



# APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

Project Name: Daniels Parkway South

Project Description: Amendment to Objective 33.2, Policy 33.2.2 and proposal to establish a new policy under Obj 33.2.  
Request seeks to establish a new Overlay in the Lee Plan to support residential development within Southeast Lee.

State Review Process: ☐ State Coordinated Review ☒ Expedited State Review ☐ Small-Scale Text\*

\*Must be directly related to the implementation of small-scale map amendment as required by Florida Statutes.

**APPLICANT – PLEASE NOTE:**

**A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO THE SUBMITTAL OF THIS APPLICATION.**

Submit 3 copies of the complete application and amendment support documentation, including maps, to the Lee County Department of Community Development.

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 to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

1. Name of Applicant: Lennar Corporation, Inc. c/o Russell Smith

Address: 10482 Six Mile Cypress Parkway

City, State, Zip: Fort Myers, FL 33966

Phone Number: 239-278-1177

E-mail: Russell.R.Smith@Lennar.com

2. Name of Contact: Tina M. Ekblad, MPA, AICP, LEED AP

Address: 2914 Cleveland Ave

City, State, Zip: Fort Myers, FL 33901

Phone Number: 239-337-3993

E-mail: tekblad@m-da.com

3. **Property Information:** Provide an analysis of any property within Unincorporated Lee County that may be impacted by the proposed text amendment. Please see attached supporting narratives

4a. Does the proposed change affect any of the following areas?

If located in one of the following areas, provide an analysis of the change to the affected area.

☐ Acquisition Area  
[Map 1 Page 4]

☐ Burnt Store Marina Village  
[Map 1 Page 2]

☐ Urban Infill and Redevelopment  
[Map 15]

☐ Agricultural Overlay  
[Map 30]

☐ Environmental Enhancement and  
Preservation Communities [Map 17]

☐ Urban Reserve Area [Map 1 Page 4]

☐ Airport Mitigation Lands  
[Map 3]

☐ Mixed Use Overlay  
[Map 1 Page 6]

☐ Water Dependent Overlay  
[Map 1 Page 2]

☐ Airport Noise Zone  
[Map 1 Page 5]

☐ Planning Communities Map  
[Map 1 Page 2]

☒ Private Recreational Facilities  
[Goal 16]

Exhibit T1

#### 4b. 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 [Lee Plan Goal 17].

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> N/A                                       | <input type="checkbox"/> Bayshore [Goal 18]         | <input type="checkbox"/> Boca Grande [Goal 19]   | <input type="checkbox"/> Buckingham [Goal 20]          |
| <input type="checkbox"/> Caloosahatchee Shores [Goal 21]           | <input type="checkbox"/> Olga [Goal 22]             | <input type="checkbox"/> Captiva [Goal 23]       | <input type="checkbox"/> Greater Pine Island [Goal 24] |
| <input type="checkbox"/> Lehigh Acres [Goal 25]                    | <input type="checkbox"/> North Captiva [Goal 26]    | <input type="checkbox"/> NE Lee County [Goal 27] | <input type="checkbox"/> Alva [Goal 28]                |
| <input type="checkbox"/> North Olga [Goal 29]                      | <input type="checkbox"/> North Fort Myers [Goal 30] | <input type="checkbox"/> Page Park [Goal 31]     | <input type="checkbox"/> San Carlos Island [Goal 32]   |
| <input checked="" type="checkbox"/> Southeast Lee County [Goal 33] | <input type="checkbox"/> Tice [Goal 34]             |  |  |

#### Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario.

1. **Traffic Circulation Analysis:** Provide an analysis of the effect of the change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon).
2. **Provide an existing and future conditions analysis for the following (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

#### Environmental Impacts

Provide an overall analysis of potential environmental impacts (positive and negative).

#### Historic Resources Impacts

Provide an overall analysis of potential historic impacts (positive and negative).

#### Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) 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 goals and policies, and Strategic Regional Policy Plan goals, strategies, actions and policies which are relevant to this plan amendment.

#### Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

#### SUBMITTAL REQUIREMENTS

*Clearly label all submittal documents with the exhibit name indicated below.*

#### MINIMUM SUBMITTAL ITEMS

<input type="checkbox"/>	Completed application (Exhibit – T1)
<input type="checkbox"/>	Filing Fee (Exhibit – T2)
<input type="checkbox"/>	Pre-Application Meeting (Exhibit – T3)
<input type="checkbox"/>	Proposed text changes (in strike through and underline format) (Exhibit – T4)
<input type="checkbox"/>	Analysis of impacts from proposed changes (Exhibit – T5)
<input type="checkbox"/>	Lee Plan Analysis (Exhibit – T6)
<input type="checkbox"/>	Environmental Impacts Analysis (Exhibit – T7)
<input type="checkbox"/>	Historic Resources Impacts Analysis (Exhibit – T8)
	State Policy Plan Analysis (Exhibit – T9)
	Strategic Regional Policy Plan Analysis (Exhibit – T10)



## Community Development/Public Works

[www.leegov.com/econnect](http://www.leegov.com/econnect)

Permitting Information Line 239-533-8329

Project Name: Daniels Parkway South Text

Property Address: 13400 DANIELS PKWY, FORT MYERS, FL 33913

Contractor:

License #:

---

Receipt # 2353947

Date Paid: 11/29/2021

Method	Payer	Check #/Auth #	Amount Paid	
Web Visa	LENNAR HOMES LLC		2,500.00	
Case No.	Description	Amount Due	Amount Paid	
CPA2021-00017	Text Amendment Flat Fee	2,500.00	2,500.00	
Total Amount:		2,500.00	2,500.00	

Exhibit T2



## AFFIDAVIT OF AUTHORIZATION

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

I, Jared F. Holes (name), as Trustee (owner/title) of Land Trust Number 5018 (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

**\*Notes:**

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

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

Jared F. Holes  
Signature

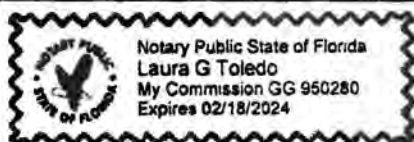
4/12/21  
Date

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

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 12<sup>th</sup> day of April, 2021, by Jared F. Holes (name of person providing oath or affirmation), who is ~~personally known to me~~ or who has produced \_\_\_\_\_ (type of identification) as identification.

STAMP/SEAL



Jared Toledo  
Signature of Notary Public



# DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Jared F. Holes, Trustee of Land Trust Number 5018, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at Access Undetermined, Fort Myers, FL 33913, Strap #s: 09-45-26-00-00003.0000, 08-45-26-00-00001.0030, 17-45-26-00-00001.0010, 16-45-26-00-00001.0000, and 21-45-26-00-00001.0000 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

	Name and Address	Percentage of Ownership
None		N/A

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

  
\_\_\_\_\_  
Property Owner  
Jared F. Holes, Trustee  
Print Name

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

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on April 12<sup>th</sup>, 2021 (date) by Jared F. Holes (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

STAMP/SEAL

  
\_\_\_\_\_  
Signature of Notary Public



**MORRIS****DEPEW**ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS

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

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

TO WHOM IT MAY CONCERN:

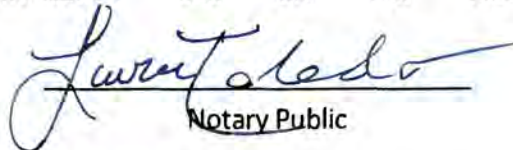
PLEASE BE ADVISED THAT I, JARED F. HOLES, AS TRUSTEE OF LAND TRUST NUMBER 5018, I AM THE AUTHORIZED REPRESENTATIVE OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. HAS BEEN AUTHORIZED TO REPRESENT ME (US) FOR THE BELOW REFERENCED PARCEL(S) IN ALL MATTERS PERTAINING TO COMPREHENSIVE PLANNING, REZONING, OR DEVELOPMENT PERMITS. THIS AUTHORITY TO REPRESENT MY (OUR) INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE PLANNING, REZONING, OR PERMITTING REQUESTS SUBMITTED ON MY (OUR) BEHALF BY MORRIS-DEPEW ASSOCIATES, INC.

STRAP NUMBER OR LEGAL DESCRIPTION:

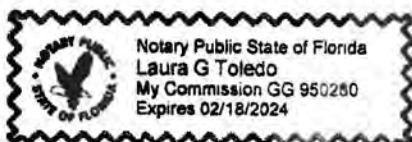
STRAP #'s: 09-45-26-00-00003.0000, 08-45-26-00-00001.0030, 17-45-26-00-00001.0010, 16-45-26-00-00001.0000, 21-45-26-00-00001.0000OWNER NAME: JARED F. HOLES, AS TRUSTEE OF LAND TRUST NUMBER 5018  
SIGNATURESTATE OF FLORIDACOUNTY OF Collier

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of April, 20 21  
by Jared F. Holes, Trustee, who is personally known to me or has produced  
\_\_\_\_\_ as identification and did not take an oath.

My Commission Expires:

  
Notary Public

(Seal)

Laura Toledo

Notary Printed Name



November 23, 2021

Ms. Mikki Rozdolski  
Planning Manager  
1500 Monroe Street  
Fort Myers, FL 33901

**RE: Daniels Parkway South – Map & Text Amendment Requests**

Dear Ms. Rozdolski,

Morris-Depew Associates, Inc. is submitting 2 concurrent applications, a Map and Text Amendment, on behalf of Lennar Homes, LLC for property located at the southeast corner of the Daniels Parkway and SR 82 intersection.

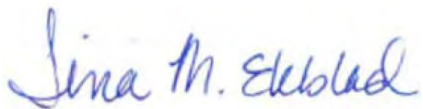
The concurrent applications are for a Text Amendment establishing a new Overlay within the Southeast Lee Community Planning Area; Mixed Use Communities Enhancement Overlay. This Overlay is an extension of an existing Mixed Use Community that exceeds 400 ft and therefore establishes criteria for future development of the property balancing a request for incentive density with environmental preservation and restoration. A Map Amendment identifying the Overlay on 1,148.58 acres of the property and redesignating 84.5 acres as Intensive Development are also proposed. Due to the integrated nature of the entitlement strategy, the supporting materials for each application type are duplicated.

A supporting Mixed Use Planned Development application will be submitted over the next few weeks, prior to the close of 2021, to demonstrate the implementation of the proposed Text and Map Amendment. Due to the on-going design development, at least two items will be updated with the response to the first insufficiency letter:

- Text Amendment to Table 1(b) reflecting the population accommodation of the proposed map amendments
- Groundwater Model reflecting the design parameters of the proposed planned development

We appreciated the County and Port Authority's comments during our September 28<sup>th</sup> pre-application meeting. We look forward to continuing that dialogue through the application review process. Should you have any immediate questions or concerns, please do not hesitate to contact me at [tekblad@m-da.com](mailto:tekblad@m-da.com) or 239-337-3993.

Sincerely

**MORRIS-DEPEW ASSOCIATES, INC.**

Tina M. Ekblad, MPA, AICP, LEED AP  
President

Exhibit T3

**Daniels Parkway South****Text Amendment**

November 23, 2021

**POLICY 1.7.12:** The Southeast Density Reduction/Groundwater Resource overlay (Map 17) is described in Policies 33.3.1 through 33.3.4. This overlay affects only Southeast Lee County and identifies five types of land:

1. “Existing Acreage Subdivisions:” Existing rural residential subdivisions that should be protected from adverse external impacts such as natural resource extraction.
2. “Rural Golf Course Communities:” Potential locations for the concentration of development rights on property zoned Private Recreational Facilities Planned Development and located in the Southeast Density Reduction/Groundwater Resource area.
3. “Mixed-Use Communities:” Locations where this concentration of development rights from large contiguous tracts with the Density Reduction/Groundwater Resource area that can be supplemented by transfer of development rights from non-contiguous tracts in the Southeast Density Reduction/Groundwater Resource area. See Objective 33.32 and following policies.
4. “Mixed Use Communities Enhancement Overlay” Specific properties that preserve and restore hydrological and wildlife connections and concentrate development rights on large tracts adjacent to existing future urban areas and Mixed Use Communities. See Objective 33.2 and following policies.
45. “Improved Residential Communities:” Property with existing residential approvals that are inconsistent with the Southeast Density Reduction/Groundwater Resource area that could be improved environmentally.
56. “Environmental Enhancement and Preservation Communities:” Properties adjacent to Corkscrew and Alico Roads that have the potential to improve and restore important regional hydrological and wildlife connections.

**Objective 33.2: RESIDENTIAL AND MIXED-USE DEVELOPMENT.** Designate on a Future Land Use Map overlay areas that should be protected from adverse impacts of mining (Existing Acreage Subdivisions), specific locations for concentrating existing development rights on large tracts (Mixed-Use Communities), specific properties which provide opportunities to protect, preserve, and restore strategic regional hydrological and wildlife connections (Environmental Enhancement and Preservation Communities), specific properties that preserve and restore hydrological and wildlife connections and concentrate development rights on large tracts (Mixed Use Communities Enhancement Overlay), and vacant properties with existing residential approvals that are inconsistent with the Density Reduction/Groundwater Resources future land use category (Improved Residential Communities).

**POLICY 33.2.2:** Map 17 identifies future locations for Mixed-Use Communities where development rights can be concentrated from large Southeast Lee County tracts into Traditional Neighborhood Developments. The preferred pattern for residential development is to cluster

density within Mixed-Use Communities along existing roads ~~and away from Future Limerock Mining areas.~~

1. Southeast Lee County Mixed-Use Communities must be concentrated from contiguous property owned under single ownership or control. Residential density is calculated from the upland and wetland acreage of the entire contiguous Southeast Lee County property. Increases in residential densities may be approved through a planned development per policy 33.2.X and incentives as specified in the LDC for permanent protection of indigenous native uplands on the contiguous tract (up to one extra dwelling unit allowed for each five acres of preserved or restored indigenous native uplands) and through the acquisition of TDUs from TDR sending areas within Southeast Lee County as provided in Objective 33.3..
  - a. The maximum gross density, other than through a planned development rezoning per Policy 33.2.X is 5 dwelling units per acre of total land designated as a Mixed Use Community when TDUs are used.
  - b. Properties that concentrate development rights and/or use TDUs created from Southeast Lee County within the Mixed-Use Communities identified on Map 17 will be allowed to develop using permitted uses and the property development regulations for the C-2A zoning district.
2. Contiguous property under the same ownership may be developed as part of a Mixed-Use Community provided it is developed per policy 33.2.X or does not extend more than 400 feet beyond the perimeter of the Mixed Use Community as designated on Map 17.
3. Central water and wastewater services are required to develop a Mixed-Use Community.
4. Commercial uses developed as part of a Mixed-Use Community will be consistent with Policy 33.3.5 and will not exceed the allowable total square footage for commercial uses in Southeast Lee County.

**[NEW] POLICY 33.2.X:** Contiguous property under single ownership or control at the time of the planned development application may be developed provided it is immediately adjacent to a Mixed Use Community and has the potential to preserve, and restore surface and groundwater resources and indigenous wildlife habitats. As an incentive to utilize Traditional Neighborhood Development practices, and to preserve and restore surface and groundwater resources along with wildlife habitat for state and federally listed species additional densities may be granted if the project is found consistent with and demonstrates the following:

1. These lands are within the “Mixed Use Community Enhancement Overlay” as designated on Map 17 of the Plan. Lands eligible for designation on the Mixed Use Community Enhancement Overlay must be consistent with the criteria below:
  - Be located adjacent to a Mixed Use Community at the intersection of SR 82 and Daniels Parkway.
  - Preserve and restore surface and groundwater resources and indigenous wildlife habitats; and
2. The property is rezoned to a planned development that requires the following:
  - a. The Mixed Use Community and adjacent property under unified ownership or control are included in the planned development application.
  - b. The Master Concept Plan must demonstrate:
    - i. Traditional Neighborhood design with clustered uses proximate to the Mixed Use Community and adjacent arterial roadways;



- ii. Preservation or restoration of existing wetland and upland habitat; which will be used to:
  - 1. Restore flow-ways where they are currently or previously existed; or
  - 2. Sustain and help restore existing and historic groundwater levels
- iii. Indigenous Preservation Areas that:
  - 1. Have an Indigenous Preservation, Restoration and Management Plan addressing:
    - a. Preliminary restoration plans
    - b. Methods for exotic and nuisance plant removal
    - c. Wetland hydrological reconnections
    - d. Replanting plans
    - e. Long term management plans with success criteria, long-term monitoring and maintenance; and
    - f. Protected species, Airport Wildlife Management, and human-wildlife coexistence plans
  - 2. Will be platted in separate tracts and dedicated to an appropriate maintenance entity. Prior to the Certificate of Compliance (CC) for the first development order, a Community Development District or master property owners association must be created and accept responsibility for perpetually maintaining preservation areas larger than 300 acres.
  - 3. Be placed under Conservation Easement dedicated to a maintenance entity that provides Lee County (or other public agency acceptable to Lee County) with third party enforcement rights. Indigenous Preservation Area conservation easements must be recorded within 5 years of first development order
- c. An enhanced lake management plan including:
  - i. Best management practices for fertilizers and pesticides;
  - ii. Erosion control and bank stabilization practices; and
  - iii. Lake maintenance requirements
- d. A water quality monitoring plan demonstrating that stormwater leaving the development meets state and federal water quality standards
- e. The use of agricultural irrigation and fertilizers (or other agricultural chemicals) for agricultural purposes must cease at the time of first development order approvals.
- f. Protection of public wells by demonstrating compliance with the Wellfield Protection Ordinance.
- g. Florida Friendly Plantings and/or LCPA Compatible Plantings with low irrigation requirements in common elements will be encouraged.
- h. Written verification of adequate public services for the planned development from the sheriff, EMS, fire district and Lee County School District.

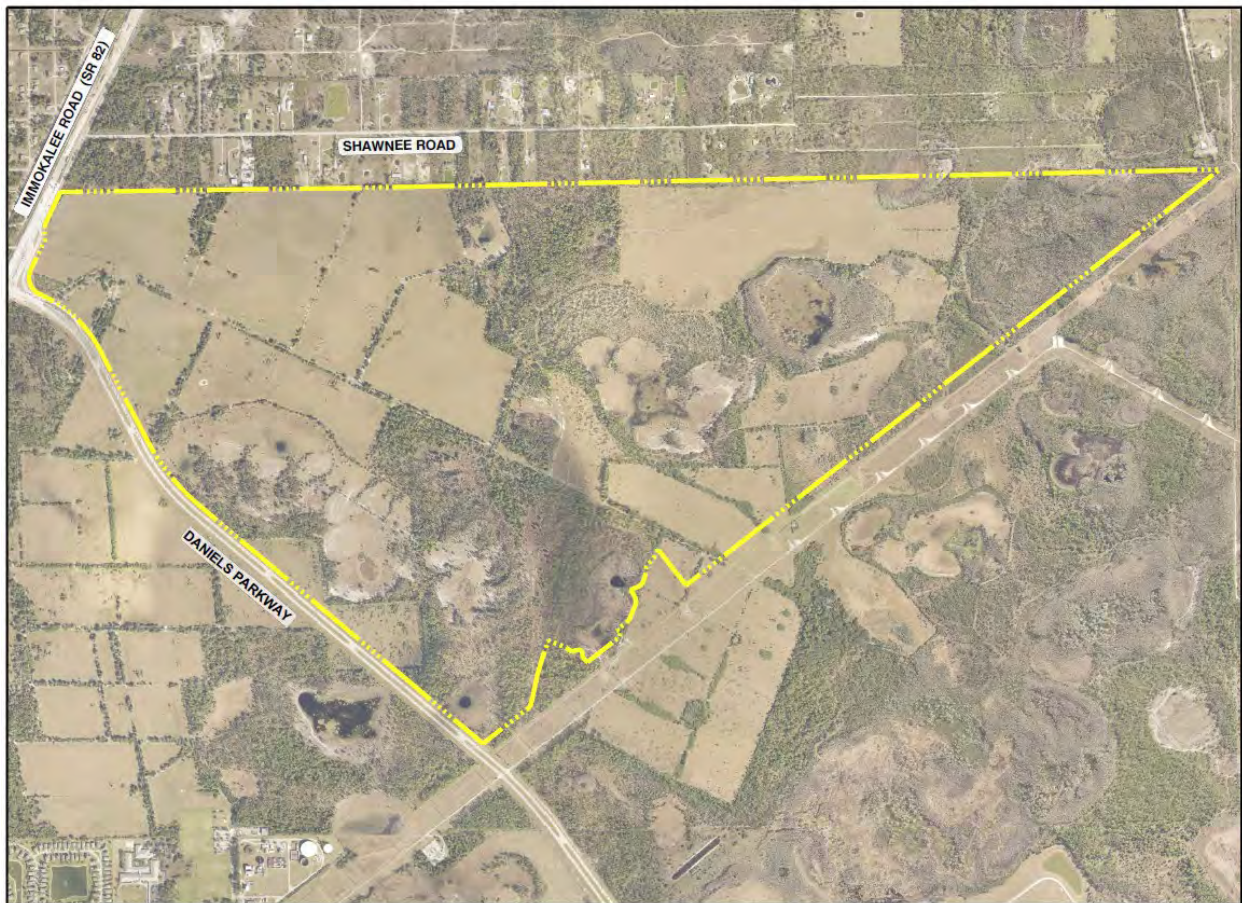
3. As a result of supporting a Mixed Use Community and the recreation of historic flow paths and preservation of natural habitat, additional incentive density equivalent to 1 dwelling unit per acre of preserved or restored wetland or upland habitat may be approved through planned developments meeting the criteria above.
  - a. Additional incentive density will be based upon the acreage of the entire planned development (i.e. all areas within the boundary of the planned development whether uplands, wetlands, lakes) and may be transferred from the contiguous Mixed Use Community.

DRAFT

## **Daniels Parkway South Comprehensive Plan Amendment**

### **Project Narrative**

The property subject to a Comprehensive Plan Amendment is approximately 1,233 acres including STRAPS: 09-45-26-00-00003.0000, 08-45-26-00-00001.0030, 17-45-26-00-00001.0010, 16-45-26-00-00001.0000, 21-45-26-00-00001.0000, located at the southeast corner of Daniels Parkway and SR 82. The property is in a unique location in the County between two arterial roadways, platted neighborhoods and an International Airport. Due to the property's size and configuration, part of the property is within urban service boundaries for Lehigh Acres as well as Southeast Lee County.

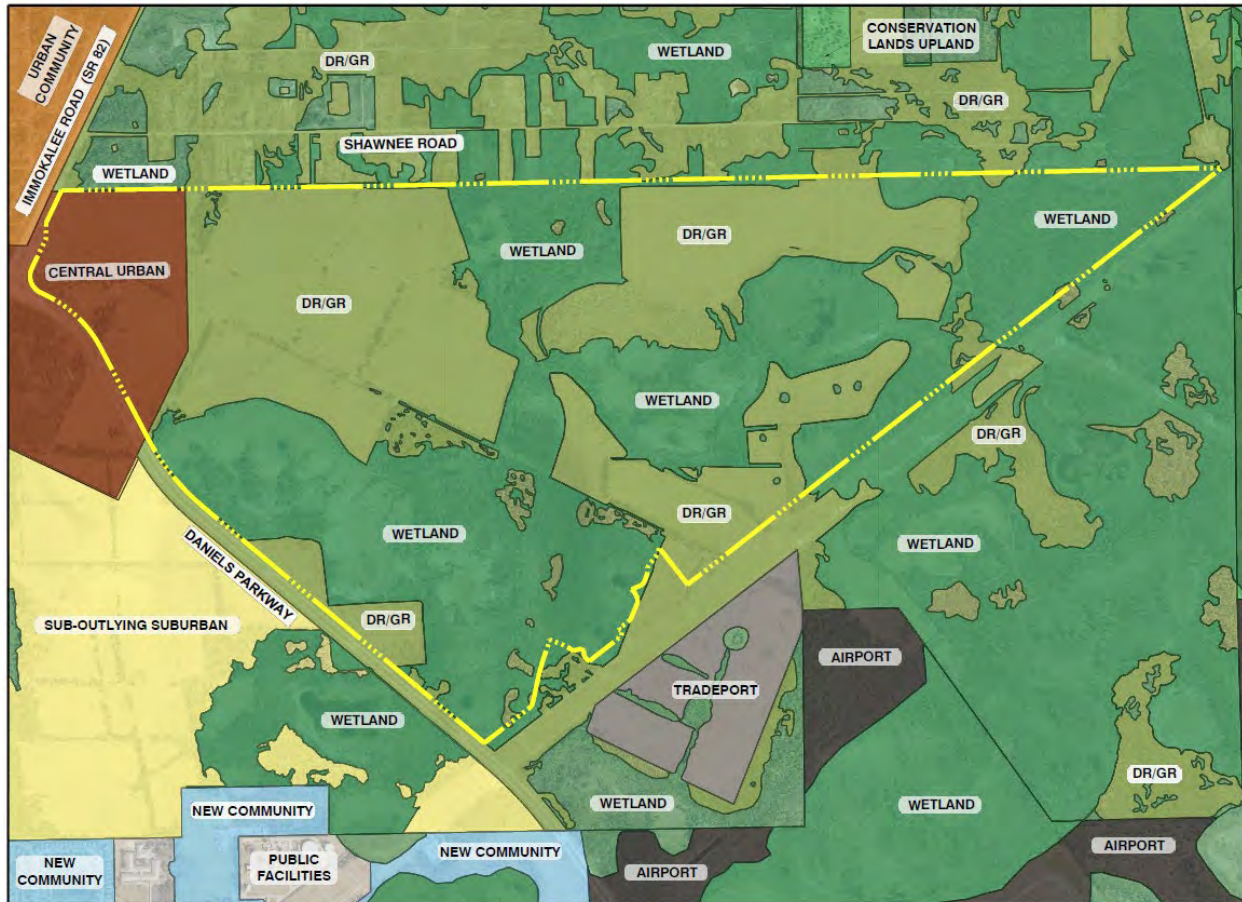


**Figure 1. Aerial of Subject Property**

The subject property is within the DR/GR, Wetlands and Central Urban future land use categories as well as the Southeast Lee County and Lehigh Acres Planning Community Areas, which govern future development of the property. A Map Amendment is proposed for the portion of the property located within the Central Urban FLU and Lehigh Acres Planning Community. A Text



Amendment with accompanying map amendments are proposed for the portion of the property within the DR/GR and Wetlands FLU in the Southeast Lee County Planning Community.



**Figure 2. Existing Future Land Use of Subject Property**

Together, the future land use categories of the subject property establish a possible maximum density of 934 dwelling units.

Future Land Use	Acreage	Density	Residential Units
DR/GR	629.8	1DU/10AC	62.98
Wetlands	518.68	1DU/20AC	25.93
Central Urban	84.52	10DU/AC	845.2
<b>Total Residential Units</b>			<b>934.11</b>

The development patterns that can be promoted by each future land use category are dramatically different. The Central Urban area, which is also within one of the mixed use overlays, can establish a clustered development pattern with higher densities and intensities served by central water and sewer. Only the Central Urban portion of the property is within the Lee County Utilities Future Service Area. Conversely, the DR/GR area can only establish a large lot single family development with well and septic. The pattern of development and use of well and septic

conflict with the desire to maintain the quality and quantity of surface and groundwater as envisioned by Lee Plan policy 1.4.5.

