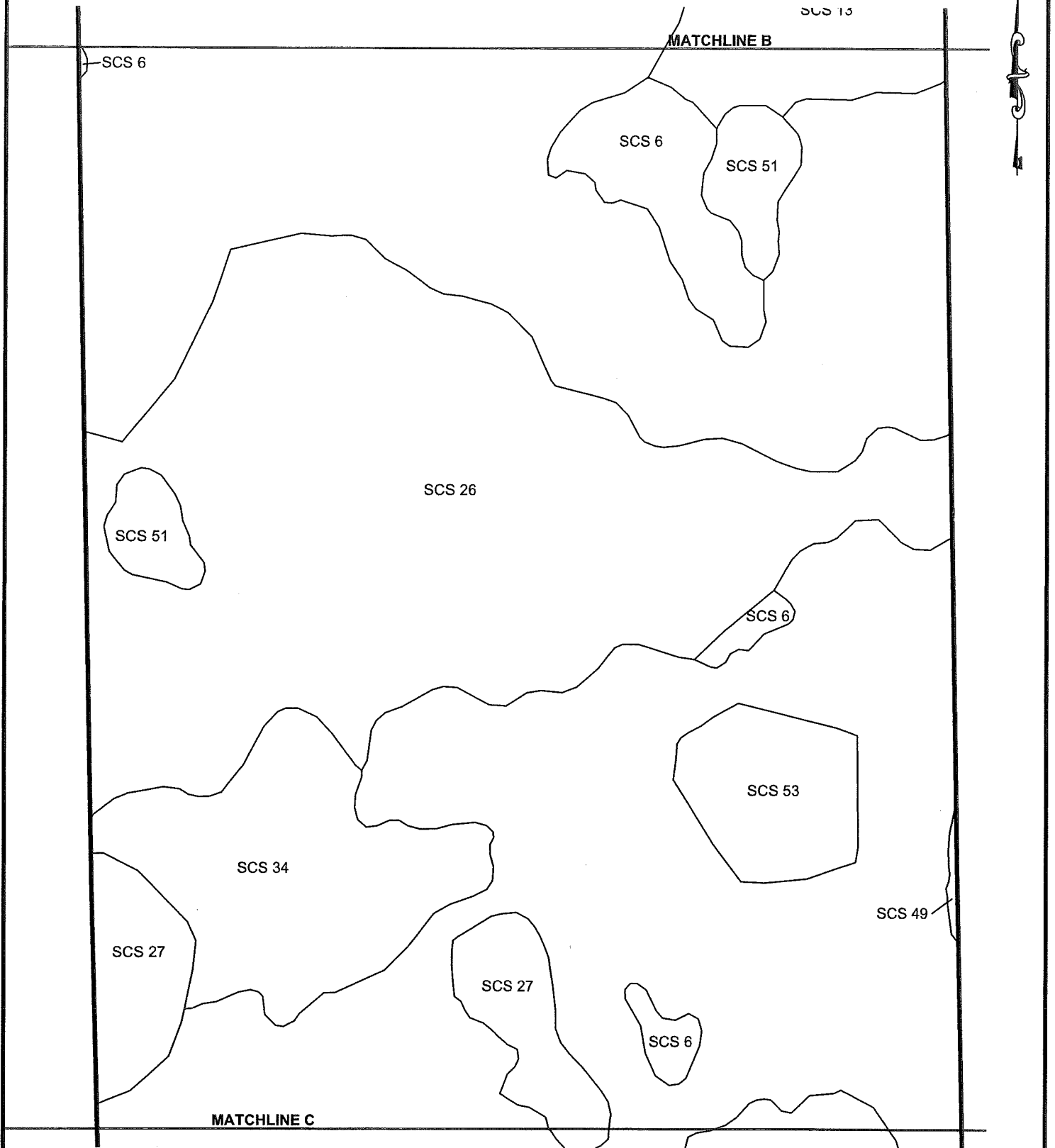
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Soils Map - Sheet 2

W. DEXTER BENDER
& ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



Troyer Brothers Agricultural Property



0 300 600

SCALE FEET

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April 13, 2016 11:03:34 a.m.
Drawing: HGS1PLAN.DWG