As a result of these dramatically different possibilities for the subject properties if developed independently, a map and text amendment with concurrent planned development are proposed to establish a development strategy and design that promote a comprehensive master plan with unified commercial and residential development that enhances the vision and goals of each planning community, promoting responsible development that could not achieved under the existing Lee County requirements.

## **I. Introduction**

The Southeast Lee Planning Community is often thought of as synonymous with the DR/GR Future Land Use Category. While this is not the case, the consideration of an enhancement overlay within this planning community has to start with an understanding of this FLU category and the existing land use characteristics of the subject property.

The DR/GR is a future land use designation that was assigned to an area spanning approximately 82,560 acres in the southeast portion of Lee County and designated as the Southeast Lee Planning Community. The adoption of this land use category was the result of direction from the Department of Economic Opportunity (at the time, Department of Community Affairs) to direct growth to areas where development and infrastructure were already in place as well as to implement a strategy to protect shallow aquifers within this portion of Lee County. The DR/GR future land use category limits residential development to one (1) unit per 10 acres. The Wetlands future land use category, which permeates throughout the DR/GR, limits residential development to one (1) unit per 20 acres.

As part of an evolving regulatory strategy for the Southeast Lee Planning Community, an amendment to the Lee Plan was adopted in 2010 and established Objectives 33.2 and 33.3 with their supporting polices and adopted Map 17 identifying existing development types within the Southeast Lee Planning Community. Map 17 and Objective 33.3 identified existing residential areas and concentrated existing development rights on large tracts of land identified as Mixed Use Communities.

### **Map 17 Mixed Use Communities**

Since the initial implementation of the Mixed Use Communities and Map 17, several amendments have occurred to Objectives 33.2 and 33.3 and their supporting policies. Today there are 5 types of residential communities described in the Lee Plan and depicted on Map 17. Collectively, the strategies associated with these various communities have established framework for development in the Southeast Lee Planning Community which balances residential and commercial development with environmental preservation. Some of this residential and commercial development within the Southeast Lee Planning Community is located along the Corkscrew Road corridor within the Environmental Enhancement Preservation Communities Overlay.

Currently, there are six Mixed Use Communities established by Map 17 - four are within Southeast Lee County and two are within Lehigh Acres. However, none of the Mixed Use Communities within Southeast Lee have developed as originally envisioned. The Mixed Use Community adjacent to WildBlue was excavated when the commercial uses were approved as part of the EEPKO to the east, supporting the project's MPD rezoning. The remaining three Mixed Use Communities are located on properties currently utilized for agricultural activities and have not been rezoned to permit commercial or residential uses.

Of the two Mixed Use Communities in Lehigh Acres, one is zoned for 250,000 square feet of commercial uses, 150 hotel rooms and 50 multi-family units per Resolution Z-17-019. This community is immediately adjacent to a 1,315 unit residential subdivision known as Timber Creek.

The remaining Mixed Use Community in Lehigh Acres is part of the subject property and is currently zoned AG-2. As part of the Lehigh Acres Planning Community this area is identified to be developed with a mix of two or more uses at the higher end of the density and intensity ranges to promote a sustainable urban development. While the Lee Plan permits some additional development outside the boundary of the Mixed Use Community, it does not contemplate a unified development plan for an area the size of the subject property. Nor does it address the opportunities that exist with the subject property to restore native vegetative communities, promote the preservation and protection of natural resources, and re-establish natural flow patterns.

Due to the subject property's size and complex land use characteristics, the joint map and text amendment applications together request the following:

1. Amend the Future Land Use Map for 84.5 acres of the subject property from Central Urban to Intensive Development.
2. Amend Map 4 to eliminate the Private Recreation Facilities Overlay from the subject property.
3. Amend Maps 6 and 7 to extend Lee County Utilities Service Area over 1,148.5 acres of the subject property
4. Amend Map 17 to include 1,148.5 acres of the subject property within the Mixed Use Community Enhancement Overlay.
5. Amend Objective 33.2 and Policy 33.2.2 to establish Mixed Use Communities Enhancement Overlay.
6. Propose new policy 33.2.X to establish the intent and characteristics of Mixed Use Communities Enhancement Overlay.
7. Amend Table 1(b) to reflect additional population within the Intensive Development FLU in the Gateway Planning Community.

These amendments will increase the development opportunity on the Central Urban 84.5 acres of the subject property at the SR 82/Daniels Parkway node while leaving 1,148.5 acres within the



DR/GR and wetlands Future Land Use categories. They also establish an Overlay to promote a cohesive development plan for the entire property that enhances the intent and vision of both the Lehigh Acres and Southeast Lee Planning Communities. As written, the Overlay also provides the opportunity to evaluate properties individually for redevelopment to determine if the required prerequisites and the proposed development conditions as part of a concurrent planned development have been met.

## II. Map Amendment

The northernmost 84.5 acres of the subject property are within the Central Urban FLU category and Lehigh Acres Planning Community. This portion of the property is also identified as being within the Lee County Utilities Future Water and Sewer Service Area on Maps 6 and 7 as well as a Mixed Use Community on Map 17. The current future land use would permit a possible density of 845 dwelling units and is expected to have intense commercial/light industrial development to promote a mix of uses.

A Map Amendment is proposed to place this portion of the property into the Intensive Development FLU Category.

***POLICY 1.1.2: The Intensive Development future land use category is located along major arterial roads. By virtue of their location, the county's current development patterns, and the available and potential levels of public services, areas with this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units.***

The subject property is located adjacent to Immokalee Road (State Road 82) and Daniels Parkway, each classified as arterial roadways and would yield up to 1,183 dwelling units. Due to the existing capacity of the adjacent roadways, the property has the opportunity to provide multi-family residential development as desired by the Lehigh Acres Planning Community as well as commercial and light industrial uses that benefit the region as identified by Policy 1.1.2. A concurrent mixed-use planned development is proposed for the subject property which will establish 350,000 square feet of commercial uses and multi-family dwelling units within this portion of the property consistent with the Intensive Development FLU category described by Policy 1.1.2 and the Lehigh Acres Planning Community described by Goal 25.

Additional map amendments are proposed to achieve consistency with the Text Amendment outlined below.

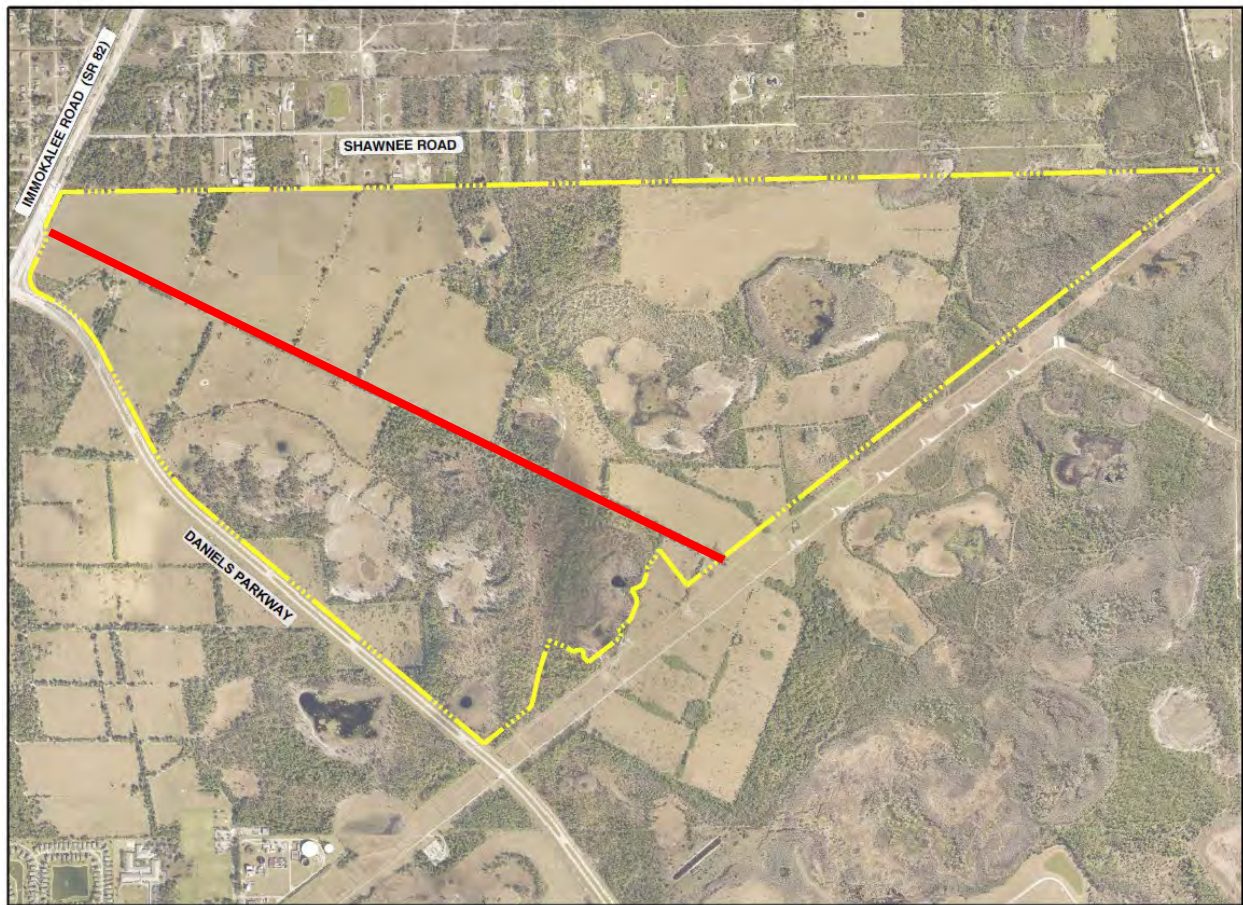
### III. Text Amendment

A companion text amendment is proposed for the remaining 1,148.5 acres of the property under unified ownership to promote a more contiguous and compact pattern of development than might otherwise result from development without these amendments under existing land use regulations. Policy 33.2.X of the Lee Plan is being proposed to allow for increased density within properties contiguous to a Mixed Use Community. A companion amendment is proposed to Map 17 to extend the existing Mixed Use Community more than 400 feet across the subject property and identify the area as subject to the Mixed Use Communities Enhancement Overlay established by the proposed new policy. This would ensure the development within the Enhancement Overlay complies with the identified design and application criteria as part of the concurrent planned development application. A total of 1,600 dwelling units are proposed on the entire property. Therefore 417 dwelling units are proposed as incentives to be achieved related to the preserved and restored on-site wetlands and uplands in support of the Enhancement Overlay. Additional design criteria are proposed related to Traditional Neighborhood Development and preservation of native habitat and restoration of historic flow patterns are proposed to ensure that large acre properties utilizing the Enhancement Overlay demonstrate compliance with this intent via the required planned development process.

Specifically, this portion of the subject property, within Southeast Lee, has been hydrologically divided into east and west sections due to an existing north/south internal farm road that supports the existing agricultural operations. Additionally, the wetlands have internal berms creating artificially partitioned, disconnected sections within the natural system. The proposed text amendment includes the preservation and/or restoration of existing wetland and upland habitat to restore flow-ways where they previously existed. This proposal will support restoration of the property from two perspectives:

1. Removal of the north/south agricultural road will enable re-establishment of the interconnection of a historic flow pattern from west to east across the property.
2. Restoration of the existing wetlands and adjacent upland habitats will enable interconnection of the existing systems to further promote a historic flow pattern from north to south.

In recognition of the competing concerns related to wildlife attraction to the airport area, the proposed restoration of the property does not include the creation of wetland or upland habitats-only replacement of exotics with “like-for-like” native vegetation to restore the areas that have been historically adversely impacted by the construction of berms, exotic infestation, and adjacent agricultural activities. The companion planned development will demonstrate a master concept plan with residential uses clustered within the portions of the property impacted by agricultural activities and identified as uplands.



**Figure 3. Subject Property with Agricultural Road Highlighted**

In acknowledgement of the property's location proximate to the Southwest Florida International Airport, the text amendment also proposes to include an indigenous preservation, restoration and management, enhancement lake management plan, plantings compatible with the Port Authority's planning list, and management plans addressing wildlife on-site as part of the required planned development. The companion rezoning will outline the initial design methods to increase the shoreline slope of the proposed stormwater management lakes as well as deviations to provide compatible plantings and/or hardened infrastructure along the shoreline consistent with the FAA vegetation and wildlife guidelines. The companion zoning application will also include a summary of the proposed restoration and general details regarding the management of wildlife for review with final design details being approved via the subsequent development order process.

#### **IV. Surrounding Properties**

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

### Southwest

Immediately to the southwest of the subject property is a ±485-foot wide FPL easement on lands owned by the Jared Holes Trust which abut county-owned lands servicing Southwest Florida International Airport. The airport occupies a majority of land southeast of Daniels Parkway and the I-75 exchange. According to the Airport Layout Plan, the development of the airport will take place in two phases and is expected to extend into the year 2025. The Airport Layout Plan indicates that, at some point in the future, an expansion will occur for a second runway to be located south of the current runway. In addition, commercial, retail and industrial flex uses are proposed to be added to the airport in the future. Most of these services will be located along the northern boundary of the airport adjacent to Daniels Parkway, with a minor amount located adjacent to the Daniels Preserve center north of Daniels Parkway. As a result of the airport's proximity to the subject property, the existing 10,000' Hazardous Wildlife Buffer around the airport encumbers most of the subject property. Within this area only specifically approved species of vegetation may be utilized and water management lakes must be constructed to specific standards to discourage wildlife and reduce habitat in proximity to the airport.

### Northwest

Immediately to the northwest is Daniels Parkway, a controlled access roadway from the segment commencing at US 41 and terminating at SR 82 per Resolution 16-04-08. This designation restricts the number and location of permanent access points along the roadway. The concurrent master concept plan accounts for this designation and aligns the proposed access points of the subject property with the approved access points as demonstrated in Resolution 16-04-08. Further northwest, across Daniels Parkway, is Timber Creek RPD & MPD which is currently under construction. Timber Creek was approved via Resolution #Z-17-019 for up to 1,315 dwelling units within the RPD portion, as well as 50 multi-family dwelling units, 250,000 square feet of commercial floor area, and 150 hotel rooms to be located within the MPD portion of the project.

### North

The subject property is bounded to the north by SR 82, a 200-foot wide state-maintained arterial roadway. The SR 82 and Daniels Parkway intersection is the location of Florida's first Continuous Flow Interchange (CFI). Further north of SR 82, is the platted community of Lehigh Acres. A majority of the properties adjacent to SR 82 are zoned for commercial uses but have not been constructed. The remaining portion of Lehigh in this general vicinity is scattered residential development on the existing platted lots.

## **V. Availability of Urban Services**

The subject property for the proposed development is located in Future Urban and Non-Urban Area, more specifically an amendment to Intensive Development is proposed with the remainder of the property staying within the DR/GR and Wetlands categories. However, the property is within an area of the County that has been designated for urban services. A majority of the urban services are adjacent to or within the vicinity of the subject property and available to serve the property and its residents/occupants. Copies of all Letters of Availability from each service provider are attached to the application for reference.



Utilities (Public sewer and water)

The subject property is partially within the service area for Lee County Utilities and a Letter of Availability has been included in the application materials to demonstrate adequate capacity is available to serve the proposed development. A map amendment is requested to extend the Lee County Utilities Service area across the entire property to provide central water and sewer services to the proposed development.

Public Safety (Police, Fire, and EMS)

The subject property is able to be served by multiple providers for Emergency Medical Services, Fire and Police. Lee County Emergency Medical Services is the primary EMS transport for the subject property. However, the property is also within the Lehigh Acres Fire District which provides medical transport as well. Both service providers would work together to serve the subject property. Lee County EMS does not have a resource in this area, but the concurrent planned development includes land area for future expansion of service.

The subject property is also served by two Fire Districts, the South Trail and Lehigh Acres Fire Districts. The South Trail Fire District would serve the southern portion of the property from Station 63 located at 5531 Halifax Ave. The Lehigh Acres Fire District would serve the northern portion of the property from the located at 636 Thomas Sherwin Ave. S. The agency is capable of providing services to the subject property as it falls within the boundaries of the fire district.

The subject property is located wholly within the service area for the Lee County Sheriff. The Central District Station located at 14750 Six Mile Cypress Parkway is responsible for providing service to the subject property.

Schools

The subject property is within the Lee County School District East Zone, E2. According to the Letter of Availability from the Lee County School District the proposed development will generate 475 school-age children. There is capacity within the entire school district to accommodate the additional children.

Solid Waste

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

**Daniels South****Comprehensive Plan Amendment****Public Facilities Impacts Analysis**

The property subject to a Comprehensive Plan Amendment is approximately 1,233 acres including STRAPS: 09-45-26-00-00003.0000, 08-45-26-00-00001.0030, 17-45-26-00-00001.0010, 16-45-26-00-00001.0000, 21-45-26-00-00001.0000, located at the southeast corner of Daniels Parkway and SR 82. The property is in a unique location in the County between two arterial roadways, platted neighborhoods and an International Airport. Due to the property's size and configuration, part of the property is within urban service boundaries for Lehigh Acres as well as Southeast Lee County.

The property is also within the DR/GR, Wetlands, and Central Urban future land uses categories, and in the Southeast Lee County and Lehigh Acres community plan areas; which govern future development of the property.

A Map Amendment is proposed for the portion of the property located within the Central Urban FLU and Lehigh Acres Planning Community. A Text Amendment is proposed for the portion of the property within the DR/GR and Wetlands FLU in the Southeast Lee County Planning Community with accompanying map amendments to implement the proposed text. This analysis of public facilities considers the entire final development scenario for the ±1,233.08 acres subject to the requested amendments.

A concurrent planned development will be requested permitting a maximum of 350,000 square feet of commercial uses and 1,600 residential units. Letters of Service Availability have expressed that service providers are able to meet the demands of the overall proposed development as set forth by the concurrent planned development rezoning parameters.

**Comprehensive Plan Amendment (Text and Maps)**

The impacts of the requested amendments are compared to the existing by-right entitlements per the future land use designations.

Future Land Use	Acreage	Density	Residential Units
DR/GR	629.8	1DU/10AC	62.98
Wetlands	518.68	1DU/20AC	25.93
Central Urban	84.52	10DU/AC	845.2
<b>Total Residential Units</b>			934.11

In contrast, the proposed amendments and companion planned development support 1,600 dwelling units and 350,000 square feet of commercial uses.

**Potable Water**

The entirety of the subject property is proposed to be brought into the Lee County Utilities Future Water Service Area which is demonstrated in Lee Plan Map 6. Currently only the northern 84.5 acres is within the existing service area. While the proposed amendments would increase the available density on the subject property. The requested commercial square footage is currently permissible within the existing Central Urban FLU. Per Lee Plan Policy 95.1.3, an average treatment and disposal capacity of 250 gallons per day per Equivalent Residential Connection (ERC) is required. The 2020 Lee County Concurrency Report indicates that Potable Water is available at a capacity of 310 gallons per day per ERC which exceeds the required LOS. Per Lee County Utilities, sewer capacity is available at the prescribed LOS rate. A Letter of Availability has been obtained from Lee County Utilities confirming the property will be served by the Corkscrew Water Treatment Plant and capacity is available for the residential density and commercial intensity proposed for the subject property.

Existing Maximum Residential per Central Urban, DR/GR & Wetlands FLUs

933.9 ERC X 250 GPD = 233,475 GPD

Proposed Impact of Residential within Overlay

1,600 ERC X 250 GPD = 400,000 GPD

**Sanitary Sewer**

The subject property is proposed to be brought into the Lee County Utilities Future Sewer Service Area which is demonstrated in Lee Plan Map 7. Currently only the northern 84.5 acres is within the existing service area. While the proposed amendments would increase the available density on the subject property, the requested commercial square footage is currently permissible within the existing Central Urban FLU. Per Lee Plan Policy 95.1.3, an average treatment and disposal capacity of 200 gallons per day per Equivalent Residential Connection (ERC) is required. The 2020 Lee County Concurrency Report indicates that Sanitary Sewer is available at a capacity of 317 gallons per day per ERC; which exceeds the required LOS. A Letter of Availability has been obtained from Lee County Utilities confirming the property will be served by the Gateway Water Treatment Plant and capacity is available for the residential density and commercial intensity proposed for the subject property.

Existing Maximum Residential Impact per DR/GR & Wetlands FLUs

933.9 ERC X 200 GPD = 186,780 GPD

Proposed Impact of Additional Residential per MPD

1,600 ERC X 200 GPD = 320,000

**Solid Waste**

Lee County utilizes third party contractors to collect solid waste from residential developments and bring the material to the Lee County Resource Recovery Facility and the Lee-Hendry Landfill. Service is available to the subject property as demonstrated in a Letter of Availability from the Lee County Solid Waste Division dated 03/31/2021.

LOS Standard = 7 lbs/day/capita OR 990,405 tons/year

Current Capacity = 7.9 lbs/day/capita OR 1,134,667 tons/year

**Existing Maximum Residential Impact per DR/GR & Wetlands FLUs**

88.9 dwelling units X 2.64 persons per unit = 234.69 persons

234.7 persons X 7lbs./day = 1,642.8 lbs./day

1,642.8 lbs./day X 365 days = 599,648.28 lbs./year

599,648.28 lbs./year = 299.8 tons/year

**Proposed Impact of Additional Residential per MPD**

1,600 dwelling units X 2.64 persons per unit = 4,224

4,224 persons X 7lbs./day = 29,568 lbs./day

29,568 lbs./day X 365 days = 10,792,320 lbs./year

10,792,320 lbs./year = 5,396.16 tons/year

**Surface Water/Drainage Basins**

The regulatory standards described in Policy 95.1.3(4)(c) require new development to be designed to South Florida Water Management District (SFWMD) standards to detain or retain excess stormwater to match the predevelopment discharge rate for the 25-year, 3-day storm event. Additionally, it requires that the stormwater system must prevent the flooding of designated evacuation routes on the Lee Plan Map 15 from the 25-year, 3-day storm event for more than 24 hours. (The Lee Plan no longer has a Map 15 and the current evacuation routes are identified in Lee Plan Map 3J which identifies both Daniels Parkway and SR 82 as being evacuation routes. The proposed text amendment and concurrent planned development will be consistent with the requirements of Lee Plan Policy 95.1.3 (including Map 3J) and an ERP permit is required to be obtained for the proposed development prior to construction commencement.

**Parks, Recreation, and Open Space**

The non-regulatory standards described in Policy 95.1.3(6)(a & b) require six (6) acres of developed regional park land open for public use per 1,000 total seasonal county population for all of Lee County and .8 acres of developed community park land open for public use per 1,000 unincorporated Lee County permanent population.



Regional Parks Level of Service:

867,000 [seasonal county population] X (6 acres/1,000 population) = 5,202 acres

The 2020 Lee County Concurrency Report indicates that there are a total required 5,202 acres of regional parks and that the available capacity lists 7,051 acres of regional parks therefore there is available capacity to meet the adopted LOS standard.

Additionally, the 2020 Concurrency Report states that the existing inventory meets the regional park level-of-service standard in the County for the year 2019 and will continue to do so at least through the next five years of the capital improvement plan (CIP).

Community Parks Level of Service

361,315 [permanent unincorporated county population] X (0.8 acres/1,000 population) = 289 acres

The 2020 Lee County Concurrency Report indicates that there are a total required 289 acres of community parks and that the available capacity lists 832 acres of community parks therefore there is available capacity to meet the adopted LOS standard.

Additionally, the 2020 Concurrency Report states that the existing inventory meets the regional park level-of-service standard in the County for the year 2019 and will continue to do so at least through the next five years of the capital improvement plan (CIP).

**Public Schools**

The subject property is located within the School District of Lee County's East Zone, subzone E2. It is important to note, the School District of Lee County allows for the transfer of students between adjacent subzones therefore, the students within this area are eligible to attend schools in any of the East Zone subzones. This policy might change for elementary students in the 2022-2023 school year per the Proximity Project which aims to redistrict elementary schools.

The 2020 Lee County Concurrency Report for the East Zone indicates that: elementary school available capacity is 65, middle schools capacity deficit of 1,108; and high schools capacity deficit is 469.

The deficit at the middle school level will be addressed via the opening of the new LAMS campus (middle school MM) in the 2021-2022 school year which will add 1,210 seats of permanent capacity.

$$1,210 \text{ [proposed new seats in MM]} - 1,108 \text{ [existing deficit]} = 102 \text{ seats [capacity]}$$

The deficit at the high school level will be addressed via the opening of the Gateway High School campus during the 2021-2022 school year which will add 1,475 seats in additional capacity.

$$1,475 \text{ [proposed new seats in Gateway High]} - 469 \text{ [existing deficit]} = 1,006 \text{ seats [capacity]}$$

A letter from the School District of Lee County dated 04/01/2021 confirms that the additional units generated by the proposed text amendment do not cause a deficit in school capacity at any level

### **Fire**

A Letter of Availability dated 03/30/2021 from South Trail Fire Control and Rescue District, located at 12780 Commonwealth Drive, confirms that the station is available to provide fire suppression and non-transport ALS emergency medical services to two of the parcels in the text amendment (STRAPs 08-45-26-00-00001.0030 & 17-45-26-00-00001.0010) given the proposed density and intensity.

A Letter of Availability dated 03/31/2021 from Lehigh Acres Fire Control and Rescue District, located at 636 Thomas Sherwin Ave S, confirms that the station is available to provide fire suppression and non-transport ALS emergency medical services to all of the parcels in the text amendment given the proposed density and intensity.

### **Sheriff**

A Letter of Availability dated 03/31/2021 from the Lee County Sheriff's Office confirms that law enforcement services are available, primarily from the Central District office at 14750 Six Mile Cypress Parkway in Fort Myers at the density and intensity described in the proposed request. The letter assures that the 350,000 SF of commercial uses and the 1600 residential units do not impact the ability of the Lee County Sheriff's Office.

### **EMS**

A Letter of Availability has been requested from Lee County's Division of Emergency Medical Services. The concurrent planned development includes an area proposed to permit the location of a site for emergency services along Daniels Parkway to ensure capacity is available for the additional residents.

**Daniels Parkway South**  
**Comprehensive Plan Amendments**  
Lee Plan Consistency

The Daniels Parkway South property, in its entirety, is approximately ±1,233 acres, located near the intersection of SR 82 and Daniels Parkway. 1,148 acres are in the Southeast Lee County community plan and 84.5 are in the Lehigh Acres community plan. The property is comprised of three different Future Land Use Categories: Density Reduction/Groundwater Resource, Wetland, and Central Urban. The development patterns that can be promoted by each future land use category are dramatically different. The Central Urban area, which is also within one of the mixed use overlays, can establish a clustered development pattern with higher densities and intensities served by central water and sewer. Only the Central Urban portion of the property is within the Lee County Utilities Future Service Area. Conversely, the DR/GR area can only establish a large lot single family development with well and septic. The pattern of development and use of well and septic conflict with the desire to maintain the quality and quantity of surface and groundwater as envisioned by Lee Plan Policy 1.4.5.

As a result of these dramatically different possibilities for the subject properties if developed independently, a map and text amendment with concurrent planned development are proposed to establish a development strategy and design that promote a comprehensive master plan with unified commercial and residential development that enhances the vision and goals of each community plan, promoting responsible development that could not achieved under the existing Lee County requirements.