Soils Map - Sheet 3

**W. DEXTER BENDER
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FORT MYERS 239-334-3680



Troyer Brothers Agricultural Property

MATCHLINE C



SCS 34

SCS 14

SCS 41

SCS 26

SCS 27

SCS 11

SCS 13

SCS 27

SCS 28

SCS 27

SCS 14

SCS 14

SCS 11

MATCHLINE D

0 300 600

SCALE FEET

PERMIT USE ONLY, NOT FOR CONSTRUCTION

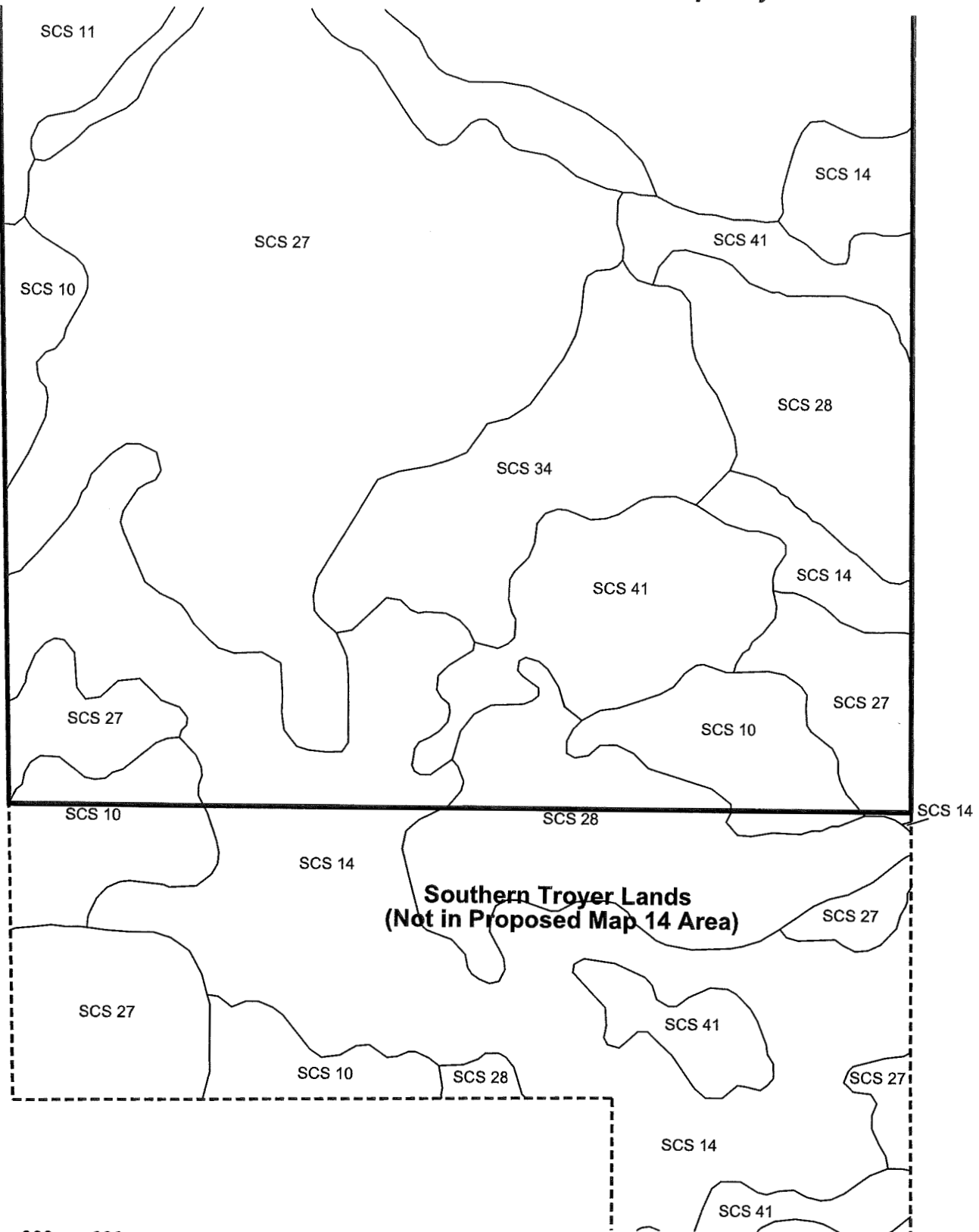
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Soils Map - Sheet 4

**W. DEXTER BENDER
& ASSOCIATES, INC.**
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



Troyer Brothers Agricultural Property



0 300 600
SCALE FEET

PERMIT USE ONLY, NOT FOR CONSTRUCTION

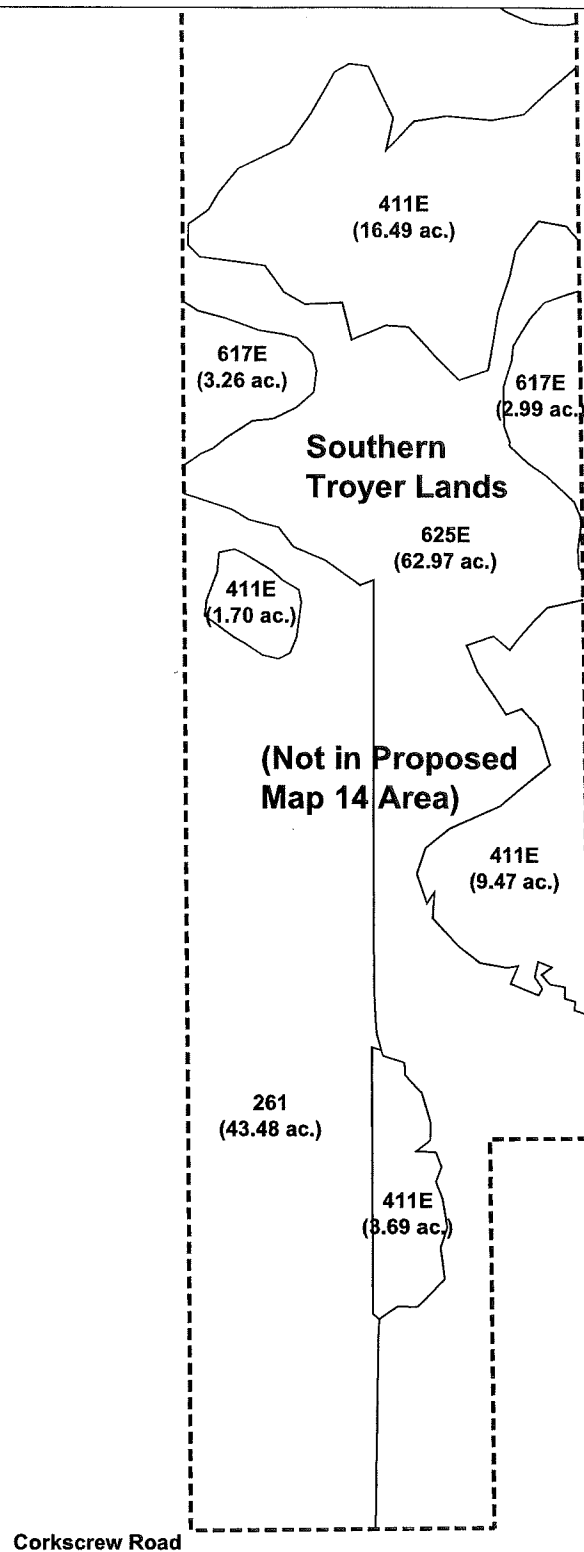
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Soils Map - Sheet 5

**W. DEXTER BENDER
& ASSOCIATES, INC.**
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FORT MYERS 239-334-3680



Troyer Brothers Agricultural Property



0 300 600
SCALE FEET

PERMIT USE ONLY, NOT FOR CONSTRUCTION

April 13, 2016 11:03:34 a.m.
Drawing: HGS1PLAN.DWG

Soils Map - Sheet 6

W. DEXTER BENDER
& ASSOCIATES, INC.
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FORT MYERS 239-334-3680



Troyer Brothers Agricultural Property

SECTIONS: 28 and 33

TOWNSHIP: 45 S

RANGE: 27 E

SECTIONS: 4, 9, 16, and 21

TOWNSHIP: 46 S

RANGE: 27 E

Soil Legend

SCS 06 - Hallandale fine sand
SCS 10 - Pompano fine sand
SCS 11 - Myakka fine sand
SCS 13 - Boca fine sand
SCS 14 - Valkaria fine sand
SCS 26 - Pineda fine sand
SCS 27 - Pompano fine sand, depressional
SCS 28 - Immokalee sand
SCS 33 - Oldsmar sand
SCS 34 - Malabar fine sand
SCS 41 - Valkaria fine sand, depressional
SCS 42 - Wabasso sand, limestone substratum
SCS 45 - Copeland sandy loam, depressional
SCS 49 - Felda fine sand, depressional
SCS 51 - Floridana sand, depressional
SCS 53 - Myakka fine sand, depressional
SCS 62 - Winder sand, depressional
SCS 75 - Hallandale fine sand, slough

Notes:

1. Property and project boundaries are approximate and were obtained from Morris-Depew Associates.
2. Soils information obtained from the Florida Geographic Data Library.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

April 13, 2016 11:03:34 a.m.
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Soils Map - Sheet 7

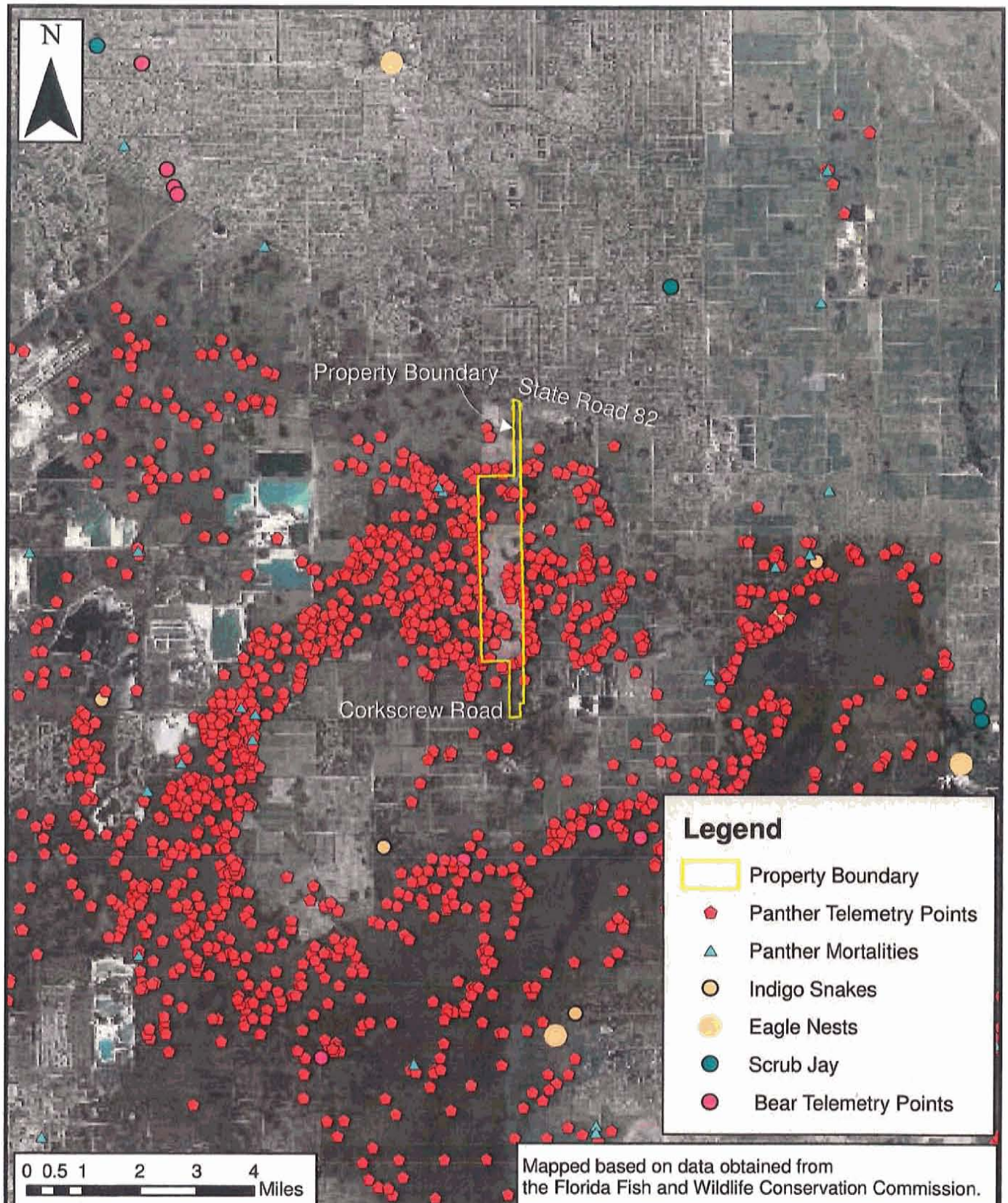
***W. DEXTER BENDER
& ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680***



APPENDIX G

**Large Scale Protected Species
Database Map**

Troyer Brothers Agricultural Property



**Large Scale Protected Species
Database Map**



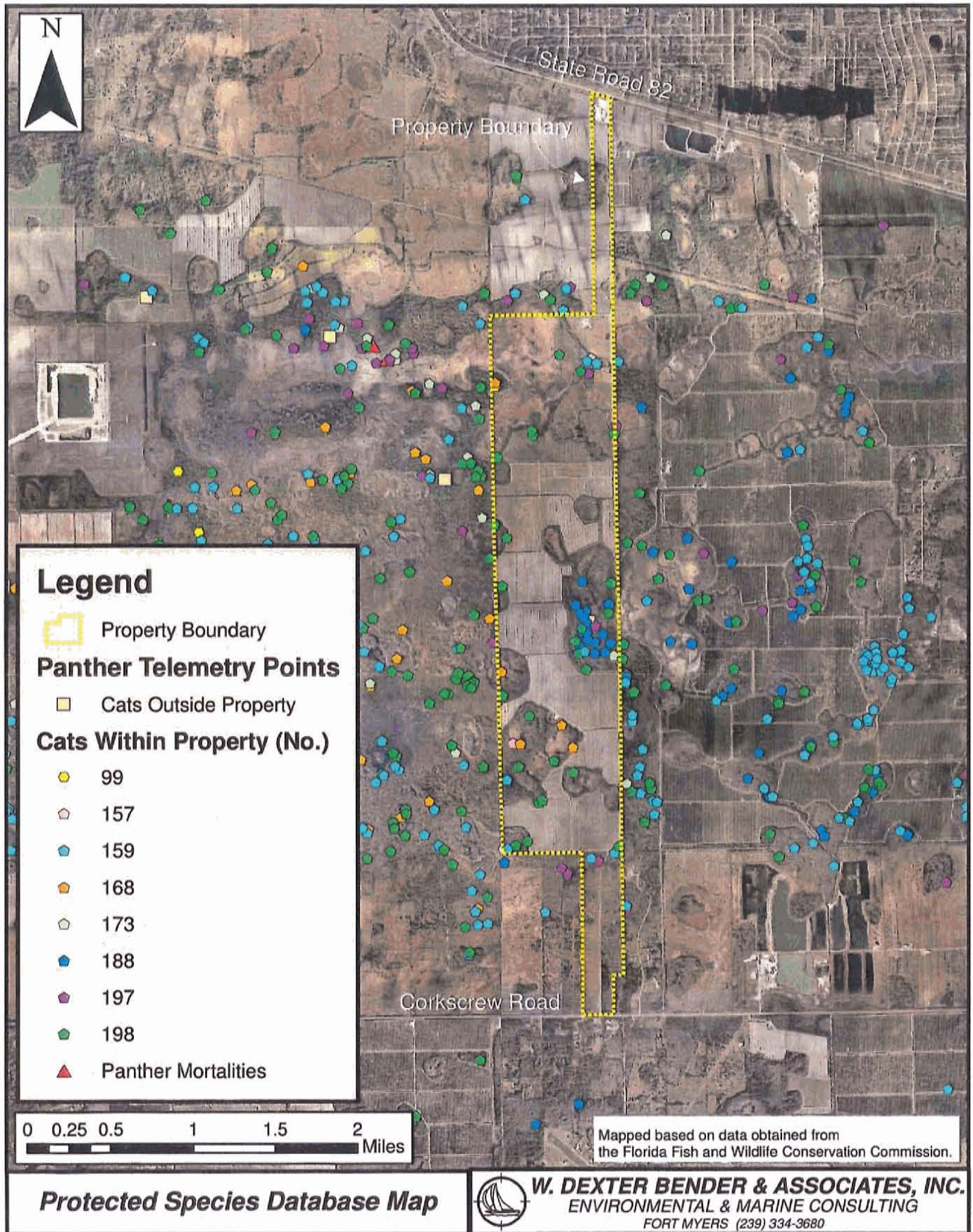
W. DEXTER BENDER & ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS (239) 334-3680