## Future Land Use Map Amendment

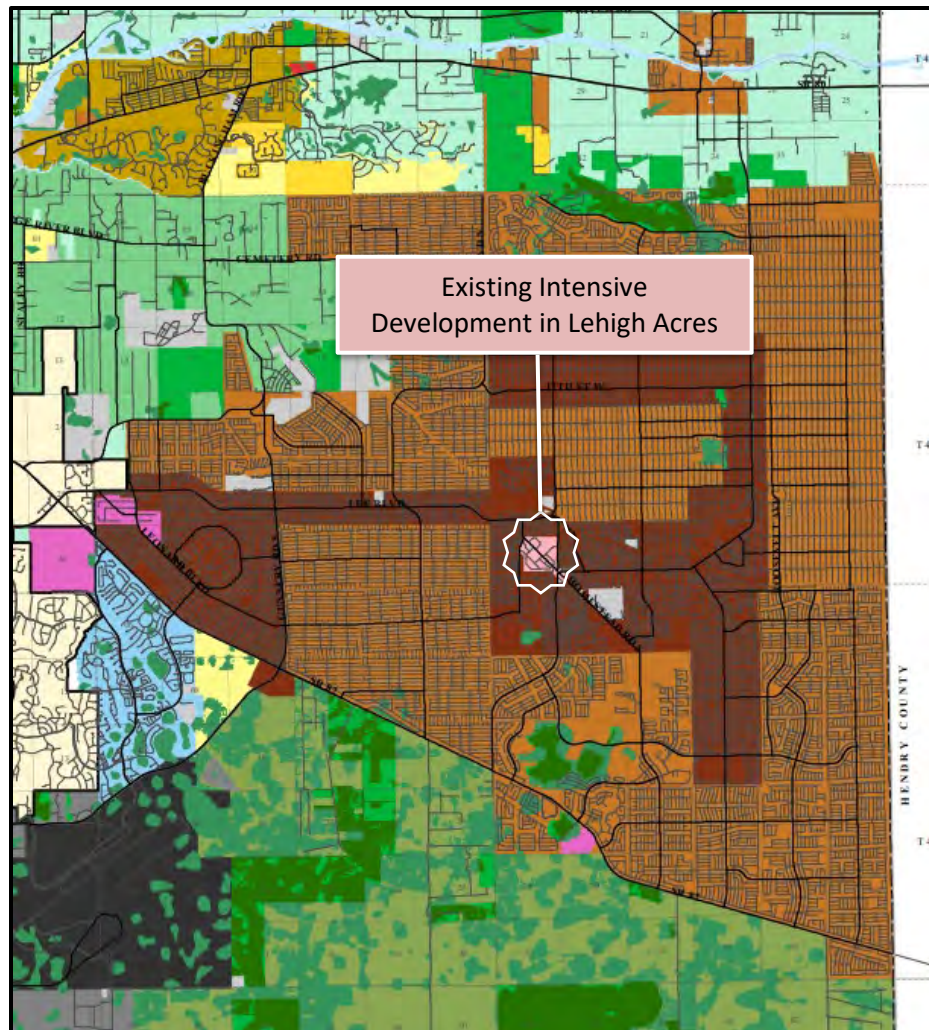
As part of the requested amendments, the Future Land Use category of the 84.5 acre Central Urban portion of the property is proposed to be placed into the Intensive Development FLU.

**POLICY 1.1.2:** *The Intensive Development future land use category is located along major arterial roads. By virtue of their location, the county's current development patterns, and the available and potential levels of public services, areas within this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre) with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units.*

The Intensive Development FLU portion of the site is within the Lehigh Acres Community Plan area and located adjacent to two arterial roadways as both Daniels Parkway and SR 82 have arterial roadway functional classifications per the Lee County Road Maintenance System. Additionally, the property is located at the intersection of two major travel corridors in the county. Daniels Parkway and SR 82 provide access to other major commercial areas and employment centers in greater Lee County.

Daniels Parkway is a major north-south connector for the residents of Lehigh Acres. North of SR 82, Daniels Parkway becomes Gunnery Road which is also a major north-south arterial in the Lehigh Acres Community. There are limited east-west connectors between Lehigh Acres, the largest community plan area in Lee County, and other areas where many major employers for the County are located. The development pattern of Lehigh Acres and its location have made it a “bedroom” community. Over time, Lee County has engaged in efforts to incentivize commercial and industrial development in central portions of the Lehigh Acres. This is visibly demonstrated by the Future Land Use Map where central portions of the community are within the Central Urban FLU and only a small quadrant of Intensive Development exists at the center of Lehigh Acres for an existing commercial plaza.





**Figure 1 – Lehigh Acres Intensive Development FLU**

Lee County's recent 2045 Growth Management Update confirms that "the county's future urban areas will be essentially built out by 2045 and to accommodate the population growth an interest in the redevelopment of these areas will continue." This summary is indicative of the area surrounding the existing Intensive Development, which is most built out and would require redevelopment to capitalize on the incentives of the underlying future land use. However due to multiple parcels under separate ownership it is unlikely that redevelopment will occur in the near future.

As currently designed and developed, this 162-acre Intensive Development area includes G Weaver Higgs Elementary School, two commercial plazas, a post office, as well as an assortment of other commercial goods and services. Given the expansive size of Lehigh Acres, this area does not have the mix nor intensity of use to encourage or allow an impactful internal capture within the community plan area. Amending the future land use map to allow for a second Intensive Development area, one in which a mix of uses can occur, including community supporting commercial, would increase opportunities for the residents of eastern Lee County.

Lehigh Acres is a 96 square mile historically platted subdivision of mostly quarter- and half-acre residential lots. As a result, community planning efforts have focused on creating mixed use nodes within the community to promote additional areas for commercial and employment services, but with only varying success. Currently, most commercial needs are met through existing commercial development along Lee Boulevard and the previously described commercial just south of the intersection of Lee Boulevard and Homestead Road. The requested map amendment to Intensive Development and companion planned development would establish a second significant commercial node serving Lehigh Acres to provide an additional location for the community to meet its service needs.

## Text Amendment & Supporting Map Amendments

The remaining 1,148 acres of the subject property is within the DR/GR and Wetlands Future Land Use Category and Southeast Lee Planning Community. The DR/GR is a future land use designation that was assigned to an area spanning approximately 82,560 acres in the southeast portion of Lee County and designated as the Southeast Lee Planning Community. The adoption of this land use category was the result of direction from the Department of Economic Opportunity (at the time, Department of Community Affairs) to direct growth to areas where development and infrastructure were already in place as well as to implement a strategy to protect shallow aquifers within this portion of Lee County. The DR/GR future land use category limits residential development to one (1) unit per 10 acres. The Wetlands future land use category, which permeates throughout the DR/GR, limits residential development to one (1) unit per 20 acres.

As part of an evolving regulatory strategy for the Southeast Lee Planning Community, an amendment to the Lee Plan was adopted in 2010 and established Objectives 33.2 and 33.3 with their supporting policies and adopted Map 17 identifying existing development types within the Southeast Lee Planning Community. Map 17 and Objective 33.3 identified existing residential areas and concentrated existing development rights on large tracts of land identified as Mixed Use Communities.

Due to the subject property's size and complex land use characteristics, the joint map and text amendment applications together request the following:

1. Amend Objective 33.2 and Policy 33.2.2 to establish Mixed Use Communities Enhancement Overlay.
2. Propose new policy 33.2.X to establish the intent and characteristics of Mixed Use Communities Enhancement Overlay.
3. Amend Map 17 to include 1,148.5 acres of the subject property within the Mixed Use Community Enhancement Overlay.
4. Amend Map 4 to eliminate the Private Recreation Facilities Overlay from the subject property.
5. Amend Maps 6 and 7 to extend Lee County Utilities Service Area over 1,148.5 acres of the subject property
6. Amend Table 1(b) to reflect additional population within the Intensive Development FLU in the Gateway Planning Community.

These proposed amendments will occur at the same time the amendment to the Future Land Use Map is requested for the 84.5 acres of the subject property to be placed in the Intensive Development FLU Category. Together, these amendments will increase the development opportunity on the Central Urban 84.5 acres of the subject property at the SR 82/Daniels Parkway node while leaving 1,148.5 acres within the DR/GR and Wetlands Future Land Use categories. They also establish an Overlay to promote a cohesive development plan for the entire property that enhances the intent and vision of both the Lehigh Acres and Southeast Lee community plans. As written, the Overlay also provides the opportunity to evaluate properties individually for redevelopment to determine, as part of a concurrent planned development, whether the required prerequisites and the proposed development conditions have been met.

**POLICY 1.4.5:** *The Density Reduction/Groundwater Resource (DR/GR) land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed.*

- 1. New land uses in these areas that require rezoning or development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, 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 must be submitted as part of the rezoning application and updated, if necessary as part of the mining development order application.*
- 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 standard density of one dwelling unit per ten acres (1 du/10 acres). See Objectives 33.2 and 33.3 for potential density adjustments resulting from concentration or transfer of development rights.*
- 3. Private Recreational Facilities may be permitted in accordance with the site location requirements and design standards, as further defined in Goal 13. No Private Recreational Facilities may occur within the DR/GR land use category without a rezoning to an appropriate planned development category, and compliance with the Private Recreation Facilities performance standards, contained in Goal 13 of the Lee Plan.*

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

The proposed amendments will retain these future land use categories for the subject property and utilize an overlay to establish a cohesive development pattern. Consistent with the approved use for the DR/GR future land use category, the proposed planned development demonstrates that only residential units and supporting amenities are proposed outside the Intensive Development FLU. Lee County Utilities has already established the appropriate located for physical withdrawal of water as identified on Lee Plan Map. The wells providing potable water to Lee County are clustered to the southeast almost 4 miles from the subject property and approximately 4.5 miles northeast from the intersection of SR 82 and Daniels Parkway. The subject property is well outside of the travel zones for these established public water wells.

As further support for the proposed plan amendments, a Characterization of Ground and Surface Water Resources report has been prepared by Progressive Water Resources is provided as part of the Comprehensive Plan Amendment applications, even though Policy 1.4.5 only requires this information to be provided at the time of zoning. The report demonstrates that the elimination of the existing cattle operation and historic agricultural ditches will have a positive net benefit for the DR/GR. An updated report with modeling details will be provided as part of the concurrent planned development. The proposed development pattern, outlined by the Master Concept Plan of the concurrent planned development, demonstrates some impacts to the ±518 acres of wetlands on-site, so a Jurisdictional Determination is being sought from the South Florida Water Management District to memorialize the location of the on-site wetlands and address proposed impacts.

### Growth Management

The proposed amendments promote a contiguous and compact growth pattern consistent with the existing residential neighborhoods in the surrounding area, including Lehigh Acres, Timber Creek and the Gateway DRI Communities as desired by Objective 2.1 and 2.2.

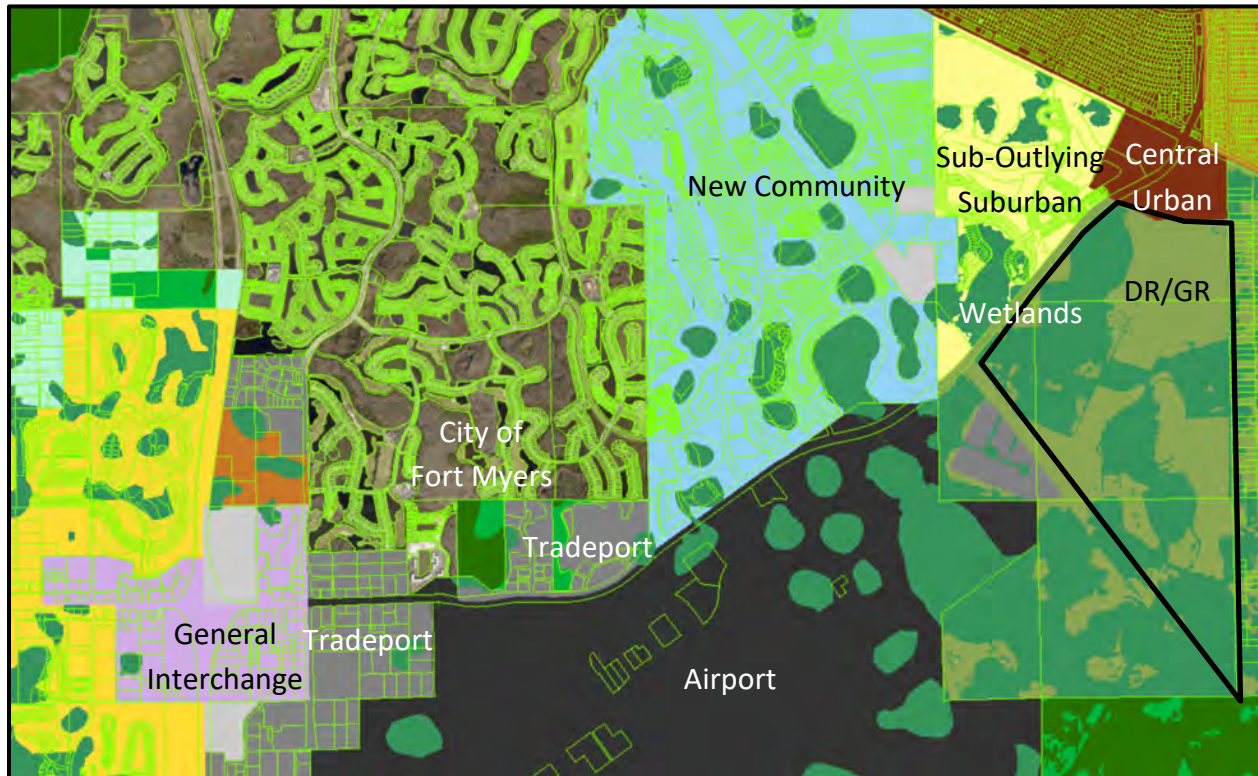
**GOAL 2: GROWTH MANAGEMENT.** *To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.*

**OBJECTIVE 2.1: DEVELOPMENT LOCATION.** *Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.*

**OBJECTIVE 2.2: DEVELOPMENT TIMING.** *Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in Section 163.3164(7), F.S.) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code.*



The property is located along a unique stretch of Daniels Parkway – the *only* property abutting Daniels Parkway with a Non-Urban Future Land Use. As further demonstrated in Figure 3, all other properties abutting Daniels Parkway are within future Urban areas. The request utilizes the map and text amendments to establish a density (1.3 DU/AC) which is less than the existing surrounding residential developments and provides a transition between these communities and the 2 acre to 5 acre residential lots to the east and undeveloped lands to the south.



**Figure 3 – Current FLU Categories Adjacent to Daniels Parkway**

Utilizing the proposed text amendment to establish a master planned mixed use enhancement community, the concurrent planned development will cluster the residential density on-site in a pattern that is consistent with the other properties within Urban FLU categories along Daniels Parkway. Additionally, the subject property is within an area of existing urban services as demonstrated by the provided letters of availability, and a map amendment is proposed to include the entire property within the service area for Lee County Utilities to provide central water and sewer service to the proposed development consistent with Standards 4.1.1 and 4.1.2 for potable water and sanitary sewer. This requested service area expansion will eliminate individual potable water wells and septic systems from being developed on-site and will promote the intent of the DR/GR future land use to protect groundwater resources.

**POLICY 2.4.1:** All proposed changes to the Future Land Use Map in critical areas for future potable water supply (Lehigh Acres as described in Policy 54.1.9; and all land in the Density Reduction/Groundwater Resource land use category) will be subject to a special review by the staff of Lee County. This review will analyze the proposed land uses to determine the short-

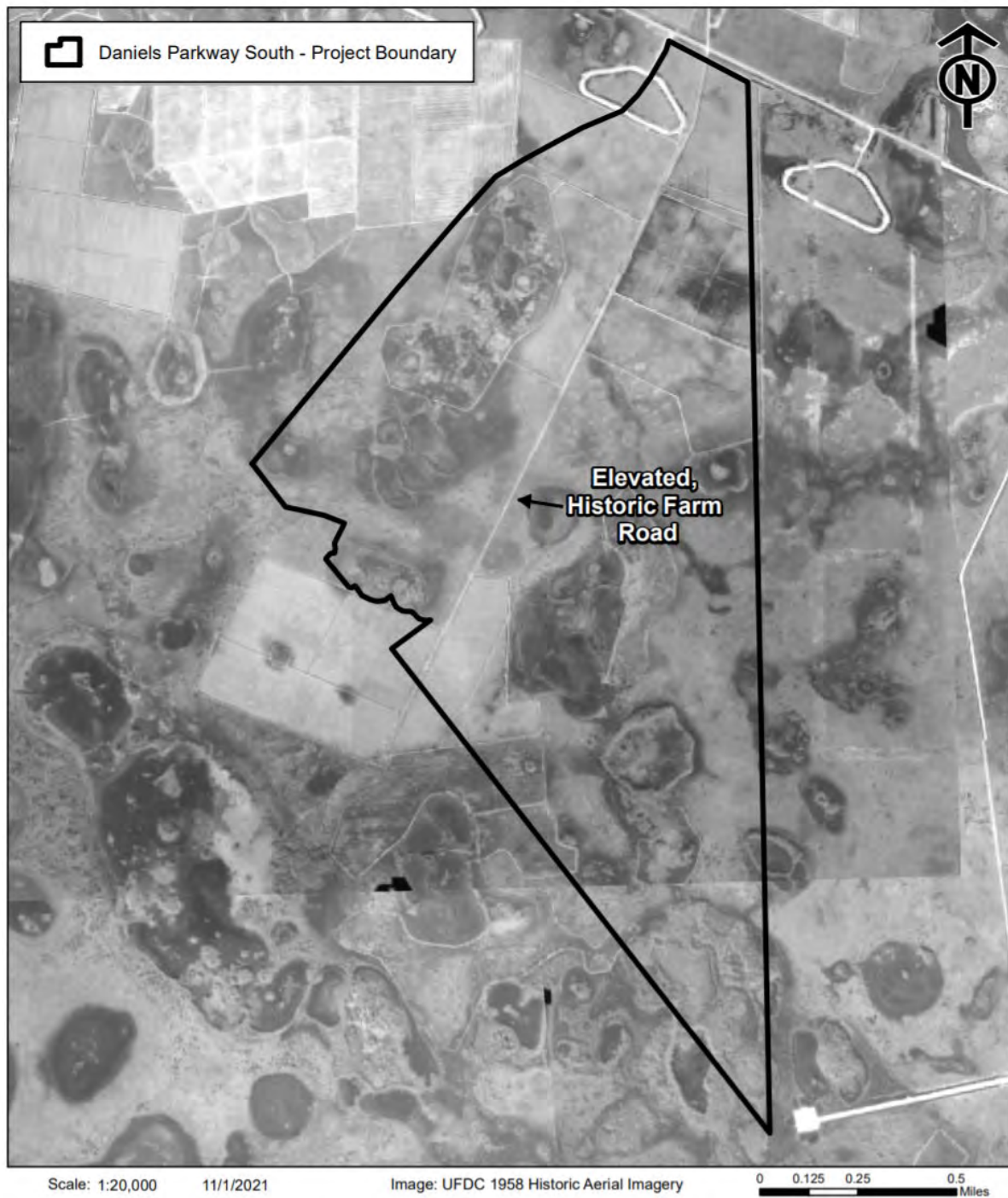
*term and long-term availability of irrigation and domestic water sources, and will assess whether the proposed land uses would cause any significant impact on present and future water resources. If the Board of County Commissioners wishes to approve any such changes to the Future Land Use Map, it must make a formal finding that no significant impacts on present or future water resources will result from the change.*

***POLICY 2.4.2:*** *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, 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.*

*During the transmittal and adoption process, the Board of County Commissioners must review the application for these analytical requirements and make a finding that the amendment complies with all of them.*

The requested amendments do not remove the subject property from the DR/GR FLU which is a category that has been designated "critical for future potable water supply." The subject property is on the northwestern edge of the DR/GR and does not exhibit all of the general characteristics present in the balance of the DR/GR. The property has been disturbed since the late 1940's and continues to be disturbed with agricultural activities, ditches, berms and other alterations that direct and control surface water flow.

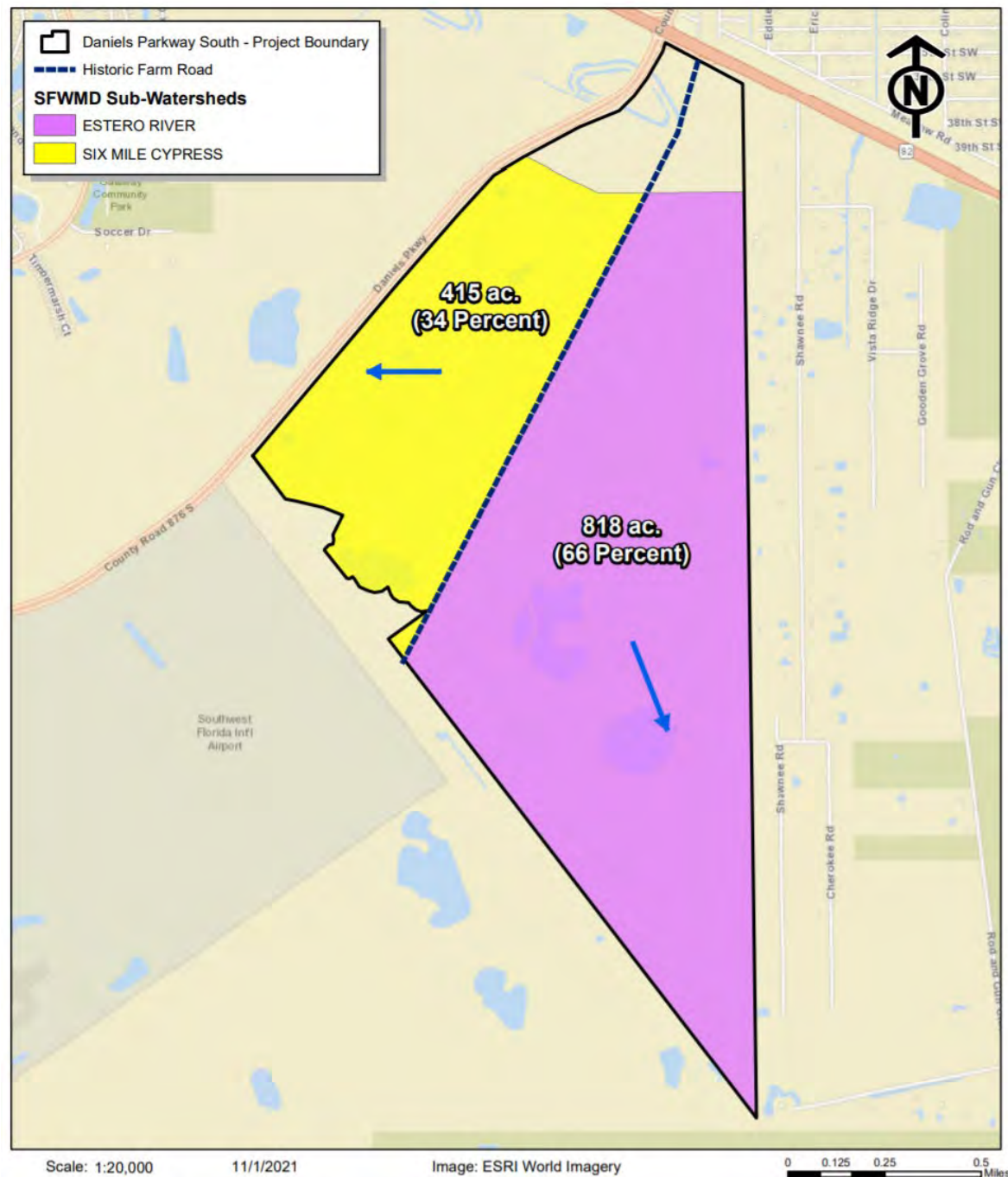


**Figure 4. 1958 Aerial of Subject Property with Historic Farm Road**

The subject property has been hydrologically divided into east and west sections due to an existing north/south internal farm road that supports the existing agricultural operations. Additionally, the existing wetlands on-site have been internally bermed, creating artificial partitions and disconnecting sections within the natural system. As described in the Characterization of Ground and Surface Water Resources prepared by Progressive Water Resources, the existing on-site features that promote drainage for the agricultural operations



reduce water table elevations and subsequently lower recharge potential. These same features can also negatively impact nearby wetlands, promote growth of exotic and nuisance species and further negatively impact water resources within the greater DR/GR.



**Figure 5. Basin Divide and Subject Property Boundary**

The Environmental Assessment provided by Passarella and Associates identifies that the predominate land cover on the property is improved with low pasture areas which occupy 501.4 acres of 40.7% of the subject property. Ditches, berms, and other disturbed lands are 94.29 acres

or 7.6% of the property. As a result of these impacts to the natural habitat onsite, the proposed amendments seek to preserve and restore existing wetland and upland habitats to restore flow patterns across the basin divide to generally where they previously existed on-site consistent with Standard 4.1.4.

#### **STANDARD 4.1.4: ENVIRONMENTAL FACTORS**

- 1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District, or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.*
- 2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.*
- 3. Ensure development minimizes the need for expansion and construction of street and utility improvements.*

It is important to note that the proposal **will not create** any wetland habitat due to the property's proximity to the Southwest Florida International Airport and concerns related to wildlife attraction. The proposed restoration will improve hydrogeological connectivity across the property compared to the existing conditions. Some impacts are proposed to the existing on-site wetlands as demonstrated by the concurrent Master Concept Plan; however a Jurisdictional Determination is being sought from the South Florida Water Management District to address these impacts.

#### **Mixed Use Development**

A concurrent mixed use planned development will be submitted for the entire property. The companion schedule of uses will demonstrate residential, commercial and light industrial consistent with Policy 11.1; which encourages all three uses within developments in the Intensive Development FLU. The residential density of the property will be calculated from the entire project area consistent with the map amendment to Intensive Development FLU and the proposed amendment to establish and place the property within the Mixed Use Community Enhancement Overlay for a maximum of 1,600 units consistent with Policies 11.1.1 and 11.1.2.

**POLICY 11.1.1:** *Developments located within the Intensive Development, Central Urban or Urban Community future land use categories that have existing connectivity or can demonstrate that connectivity may be related to adjacent neighborhoods are strongly encouraged to be developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use).*

**POLICY 11.1.2:** *Residential densities may be calculated from the entire project area when the development is consistent with the following:*



- *At least three uses are proposed and must include residential, commercial (including office) and light industrial (including research and development use).*
- *The development is located in the Intensive Development, Central Urban or Urban Community future land use categories.*

The Master Concept Plan submitted with the companion planned development will demonstrate the portion of the property subject to the Intensive Development FLU Map Amendment will support residential, commercial and light industrial uses. The portion of the property subject to the Mixed Use Community Enhancement Overlay will support residential development. Therefore, the development of the subject property will also be consistent with Goals 5 and 6 for Residential and Commercial land uses.

The resulting development will be located in an area with supporting urban services, access to two arterial roadways and provide variety in the type of housing as well as commercial and light industrial uses consistent with Goal 5 Residential and Goal 6 Commercial. The requested 1,600 dwelling units and 350,000 square feet of commercial meet the threshold requirements for the Development of County impact and require a planned development rezoning. A concurrent mixed use planned development will be submitted with the requested comprehensive plan amendments consistent with Policies 5.1.1 and 6.1.3.

In consideration of the property's location near the Southwest Florida International Airport, the Master Concept Plan demonstrates the proposed development has been clustered away from the airport property and in a manner that ensures residential development is not within Noise Zone B consistent with Policies 5.1.2 and 5.1.4. Additionally, the development footprint has been designed within the existing impacted areas of the site to maintain the existing natural resources on-site to the maximum extent possible consistent with Policy 5.1.2

Goal 5 requires sufficient land to be provided in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County. The requested plan amendment and concurrent planned development allow a suburban level of density consistent with the existing surrounding residential developments as well as the provisions of Policy 5.1.1. Additionally, no residential development is proposed within an area which is deemed a hazard or physically constraining – the residences proposed are to be located outside of Airport Noise Zone B consistent with Policies 5.1.2 and 5.1.4.

The portion of the property proposed for Intensive Development will support 350,000 SF of commercial uses and a multi-family unit type as part of the proposed mixed use planned development. This portion of the property is within the Lehigh Acres community plan and is identified for intense community supporting commercial uses and has access to all urban services consistent with Policies 6.1.4 and 6.1.7. Locating these proposed uses at the intersection of Daniels Parkway and SR 82 will promote internal capture for the future residences of the proposed development as well as walkable services to the existing and future residential use of the surrounding area including the communities of Gateway, Timber Creek, and Lehigh Acres.

Providing commercial uses in a location east of I-75 within Lehigh Acres will reduce vehicular trips heading west past I-75 for goods and services consistent with Policy 6.1.5.

### Lehigh Acres Community Plan

The Lehigh Acres Community Plan is outlined by Goal 25 in the Lee Plan; establishing the future vision for the entire community of Lehigh Acres, including 84 acres of the subject property as identified on Lee Plan Map 1 page 2. The amendment to Intensive Development is consistent with the future vision of Lehigh Acres and the property's location within a Specialized Mixed Use Node. The concurrent Mixed Use Planned Development will demonstrate the 350,000 square feet of commercial uses and multi-family residential product to be located within this area further fostering the development of a vibrant commercial area consistent with Goal 25.

**GOAL 25: LEHIGH ACRES COMMUNITY PLAN.** *Ensure that continued development and redevelopment converts this largely single use, antiquated pre-platted area into a vibrant residential and commercial community consisting of: safe and secure single family and multi-family neighborhoods; vibrant commercial and employment centers; pedestrian friendly mixed use activity centers and neighborhood nodes; and, adequate green space and recreational opportunities.*

**OBJECTIVE 25.1: SPECIALIZED MIXED USE NODES.** *To create mixed use nodes that contribute the uses needed to support the Lehigh Acres Community Plan area shown on Map 1, Page 7.*

**POLICY 25.1.2:** *New development and redevelopment are encouraged to integrate a mixture of at least two or more varied uses, such as retail, office, residential, or public. All developments within the Specialized Mixed Use Nodes must be consistent with Table 1(c).*

**POLICY 25.1.3:** *In order to promote a sustainable urban form, these areas are expected to develop at the higher end of the density and intensity ranges, including bonus density.*

**POLICY 25.1.4:** *Developments in these areas are encouraged to share required features such as parking, stormwater detention and management areas, open space and other civic areas.*

**POLICY 25.1.8:** *Establish comprehensive stormwater management areas within the Specialized Mixed Use Nodes to achieve an efficient use of property.*

The Intensive Development FLU and the Lehigh Acres portion of the property also coincide with the Specialized Mixed Use node that has been designated for the property. The companion Master Concept Plan demonstrates a higher concentration of both density and intensity within the node consistent with Policies 25.1.2 and 25.1.3. The conceptual plan will also demonstrate shared features such as unified parking, stormwater management areas, and open space which is consistent with policies 25.1.4 and 25.1.8.

The Lehigh Acres Plan further breaks down the mixed use nodes into types. The 84 acres of the subject property is within a Community Mixed Use Activity Center demonstrated on Lee Plan Map 1 Page 7 and outlined by Objective 25.3 and its supporting policies.

**OBJECTIVE 25.3: COMMUNITY MIXED USE ACTIVITY CENTERS.** *To provide the uses needed to support all of the Lehigh Acres Community Plan area including: residential; public and private*

*education; live-work; retail; office; medical; entertainment; light industrial; commercial/public parking; parks; and, other civic uses.*

***POLICY 25.3.1:*** *Identify those areas within Lehigh Acres that have sufficient vacant or undeveloped land to accommodate the community-scale development that will balance the land uses and provide opportunities to diversify the economic base of the community.*

***POLICY 25.3.2:*** *Future developments that provide employment opportunities mixed with facilities offering goods and services that support the wider community are encouraged.*

The area will feature a mixture of commercial uses which are identified in the companion Schedule of Uses which furthers the intent of Objective 25.3. Additionally, the subject area is one of only a handful of large properties in Lehigh Acres with a sole entity for owner; and therefore one of the areas few areas able to accommodate community-scale development that will diversify the community's economic base consistent with Policies 25.3.1. and 25.3.2.

***OBJECTIVE 25.8: TRANSPORTATION, PARKING, AND TRAFFIC CIRCULATION.*** *To improve transportation, parking, and circulation within the Lehigh Acres Community Plan area.*

***POLICY 25.8.2:*** *All connections to SR 82 must be consistent with the Florida Department of Transportation Corridor Access Management Plan for SR 82.*

***POLICY 25.8.7:*** *New single-family model homes are prohibited within 300 feet of arterial and collector roads*

The concurrent planned development will demonstrate consistency with the transportation policies of the Lehigh Acres Community Plan outlined by Objective 25.8 and its supporting policies. The proposed conceptual plan features a concentration of commercial uses at the intersection of SR 82 and Daniels Parkway significantly reducing the need for residents of the surrounding area to travel further west to meet their commercial needs. Connections to SR 82 are consistent with the Corridor Access Management Plan for SR 82 and therefore consistent with Policy 25.8.2. The proposed MCP also demonstrates no single family residential within the Lehigh community ensuring consistency with Policy 25.8.7.

***OBJECTIVE 25.9: SEWER AND WATER.*** *Expedite the staged extension of water and sewer systems, connect lots previously served by on-site septic and wells, and discourage additional development that is reliant upon on-site well and septic systems.*

***POLICY 25.9.2:*** *Direct new development and redevelopment in Lehigh Acres to areas that can be reasonably expected to receive urban services and infrastructure during the planning horizon.*

The 84 acres of the subject property within Lehigh Acres is already within the Lee County Utilities Service Area for central water and sewer service consistent with Objective 25.9 and 25.9.2. The proposed map amendments include a request to extend this service area to the remainder of the property to establish the entire future community on central water and sanitary sewer service.

## Southeast Lee County Community Planning Area

The remaining 1,148 acres of the subject property are within the Southeast Lee County community planning area as identified on Lee Plan Map 1 Page 2 and described in Goal 33. A text amendment is proposed to this community plan to establish the Mixed Use Communities Enhancement Overlay which will support the residential development and hydrological/ecological restoration proposed for the property.

**GOAL 33: SOUTHEAST LEE COUNTY.** *Protect Southeast Lee County's natural resources through public and private acquisition and restoration efforts. Development incentives will be utilized as a mechanism to preserve, enhance, and protect natural resources, such as regional flow-ways and natural habitat corridors in the development of privately owned land. Allowable land uses will include conservation, agriculture, public facilities, low density or clustered residential, natural resource extraction operations, and private recreation facilities; allowable land uses must be compatible with protecting Southeast Lee County's environment.*

**OBJECTIVE 33.1: WATER, HABITAT, AND OTHER NATURAL RESOURCES.** *Protect and restore natural resources within Southeast Lee County including, but not limited to, surface and groundwater, wetlands, and wildlife habitat.*

**POLICY 33.1.1:** *Large-scale ecosystem integrity in Southeast Lee County should be maintained and restored. Protection and/or restoration of land is of even higher value when it connects existing corridors and conservation areas. Restoration is also highly desirable when it can be achieved in conjunction with other uses on privately owned land including agriculture.*

The requested amendments seek to establish an Overlay that promotes a cohesive development plan for the entire property that enhances the intent and vision of both the Lehigh Acres and Southeast Lee community plans. Policy 33.2.X of the Lee Plan is being proposed to allow for increased density within properties contiguous to a Mixed Use Community as identified on Map 17. A companion amendment is proposed to Map 17 to extend the existing Mixed Use Community more than 400 feet across the subject property and identify the area as subject to the Mixed Use Community Enhancement Overlay established by the proposed new policy. Together the proposed new policy and amendment to Map 17 will ensure the development within the Enhancement Overlay complies with the identified design and application criteria as part of the concurrent planned development application. A total of 1,600 dwelling units are proposed on the entire property. Therefore 417 dwelling units are proposed as incentives to be achieved related to the preserved and restored on-site wetlands and uplands. The proposed policy includes additional design criteria to promote the private preservation of native habitat and restoration of historic flow patterns within properties requesting the overlay demonstrating consistency with Goal 33, Objective 33.1 and Policy 33.1.1.

**POLICY 33.1.4:** *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 established control structures to restore the 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 subject property is not located within the DR/GR Priority Restoration Overlay; however it is the northernmost location of the Southeast Lee County Planning Community. The proposed text amendment includes requirements for the planned development which will promote restoration of private property that includes regrading of agricultural ditches and berms, removal of exotic vegetation, and improvement of groundwater recharge on the subject property consistent with Policy 33.1.4

***POLICY 33.1.7:*** *Impacts of proposed land disturbances on surface and groundwater resources will be analyzed using integrated surface and groundwater models that utilize site-specific data to assess potential adverse impacts on water resources and natural systems within Southeast Lee County. Lee County Division of Natural Resources will determine if the appropriate model or models are being utilized, and assess the design and outputs of the modeling to ensure protection of Lee County's natural resources.*

The applicant acknowledges this policy. A report entitled Characterization of Ground and Surface Water Resources provided by Progressive Water Resources provides an initial overview of the surface and ground water resources in the general area. Additional analysis will be provided as part of the response to the first insufficiency letter and initial submittal of the planned development. This timing will permit an additional evaluation of the application by Lee County and coordination meetings with the applicant and the project team.

[NOTE: Below, in Objective 33.2 and associated policies, the underlined text represents proposed additions, and ~~cross-hatched~~ text represents proposed deletions.]

***Objective 33.2: RESIDENTIAL AND MIXED-USE DEVELOPMENT.*** *Designate on a Future Land Use Map overlay areas that should be protected from adverse impacts of mining (Existing Acreage Subdivisions), specific locations for concentrating existing development rights on large tracts (Mixed-Use Communities), specific properties which provide opportunities to protect, preserve, and restore strategic regional hydrological and wildlife connections (Environmental Enhancement and Preservation Communities), specific properties that preserve and restore hydrological and wildlife connections and concentrate development rights on large tracts (Mixed Use Communities Enhancement Overlay), and vacant properties with existing residential approvals that are inconsistent with the Density Reduction/Groundwater Resources future land use category (Improved Residential Communities).*

***POLICY 33.2.2:*** *Map 17 identifies future locations for Mixed-Use Communities where development rights can be concentrated from large Southeast Lee County tracts into*



*Traditional Neighborhood Developments. The preferred pattern for residential development is to cluster density within Mixed-Use Communities along existing roads ~~and away from Future Limerock Mining areas.~~*

1. *Southeast Lee County Mixed-Use Communities must be concentrated from contiguous property owned under single ownership or control. Residential density is calculated from the upland and wetland acreage of the entire contiguous Southeast Lee County property. Increases in residential densities may be approved through a planned development per Policy 33.2.X and incentives as specified in the LDC for permanent protection of indigenous native uplands on the contiguous tract (up to one extra dwelling unit allowed for each five acres of preserved or restored indigenous native uplands) and through the acquisition of TDUs from TDR sending areas within Southeast Lee County as provided in Objective 33.3.*
  - a. *The maximum gross density, other than through a planned development per Policy 33.2.X, is 5 dwelling units per acre of total land designated as a Mixed Use Community when TDUs are used.*
  - b. *Properties that concentrate development rights and/or use TDUs created from Southeast Lee County within the Mixed-Use Communities identified on Map 17 will be allowed to develop using permitted uses and the property development regulations for the C-2A zoning district.*
2. *Contiguous property under the same ownership may be developed as part of a Mixed-Use Community provided it is developed per Policy 33.2.X or does not extend more than 400 feet beyond the perimeter of the Mixed Use Community as designated on Map 17.*
3. *Central water and wastewater services are required to develop a Mixed-Use Community.*
4. *Commercial uses developed as part of a Mixed-Use Community will be consistent with Policy 33.3.5 and will not exceed the allowable total square footage for commercial uses in Southeast Lee County.*

The proposed text amendment establishes a Mixed Used Communities Enhancement Overlay in Objective 33.2 and Policy 33.2.2. The Enhancement Overlay is proposed to permit increased density on properties contiguous to a Mixed Use Community as identified on Map 17 of the Lee Plan within a development area that extends farther than 400 feet from the existing Mixed Use Community. Due to the extension proposed, a new policy (copied in full below) is established to outline the restoration and design objectives that must be met by the planned development application submitted to implement the proposed Mixed Use Communities Enhancement Overlay.

**POLICY 33.2.X: Contiguous property under single ownership or control at the time of planned development application may be developed provided it is immediately adjacent to a Mixed Use Community and has the potential to preserve, and restore surface and groundwater resources and indigenous wildlife habitats. As an incentive to utilize Traditional Neighborhood Development practices, and to preserve and restore surface and groundwater resources along**

with wildlife habitat for state and federally listed species, additional densities may be granted if the project is found consistent with and demonstrates the following:

1. These lands are within the “Mixed Use Communities Enhancement Overlay” as designated on Map 17 of the Plan. Lands eligible for designation on the Mixed Use Communities Enhancement Overlay must be consistent with the criteria below:
  - Be located adjacent to a Mixed Use Community at the intersection of SR 82 and Daniels Parkway.
  - Preserve and restore surface and groundwater resources and indigenous wildlife habitats; and
2. The property is rezoned to a planned development that requires the following:
  - a. The Mixed Use Community and adjacent property under unified ownership or control are included in the planned development application.
  - b. The Master Concept Plan must demonstrate:
    - i. Traditional Neighborhood design with clustered uses proximate to the Mixed Use Community and adjacent arterial roadways;
    - ii. Preservation or restoration of existing wetland and upland habitat which will be used to:
      1. Restore flow-ways where they are currently or previously existed; or
      2. Sustain and help restore existing and historic groundwater levels.
    - iii. Indigenous Preservation Areas that:
      1. Have an Indigenous Preservation, Restoration and Management Plan addressing:
        - a. Preliminary restoration plans;
        - b. Methods for exotic and nuisance plant removal;
        - c. Wetland hydrological reconnections;
        - d. Replanting plans;
        - e. Long-term management plans with success criteria, long-term monitoring and maintenance; and
        - f. Protected species, Airport Wildlife Management, and human-wildlife coexistence plans.
      2. Will be platted in separate tracts and dedicated to an appropriate maintenance entity. Prior to the Certificate of Compliance (CC) for the first development order, a Community Development District or master property owners association must be created and accept responsibility for perpetually maintaining preservation areas larger than 300 acres.
      3. Will be placed under conservation easement dedicated to a maintenance entity that provides Lee County (or another public entity acceptable to Lee County) with third party enforcement rights. Indigenous Preservation Area

- conservation easements must be recorded within 5 years of first development order.
- c. An enhanced lake management plan including:
    - i. Best management practices for fertilizers and pesticides;
    - ii. Erosion control and bank stabilization practices; and
    - iii. Lake maintenance requirements.
  - d. A water quality monitoring plan demonstrating that stormwater leaving the development meets state and federal water quality standards.
  - e. The use of agricultural irrigation and fertilizers (or other agricultural chemicals) for agricultural purposes must cease at the time of the first development order approvals.
  - f. Protection of public wells by demonstrating compliance with the Wellfield Protection Ordinance.
  - g. Florida Friendly Plantings and/or LCPA Compatible Plantings with low irrigation requirements in common elements will be encouraged.
  - h. Written verification of adequate public services for the planned development from the sheriff, EMS, fire district and Lee County School District.
3. As a result of supporting a Mixed Use Community and the recreation of historic flow paths and preservation of natural habitat, additional incentive density equivalent to 1 dwelling unit per acre of preserved or restored wetland or upland habitat may be approved through planned developments meeting the criteria above.
- a. Additional incentive density will be based upon the acreage of the entire planned development (i.e. all areas within the boundary of the planned development whether uplands, wetlands, lakes) and may be transferred from the contiguous Mixed Use Community.

The proposed policy promotes the clustering of the additional units in a Traditional Neighborhood Development with restoration of existing on-site wetlands and uplands to promote flow paths of surface water in historical locations across the subject property. Due to development of the property for agricultural purposes in the late 1940s, the property has been hydrologically divided into east and west sections by a north/south internal farm road. Additionally, the existing on-site wetlands have internal berms creating artificially partitioned, disconnected sections within the natural system. These existing conditions are proposed to be regraded, and exotics removed, to restore native habitats and therefore historical flow paths and improve groundwater recharge from existing conditions. In recognition of the competing concerns related to wildlife attraction to the airport area, the proposed restoration of the property does not include the creation of wetland or upland habitats – only replacement of exotics with “like-for-like” native vegetation to restore the areas that have been historically adversely impacted by the construction of berms, exotic infestation, and adjacent agricultural activities.

## Transportation

A full transportation analysis has been prepared by TR Transportation and is attached to the supporting documentation for this application. This analysis included long term (20 year horizon) and short term (5 year horizon) impacts of the proposed development.

**OBJECTIVE 37.1: GENERAL STANDARDS.** *Monitor non-regulatory LOS standards outlined in Policy 95.1.3. on county and state transportation facilities within Lee County. Cooperate with municipalities on the facilities maintained by Lee County within the municipalities and with FDOT on state transportation facilities.*

**POLICY 37.1.1:** *Lee County will develop multi-modal service volumes (capacities) based on local Lee County conditions for determination of the LOS of transportation facilities.*

The analysis provided by TR Transportation demonstrates that SR 82 and Daniels Parkway will not fall below the recommended minimum acceptable Level of Service thresholds and therefore is consistent with Objective 37.1 and Policy 37.1.1.

**OBJECTIVE 39.2: TRANSPORTATION AND LAND USE PLANNING.** *Develop and maintain transportation planning tools and strategies to coordinate land use development with planned transportation facilities appropriate to future urban, suburban, or non-urban areas as defined in the Glossary. Include road designs and street modifications to accommodate significant truck traffic on freight corridors identified in the MPO Freight Mobility Study and for transit, bicycle and pedestrian facilities where indicated on the transportation map series and Map 19, Lee County Greenways and Multi-Purpose Recreational Trails Master Plan.*

**POLICY 39.2.1:** *Future urban areas will have a balanced emphasis on automobile, freight, transit, pedestrian, and bicycle modes of transportation by:*

- *Promoting safe and convenient street, bicycle and pedestrian facilities connectivity for easy access between modes.*
- *Utilizing short block lengths within urban Mixed Use Overlay areas.*
- *Providing transit service within an emphasis on urban Mixed Use Overlay areas.*
- *Incentivizing infill and redevelopment, mixed uses, pedestrian friendly design, and higher density in areas served by transit.*
- *Providing sidewalks along all roads and streets in urban areas, except where prohibited.*

**POLICY 39.2.3:** *Future non-urban areas are planned primarily for motor vehicle transportation by:*

- *Limiting transit service and provision of separate pedestrian facilities in the Mixed Use Overlay areas unless otherwise stated in the LDC.*
- *Accommodating bicycle usage on bicycle lanes, paved shoulder or multi-use recreational trail facilities.*

The subject property is within a Future Urban and a Future non-urban location at the intersection of two major arterial roadways in Lee County, Daniels Parkway South and State Road 82. The traffic analysis provided by TR Transportation demonstrates adequate capacity to serve the

proposed development. Sidewalks are provided along the SR 82 frontage and will be provided consistent with LDC Chapter 10 along Daniels Parkway South during construction of the residential development. The concurrent planned development will demonstrate internal roadway cross sections consistent with LDC Chapter 10 with pedestrian facilities internal to the proposed development for connectivity across the 1,233 acre property. The future proposed development will be consistent with Objective 39.2 and Policies 39.2.1 and 39.2.3

***POLICY 39.2.5:*** Establish connection separation standards in the LDC based on functional classification and future urban, suburban, or non-urban area designation. Designate by Board action, certain roadways as “controlled access,” to which permanent access points are restricted to locations established and set by a specific access plan adopted by Board resolution.

The subject property fronts on SR 82 (which is a controlled access facility) and Daniels Parkway. The concurrent planned development will demonstrate access to the proposed subdivision consistent with the appropriate locations for each roadway and Policy 39.2.5.

***OBJECTIVE 47.2:*** DEVELOPMENT COMPATIBILITY IN VICINITY OF AIRPORTS. Evaluate development proposals for property located within the vicinity of existing or planned aviation facilities to ensure land use compatibility, to preclude hazards to aircraft operations, and to protect airport capacities and facilities.

***POLICY 47.2.1:*** Land use compatibility will be considered when reviewing development proposals within the vicinity of existing or planned aviation facilities.

***POLICY 47.2.3:*** Utilize the currently adopted Airport Master Plans, rules of Chapter 333, F.S., and the Southwest Florida International Airport FAR Part 150 Study, including updates, as a basis to amend the Lee Plan and the Land Development Code to prohibit development that is incompatible with the Southwest Florida International Airport or Page Field Airport; and, to ensure future economic enhancement consistent with Objective 47.1.

***POLICY 47.2.5:*** The safety of aircraft operators, aircraft passengers, and persons on the ground will guide the Port Authority’s airports operations. Hazardous wildlife attractants within 10,000 feet of a Port Authority airport’s Air Operations Area (AOA) will be avoided by minimizing and correcting any wildlife hazards arising from wetlands or water bodies in accordance with FAA AC 150/5200-33B, or as otherwise amended. Site improvements on or near the Port Authority’s airports must be designed to minimize attractiveness to wildlife of natural areas and man-made features such as detention/retention ponds, landscaping, and wetlands, which can provide wildlife with ideal locations for feeding, loafing, reproduction and escape.

The subject property is proximate to the Southwest Florida International Airport. As a result, the proposed text amendment does not include the establishment of new habitat. Existing on-site wetlands and uplands are proposed to be preserved, as required, and restored in their current locations in ways that will minimize attractiveness to increased wildlife activity. The concurrent



planned development will include design deviations to minimize opportunities for additional wading birds or other wildlife hazardous to airport activities to be attracted to the property. The Master Concept Plan submitted with the planned development will also demonstrate a design that takes into account the noise zones on the subject property and does not propose residential uses in prohibited zones. Collectively the proposed text amendment and site design will demonstrate consistency with Objective 47.2 and Policies 47.2.1, 47.2.3 and 47.2.5.

## Surface Water Management

**GOAL 60: COORDINATED SURFACE WATER MANAGEMENT AND LAND USE PLANNING ON A WATERSHED BASIS.** *To protect or improve the quality of receiving waters and surrounding natural areas and the functions of natural groundwater aquifer recharge areas while also providing flood protection for existing and future development.*

**POLICY 60.1.1:** *Require design of surface water management systems to protect or enhance the groundwater.*

**POLICY 60.1.2:** *Incorporate, utilize, and where practicable restore natural surface water flowways and associated habitats.*

**POLICY 60.1.3:** *Examine steps necessary to restore principal flow-way systems to assure the continued environmental function, value, and use of natural surface water flow-ways and associated wetland systems.*

The subject property has been developed in support of agricultural activities since the late 1940s. The existing north/south agricultural road establishes a surface water divide on the subject property and is recognized as a basin divide between the Six Mile Cypress Sub-Watershed and Estero River Sub-Watershed. The area east of the basin divide is hydrologically separated from lands to the west and is orphaned from the balance of the DR/GR. Natural flows from the west also appear constrained from Daniels Parkway as outlined in the report provided by Progressive Water Resources.

Lee County's Historic Flowways Map indicates historic flow-way connections existing internal to the property and therefore a hydrological connection between the subject property and the balance of the DR/GR. The proposed text amendment requires a clustered development plan and the restoration of historic flow paths identified on the historic flowway map. The restoration of the flow paths as well as the stormwater management system that will support future development will promote increased recharge. The design of the proposed development as necessitated by the proposed text amendment is consistent with Objective 60.1 and Policies 60.1.1, 60.1.2 and 60.1.3.

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

The Characterization of Ground and Surface Water Resources prepared by Progressive Water Resources includes an outline of Water Quality Management Practices. Additional coordination is expected through the review of the requested comprehensive plan amendments and planned development applications to ensure the project's consistency with Objective 60.3.

**GOAL 61: PROTECTION OF WATER RESOURCES.** *To protect the county's water resources through the application of innovative and sound methods of surface water management and by ensuring that the public and private construction, operation, and maintenance of surface water management systems are consistent with the need to protect receiving waters.*

**POLICY 61.1.6:** *When and where available, reuse water should be the first option for meeting irrigation needs of a development. Where reuse water is not available, surface water or low quality groundwater should be utilized for irrigation. All other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting the irrigation needs of a development. New developments will coordinate with county staff regarding the source of irrigation water.*

As described by the Characterization of Ground and Surface Water Resources report prepared by Progressive Water Resources, reclaimed water lines are not available in proximity of the subject property. Therefore, a mix of surface water from the on-site management system and supplies from the confined Sandstone Aquifer are proposed to be utilized consistent with Objective 61 and Policy 61.16.

## Environmental

As demonstrated by the supporting information prepared by Passarella and Associates, the proposed amendment is consistent with and furthers Conservation Goals, Objectives and Policies. The property supports an active agricultural operation and has had an elevated north/south historic farm road since at least 1958. This site condition has created a hydrological divide on the property creating east and west sections. Additionally, the on-site wetlands have berms and ditches creating artificial partitions and disconnecting sections within the natural system.

The Environmental Assessment provided by Passarella and Associates identifies the predominate land cover, approximately 40.7%, is improved and low pasture. Ditches, berms and other disturbed lands are approximately 7.6% of the property. Collectively, these areas amount to approximately half of the property and have resulted in impacts to the natural habitat on-site.

The requested amendments seek to preserve and restore existing wetland and upland habitats to provide flow patterns across the existing basin divide in locations generally consistent with historical patterns mapped by Lee County.