HGS-1\PSDatabase\map2.mxd

APPENDIX H

Protected Species Database Map

Troyer Brothers Agricultural Property



APPENDIX I

**Restoration, Enhancement, and
Preservation Map**

Troyer Brothers Agricultural Property



Agricultural Produce
Processing Area
(Not in Proposed
Map 14 Area)

State Road 82

W-1

Mine
Processing

MATCHLINE A

0 300 600
SCALE FEET

PERMIT USE ONLY, NOT FOR CONSTRUCTION

April 13, 2016 2:36:04 p.m.
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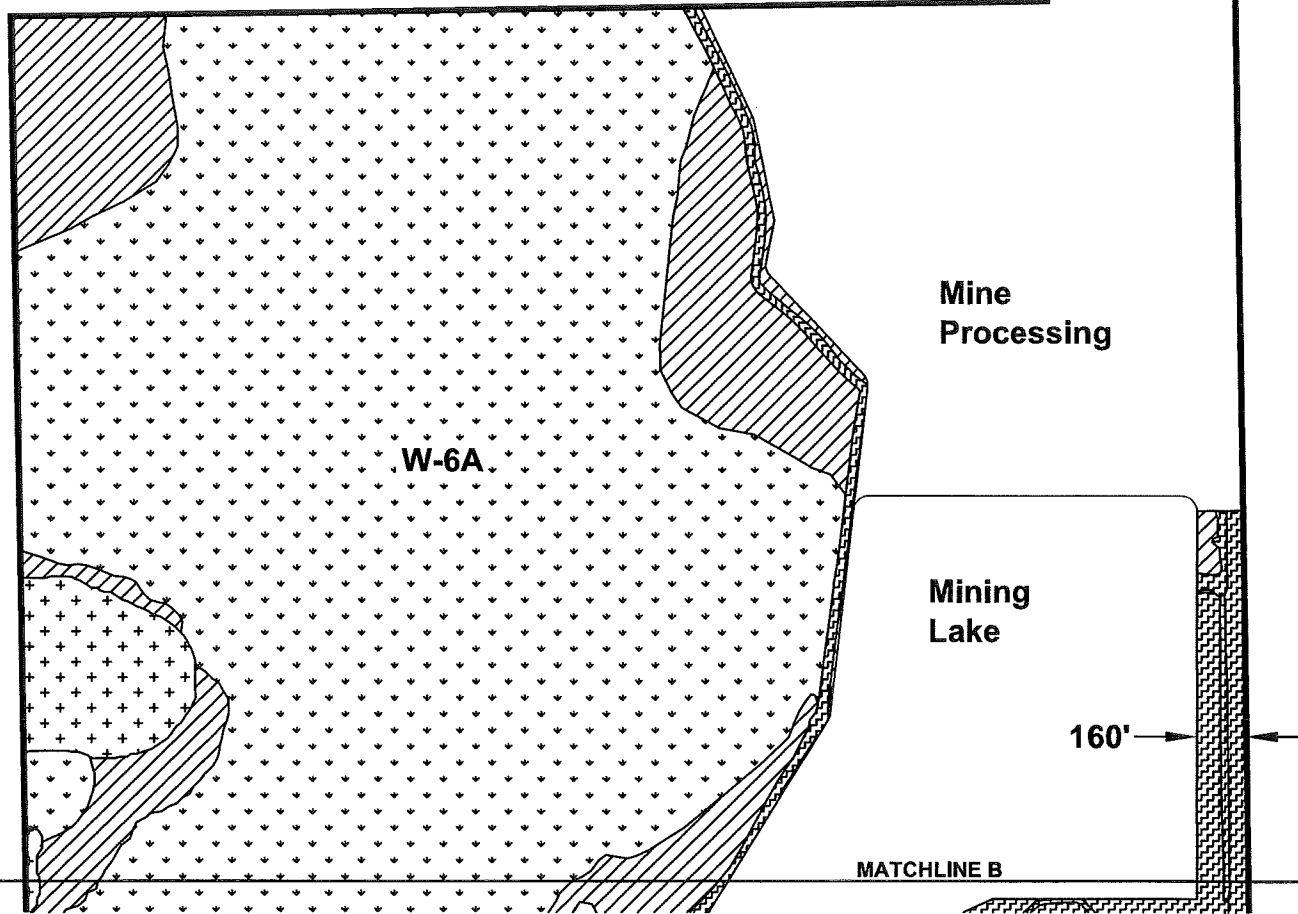
**Restoration, Enhancement, and
Preservation Map - Sheet 1**