**GOAL 123: RESOURCE PROTECTION.** *Manage coastal, wetland and upland ecosystems and natural resources in order to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.*

**OBJECTIVE 123.3: WILDLIFE.** *Maintain and enhance the fish and wildlife diversity and distribution within Lee County for the benefit of a balanced ecological system.*

**POLICY 123.3.1:** *Encourage upland preservation in and around preserved wetlands to provide habitat diversity, enhance edge effect, and promote wildlife conservation.*

**OBJECTIVE 123.4: ENDANGERED AND THREATENED SPECIES IN GENERAL.** *Protect habitats of endangered and threatened species and species of special concern in order to maintain or enhance existing population numbers and distributions of listed species.*

The proposed Text Amendment to establish the Mixed Use Communities Enhancement Overlay seeks to preserve and restore existing native habitats on-site to promote natural surface water characteristics and general flow patterns that existed on-site historically consistent with Goal 123. Consistent with Objective 123.4 the concurrent planned development will demonstrate that restoration is proposed for wetland and upland communities consistent with Policy 123.3.1. Such protection and restoration will accommodate existing wildlife that inhabits the property in ways that acknowledge the property's proximity to Southwest Florida International Airport and minimize attractiveness of the preserved areas to wildlife consistent with Policy 47.2.5. A Protected Species Survey will be provided to support the concurrent planned development. Should any species listed under Goal 123 of the Lee Plan be found on-site this analysis will be updated.

The Environmental Assessment prepared by Passarella and Associates indicates that approximately 518 acres of the subject property are considered wetlands. However, the proposal **will not create additional** wetland habitat. Due to proximity to Southwest Florida International Airport, restoration activities are only proposed within existing upland and wetland habitats. This restoration in order to improve hydrogeological connectivity across the property compared to existing conditions. A Jurisdictional Determination is being sought from the South Florida Water Management District to memorialize the location of on-site wetlands and address any impacts proposed by the concurrent planned development.

**Goal 124: WETLANDS.** *To maintain and enforce a regulatory program for development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems.*

**POLICY 124.1.1:** *Ensure that development in wetlands is limited 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, and except that owners of wetlands adjacent to Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, New Community and Outlying Suburban areas may transfer densities to developable contiguous uplands under common ownership in accordance with Footnote 8b of Table 1(a), Summary of Residential Densities.*

The concurrent planned development will demonstrate that wetland impacts are proposed to support a residential subdivision with a maximum of 1,600 dwelling units and accessory uses.

Across the 1,233 acre property, the requested 1,600 units establishes a density of approximately 1.3 dwelling units/acre – a low density with recreational amenities proposed to support the community consistent with Policy 124.1.1.

### Conclusions

The requested amendments, incorporating the Mixed Use Community Enhancement Overlay, are the first step of the entitlement process to establish a cohesive master plan with unified commercial and residential development on the subject property consistent with the Southeast Lee and Lehigh Acres Community Plans. Developed independently under presently permissible land use, the development patterns would be scattered and uncoordinated with a portion relying on wells and septic, further conflicting with the general intent and vision of the DR/GR Future Land Use.

As proposed, the Overlay also provides the opportunity to evaluate properties individually for redevelopment to determine if the required prerequisites and the proposed development conditions as part of a concurrent planned development have been met. An emphasis has been placed on the preservation and restoration of native habitat in a manner that also restores historic flow patterns across the property promoting the overall intent of the DR/GR which could not be achieved without the requested amendments.

**DANIELS PARKWAY SOUTH  
ENVIRONMENTAL ASSESSMENT**

**October 2021**

Prepared For:

***Lennar***  
*10481 Ben C. Pratt/Six Mile Cypress Parkway*  
*Fort Myers, Florida 33966*  
*(239) 278-1177*

Prepared By:

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

Exhibit T7. a.

Project No. 19LLL3192



## TABLE OF CONTENTS

	<u>Page</u>
Introduction.....	1
Land Uses and Vegetation Associations.....	1
Soils.....	3
Jurisdictional Wetlands.....	3
Listed Species .....	4
Summary .....	10
References.....	10

## LIST OF FIGURES

	<u>Page</u>
Figure 1. Project Location Map.....	2

## LIST OF TABLES

	<u>Page</u>
Table 1. SFWMD Wetland and OSW Acreages by FLUCFCS Code .....	3
Table 2. Listed Wildlife Species That Could Potentially Occur within the Project .....	4
Table 3. Listed Plant Species That Could Potentially Occur within the Project .....	6
Table 4. Listed Wildlife Species Observed.....	8
Table 5. Listed Plant Species Observed.....	9

## LIST OF APPENDICES

	<u>Page</u>
Appendix A. Aerial with Boundary.....	A-1
Appendix B. FLUCFCS and Wetlands Map.....	B-1
Appendix C. Aerial with FLUCFCS and Wetlands Map.....	C-1
Appendix D. Existing Land Use and Cover Summary Table and FLUCFCS Descriptions .....	D-1
Appendix E. Soils Map .....	E-1
Appendix F. Soils Summary Table and Descriptions .....	F-1
Appendix G. Quad Sheet .....	G-1
Appendix H. Documented Occurrences of Listed Species.....	H-1
Appendix I. Aerial with FLUCFCS, Survey Transects, and Listed Species Locations.....	I-1

## INTRODUCTION

An environmental assessment was conducted on Daniels Parkway South (Project) to document existing land uses and vegetative cover; document the presence of state jurisdictional wetlands; research potential utilization by wildlife and plant species listed by the Florida Fish and Wildlife Conservation Commission (FWCC), the Florida Department of Agriculture and Consumer Services (FDACS), and the U.S. Fish and Wildlife Service (USFWS) as Threatened, Endangered, or Species of Special Concern; and document listed species utilization within the Project site. The assessment included field surveys to map vegetation communities, an office review of agency records for documented occurrences of listed species on the property, and field surveys to document listed species utilization within the Project. This report summarizes the results of the environmental assessment.

The Project totals 1,233.08± acres and is located in Sections 8, 9, 16, 17, and 21; Township 45 South; Range 26 East; Lee County (Figure 1). The site is bordered to the north by Daniels Parkway, to the east by single-family residential development and undeveloped land, to the west by a Florida Power & Light (FPL) transmission line and undeveloped land, and to the south by Lee County's Wild Turkey Strand Preserve. (Appendix A).

The property currently consists of indigenous and non-indigenous upland and wetland habitats, ditches, and pastures that are currently being utilized for cattle grazing.

## LAND USES AND VEGETATION ASSOCIATIONS

Vegetation and land cover mapping for the Project was conducted using Lee County 2020 rectified aerials. Groundtruthing of the vegetative communities was conducted in January 2020 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote disturbance and hydrologic conditions. "E" codes were used to identify levels of exotic and invasive vegetation (e.g., Brazilian pepper (*Schinus terebinthifolia*), melaleuca (*Melaleuca quinquenervia*), West Indian marsh grass (*Hymenachne amplexicaulis*), Wright's nutrush (*Scleria lacustris*), and torpedograss (*Panicum repens*)). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS and Wetlands Map for the Project (Appendix B). An aerial photograph of the property with an overlay of the FLUCFCS and wetlands is provided as Appendix C.

A total of 50 vegetative and land cover types (i.e., FLUCFCS codes) were identified within the Project site. The dominant land uses on the property are improved pasture and low pasture, which together occupy 501.45± acres or 40.7 percent of the site. Ditches, berms, a cow pond, and disturbed land associated with the agricultural uses occupy 94.29± acres or approximately 7.6 percent of the site. The site contains disturbed native wetland systems including mixed wetland hardwoods, hydric pine, and freshwater marsh. The site also contains non-native wetland habitats including low pasture, hydric melaleuca, and hydric disturbed land. The on-site wetland habitats have been disturbed by ditching, cattle grazing activities, and exotic infestation. A summary of



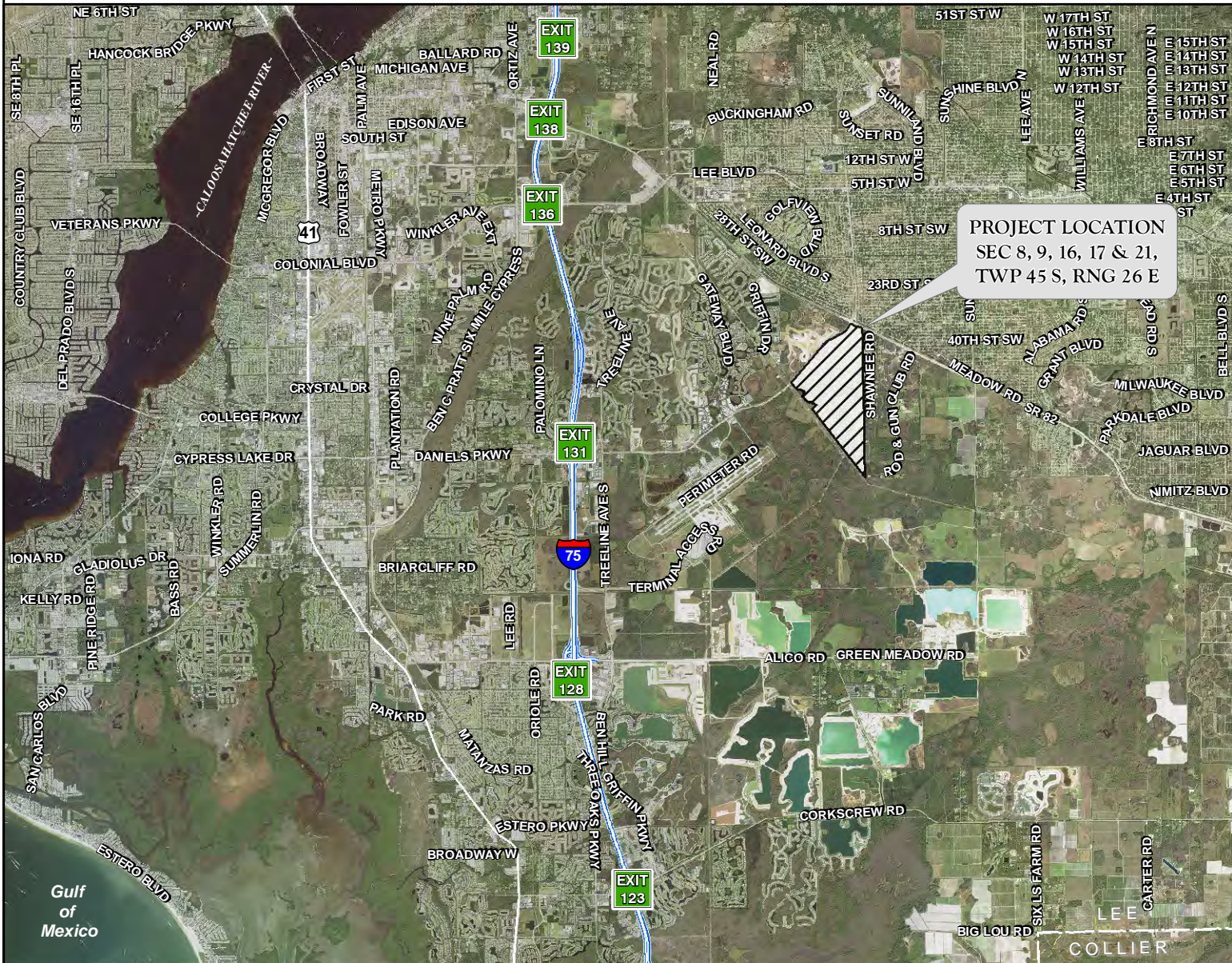
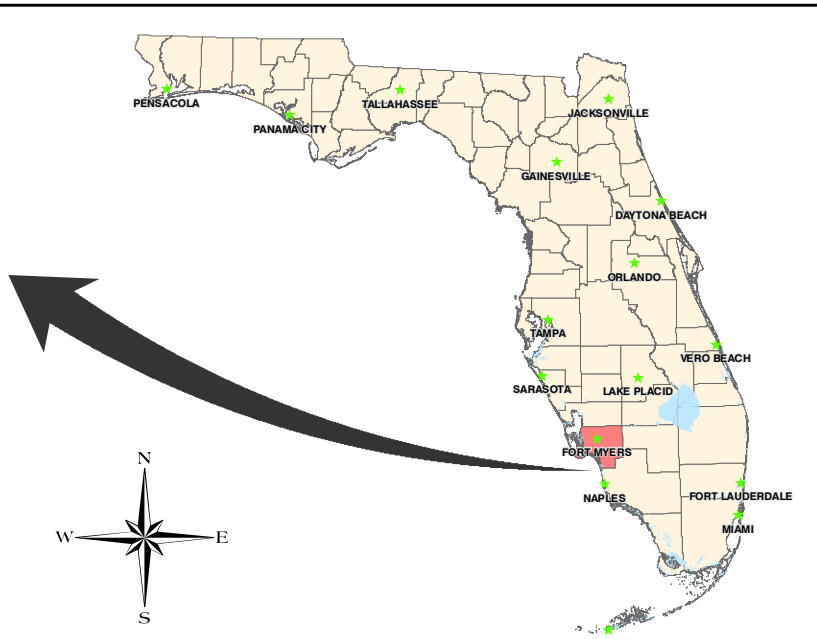
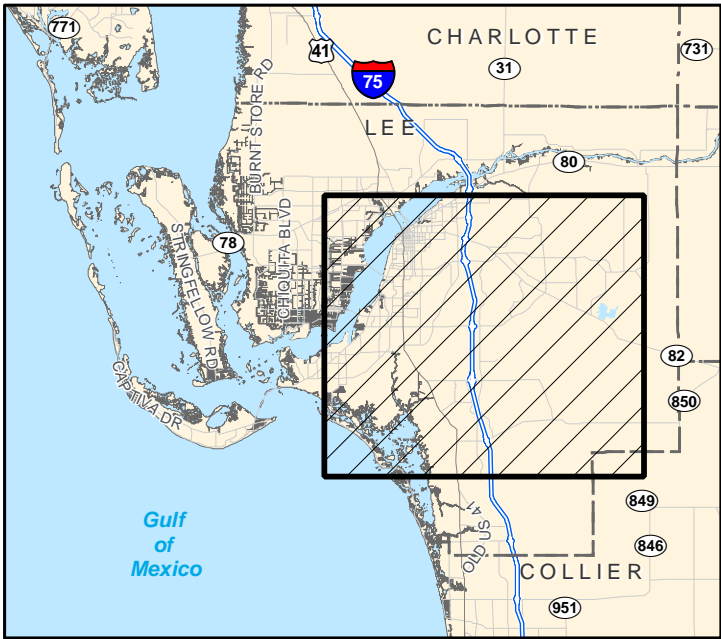


FIGURE 1. PROJECT LOCATION MAP  
DANIELS PARKWAY SOUTH

DRAWN BY	DATE
P.F.	6/28/21
REVIEWED BY	DATE
J.T.	6/28/21
REVISED	DATE



J:\2019\19043\2\GIS\2021\ENVIRONMENTAL\_ASSESSMENT\_REPORT\APPENDIX\FIGURE 1 PROJECT LOCATION MAP.MXD - 9/27/2021 @ 9:18:44 AM



the FLUCFCS codes with acreage breakdown and description of each FLUCFCS is presented in Appendix D. No Lee County rare or unique uplands are located within the Project site.

## SOILS

The soils for the property, per the Natural Resource Conservation Service (formerly the Soil Conservation Service), are shown on Appendix E. A brief description for each soil type per the Soil Survey of Lee County, Florida (U.S. Department of Agriculture 1984 and 2020) is presented in Appendix F.

## JURISDICTIONAL WETLANDS

The jurisdictional wetlands and “other surface waters” (OSWs) by FLUCFCS code are summarized in Table 1. South Florida Water Management District (SFWMD) jurisdictional wetlands constitute a total of 518.68± acres or 42.1 percent of the Project site. SFWMD jurisdictional OSWs constitute a total of 31.73± acres or 2.6 percent of the Project site.

**Table 1. SFWMD Wetland and OSW Acreages by FLUCFCS Code**

<b>FLUCFCS Code</b>	<b>Description</b>	<b>Acreage</b>
262	Low Pasture	18.78
4241	Melaleuca, Hydric	130.28
4281 E3	Cabbage Palm, Hydric (50-75% Exotics)	11.15
514H	Ditch, Hydric	7.31
6179 E1	Mixed Wetland Hardwoods, Disturbed (0-24% Exotics)	30.69
6179 E2	Mixed Wetland Hardwoods, Disturbed (25-49% Exotics)	1.77
6179 E3	Mixed Wetland Hardwoods, Disturbed (50-75% Exotics)	1.48
6179 E4	Mixed Wetland Hardwoods, Disturbed (76-100% Exotics)	3.35
6219 E1	Cypress, Disturbed (0-24% Exotics)	17.46
6219 E2	Cypress, Disturbed (25-49% Exotics)	48.22
6219 E3	Cypress, Disturbed (50-75% Exotics)	11.9
6219 E4	Cypress, Disturbed (76-100% Exotics)	8.66
6259 E1	Pine, Hydric, Disturbed (0-24% Exotics)	1.13
6259 E2	Pine, Hydric, Disturbed (25-49% Exotics)	11.44
6259 E3	Pine, Hydric, Disturbed (50-75% Exotics)	25.09
6259 E4	Pine, Hydric, Disturbed (76-100% Exotics)	1.72
6319 E2	Wetland Shrub, Disturbed (25-49% Exotics)	5.63
6419 E1	Freshwater Marsh, Disturbed (0-24% Exotics)	15.59
6419 E2	Freshwater Marsh, Disturbed (25-49% Exotics)	2.67
6419 E3	Freshwater Marsh, Disturbed (50-75% Exotics)	17.65
6419 E4	Freshwater Marsh, Disturbed (76-100% Exotics)	126.87
6439 E3	Wet Prairies, Disturbed (50-75% Exotics)	7.16
6439 E4	Wet Prairies, Disturbed (76-100% Exotics)	3.37

**Table 1. (Continued)**

<b>FLUCFCS Code</b>	<b>Description</b>	<b>Acreage</b>
7401	Disturbed Land, Hydric	9.31
<b>Wetlands Total</b>		<b>518.68</b>
<b>OSWs</b>		
514	Ditch	31.51
525	Cow Pond	0.22
<b>OSWs Total</b>		<b>31.73</b>

The prominent wetland features consist of freshwater marshes and melaleuca infested wetlands found throughout the Project site. A U.S. Geological Survey Quadrangle Map is provided as Appendix G. This map shows the location of some of the wetland systems within the Project.

## LISTED SPECIES

Listed wildlife species as listed by the FWCC and the USFWS that have the potential to occur on the Project site are listed in Table 2 (FWCC 2021 and USFWS 1999). Listed plant species as listed by the FDACS and the USFWS (FDACS Chapter 5B-40) that have the potential to occur on the Project site are listed in Table 3. Information used in assessing the potential occurrence of these species included the Lee County Land Development Code, Field Guide to the Rare Plants of Florida (Chafin 2000), Atlas of Florida Vascular Plants (Wunderlin 2004), and professional experience and knowledge of the geographic region. In addition, FWCC and USFWS records for documented listed species were reviewed for listed species records on or adjacent to the property (Appendix H).

**Table 2. Listed Wildlife Species That Could Potentially Occur within the Project**

Common Name	Scientific Name	Designated Status		Potential Habitats (FLUCFCS Code)
		FWCC	USFWS	
Amphibians and Reptiles				
American alligator	<i>Alligator mississippiensis</i>	FT(S/A)	FT(S/A)	262, 514, 514H, 525, 6219, 6419, 7401
Eastern indigo snake	<i>Drymarchon corais couperi</i>	FT	FT	3219, 4119, 4159, 4279, 4281
Gopher frog	<i>Lithobates capito</i>	**	-	3219, 4119, 4159, 4349, 6219
Gopher tortoise	<i>Gopherus polyphemus</i>	ST	*	211, 3219, 4119, 4159, 4279, 4349, 740, 743, 747
Birds				
Crested caracara	<i>Caracara cheriway</i>	FT	FT	211, 3219, 4281, 747
Everglade snail kite	<i>Rostrhamus sociabilis plumbeus</i>	FE	FE	262, 514, 514H, 525, 6419, 6439

**Table 2. (Continued)**

Common Name	Scientific Name	Designated Status		Potential Habitats (FLUCFCS Code)
		FWCC	USFWS	
Birds (Continued)				
Florida burrowing owl	<i>Athene cunicularia floridana</i>	ST	-	211, 740
Florida sandhill crane	<i>Grus canadensis pratensis</i>	ST	-	211, 262, 3219, 6419
Little blue heron	<i>Egretta caerulea</i>	ST	-	262, 4241, 514, 514H, 525, 6179, 6219, 6259, 6319, 6419, 6439, 7401
Red-cockaded woodpecker	<i>Picoides borealis</i>	FE	FE	4119, 4159, 6259
Roseate spoonbill	<i>Platalea ajaja</i>	ST	-	262, 514, 514H, 525, 6419, 6439
Southeastern American kestrel	<i>Falco sparverius paulus</i>	ST	-	3219, 4119, 4159, 6259
Snowy Egret	<i>Egretta thula</i>	**	-	262, 4241, 514, 514H, 525, 6179, 6219, 6259, 6319, 6419, 6439, 7401
Tri-colored heron	<i>Egretta tricolor</i>	ST	-	262, 4241, 514, 514H, 525, 6179, 6219, 6259, 6319, 6419, 6439, 7401
Wood stork	<i>Mycteria americana</i>	FT	FT	262, 514, 514H, 525, 6219, 6319, 6419, 6439, 7401
Mammals				
Big Cypress fox squirrel	<i>Sciurus niger avicennia</i>	ST	-	4119, 4159, 424, 4241, 4279, 4349, 4389, 6179, 6219, 6259, 747
Florida black bear	<i>Ursus americanus floridanus</i>	**	-	3219, 4119, 4159, 422, 4279, 4281, 4349, 4389, 6179, 6219, 6259, 6319
Florida bonneted bat	<i>Eumops floridanus</i>	FE	FE	4119, 4159, 6259
Florida panther	<i>Puma concolor coryi</i>	FE	FE	3219, 4119, 4159, 4279, 4281, 4349, 4389, 6179, 6219, 6319, 6259, 6419

FWCC – Florida Fish and Wildlife Conservation Commission

USFWS – U.S. Fish and Wildlife Service

FE – Federally Endangered

FT – Federally Threatened

FT(S/A) – Federally Threatened Due to Similarity of Appearance

ST – State Threatened

\*The gopher tortoise is currently listed as a candidate species by the USFWS.

\*\*No longer listed by the FWCC; however, certain protection measures still apply.

**Table 3. Listed Plant Species That Could Potentially Occur within the Project**

Common name	Scientific Name	Designated Status		Potential Location (FLUCFCS Code)
		FDACS	USFWS	
Cardinal airplant	<i>Tillandsia fasciculata</i>	E	-	4119, 4159, 4349, 6179
Giant wild pine	<i>Tillandsia utriculata</i>	E	-	4119, 4159, 4349, 6179
Twisted airplant	<i>Tillandsia flexuosa</i>	T	-	4119, 4159, 4349, 4279, 6179
Curtiss' milkweed	<i>Asclepias curtissii</i>	E	-	3219
Fakahatchee burmannia	<i>Burmannia flava</i>	E	-	3219, 4119
Hand-adder's tongue fern	<i>Ophioglossum palmatum</i>	E	-	4279
Butterfly orchid	<i>Encyclia tampensis</i>	CE	-	4119, 4159, 4349, 6179
Satinleaf	<i>Chrysophyllum olivaeforme</i>	T	-	4119
Simpson's stopper	<i>Myrcianthes fragrans</i> var. <i>simpsonii</i>	T	-	4279, 4281
Florida coontie	<i>Zamia floridana</i>	CE	-	3219, 4119
Beautiful pawpaw	<i>Deeringothamnus pulchellus</i>	E	E	3219, 4119

FDACS – Florida Department of Agriculture and Consumer Services

USFWS – U.S. Fish and Wildlife Service

CE – Commercially Exploited

E – Endangered

T – Threatened

American Alligator (*Alligator mississippiensis*)

The American alligator could potentially occur within the ditches, open water habitats, and wetlands within the site.

Eastern Indigo Snake (*Drymarchon corais couperi*)

The Eastern indigo snake could potentially occur within the pastures and native uplands on the Project site. The Eastern indigo snake is typically found in association with populations of gopher tortoise (*Gopherus polyphemus*).

Gopher Tortoise (*Gopherus polyphemus*)

Potential habitat for gopher tortoises on the Project site includes pasture areas, upland pine (*Pinus* sp.) forest, palmetto prairies, hardwood habitats, disturbed lands, spoil areas, and berms.

Crested Caracara (*Caracara cheriway*)

Potential foraging habitat for the crested caracara on the Project site includes pasture areas and palmetto prairies. Its primary habitat in Florida is the native prairie with associated marshes, cabbage palm (*Sabal palmetto*), and cabbage palm/live oak (*Quercus virginiana*) hammocks (Rodgers *et al.* 1996).



Everglade Snail Kite (*Rostrhamus sociabilis plumbeus*)

Potential foraging habitat for the Everglade snail kite includes ditches, low pastures, freshwater marshes, and wet prairies on the Project site.

Florida Burrowing Owl (*Athene cunicularia floridana*)

Potential burrowing owl habitat exists within the improved pasture and disturbed land on the Project site.

Florida Sandhill Crane (*Grus canadensis pratensis*)

Potential foraging habitat for the Florida sandhill crane may exist within the Project's improved pastures, low pasture, palmetto prairies, freshwater marshes, wet prairies, and hydric disturbed lands. Preferred sandhill crane habitat includes prairies and shallow marshes dominated by pickerelweed (*Pontederia cordata*) and maidencane (*Panicum hemitomon*).

Little Blue Heron (*Egretta caerulea*) and Tri-Colored Heron (*Egretta tricolor*)

Potential foraging habitat for state-listed wading birds within the Project site includes the forested and herbaceous wetlands, ditches, and low pasture.

Red-Cockaded Woodpecker (*Picoides borealis*)

Potential habitat for the red-cockaded woodpecker on the Project site includes the pine flatwoods, pine, and hydric pine habitats.

Roseate Spoonbill (*Ajaia ajaja*)

Potential habitat for the roseate spoonbill on the Project site includes freshwater marsh habitats, ditches, and low pasture.

Southeastern American Kestrel (*Falco sparverius paulus*)

Potential foraging habitat for the Southeastern American kestrel on the Project site may exist within the palmetto prairies, pine flatwoods, pine, and disturbed lands. Since 1980, observations of Southeastern American kestrel in Florida have occurred primarily in sandhill or sand pine (*Pinus clausa*) scrub areas of North and Central Florida (Rodgers *et al.* 1996).

Wood Stork (*Mycteria americana*)

Potential wood stork foraging habitat within the Project site includes forested and herbaceous wetlands, hydric disturbed land, and ditches. Almost any wetland depression where fish tend to become concentrated, either through local reproduction by fishes or as a consequence of area drying, may be good for feeding habitat (Rodgers *et al.* 1996).

Big Cypress Fox Squirrel (*Sciurus niger avicennia*)

Potential nesting and foraging habitat for the Big Cypress fox squirrel includes the pine flatwoods, pine, hydric pine, hardwood/conifer, mixed wetland hardwoods, and hydric melaleuca. Dense interiors of mixed cypress-hardwood strands seem to be avoided by fox squirrels (Moler 1992).

Florida Black Bear (*Ursus americanus floridanus*)

Potential habitat for the Florida black bear includes the native upland and wetland forested habitats on the Project site. The USFWS and FWCC have documented occurrences of Florida black bear to the north (across State Road (SR) 82) of the Project site.

Florida Bonneted Bat (*Eumops floridanus*)

Florida bonneted bats could potentially roost within the forested upland and wetland habitats on the Project site, and/or forage over the herbaceous wetlands. The Florida bonneted bat is known to occur in cities and forested areas on both the east and west coasts of South Florida from Charlotte County to Palm Beach County (Marks and Marks 2006; Humphrey 1992).

Florida Panther (*Puma concolor coryi*)

Portions of the Project are located within the Florida panther primary and secondary zones (Kautz *et al.* 2006). Twelve telemetry points from radio-collared panthers have been recorded by the FWCC on the property (Appendix H). The Florida panther telemetry points are primarily found in the southern portion of the proposed site which will be restored and preserved. These telemetry points are from Florida Panther (FP) Nos. 257 and 173. According to the FWCC's Annual Report on the Research and Management of Florida Panthers (FWCC 2020), FP 257 is an adult female that has been documented 11 times on the Project site between March 2019 and January 2020 with a use area that includes the Lee County Port Authority Mitigation Area. FP 173 was an adult male last documented on the Project site in September 2010 and reported as dead in December 2010 as a result of pseudorabies.

A Lee County protected species survey was conducted on the Project site for ten days between May 11 and June 24, 2021. A total of one gopher tortoise, two crested caracara, one Florida sandhill crane, five wood storks, six Big Cypress fox squirrel, and Florida panther tracks were observed on the Project site during the protected species survey. The gopher tortoise, Florida sandhill crane, and Big Cypress fox squirrel are listed as threatened by the FWCC (2021). The crested caracara and wood stork are listed as federally threatened by the FWCC and the USFWS. The Florida panther is listed as federally endangered by the FWCC and the USFWS. A crested caracara nest was previously documented in the northern portion of the property. This nest was active during the 2020-2021 caracara nesting season. No other listed species nests or nesting activity were observed on the Project during the protected species survey. A summary of the listed wildlife species and their sign (i.e., tracks, nests) documented within the Project are provided in Table 4. The locations of the observed listed species and their sign are depicted in Appendix I.

**Table 4. Listed Wildlife Species Observed**

Common Name	Scientific Name	Designated Status		Observed Location (FLUCFCS Code)
		FWCC	USFWS	
Birds				
Crested caracara	<i>Caracara cheriway</i>	FT	FT	747
Crested caracara nest	<i>Caracara cheriway</i>	FT	FT	211
Florida sandhill crane	<i>Grus canadensis pratensis</i>	ST	-	211
Wood stork	<i>Mycteria americana</i>	FT	FT	6419 E3

**Table 4. (Continued)**

Common Name	Scientific Name	Designated Status		Observed Location (FLUCFCS Code)
		FWCC	USFWS	
Reptiles				
Gopher tortoise	<i>Gopherus polyphemus</i>	ST	*	4119 E1
Mammals				
Big Cypress fox squirrel	<i>Sciurus niger avicennia</i>	ST	-	4119 E1, 4241, 4349 E1, 6179 E1
Florida panther (tracks)	<i>Puma concolor coryi</i>	FE	FE	6419 E4

FWCC – Florida Fish and Wildlife Conservation Commission

USFWS – U.S. Fish and Wildlife Service

FT – Federally Threatened

FE – Federally Endangered

ST – State Threatened

\*The gopher tortoise is currently listed as a candidate species by the USFWS.

No Lee County protected plant species were observed on the property during the protected species survey. However, the giant wild pine (*Tillandsia utriculata*), common wild pine (*Tillandsia fasciculata*), Northern needleleaf (*Tillandsia balbisiana*), butterfly orchid (*Encyclia tampensis*), and rigid orchid (*Epidendrum rigidum*) were documented on the site. Although not listed as Lee County protected species, the giant wild pine, common wild pine, and rigid orchid are listed as endangered by the FDACS. The Northern needleleaf and butterfly orchid are listed by FDACS as threatened and commercially exploited, respectively. A summary of the listed plant species documented within the Project are provided in Table 5. The locations of the listed plant species observed are depicted on Appendix I.

**Table 5. Listed Plant Species Observed**

Common Name	Scientific Name	Designated Status		Observed Location (FLUCFCS Code)
		FDACS	USFWS	
Giant wild pine	<i>Tillandsia utriculata</i>	E	-	4159 E1, 4159 E2, 4241
Common wild pine	<i>Tillandsia fasciculata</i>	E	-	6219 E1, 6219 E2, 6219 E3
Northern needleleaf	<i>Tillandsia balbisiana</i>	CE	-	6219 E1, 6219 E2
Butterfly orchid	<i>Encyclia tampensis</i>	CE	-	6219 E2, 6319 E2
Rigid orchid	<i>Epidendrum rigidum</i>	E	-	6219 E2

FDACS – Florida Department of Agriculture and Consumer Services

USFWS – U.S. Fish and Wildlife Service

E – Endangered

CE – Commercially Exploited

## **SUMMARY**

A total of 50 vegetative and land cover types (i.e., FLUCFCS codes) were identified within the Project site. SFWMD jurisdictional wetlands constitute a total of 518.68± acres or 42.1 percent of the Project site. SFWMD jurisdictional OSWs constitute a total of 31.73± acres or 2.6 percent of the Project site. No Lee County rare or unique uplands were identified on the Project site.

FWCC and USFWS listed species occurrence records show 12 Florida panther telemetry points on the Project site. The telemetry points are primarily located on the southern portion of the Project site. FWCC and USFWS records also show documented occurrences of Florida black bear to the north (across SR 82) of the Project site.

A Lee County protected species survey was conducted on the Project site between May 11 and June 24, 2021. Listed species were also documented during other fieldwork conducted on the Project. A total of one gopher tortoise, two crested caracara, one Florida sandhill crane, five wood storks, six Big Cypress fox squirrel, and Florida panther tracks were observed on the Project site during the protected species survey and other fieldwork. The gopher tortoise, Florida sandhill crane, and Big Cypress fox squirrel are listed as threatened by the FWCC (2021). The crested caracara and wood stork are listed as federally threatened by FWCC and USFWS. The Florida panther is listed as federally endangered by FWCC and USFWS. A crested caracara nest was previously documented in the northern portion of the property. This nest was active during the 2020-2021 caracara nesting season.

No Lee County protected plant species were observed on the property during the protected species survey. However, the giant wild pine, common wild pine, Northern needleleaf, butterfly orchid, and rigid orchid were documented on the site. Although not listed as Lee County protected species, the giant wild pine, common wild pine, and rigid orchid are listed as endangered by the FDACS. The Northern needleleaf and butterfly orchid are listed by FDACS as threatened and commercially exploited, respectively.

## **REFERENCES**

- Chafin, Linda G. 2000. Field Guide to the Rare Plants of Florida. Florida Natural Areas Inventory. Tallahassee, Florida.
- Florida Department of Agriculture and Consumer Services. Florida's Federally Listed Plant Species. Chapter 5B-40, F.A.C.
- Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System (FLUCFCS). Procedure No. 550-010-001-a. Third Edition.
- Florida Fish and Wildlife Conservation Commission. 2020. Annual Report on the Research and Management of Florida Panthers: 2019-2020. Florida Fish and Wildlife Conservation Commission. Tallahassee, Florida.

- Florida Fish and Wildlife Conservation Commission. 2021. Florida's Endangered Species, Threatened Species and Species of Special Concern. Official Lists. Florida Fish and Wildlife Conservation Commission. Tallahassee, Florida.
- Humphrey, Stephen R. 1992. Rare and Endangered Biota of Florida; Volume I. Mammals. University Press of Florida, Gainesville, Florida. 392 pages.
- Kautz, R., R. Kawula, T. Hootor, J. Comiskey, D. Jansen, D. Jennings, J. Kasbohm, F. Mazzotti, R. McBride, L. Richardson, K. Root. 2006. How much is enough? Landscape-scale conservation for the Florida panther. *Biological Conservation*, Volume 130, Issue 1, Pages 118-133.
- Marks, C.S. and G.E. Marks. 2006. Bats of Florida. University Press of Florida, Gainesville, Florida.
- Moler, P.E. 1992. Rare and Endangered Biota of Florida. Volume III. Amphibians and Reptiles. University Press of Florida, Gainesville, Florida.
- Rodgers, J.A, H.W. Kale, and H.T. Smith. 1996. Rare and Endangered Biota of Florida. Volume V. Birds. University Press of Florida, Gainesville, Florida.
- U.S. Department of Agriculture, Soil Conservation Service. 1984. Soil Survey of Lee County, Florida.
- U.S. Department of Agriculture, Soil Conservation Service. 2020. Soil Survey of Lee County, Florida.
- U.S. Fish and Wildlife Service. 1999. Multi-Species Recovery Plan for South Florida. U.S. Fish and Wildlife Service, Vero Beach, Florida.
- Wunderlin, R. P., and B. F. Hansen. 2004. *Atlas of Florida Vascular Plants*. (<http://www.plantatlas.usf.edu/>.) Institute for Systematic Botany, University of South Florida, Tampa.



## **APPENDIX A**

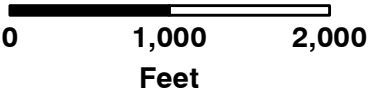
### **AERIAL WITH BOUNDARY**





LEGEND

 DANIELS PARKWAY SOUTH



NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY MAY 2020.

PROPERTY BOUNDARY PER MORRIS-DEPEW DRAWING No. 21008 - WETLAND FLAG LOCATION-CLIENT.DWG DATED JUNE 16, 2021.

DRAWN BY	DATE
P.F.	6/28/21
REVIEWED BY	DATE
C.R.	6/28/21
REVISED	DATE

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



DANIELS PARKWAY SOUTH  
AERIAL WITH BOUNDARY

DRAWING No.
19LLL3192
SHEET No.
APPENDIX A

J:\2019\19LLL3192\GIS\2021\ENVIRONMENTAL\_ASSESSMENT\_REPORT\APPENDIX\_A\_AERIAL\_WITH\_BOUNDARY.MXD - 9/27/2021 @ 9:23:25 AM

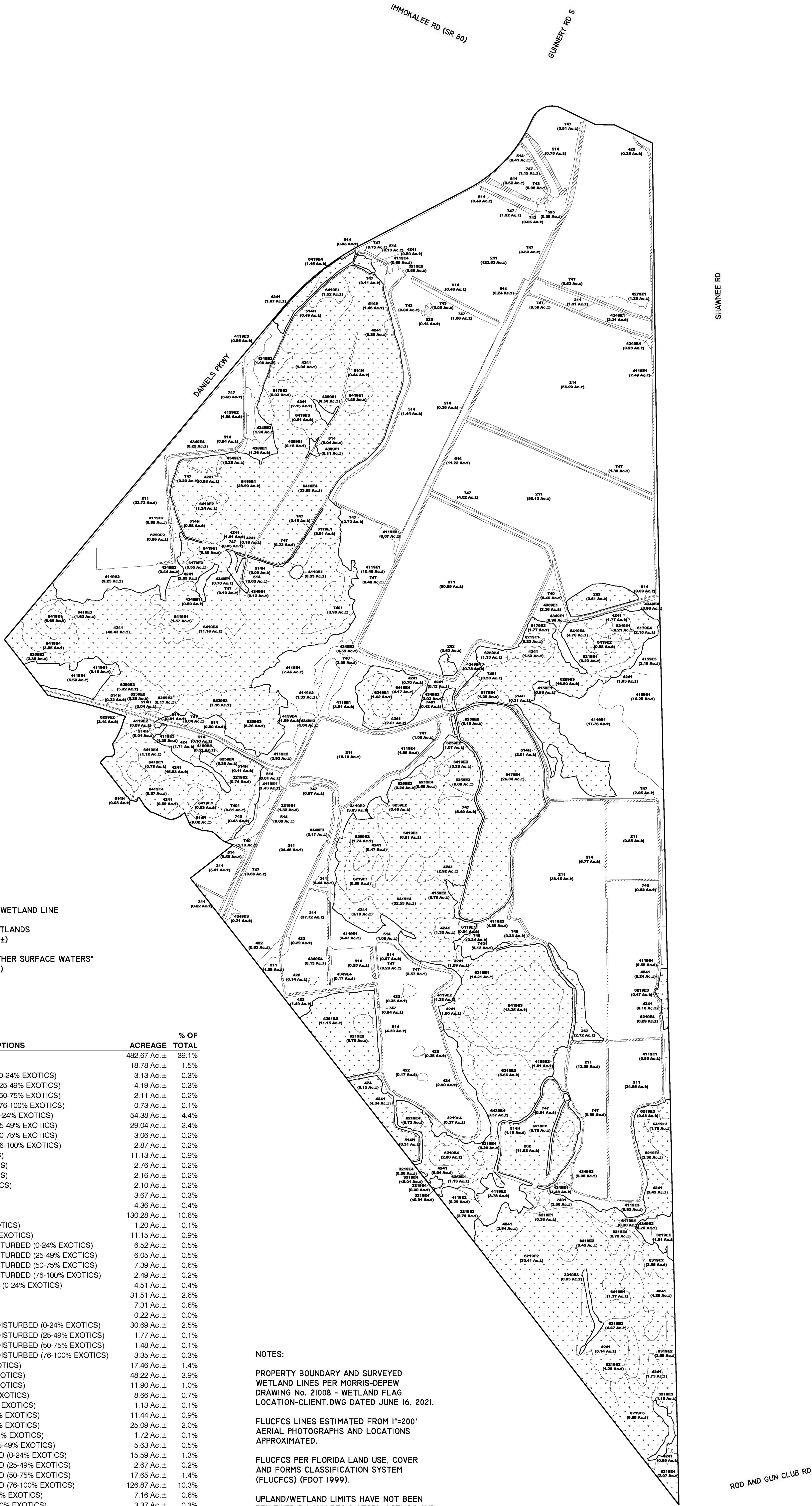


## **APPENDIX B**

### **FLUCFCS AND WETLANDS MAP**



SCALE: 1" = 500'



NOTES:

PROPERTY BOUNDARY AND SURVEYED  
WETLAND LINES PER MORRIS-DEPEW  
DRAWING No. 21008 - WETLAND FLAG  
LOCATION-CLIENT.DWG DATED JUNE 16, 2021.

FLUCFCS LINES ESTIMATED FROM 1"=200'  
AERIAL PHOTOGRAPHS AND LOCATIONS  
APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER  
AND FORMS CLASSIFICATION SYSTEM  
(FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN  
REVIEWED BY ANY REGULATORY AGENCY AND  
ARE SUBJECT TO CHANGE.

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	482.67 Ac.±	39.1%
262	LOW PASTURE	18.78 Ac.±	1.5%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	3.13 Ac.±	0.3%
3219 E2	PALMETTO PRAIRIE, DISTURBED (25-49% EXOTICS)	4.19 Ac.±	0.3%
3219 E3	PALMETTO PRAIRIE, DISTURBED (50-75% EXOTICS)	2.11 Ac.±	0.2%
3219 E4	PALMETTO PRAIRIE, DISTURBED (76-100% EXOTICS)	0.73 Ac.±	0.1%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	54.38 Ac.±	4.4%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	29.04 Ac.±	2.4%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	3.06 Ac.±	0.2%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	2.87 Ac.±	0.2%
4159 E1	PINE, DISTURBED (0-24% EXOTICS)	11.13 Ac.±	0.9%
4159 E2	PINE, DISTURBED (25-49% EXOTICS)	2.76 Ac.±	0.2%
4159 E3	PINE, DISTURBED (50-75% EXOTICS)	2.16 Ac.±	0.2%
4159 E4	PINE, DISTURBED (76-100% EXOTICS)	2.10 Ac.±	0.2%
422	BRAZILIAN PEPPER	3.67 Ac.±	0.3%
424	MELALEUCA	4.36 Ac.±	0.4%
4241	MELALEUCA, HYDRIC	130.28 Ac.±	10.6%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	1.20 Ac.±	0.1%
4281 E3	CABBAGE PALM, HYDRIC (50-75% EXOTICS)	11.15 Ac.±	0.9%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	6.52 Ac.±	0.5%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	6.05 Ac.±	0.5%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	7.39 Ac.±	0.6%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	2.49 Ac.±	0.2%
4389 E1	MIXED HARDWOODS, DISTURBED (0-24% EXOTICS)	4.51 Ac.±	0.4%
514	DITCH	31.51 Ac.±	2.6%
514 H	DITCH, HYDRIC	7.31 Ac.±	0.6%
525	COW POND	0.22 Ac.±	0.0%
6179 E1	MIXED WETLAND HARDWOODS, DISTURBED (0-24% EXOTICS)	30.69 Ac.±	2.5%
6179 E2	MIXED WETLAND HARDWOODS, DISTURBED (25-49% EXOTICS)	1.77 Ac.±	0.1%
6179 E3	MIXED WETLAND HARDWOODS, DISTURBED (50-75% EXOTICS)	1.48 Ac.±	0.1%
6179 E4	MIXED WETLAND HARDWOODS, DISTURBED (76-100% EXOTICS)	3.35 Ac.±	0.3%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	17.46 Ac.±	1.4%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	48.22 Ac.±	3.9%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	11.90 Ac.±	1.0%
6219 E4	CYPRESS, DISTURBED (76-100% EXOTICS)	8.66 Ac.±	0.7%
6259 E1	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	1.13 Ac.±	0.1%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	11.44 Ac.±	0.9%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	25.09 Ac.±	2.0%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	1.72 Ac.±	0.1%
6319 E1	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	5.63 Ac.±	0.5%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	15.59 Ac.±	1.3%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	2.67 Ac.±	0.2%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	17.65 Ac.±	1.4%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	126.87 Ac.±	10.3%
6439 E3	WET PRAIRIES, DISTURBED (50-75% EXOTICS)	7.16 Ac.±	0.6%
6439 E4	WET PRAIRIES, DISTURBED (76-100% EXOTICS)	3.37 Ac.±	0.3%
740	DISTURBED LAND	6.48 Ac.±	0.5%
7401	DISTURBED LAND, HYDRIC	9.31 Ac.±	0.8%
743	SPOIL AREA	0.21 Ac.±	0.0%
747	BERM	39.46 Ac.±	3.2%
TOTAL		1233.08 Ac.±	100.0%

DRAWN BY	DATE
P.F.	7/12/21
DESIGNED BY	DATE
J.T.	7/12/21
REVISED	DATE

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



DANIELS PARKWAY SOUTH  
FLUCFCS AND WETLANDS MAP

DRAWING No.
191113192
SHEET No.
APPENDIX B

J:\2019\191113\192\2021\ENVIRONMENTAL ASSESSMENT\APPENDIX B FLUCFCS AND WETLANDS MAP 071221.DWG TAB: 500 SCALE SEP 27, 2021 - 9:41AM PLOTTED BY: PAULF




## **APPENDIX C**

### **AERIAL WITH FLUCFCS AND WETLANDS MAP**





LEGEND:

-  SURVEYED WETLAND LINE
-  SFWMW WETLANDS (518.68 Ac.±)
-  SFWMW "OTHER SURFACE WATERS" (31.73 Ac.±)

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	482.67 Ac.±	39.1%
262	LOW PASTURE	18.78 Ac.±	1.5%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	3.13 Ac.±	0.3%
3219 E2	PALMETTO PRAIRIE, DISTURBED (25-49% EXOTICS)	4.19 Ac.±	0.3%
3219 E3	PALMETTO PRAIRIE, DISTURBED (50-75% EXOTICS)	2.11 Ac.±	0.2%
3219 E4	PALMETTO PRAIRIE, DISTURBED (76-100% EXOTICS)	0.73 Ac.±	0.1%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	54.38 Ac.±	4.4%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	29.04 Ac.±	2.4%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	3.06 Ac.±	0.2%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	2.87 Ac.±	0.2%
4159 E1	PINE, DISTURBED (0-24% EXOTICS)	11.13 Ac.±	0.9%
4159 E2	PINE, DISTURBED (25-49% EXOTICS)	2.76 Ac.±	0.2%
4159 E3	PINE, DISTURBED (50-75% EXOTICS)	2.16 Ac.±	0.2%
4159 E4	PINE, DISTURBED (76-100% EXOTICS)	2.10 Ac.±	0.2%
422	BRAZILIAN PEPPER	3.67 Ac.±	0.3%
424	MELALEUCA	4.36 Ac.±	0.4%
4241	MELALEUCA, HYDRIC	130.28 Ac.±	10.6%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	1.20 Ac.±	0.1%
4281 E3	CABBAGE PALM, HYDRIC (50-75% EXOTICS)	11.15 Ac.±	0.9%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	6.52 Ac.±	0.5%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	6.05 Ac.±	0.5%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	7.39 Ac.±	0.6%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	2.49 Ac.±	0.2%
4389 E1	MIXED HARDWOODS, DISTURBED (0-24% EXOTICS)	4.51 Ac.±	0.4%
514	DITCH	31.51 Ac.±	2.6%
514 H	DITCH, HYDRIC	7.31 Ac.±	0.6%
525	COW POND	0.22 Ac.±	0.0%
6179 E1	MIXED WETLAND HARDWOODS, DISTURBED (0-24% EXOTICS)	30.69 Ac.±	2.5%
6179 E2	MIXED WETLAND HARDWOODS, DISTURBED (25-49% EXOTICS)	1.77 Ac.±	0.1%
6179 E3	MIXED WETLAND HARDWOODS, DISTURBED (50-75% EXOTICS)	1.48 Ac.±	0.1%
6179 E4	MIXED WETLAND HARDWOODS, DISTURBED (76-100% EXOTICS)	3.35 Ac.±	0.3%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	17.46 Ac.±	1.4%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	48.22 Ac.±	3.9%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	11.90 Ac.±	1.0%
6219 E4	CYPRESS, DISTURBED (76-100% EXOTICS)	8.66 Ac.±	0.7%
6259 E1	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	1.13 Ac.±	0.1%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	11.44 Ac.±	0.9%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	25.09 Ac.±	2.0%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	1.72 Ac.±	0.1%
6319 E1	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	5.63 Ac.±	0.5%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	15.59 Ac.±	1.3%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	2.67 Ac.±	0.2%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	17.65 Ac.±	1.4%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	126.87 Ac.±	10.3%
6439 E3	WET PRAIRIES, DISTURBED (50-75% EXOTICS)	7.16 Ac.±	0.6%
6439 E4	WET PRAIRIES, DISTURBED (76-100% EXOTICS)	3.37 Ac.±	0.3%
740	DISTURBED LAND	6.48 Ac.±	0.5%
7401	DISTURBED LAND, HYDRIC	9.31 Ac.±	0.8%
743	SPOIL AREA	0.21 Ac.±	0.0%
747	BERM	39.46 Ac.±	3.2%
TOTAL		1233.08 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MAY 2020.

PROPERTY BOUNDARY AND SURVEYED WETLAND LINES PER MORRIS-DEPEW DRAWING No. 21008 - WETLAND FLAG LOCATION-CLIENT.DWG DATED JUNE 16, 2021.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

J:\2019\1913\192\2021\ENVIRONMENTAL ASSESSMENT\APPENDIX C AERIAL WITH FLUCFCS AND WETLANDS MAP 071221.DWG TAB: 500 SCALE SEP 27, 2021 - 9:44AM PLOTTED BY: PAUL

DRAWN BY	DATE
P.F.	7/12/21
DESIGNED BY	DATE
J.T.	7/12/21
REVISED	DATE

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



DANIELS PARKWAY SOUTH  
AERIAL WITH FLUCFCS AND WETLANDS MAP

DRAWING No.
19113192
SHEET No.
APPENDIX C



## **APPENDIX D**

### **EXISTING LAND USE AND COVER SUMMARY TABLE AND FLUCFCS DESCRIPTIONS**

# DANIELS PARKWAY SOUTH EXISTING LAND USE AND COVER SUMMARY TABLE AND FLUCFCS DESCRIPTIONS

September 2021

Table 1 provides a summary and an acreage breakdown of the existing land use and habitat cover types (i.e., Florida Land Use, Cover, and Forms Classification System (FLUCFCS) codes) found on the Daniels Road South parcel (Project), while a description of each of the FLUCFCS classifications follows.

**Table 1. Existing Land Use and Cover Summary**

FLUCFCS Code	Description	Acreage	Percent Total
211	Improved Pasture	482.67	39.1
262	Low Pasture	18.78	1.5
3219 E1	Palmetto Prairie, Disturbed (0-24% Exotics)	3.13	0.3
3219 E2	Palmetto Prairie, Disturbed (25-49% Exotics)	4.19	0.3
3219 E3	Palmetto Prairie, Disturbed (50-75% Exotics)	2.11	0.2
3219 E4	Palmetto Prairie, Disturbed (76-100% Exotics)	0.73	0.1
4119 E1	Pine Flatwoods, Disturbed (0-24% Exotics)	54.38	4.4
4119 E2	Pine Flatwoods, Disturbed (25-49% Exotics)	29.04	2.4
4119 E3	Pine Flatwoods, Disturbed (50-75% Exotics)	3.06	0.2
4119 E4	Pine Flatwoods, Disturbed (76-100% Exotics)	2.87	0.2
4159 E1	Pine, Disturbed (0-24% Exotics)	11.13	0.9
4159 E2	Pine, Disturbed (25-49% Exotics)	2.76	0.2
4159 E3	Pine, Disturbed (50-75% Exotics)	2.16	0.2
4159 E4	Pine, Disturbed (76-100% Exotics)	2.10	0.2
422	Brazilian Pepper	3.67	0.3
424	Melaleuca	4.36	0.4
4241	Melaleuca, Hydric	130.28	10.6
4279 E1	Live Oak, Disturbed (0-24% Exotics)	1.20	0.1
4281 E3	Cabbage Palm, Hydric (50-75% Exotics)	11.15	0.9
4349 E1	Hardwood/Conifer Mixed, Disturbed (0-24% Exotics)	6.52	0.5
4349 E2	Hardwood/Conifer Mixed, Disturbed (25-49% Exotics)	6.05	0.5
4349 E3	Hardwood/Conifer Mixed, Disturbed (50-75% Exotics)	7.39	0.6
4349 E4	Hardwood/Conifer Mixed, Disturbed (76-100% Exotics)	2.49	0.2
4389 E1	Mixed Hardwoods, Disturbed (0-24% Exotics)	4.51	0.4
514	Ditch	31.51	2.6
514 H	Ditch, Hydric	7.31	0.6
525	Cow Pond	0.22	< 0.1
6179 E1	Mixed Wetland Hardwoods, Disturbed (0-24% Exotics)	30.69	2.5
6179 E2	Mixed Wetland Hardwoods, Disturbed (25-49% Exotics)	1.77	0.1
6179 E3	Mixed Wetland Hardwoods, Disturbed (50-75% Exotics)	1.48	0.1

**Table 1. (Continued)**

<b>FLUCFCS Code</b>	<b>Description</b>	<b>Acreage</b>	<b>Percent Total</b>
6179 E4	Mixed Wetland Hardwoods, Disturbed (76-100% Exotics)	3.35	0.3
6219 E1	Cypress, Disturbed (0-24% Exotics)	17.46	1.4
6219 E2	Cypress, Disturbed (25-49% Exotics)	48.22	3.9
6219 E3	Cypress, Disturbed (50-75% Exotics)	11.90	1.0
6219 E4	Cypress, Disturbed (76-100% Exotics)	8.66	0.7
6259 E1	Pine, Hydric, Disturbed (0-24% Exotics)	1.13	0.1
6259 E2	Pine, Hydric, Disturbed (25-49% Exotics)	11.44	0.9
6259 E3	Pine, Hydric, Disturbed (50-75% Exotics)	25.09	2.0
6259 E4	Pine, Hydric, Disturbed (76-100% Exotics)	1.72	0.1
6319 E2	Wetland Shrub, Disturbed (25-49% Exotics)	5.63	0.5
6419 E1	Freshwater Marsh, Disturbed (0-24% Exotics)	15.59	1.3
6419 E2	Freshwater Marsh, Disturbed (25-49% Exotics)	2.67	0.2
6419 E3	Freshwater Marsh, Disturbed (50-75% Exotics)	17.65	1.4
6419 E4	Freshwater Marsh, Disturbed (76-100% Exotics)	126.87	10.3
6439 E3	Wet Prairies, Disturbed (50-75% Exotics)	7.16	0.6
6439 E4	Wet Prairies, Disturbed (76-100% Exotics)	3.37	0.3
740	Disturbed Land	6.48	0.5
7401	Disturbed Land, Hydric	9.31	0.8
743	Spoil Area	0.21	< 0.1
747	Berm	39.46	3.2
<b>Total</b>		<b>1,233.08</b>	<b>100.0</b>

Improved Pasture (FLUCFCS Code 211)

The canopy of this land use type is primarily open with scattered cabbage palm (*Sabal palmetto*) and melaleuca (*Melaleuca quinquenervia*). The sub-canopy contains scattered wax myrtle (*Morella cerifera*), live oak (*Quercus virginiana*), cabbage palm, and Brazilian pepper (*Schinus terebinthifolia*). The ground cover consists of bahiagrass (*Paspalum notatum*), carpetgrass (*Axonopus* sp.), broomsedge (*Andropogon virginicus*), dog fennel (*Eupatorium capillifolium*), grass-leaved goldenrod (*Euthamia graminifolia*), bermudagrass (*Cynodon dactylon*), and tropical soda apple (*Solanum viarum*).