**W. DEXTER BENDER
& ASSOCIATES, INC.**
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



Troyer Brothers Agricultural Property

MATCHLINE A



0 300 600
SCALE FEET

PERMIT USE ONLY, NOT FOR CONSTRUCTION

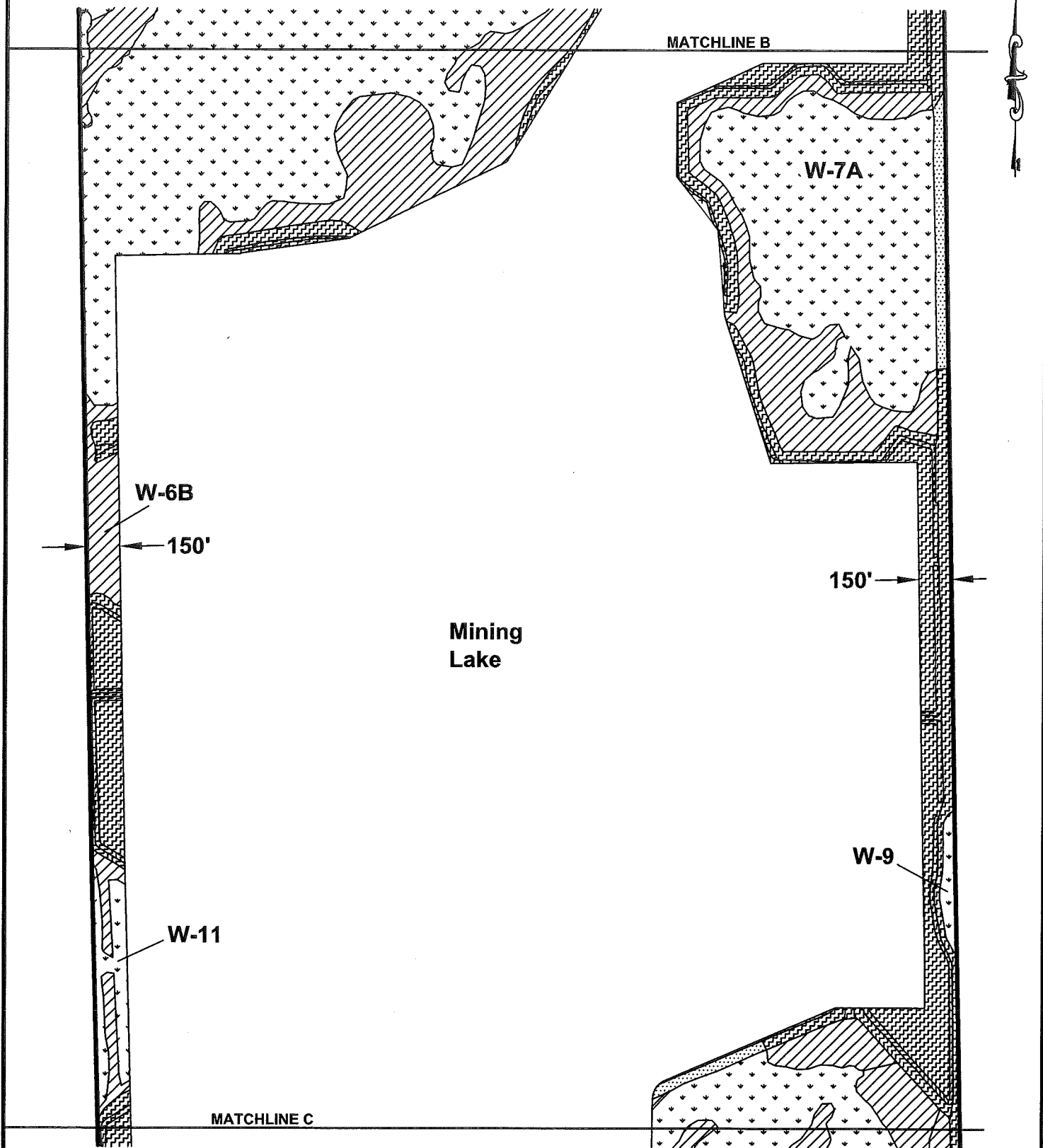
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Drawing: HGS1MAP14PRESMA.RS.DWG

**Restoration, Enhancement, and
Preservation Map - Sheet 2**

**W. DEXTER BENDER
& ASSOCIATES, INC.**
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



Troyer Brothers Agricultural Property



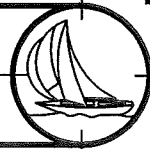
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PERMIT USE ONLY, NOT FOR CONSTRUCTION

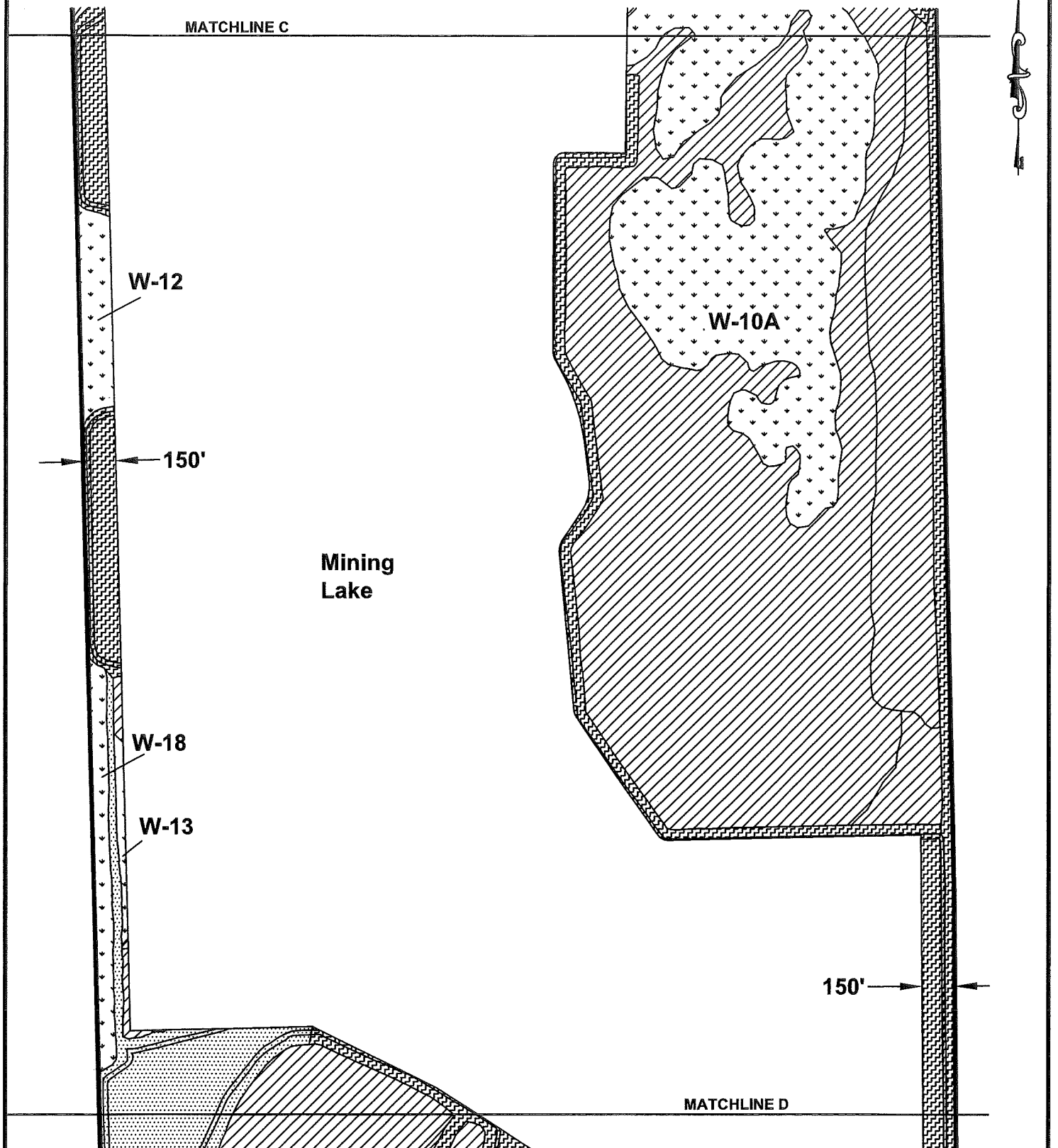
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**Restoration, Enhancement, and
Preservation Map - Sheet 3**