Low Pasture (FLUCFCS Code 262)

The canopy and sub-canopy of this land use type are open. The ground cover includes torpedograss (*Panicum repens*), witchgrass (*Dichanthelium* sp.), dog fennel, marsh pennywort (*Hydrocotyle umbellata*), Wright's nutrush (*Scleria lacustris*), yellow-eyed grass (*Xyris* sp.), melaleuca, and Asiatic pennywort (*Centella asiatica*).

Palmetto Prairie, Disturbed (0-24% Exotics) (FLUCFCS Code 3219 E1)

The canopy of this habitat type is primarily open with scattered melaleuca on the edges. The sub-canopy contains saw palmetto (*Serenoa repens*) and scattered Brazilian pepper. The ground cover includes carpetgrass, chocolateweed (*Melochia spicata*), saw palmetto, and grass-leaved goldenrod.

Palmetto Prairie, Disturbed (25-49% Exotics) (FLUCFCS Code 3219 E2)

This habitat type is similar to FLUCFCS Code 3219 E1, but with 25 to 49 percent melaleuca in the sub-canopy.

Palmetto Prairie, Disturbed (50-75% Exotics) (FLUCFCS Code 3219 E3)

This habitat type is similar to FLUCFCS Code 3219 E2, but with 50 to 75 percent Brazilian pepper and melaleuca in the sub-canopy.

Palmetto Prairie, Disturbed (76-100% Exotics) (FLUCFCS Code 3219 E4)

This habitat type is similar to FLUCFCS Code 3219 E3, but with 76 to 100 percent Brazilian pepper and melaleuca in the canopy and sub-canopy.

Pine Flatwoods, Disturbed (0-24% Exotics) (FLUCFCS Code 4119 E1)

The canopy of this habitat type includes slash pine (*Pinus elliottii*) and live oak. The sub-canopy contains saw palmetto, muscadine grapevine (*Vitis rotundifolia*), slash pine, scattered laurel oak (*Quercus laurifolia*), and widely scattered wax myrtle and melaleuca. The ground cover includes bahiagrass, false fennel (*Eupatorium leptophyllum*), chocolateweed, live oak, little blue maidencane (*Amphicarpum muhlenbergianum*), muscadine grapevine, spermacoce (*Spermacoce verticillata*), broomsedge, and scattered saw palmetto.

Pine Flatwoods, Disturbed (25-49% Exotics) (FLUCFCS Code 4119 E2)

This habitat type is similar to FLUCFCS Code 4119 E1, but with 25 to 49 percent Brazilian pepper in sub-canopy.

Pine Flatwoods, Disturbed (50-75% Exotics) (FLUCFCS Code 4119 E3)

This habitat type is similar to FLUCFCS Code 4119 E2, but with 50 to 75 percent melaleuca and Brazilian pepper in the canopy and sub-canopy.

Pine Flatwoods, Disturbed (76-100% Exotics) (FLUCFCS Code 4119 E4)

This habitat type is similar to FLUCFCS Code 4119 E3, but with 76 to 100 percent melaleuca and Brazilian pepper in the canopy and sub-canopy.

Pine, Disturbed (0-25% Exotics) (FLUCFCS Code 4159 E1)

The canopy of this habitat type contains slash pine and scattered cabbage palm, live oak, and melaleuca. The sub-canopy consists of slash pine, cabbage palm, laurel oak, and widely scattered melaleuca and Brazilian pepper. The ground cover is primarily open with widely scattered spermacoce, muscadine grapevine, and carpetgrass.

Pine, Disturbed (25-49% Exotics) (FLUCFCS Code 4159 E2)

This habitat type is similar to FLUCFCS Code 4159 E1, but with 25 to 49 percent melaleuca and Brazilian pepper in the canopy and sub-canopy and spermacoce in the ground cover.

Pine, Disturbed (50-75% Exotics) (FLUCFCS Code 4159 E3)

This habitat type is similar to FLUCFCS Code 4159 E2, but with 50 to 75 percent earleaf acacia (*Acacia auriculiformis*), Java plum (*Syzygium cumini*), and Brazilian pepper in the sub-canopy and caesarweed (*Urena lobata*) in the ground cover.



Pine, Disturbed (76-100% Exotics) (FLUCFCS Code 4159 E4)

This habitat type is similar to FLUCFCS Code 4159 E3, but with 76 to 100 percent melaleuca in the canopy and sub-canopy.

Brazilian Pepper (FLUCFCS Code 422)

The canopy and sub-canopy of this habitat type contain Brazilian pepper and scattered melaleuca. The ground cover is primarily open and includes earleaf greenbrier (*Smilax auriculata*) and muscadine grapevine.

Melaleuca (FLUCFCS Code 424)

The canopy of this habitat type includes melaleuca and scattered Java plum. The sub-canopy contains Brazilian pepper, melaleuca, Java plum, and widely scattered slash pine, wax myrtle, and cabbage palm. The ground cover includes broomsedge, bahiagrass, dog fennel, spermacoce, cabbage palm, little blue maidencane, and scattered saw palmetto.

Melaleuca, Hydric (FLUCFCS Code 4241)

The canopy of this habitat type includes melaleuca. The sub-canopy contains melaleuca, Brazilian pepper, and cabbage palm. The ground cover includes little blue maidencane, broomsedge, torpedograss, sawgrass (*Cladium jamaicense*), swamp fern (*Telmatoblechnum serrulatum*), swamp flatsedge (*Cyperus ligularis*), Southern beaksedge (*Rhynchospora microcarpa*), Wright's nutrush, false hop sedge (*Carex lupuliformis*), and widely scattered maidencane (*Panicum hemitomon*).

Live Oak, Disturbed (0-24% Exotics) (FLUCFCS Code 4279 E1)

The canopy of this habitat type includes live oak and widely scattered slash pine. The sub-canopy contains scattered saw palmetto, live oak, and American beautyberry (*Callicarpa americana*). The ground cover is primarily open with scattered basketgrass (*Oplismenus* sp.) and caesarweed.

Cabbage Palm, Hydric (50-75% Exotics) (FLUCFCS Code 4281 E3)

The canopy of this habitat type includes cabbage palm. The sub-canopy contains cabbage palm, wax myrtle, and scattered melaleuca. The ground cover includes torpedograss, Wright's nutrush, little blue maidencane, saw palmetto, swamp flatsedge, Asiatic pennywort, marsh pennywort, broomsedge, and dog fennel.

Hardwood/Conifer Mixed, Disturbed (0-24% Exotics) (FLUCFCS Code 4349 E1)

The canopy of this habitat type includes slash pine, live oak, laurel oak, cabbage palm, and widely scattered melaleuca. The sub-canopy contains laurel oak, wax myrtle, Java plum, cabbage palm, slash pine, saw palmetto, live oak, Brazilian pepper, rusty staggerbush (*Lyonia ferruginea*), and widely scattered melaleuca. The ground cover includes carpetgrass, cabbage palm, muscadine grapevine, Asiatic pennywort, caesarweed, earleaf greenbrier, saw palmetto, dog fennel, broomsedge, and spermacoce.

Hardwood/Conifer Mixed, Disturbed (25-49% Exotics) (FLUCFCS Code 4349 E2)

This habitat type is similar to FLUCFCS Code 4349 E1, but with 25 to 49 percent Brazilian pepper in the sub-canopy.

Hardwood/Conifer Mixed, Disturbed (50-75% Exotics) (FLUCFCS Code 4349 E3)

This habitat type is similar to FLUCFCS Code 4349 E2, but with 50 to 75 percent Brazilian pepper in the sub-canopy and caesarweed in the ground cover.

Hardwood/Conifer Mixed, Disturbed (76-100% Exotics) (FLUCFCS Code 4349 E4)

This habitat type is similar to FLUCFCS Code 4349 E4, but with 76 to 100 percent earleaf acacia in the canopy and Brazilian pepper in the sub-canopy.

Mixed Hardwoods, Disturbed (0-24% Exotics) (FLUCFCS Code 4389 E1)

The canopy of this habitat type includes live oak, laurel oak, and scattered cabbage palm. The sub-canopy contains live oak, laurel oak, cabbage palm, and scattered myrsine (*Myrsine cubana*). The ground cover is primarily open with scattered live oak.

Ditch (FLUCFCS Codes 514)

The canopy of this land use type is open. The sub-canopy contains Brazilian pepper, cabbage palm, live oak, and slash pine along the edges. The ground cover includes dotted smartweed (*Persicaria punctata*), torpedograss, Asiatic pennywort, Gulf Coast spikerush (*Eleocharis cellulosa*), dwarf papyrus (*Cyperus haspan*), frog fruit (*Phyla nodiflora*), Mexican clover (*Richardia* sp.), and small-fruit primrose willow (*Ludwigia microcarpa*).

Ditch, Hydric (FLUCFCS Code 514H)

This habitat type is similar to FLUCFCS Code 514 with a higher prevalence of wetland vegetation species such as torpedograss.

Cow Pond (FLUCFCS Code 525)

The canopy and sub-canopy of this land use type are open. The ground cover includes scattered torpedograss along the edges.

Mixed Wetland Hardwoods, Disturbed (0-24% Exotics) (FLUCFCS Code 6179 E1)

The canopy of this habitat type includes laurel oak, cabbage palm, slash pine, and scattered bald cypress (*Taxodium distichum*). The sub-canopy contains laurel oak, myrsine, wax myrtle, Brazilian pepper, saltbush (*Baccharis halimifolia*), cabbage palm, and buckthorn (*Sideroxylon reclinatum*). The ground cover includes marsh pennywort, sawgrass, frog fruit, witchgrass, false fennel, broomsedge, little blue maidencane, climbing hempvine (*Mikania scandens*), earleaf greenbrier, Asiatic pennywort, Wright's nutrush, and gulfdune paspalum (*Paspalum monostachyum*).

Mixed Wetland Hardwoods, Disturbed (25-49% Exotics) (FLUCFCS Code 6179 E2)

This habitat type is similar to FLUCFCS Code 6179 E1, but with 25 to 49 percent melaleuca in the canopy and Brazilian pepper in the sub-canopy.

Mixed Wetland Hardwoods, Disturbed (50-75% Exotics) (FLUCFCS Code 6179 E3)

This habitat type is similar to FLUCFCS Code 6179 E2, but with 50 to 75 percent melaleuca in the canopy and Brazilian pepper in the sub-canopy.

Mixed Wetland Hardwoods, Disturbed (76-100% Exotics) (FLUCFCS Code 6179 E4)

This habitat type is similar to FLUCFCS Code 6179 E3, but with 76 to 100 percent Peruvian primrose willow (*Ludwigia peruviana*) in the sub-canopy.

Cypress, Disturbed (0-24% Exotics) (FLUCFCS Code 6219 E1)

The canopy of this habitat type includes bald cypress. The sub-canopy contains bald cypress, wax myrtle, and scattered Brazilian pepper and melaleuca. The ground cover includes sawgrass, marsh pennywort, little blue maidencane, and scattered West Indian marsh grass (*Hymenachne amplexicaulis*) and torpedograss.

Cypress, Disturbed (25-49% Exotics) (FLUCFCS Code 6219 E2)

This habitat type is similar to FLUCFCS Code 6219 E1, but with 25 to 49 percent Brazilian pepper in the sub-canopy and torpedograss and West Indian marsh grass in the ground cover.

Cypress, Disturbed (50-75% Exotics) (FLUCFCS Code 6219 E3)

This habitat type is similar to FLUCFCS Code 6219 E2, but with 50 to 75 percent Brazilian pepper and melaleuca in the canopy and sub-canopy and torpedograss and West Indian marsh grass in the ground cover.

Cypress, Disturbed (76-100% Exotics) (FLUCFCS Code 6219 E4)

This habitat type is similar to FLUCFCS Code 6219 E3, but with 76 to 100 percent melaleuca in the canopy and sub-canopy and torpedograss and West Indian marsh grass in the ground cover.

Pine, Hydric, Disturbed (0-24% Exotics) (FLUCFCS Code 6259 E1)

The canopy of this habitat type includes slash pine and widely scattered cabbage palm and melaleuca. The sub-canopy contains slash pine, wax myrtle, melaleuca, and scattered cabbage palm. The ground cover includes rush fuirena (*Fuirena scirpoidea*), little blue maidencane, gulfdune paspalum, Asiatic pennywort, sawgrass, Wright's nutrush, corkwood (*Stillingia aquatica*), jointed spikerush (*Eleocharis interstincta*), musky mint (*Hyptis alata*), yellow-eyed grass, Southern beaksedge, rayless goldenrod (*Bigelovia nudata*), and torpedograss.

Pine, Hydric, Disturbed (25-49% Exotics) (FLUCFCS Code 6259 E2)

This habitat type is similar to FLUCFCS Code 6259 E1, but with 25 to 49 percent melaleuca in the canopy and sub-canopy and Wright's nutrush and torpedograss in the ground cover.

Pine, Hydric, Disturbed (50-75% Exotics) (FLUCFCS Code 6259 E3)

This habitat type is similar to FLUCFCS Code 6259 E2, but with 50 to 75 percent melaleuca in the canopy and sub-canopy and Wright's nutrush in the ground cover.

Pine, Hydric, Disturbed (76-100% Exotics) (FLUCFCS Code 6259 E4)

This vegetation community is similar to FLUCFCS Code 6259 E3, but with 76 to 100 percent melaleuca and Brazilian pepper in the canopy and sub-canopy.

Wetland Shrub, Disturbed (25-49% Exotics) (FLUCFCS Code 6319 E2)

The canopy of this habitat type includes scattered melaleuca. The sub-canopy contains wax myrtle, saltbush, and scattered bald cypress and melaleuca. The ground cover includes little blue

maiden cane, spreading beaksedge (*Rhynchospora divergens*), slender spikerush (*Eleocharis baldwinii*), Tracy's beaksedge (*Rhynchospora tracyi*), and a rush species (*Juncus* sp.).

Freshwater Marsh, Disturbed (0-24% Exotics) (FLUCFCS Code 6419 E1)

The canopy of this habitat type is primarily open with scattered bald cypress and scattered melaleuca on the edges. The sub-canopy contains scattered wax myrtle, corkwood, bald cypress, melaleuca, and widely scattered Carolina willow (*Salix caroliniana*). The ground cover includes dotted smartweed, shortleaf spike sedge (*Cyperus brevifolius*), witchgrass, spikerush, sawgrass, maidencane, fireflag (*Thalia geniculata*), sand cordgrass (*Spartina bakeri*), torpedograss, pickerelweed (*Pontederia cordata*), soft rush (*Juncus effusus*), Wright's nutrush, and West Indian marsh grass.

Freshwater Marsh, Disturbed (25-49% Exotics) (FLUCFCS Code 6419 E2)

This habitat type is similar to FLUCFCS Code 6419 E1, but with 25 to 49 percent torpedograss, Wright's Nutrush, and West Indian marsh grass in the ground cover.

Freshwater Marsh, Disturbed (50-75% Exotics) (FLUCFCS Code 6419 E3)

This habitat type is similar to FLUCFCS Code 6419 E2, but with 50 to 75 percent torpedograss, Wright's nutrush, and West Indian marsh grass in the ground cover.

Freshwater Marsh, Disturbed (76-100% Exotics) (FLUCFCS Code 6419 E4)

This habitat type is similar to FLUCFCS Code 6419 E3, but with 76 to 100 percent torpedograss, Wright's Nutrush, and West Indian marsh grass in the ground cover.

Wet Prairie, Disturbed (50-75% Exotics) (FLUCFCS Code 6439 E3)

The canopy and sub-canopy of this habitat type include scattered melaleuca. The ground cover contains torpedograss, Wright's nutrush, broomsedge, and Southern beaksedge.

Wet Prairie, Disturbed (75-100% Exotics) (FLUCFCS Code 6439 E4)

This habitat type is similar to FLUCFCS Code 6439 E3, but with 76 to 100 percent torpedograss and Wright's nutrush in the ground cover.

Disturbed Land (FLUCFCS Code 740)

The canopy of this land use type is primarily open with scattered slash pine and cabbage palm. The sub-canopy contains scattered wax myrtle, slash pine, saw palmetto, and Brazilian pepper. The ground cover includes bahiagrass, chocolateweed, lovegrass (*Eragrostis* sp.), broomsedge, and dog fennel.

Disturbed Land, Hydric (FLUCFCS Code 7401)

The canopy of this land use type includes scattered melaleuca, slash pine, and laurel oak. The sub-canopy contains scattered melaleuca and wax myrtle. The ground cover includes torpedograss, yellow-eyed grass, and acute spikerush (*Eleocharis acutangula*).

Spoil (FLUCFCS Code 743)

The canopy of this land use type is open. The sub-canopy contains Brazilian pepper. The ground cover includes bahiagrass, dog fennel, and spermacoce.

Berm (FLUCFCS Code 747)

The canopy of this land use type includes live oak, cabbage palm, slash pine, melaleuca, and Brazilian pepper. The sub-canopy includes live oak, slash pine, Brazilian pepper, and saw palmetto. The ground cover contains caesarweed, muscadine grapevine, dog fennel, cabbage palm, and broomsedge.

## **APPENDIX E**

### **SOILS MAP**





PROJECT LOCATION

Soil Unit	Description
6	Hallandale fine sand, wet, 0 to 2 percent slopes
10	Pompano fine sand, 0 to 2 percent slopes
11	Myakka fine sand, 0 to 2 percent slopes
14	Valkaria fine sand, 0 to 2 percent slopes
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes
27	Pompano fine sand, frequently ponded, 0 to 1 percent slopes
28	Immokalee sand, 0 to 2 percent slopes
33	Oldsmar sand, 0 to 2 percent slopes
34	Malabar fine sand, 0 to 2 percent slopes
41	Valkaria fine sand, frequently ponded, 0 to 1 percent slopes
44	Malabar fine sand, frequently ponded, 0 to 1 percent slopes
51	Floridana sand, frequently ponded, 0 to 2 percent slopes
63	Malabar fine sand, high, 0 to 2 percent slopes
73	Pineda fine sand, frequently ponded, 0 to 1 percent slopes

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY MAY 2020.

PROPERTY BOUNDARY PER MORRIS-DEPEW DRAWING No. 21008 - WETLAND FLAG LOCATION-CLIENT.DWG DATED JUNE 16, 2021.

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

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

LEGEND

DANIELS PARKWAY SOUTH

0 1,000 2,000 Feet

DRAWN BY	DATE
P.F.	6/28/21
REVIEWED BY	DATE
C.R.	6/28/21
REVISED	DATE

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



DANIELS PARKWAY SOUTH  
SOILS MAP

DRAWING No.
19LLL3192
SHEET No.
APPENDIX E

J:\12019\19ULL3192\GIS\2021\ENVIRONMENTAL\_ASSESSMENT\_REPORT\APPENDIX E\_SOILS\_MAP.MXD - 9/27/2021 @ 9:27:59 AM



## **APPENDIX F**

### **SOILS SUMMARY TABLE AND DESCRIPTIONS**

# DANIELS PARKWAY SOUTH SOILS SUMMARY AND DESCRIPTIONS

September 2021

**Table 1.        Soils Listed by the Natural Resource Conservation Service on the Project**

Mapping Unit	Description
6	Hallandale Fine Sand, Wet, 0 to 2 percent slopes
10	Pompano Fine Sand, 0 to 2 percent slopes
11	Myakka Fine Sand, 0 to 2 percent slopes
14	Valkaria Fine Sand, 0 to 2 percent slopes
26	Pineda-Pineda, Wet, Fine Sand, 0 to 2 percent slopes
27	Pompano Fine Sand, frequently ponded, 0 to 1 percent slopes
28	Immokalee Sand, 0 to 2 percent slopes
33	Oldsmar Sand, 0 to 2 percent slopes
34	Malabar Fine Sand, frequently ponded, 0 to 2 percent slopes
41	Valkaria Fine Sand, frequently ponded, 0 to 1 percent slopes
44	Malabar Fine Sand, frequently ponded, 0 to 1 percent slopes
51	Floridana Sand, frequently ponded, 0 to 2 percent slopes
63	Malabar Fine Sand, High, 0 to 2 percent slopes
73	Pineda Fine Sand, frequently ponded, 0 to 1 percent slopes

## 6 - Hallandale Fine Sand, Wet, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on low, broad flatwood areas. Slopes are smoother and range from 0 to 2 percent. Typically, the surface layer is gray fine sand and about 2 inches thick. The subsurface layer is about 5 inches thick. The substratum is very pale brown fine sand about 5 inches thick. Fractured limestone bedrock is found at a depth of 12 inches which has solution holes extending to a depth of 20 to 25 inches. These solution holes contain mildly alkaline, loamy material. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. The water level recedes below the limestone for about 7 months.

## 10 - Pompano Fine Sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from 0 to 2 percent. Typically, the surface layer is about 4 inches thick and composed of dark gray fine sand. The underlying layers are light gray, very pale brown, or white fine sand and extend to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 2 to 4 months and at a depth of 10 to 40 inches for about 6 months. The water table recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

## 11 - Myakka Fine Sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on broad flatwood areas. Slopes are smoother and range from 0 to 2 percent. Typically, the subsurface layer is very dark gray fine sand extending about 3 inches. The subsurface layer is fine sand about 23 inches thick. The upper 3 inches of the subsurface later is gray while the remaining 20 inches is light gray. The subsoil is a fine sand that

reaches depths of 80 inches or greater. The upper 4 inches of the subsoil is black and firm. The following 5 inches is a dark reddish-brown color and is friable. The next 17 inches of the subsoil is black and firm with the following 11 inches being dark reddish-brown. The lower 17 inches of the subsoil is a mixture of black and dark reddish-brown and is friable.

14 - Valkaria Fine Sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from 0 to 2 percent. Typically, the surface layer is about 2 inches of dark grayish brown fine sand. The subsurface layer is 5 inches of very pale brown fine sand. The subsoil is a loose fine sand extending to a depth of 80 inches or more. The upper 9 inches of the subsoil is yellow. The next 4 inches is brownish yellow. The following 6 inches is yellowish brown. The lowermost 54 inches is pale yellow, yellow, brown, and very pale brown. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. It is at a depth of 10 to 40 inches for about 6 months and recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

26 - Pineda-Pineda, Wet, Fine Sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to slightly concave and range from 0 to 2 percent. Typically, the surface layer is about 1 inch thick and composed of black fine sand. The subsurface layer is very pale brown fine sand and about 4 inches thick. The upper portion of the subsoil is brownish yellow fine sand and about 8 inches thick. The next 10 inches is strong brown fine sand. The following 6 inches is a yellowish-brown fine sand. The next 7 inches is light gray fine sand with brownish yellow mottles. The lower portion of the subsoil is approximately 18 inches thick and light brownish gray fine sandy loam with light gray sandy intrusions. The substratum is light gray fine sand reaching a depth of 80 inches or more. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months and it recedes to more than 40 inches below the surface during extended dry periods. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

27 - Pompano Fine Sand, frequently ponded, 0 to 1 percent slopes

This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is gray fine sand about 3 inches thick. The substratum is fine sand to a depth of 80 inches or more. The upper 32 inches is light brownish gray with few, fine, faint yellowish-brown mottles. The lower 45 inches is light gray. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months and stands above the surface for about 3 months. It is 10 to 40 inches below the surface for more than 5 months.

28 - Immokalee Sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil in flatwoods areas. Slopes are smooth to convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 4 inches thick. The subsurface layer is dark gray sand in the upper 5 inches and light gray sand in the lower 27 inches. The subsoil is sand to a depth of 69 inches. The upper 14 inches of the subsoil is black and firm, the next 5 inches is dark reddish brown, and the lower 14 inches is dark yellowish brown. The substratum is very pale brown sand to a depth of 80 inches or more. In most years, under natural

conditions, the water table is within 10 inches of the surface for 1 to 3 months and 10 to 40 inches below the surface for 2 to 6 months. It recedes to a depth of more than 40 inches during extended dry periods.

### 33 – Oldsmar Sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is approximately 3 inches thick and is composed of black sand. The subsurface layer is gray and light gray sand about 39 inches thick. The upper portion of the subsoil is very dark gray sand about 5 inches thick. The lower portion of the subsoil is yellowish brown, mixed light brownish gray, and brown fine sandy loam about 11 inches thick. Pale brown sand extends to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods.

### 34 – Malabar Fine Sand, frequently ponded, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from 0 to 2 percent. Typically, the surface layer is a dark gray fine sand about 5 inches thick. The next 12 inches is light gray and very pale brown fine sand. Below this is a 16-inch layer of light yellowish brown fine sand with yellow mottles and a 9-inch layer of brownish yellow fine sand. The subsoil layer is gray loamy fine sand about 9 inches thick with large yellowish-brown mottles. The next 8 inches is gray fine sandy loam with large brownish yellow mottles. Below is light gray loamy fine sand with yellowish brown mottles to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 2 to 4 months. The water table is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more.

### 41 - Valkaria Fine Sand, frequently ponded, 0 to 1 percent slopes

This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is a dark gray fine sand about 1 inch thick. The subsurface layer is about 4 inches of light gray fine sand. The subsoil is approximately 33 inches thick and is composed of fine sand. The upper 4 inches of this layer is brownish yellow with the middle 16 inches being yellow and the remaining 13 inches being a light yellowish brown. The substratum is pale brown fine sand with few fine faint brown mottles reaching a depth of 80 inches or more. In most years, under natural conditions, the water table is within 10 inches of the surface for about 6 months. The soil is ponded for approximately 3 months. The water table is 10 to 40 inches below the surface during the remainder of the year except in extended dry periods.