**W. DEXTER BENDER
& ASSOCIATES, INC.**
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



Troyer Brothers Agricultural Property



0 300 600

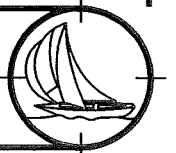
SCALE FEET

PERMIT USE ONLY, NOT FOR CONSTRUCTION

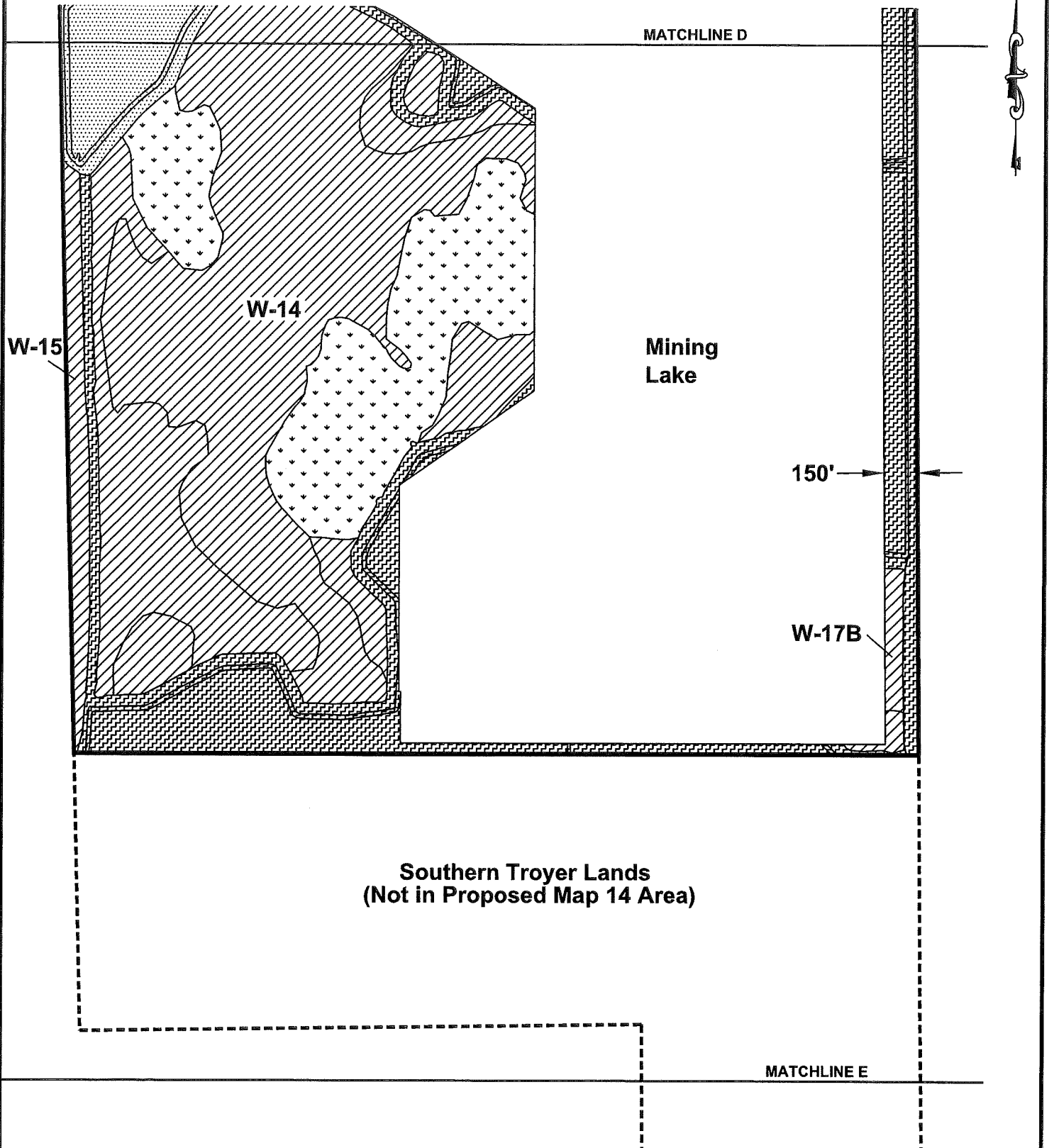
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Drawing: HGS1MAP14PRESMAPS.DWG

**Restoration, Enhancement, and
Preservation Map - Sheet 4**

**W. DEXTER BENDER
& ASSOCIATES, INC.**
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



Troyer Brothers Agricultural Property



0 300 600
SCALE FEET

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April 13, 2016 2:36:04 p.m.
Drawing: HGS1MAP14PRESMARS.DWG

**Restoration, Enhancement, and
Preservation Map - Sheet 5**

**W. DEXTER BENDER
& ASSOCIATES, INC.**
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



Troyer Brothers Agricultural Property

MATCHLINE E

**Southern
Troyer Lands
(Not in Proposed
Map 14 Area)**

Corkscrew Road

0 300 600

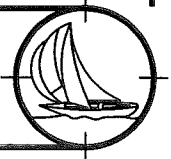
SCALE FEET

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April 13, 2016 2:36:04 p.m.
Drawing: HGS1MAP14PRESMARS.DWG

***Restoration, Enhancement, and
Preservation Map - Sheet 6***

***W. DEXTER BENDER
& ASSOCIATES, INC.***
*ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680*



Troyer Brothers Agricultural Property

SECTIONS: 28 and 33

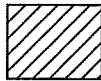
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RANGE: 27 E

SECTIONS: 4, 9, 16, and 21

TOWNSHIP: 46 S

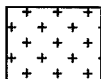
RANGE: 27 E



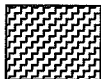
Forested Wetland Enhancement and Preservation (254.01 ac.)



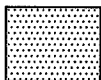
Herbaceous Wetland Enhancement and Preservation (264.40 ac.)



Upland Enhancement and Preservation (6.63 ac.)



Forested Wetland Restoration (85.93 ac.)



Herbaceous Wetland Restoration (15.50 ac.)

Notes:

1. Property and project boundaries are approximate and were obtained from Morris-Depew Associates.
2. Mapping based on photointerpretation of 2015 aerial photography and ground truthing in February 2016.
3. Delineation of jurisdictional wetlands approved by FDEP in April 2009.

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April 19, 2016 10:26:46 a.m.
Drawing: HGS1MAP14PRESMARS.DWG

**Restoration, Enhancement, and
Preservation Map - Sheet 7**

**W. DEXTER BENDER
& ASSOCIATES, INC.**
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



Troyer Brothers

Preliminary¹ Wetland Restoration, Enhancement, and Preservation Plan and Mine Reclamation Plan

August 2016

Introduction

Drainage across the property historically flowed from the northeast toward the south/southeast. Development activities north of SR 82, coupled with the lack of culverts beneath the network of roads, separated the Troyer tract from runoff that historically flowed from the northeast. Likewise, much of the historical drainage onsite has been severely altered by ditching and installation of berms, as permitted through the South Florida Water Management District (SFWMD) for the ongoing agricultural activity. Wetland systems within the property have been hydrologically altered by ditches and berms, and hydroperiods within these areas are currently determined by pumps and culverts. Enhancement, restoration, and preservation will take place in areas proposed to be Conservation Lands as well as mining buffers (Please see the attached Restoration, Enhancement, and Preservation Map).

Enhancement

Enhancement of existing upland and wetland communities will be accomplished by the removal of exotic and nuisance vegetation. A total of 254.01 acres of forested wetlands and 264.4 acres of herbaceous wetlands will be enhanced. Additionally, 6.63 acres of upland communities will be enhanced. Exotic vegetation within the wetland and upland communities includes primarily melaleuca and Brazilian pepper. The dominant nuisance species present onsite is cattails.

Restoration

Includes the restoration of existing upland farm fields (45.23 acres), roads (16.07 acres), berms (29.44 acres), and ditches (10.69 acres) to wetlands. A total of 85.93 acres are proposed to be restored to forested wetlands and 15.5 acres are proposed to be herbaceous wetlands. This will be accomplished by removing and placing fill to the elevations of the surrounding wetlands and replanting with appropriate native wetland plants. The planting plan will be provided during the MEPD process.

Preservation

All of the wetland restoration and upland and wetland enhancement areas, including buffer areas, will be preserved by the placement of a conservation easement over the 626.47 acre area.

Mining Buffer

¹ This document represents commitments to restoration, enhancement, preservation and reclamation activities the Applicant commits to including in the MEPD application should the Map 14 FLUM amendment be approved. It therefore represents the threshold, or floor, of such activities to be undertaken should mining be authorized. It is understood however, that Chapter 12 of the Lee County LDC, governing mining operations, may impose additional or different requirements. The applicant commits to working with Lee County staff in further developing the Wetland Restoration, Enhancement, and Preservation Plan and Mine Reclamation Plan during the MEPD process.

A total of 142.72 acres of the 150' minimum buffer around the mine associated with the proposed Map 14 FLUM amendment is included within the 518.41 acres of wetland enhancement and preservation, 101.43 acres of wetlands restoration and preservation, 6.63 acres of upland enhancement and preservation. The minimum 150' buffer also includes 5.83 acres of farm fields.

Timing

Enhancement will commence after approval of this project's MEPD application. Restoration will take place and the conservation easement will be placed over the preservation areas as mining activities commence. Mine Reclamation

If a mine project within the proposed Map 14 inclusion area is ultimately permitted as proposed, one of the goals of the reclamation plan for the proposed Troyer Mine is to remove the existing artificial ditch and berm system via scrape-down and regrading efforts to enhance the natural flow-way on and offsite. A proposed littoral zone will be designed to gently slope away from the pit and over a small berm that would help to restore the hydrology of contiguous wetland systems and promote biological diversity onsite. Any upland potato farm area not excavated, as well as the irrigation ditches and perimeter storm water management berms surrounding wetland preserve areas, will be scraped down and contoured to the littoral zone berm elevation. The elevation of the post-mining berm has been conceptually designed to be six inches above the control elevation in order to increase retention time in the preserved wetland areas; however, the height of this berm is subject to staff approval and can be adjusted to accommodate surface water flows across the site, depending upon the goals and objectives of the various regulatory agencies with authority over the project. Mine reclamation efforts will entail creation of a littoral zone with a drawdown berm around the entire perimeter of the mine lake, suitable for planting a variety of native freshwater marsh species.

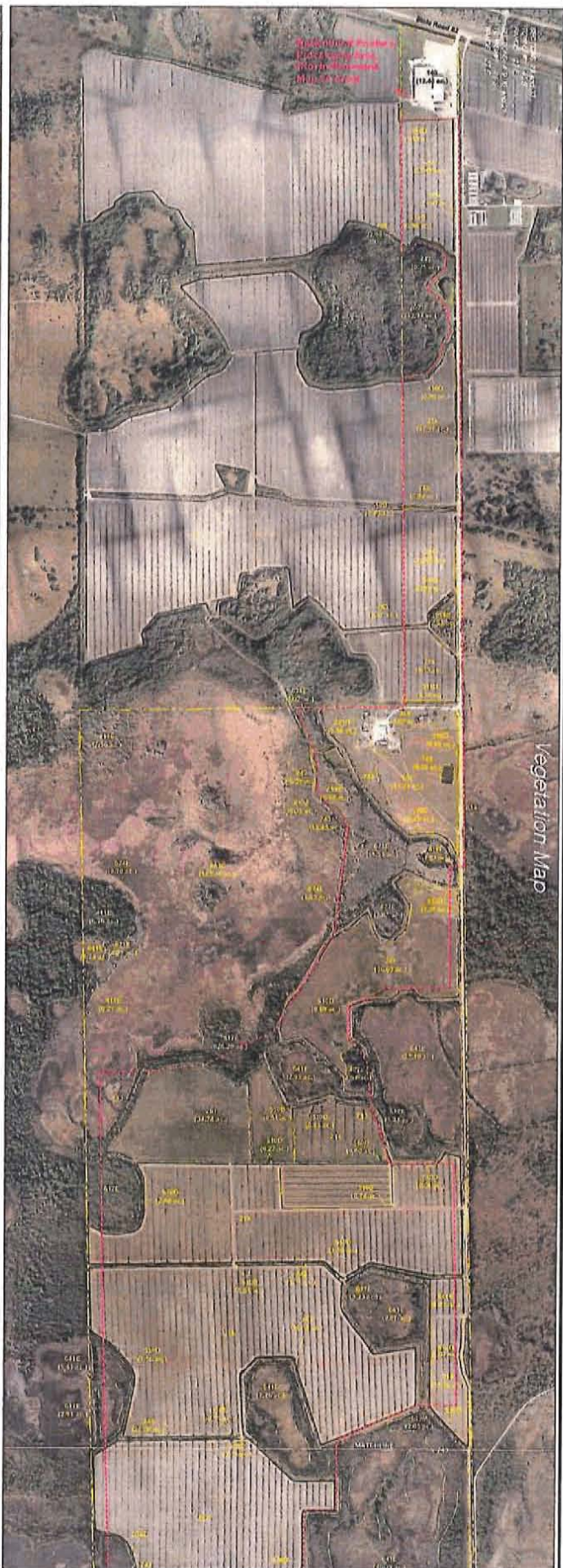
The mine reclamation plan will include a wading bird littoral shelf drawdown berm into the lake littoral shelf reclamation design in selective locations which will be determined as part of the MEPD process. This drawdown berm will allow water and fish to enter into the littoral shelf area during the wet season. As water recedes in the beginning of the dry season, water and fish will be trapped, which is optimal foraging conditions for wood storks and wading bird. This plan would be designed to meet applicable requirements of FDEP and Lee County as well as the FWS and FWC.

Assuming the mine lakes are created as proposed in the proposed Map 14 inclusion area, a total of approximately 15.5 acres of freshwater marsh (FLUCCS Code 641) and 59.9 acres of forested wetlands (FLUCCS Codes 617, 621, 624, and 625) will be created along the reclaimed littoral shelf of the lakes. The actual acreage to be created will depend on the ultimate permitted size of the mine lakes within the Map 14 inclusion area. Littoral shelf areas design, construction, and planting will be conducted in accordance with applicable requirements of Lee County if the Map 14 inclusion area is adopted as proposed.

Southern Troyer Lands

The 257.2 acre Southern Troyer Lands area to the south of the Map 14 amendment area includes disturbed but native forested upland and wetland communities and abandoned farm fields which function as a corridor for wildlife. This area connects the conservation lands surrounding the Troyer Brothers property. This area is not proposed to be part of the land use change. Additional mitigation with the

Troyer Brothers property may be proposed as part of the permitting applications submitted to the County, the Florida Department of Environmental Protection and/or U.S. Army Corps of Engineers. The numbers above reflect the bare minimum of expected preservation/enhancement associated with the utilization of the Map 14 area for limerock mining but do not include these 257.2 acres.



Vegetation Map

DATE: 10/10/10
DRAWN: 10/10/10



Troyer Brothers Agricultural Property

W. DEXTER BENDER & ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3600



Mr. Brandon D. Dunn, Principal Planner
Planning Division
Lee County Department of Community Development
P.O. Box 398
Fort Myers, FL 33902-0398

**RE: Insufficiency Letter dated October 14, 2016
 Troyer Brothers Conservation Lands Amendment Application CPA2016-00010**

Dear Mr. Dunn:

The purpose of this letter is to provide a response to the review comments dated October 14, 2016, for the above-referenced Comprehensive Plan Amendment application. The Conservation Lands Amendment Application was submitted as a companion application to the Map 14 Amendment Application. Due to the lack of questions regarding the required application elements, the applicant understands the required elements have been found sufficient and respectfully requests staff to begin substantive review of the application and scheduling of the public hearings for the Local Planning Agency and Board of County Commissioners.

MISCELLANEOUS COMMENTS:

Staff's comment is as follows:

1. *The analysis provided by the Environmental Consultant indicates that the 257.2 acres to the south of Map 14 amendment (CPA2016-00006) southern portion or tier "functions as a corridor for wildlife. This area connects the conservation lands surrounding the Troyer Brothers property". The application relies heavily on the contribution of the southern lands providing a benefit to the mining. Why is this not included in the request for conservation lands?*

Response:

A response to this question is not required for sufficiency or for substantive review of an application to designate lands as Conservation Lands on the Future Land Use Map. The reference to the southern lands as a wildlife corridor is significant only in the context of CPA2016-00006, not CPA2016-00010. Additionally, the applicant notes that a commitment was made to place 121.5 acres of the Southern Troyer Lands into a conservation easement. This commitment was honored in the Pre-Application submittal for the companion MEPD and will remain throughout the MEPD process. For purposes of concurrent review, a portion of the Southern Troyer Lands providing the corridor for wildlife, currently and in the future, are appropriately identified for conservation.

2. *Legal descriptions are under review. Additional comments may follow.*

Response:

Noted. The Applicant believes this should not be a sufficiency item as it is traditionally addressed during rezoning; any comments on the legal descriptions be reserved for the MEPD process associated with CPA2016-00005.

We request staff conduct a substantive review of the submitted companion amendment and prepare its report based on the information provided to date. We look forward to reviewing the draft approval document and scheduling of the public hearings for the Local Planning Agency and Board of County Commissioners. The public hearings for this amendment should occur on the same date and immediately following the hearings for CPA2016-00006.

Sincerely,

HOPPING GREEN & SAMS P.A.

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