### 44 - Malabar Fine Sand, frequently ponded, 0 to 1 percent slopes

This is a nearly level, poorly drained soil in depressions. Slopes are concave and are less than 1 percent. Typically, the surface layer is 4 inches thick. The upper 1 inch is black fine sand that is high in organic matter. The lower portion of this layer is dark gray fine sand. The subsurface layer is sand to a depth of 44 inches. The upper 3 inches of the subsurface is very pale brown. The following 11 inches are yellow iron-coated sand grains. The next 10 inches is very pale brown with common coatings of iron on the sand grains. The lower 16 inches of the subsurface is light



gray. The subsoil is 23 inches thick and contains olive gray sandy loam with dark bluish gray mottles. Underneath the subsoil lies a layer of sandy loam with marl and shell fragments. In most years, under natural conditions, the soil is ponded for approximately 4 to 6 months or more. The water table is 10 to 40 inches below the surface for 4 to 6 months.

51 - Floridana Sand, frequently ponded, 0 to 2 percent slopes

This is a nearly level, very poorly drained soil in depressions. Slopes are concave and range from 0 to 2 percent. Typically, the surface layer is black sand extending 22 inches thick. The subsurface layer is approximately 17 inches thick and made of light brownish gray sand. The subsoil is olive gray fine sandy loam reaching a depth of 54 inches. Below the subsoil is a light brownish gray sand with pockets of olive gray loamy sand. In most years, under natural conditions, the water table is above the surface for 3 to 6 months. It is 10 to 40 inches below the surface during extended dry periods.

63 - Malabar Fine Sand, High, 0 to 2 percent slopes

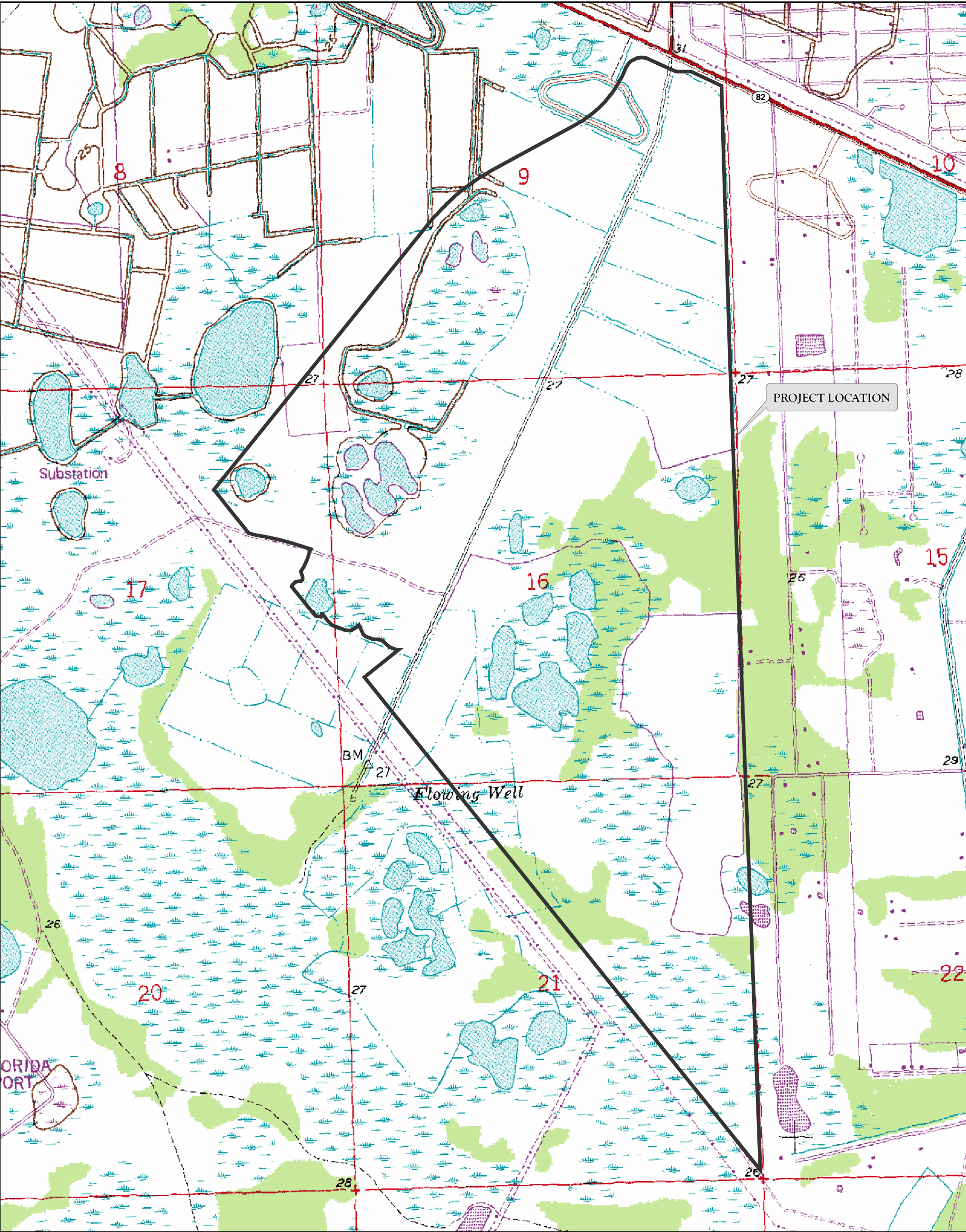
This is a nearly level, poorly drained soil in the flatwoods. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is a very dark gray fine sand that extends 4 inches. The subsurface layer is about 13 inches thick and is a light gray fine sand. The subsoil is fine sand and sandy clay loam extending approximately 51 inches. The upper 7 inches of the subsoil is very pale brown fine sand with brownish yellow mottles. The next 6 inches is brownish yellow fine sand with yellowish brown mottles. Next is yellow fine sand with yellowish brown mottles, then light gray fine sand with yellowish brown mottles followed by gray sandy clay loam with yellowish brown stains along root channels. The lower 8 inches of the subsoil is greenish gray sandy clay loam. Below the subsoil region is a gray fine sand with about 60 percent shell fragments. This layer extends to a depth of 80 inches or more. In most years, under natural conditions, the water table is 10 to 40 inches below the surface for 4 to 6 months. It recedes to more than 40 inches below the surface during extended dry periods.

73 - Pineda Fine Sand, frequently ponded, 0 to 1 percent slopes

This is a nearly level, very poorly drained soil in depressions. Slopes are concave and are less than 1 percent. Typically, the surface layer is a dark gray fine sand extending 3 inches in thickness. The subsurface layer is approximately 31 inches thick and is made of fine sand. The upper 9 inches of the subsurface is light gray. The next 7 inches is very pale brown with yellowish brown mottles. The lower 12 inches of the subsurface is brownish yellow with many iron-coated sand grains. The subsoil is fine sandy loam reaching a depth of 55 inches. The upper 8 inches is gray with very pale brown sandy intrusions and yellowish-brown mottles. The lower 16 inches is gray. Below the subsoil is a light gray loamy sand that extends a depth of up to 80 inches. In most years, under natural conditions, the soil is ponded for about 3 to 6 months or more. The water table is within a depth of 10 to 40 inches for 4 to 6 months.

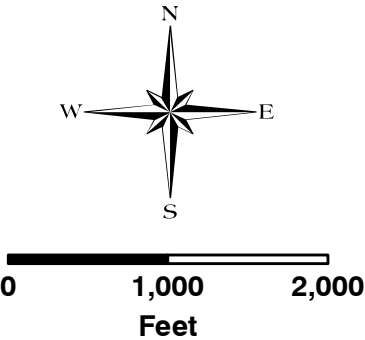
## **APPENDIX G**

### **QUAD SHEET**



**LEGEND**

 DANIELS PARKWAY SOUTH



NOTES:

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

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

DRAWN BY	DATE
P.F.	6/28/21
REVIEWED BY	DATE
C.R.	6/28/21
REVISED	DATE

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



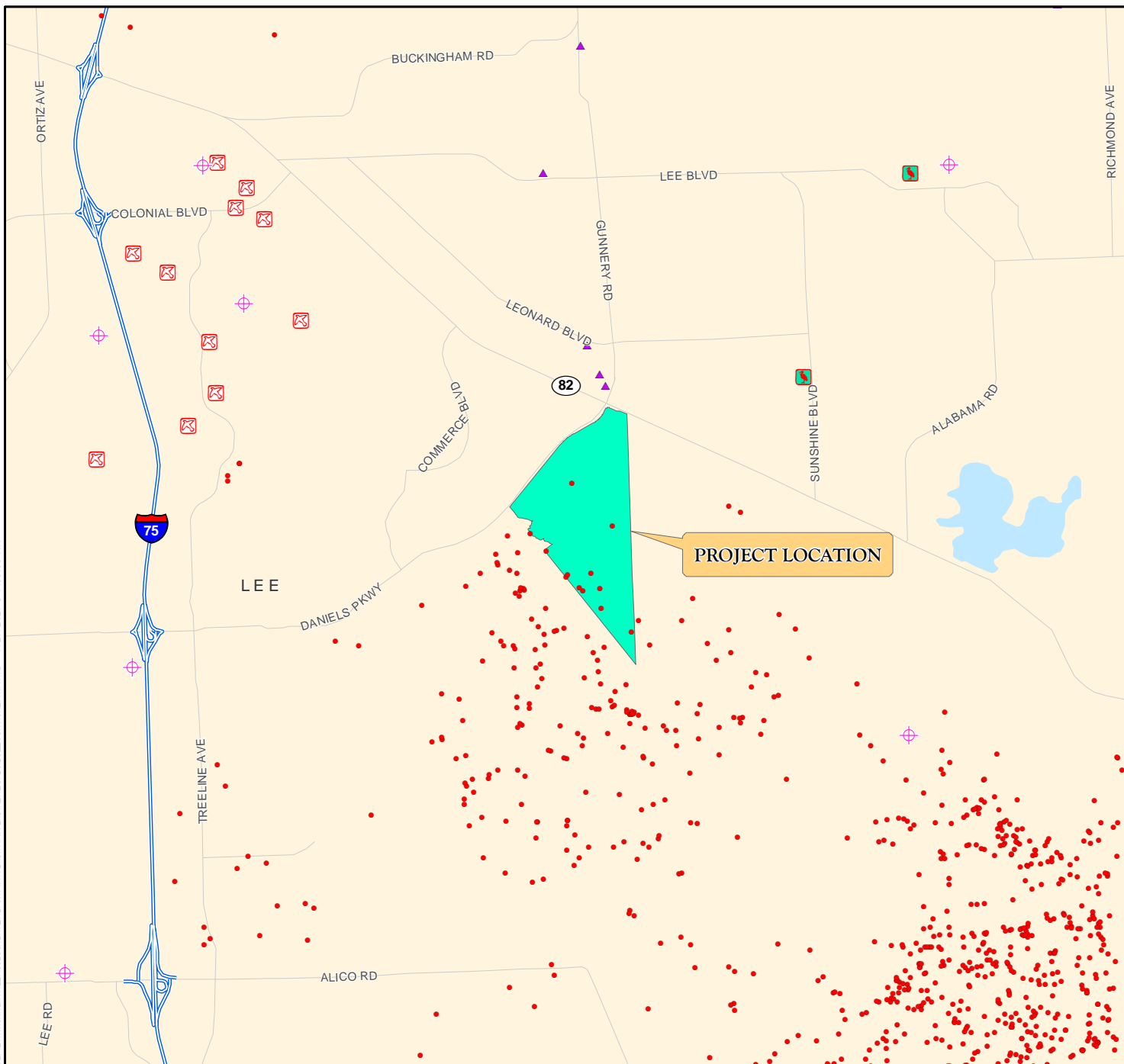
PASSARELLA  
& ASSOCIATES

DANIELS PARKWAY SOUTH  
QUAD SHEET

DRAWING No.
19LL3192
SHEET No.
APPENDIX G

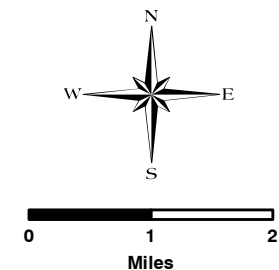
## **APPENDIX H**

### **DOCUMENTED OCCURRENCES OF LISTED SPECIES**



**LEGEND**

- DANIELS PARKWAY SOUTH
- BALD EAGLE NEST LOCATION
- FLORIDA PANTHER TELEMTRY
- BLACK BEAR LOCATION
- RED COCKADED WOODPECKER LOCATION
- WADING BIRD LOCATION
- SCRUB JAY LOCATION



**NOTES:**

EAGLE NEST LOCATIONS WERE ACQUIRED FROM THE FWCC AND AUDUBON EAGLEWATCH ON NOVEMBER 2020 AND ARE CURRENT TO 2020.

BLACK BEAR LOCATIONS WERE ACQUIRED FROM THE FWCC ON DECEMBER 2020 AND ARE CURRENT TO 2007.

PANTHER TELEMTRY WAS ACQUIRED FROM THE FWCC ON DECEMBER 2020 AND IS CURRENT TO JUNE 2020.

RED COCKADED WOODPECKER LOCATIONS WERE ACQUIRED FROM THE FWCC ON DECEMBER 2020.

SCRUB JAY LOCATIONS WERE ACQUIRED FROM THE USFWS FTP SITE ON OCTOBER 2019.

WADING BIRD ROOKERIES WERE ACQUIRED FROM THE FWCC DECEMBER 2020 AND ARE CURRENT TO 1999.

APPENDIX H. DOCUMENTED OCCURRENCES OF LISTED SPECIES  
DANIELS PARKWAY SOUTH

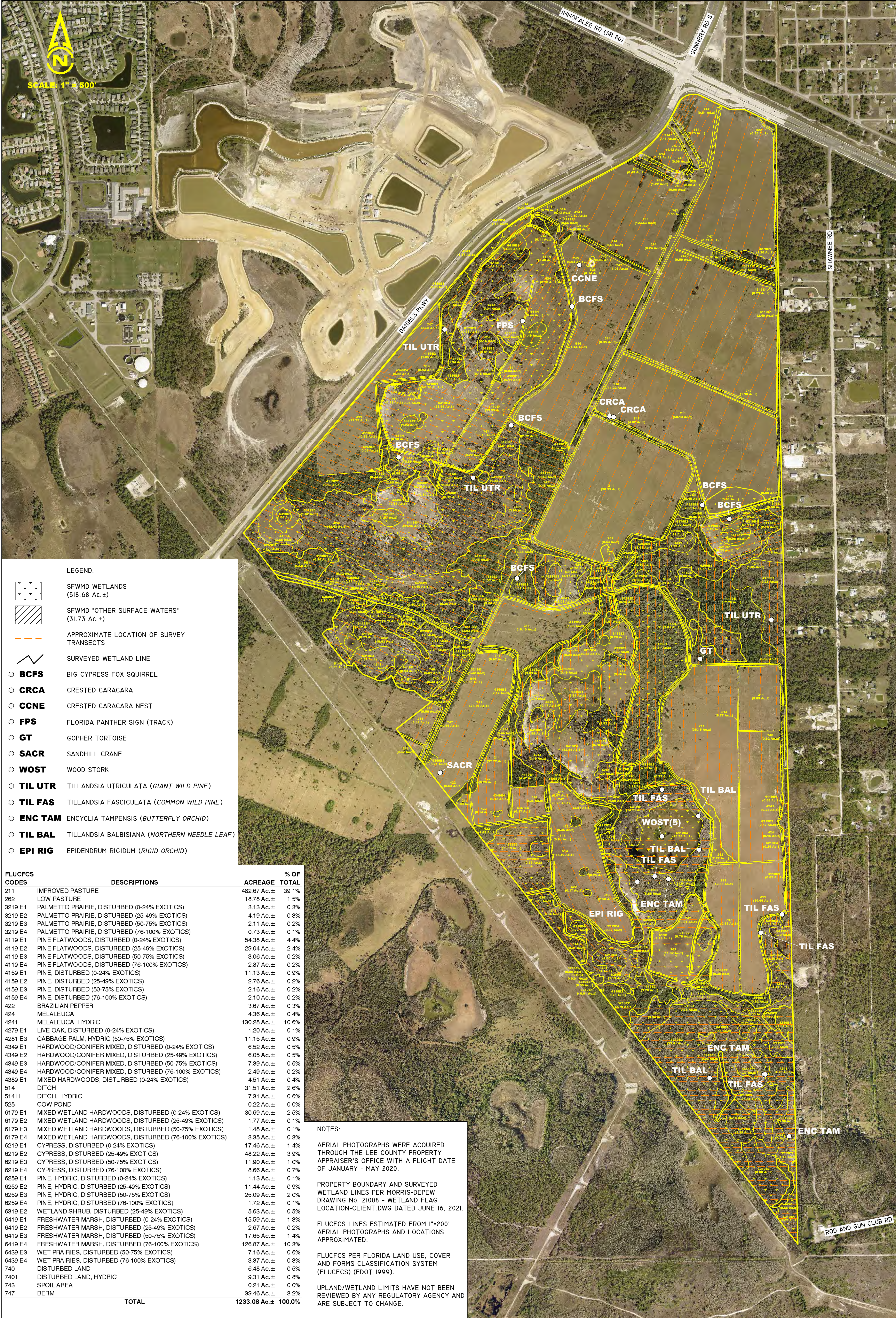
DRAWN BY	DATE
P.F.	6/28/21
REVIEWED BY	DATE
C.R.	6/28/21
REVISED	DATE



## **APPENDIX I**

### **AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND LISTED SPECIES LOCATIONS**





- LEGEND:
- SFWMD WETLANDS (518.68 Ac.±)
  - SFWMD "OTHER SURFACE WATERS" (31.73 Ac.±)
  - APPROXIMATE LOCATION OF SURVEY TRANSECTS
  - SURVEYED WETLAND LINE
  - BCFS** BIG CYPRESS FOX SQUIRREL
  - CRCA** CRESTED CARACARA
  - CCNE** CRESTED CARACARA NEST
  - FPS** FLORIDA PANTHER SIGN (TRACK)
  - GT** GOPHER TORTOISE
  - SACR** SANDHILL CRANE
  - WOST** WOOD STORK
  - TIL UTR** TILLANDSIA UTRICULATA (GIANT WILD PINE)
  - TIL FAS** TILLANDSIA FASCICULATA (COMMON WILD PINE)
  - ENC TAM** ENCYCLIA TAMPENSIS (BUTTERFLY ORCHID)
  - TIL BAL** TILLANDSIA BALBISIANA (NORTHERN NEEDLE LEAF)
  - EPI RIG** EPIDENDRUM RIGIDUM (RIGID ORCHID)

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	482.67 Ac.±	39.1%
262	LOW PASTURE	18.78 Ac.±	1.5%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	3.13 Ac.±	0.3%
3219 E2	PALMETTO PRAIRIE, DISTURBED (25-49% EXOTICS)	4.19 Ac.±	0.3%
3219 E3	PALMETTO PRAIRIE, DISTURBED (50-75% EXOTICS)	2.11 Ac.±	0.2%
3219 E4	PALMETTO PRAIRIE, DISTURBED (76-100% EXOTICS)	0.73 Ac.±	0.1%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	54.38 Ac.±	4.4%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	29.04 Ac.±	2.4%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	3.06 Ac.±	0.2%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	2.87 Ac.±	0.2%
4159 E1	PINE, DISTURBED (0-24% EXOTICS)	11.13 Ac.±	0.9%
4159 E2	PINE, DISTURBED (25-49% EXOTICS)	2.76 Ac.±	0.2%
4159 E3	PINE, DISTURBED (50-75% EXOTICS)	2.16 Ac.±	0.2%
4159 E4	PINE, DISTURBED (76-100% EXOTICS)	2.10 Ac.±	0.2%
422	BRAZILIAN PEPPER	3.87 Ac.±	0.3%
424	MELALEUCA	4.36 Ac.±	0.4%
4241	MELALEUCA, HYDRIC	130.28 Ac.±	10.6%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	1.20 Ac.±	0.1%
4281 E3	CABBAGE PALM, HYDRIC (50-75% EXOTICS)	11.15 Ac.±	0.9%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	6.52 Ac.±	0.5%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	6.05 Ac.±	0.5%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	7.39 Ac.±	0.6%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	2.49 Ac.±	0.2%
4389 E1	MIXED HARDWOODS, DISTURBED (0-24% EXOTICS)	4.51 Ac.±	0.4%
514	DITCH	31.51 Ac.±	2.6%
514 H	DITCH, HYDRIC	7.31 Ac.±	0.6%
525	COW POND	0.22 Ac.±	0.0%
6179 E1	MIXED WETLAND HARDWOODS, DISTURBED (0-24% EXOTICS)	30.69 Ac.±	2.5%
6179 E2	MIXED WETLAND HARDWOODS, DISTURBED (25-49% EXOTICS)	1.77 Ac.±	0.1%
6179 E3	MIXED WETLAND HARDWOODS, DISTURBED (50-75% EXOTICS)	1.48 Ac.±	0.1%
6179 E4	MIXED WETLAND HARDWOODS, DISTURBED (76-100% EXOTICS)	3.35 Ac.±	0.3%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	17.46 Ac.±	1.4%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	48.22 Ac.±	3.9%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	11.90 Ac.±	1.0%
6219 E4	CYPRESS, DISTURBED (76-100% EXOTICS)	8.66 Ac.±	0.7%
6259 E1	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	1.13 Ac.±	0.1%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	11.44 Ac.±	0.9%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	25.09 Ac.±	2.0%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	1.72 Ac.±	0.1%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	5.63 Ac.±	0.5%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	15.59 Ac.±	1.3%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	2.67 Ac.±	0.2%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	17.65 Ac.±	1.4%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	126.87 Ac.±	10.3%
6439 E3	WET PRAIRIES, DISTURBED (50-75% EXOTICS)	7.16 Ac.±	0.6%
6439 E4	WET PRAIRIES, DISTURBED (76-100% EXOTICS)	3.37 Ac.±	0.3%
740	DISTURBED LAND	6.48 Ac.±	0.5%
7401	DISTURBED LAND, HYDRIC	9.31 Ac.±	0.8%
743	SPOIL AREA	0.21 Ac.±	0.0%
747	BERM	39.46 Ac.±	3.2%
TOTAL		1233.08 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MAY 2020.

PROPERTY BOUNDARY AND SURVEYED WETLAND LINES PER MORRIS-DEPEW DRAWING No. 21008 - WETLAND FLAG LOCATION-CLIENT.DWG DATED JUNE 16, 2021.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

J:\2019\19\ULL3192\2021\ENVIRONMENTAL ASSESSMENT\APPENDIX I AERIAL WITH FLUCFCS SURVEY TRANSECTS AND LSS 092721.DWG TAB: 2X35-C SEP 27, 2021 - 11:34AM PLOTTED BY: PAUL F

DRAWN BY	DATE
P.F./T.S.	9/7/21
DESIGNED BY	DATE
C.R./J.T.	9/7/21
REVISED	DATE

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



DANIELS PARKWAY SOUTH  
AERIAL WITH FLUCFCS, SURVEY TRANSECTS,  
AND LISTED SPECIES LOCATIONS

DRAWING No.	191113192
SHEET No.	APPENDIX I

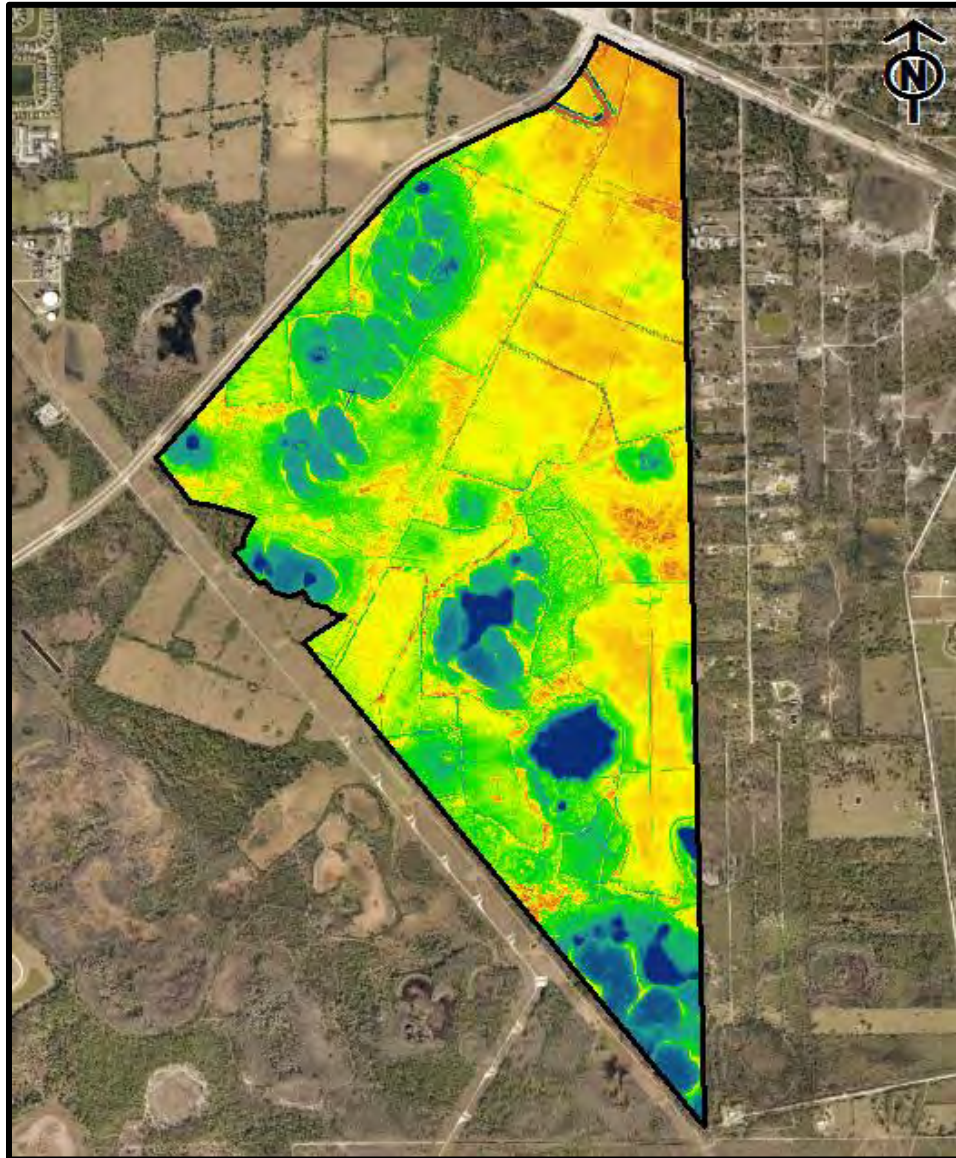


# Characterization of Ground and Surface Water Resources

Daniels Parkway South – Lennar Corporation

Lee County, Florida

October 2021



**Progressive Water Resources**

Integrated Water Resource Consultants

a Division of RESPEC Company LLC

6561 Palmer Park Circle Suite D Sarasota, Florida 34238 (941) 552-5657

Exhibit T7. b.

## Executive Summary

Lennar Corporation is interested in developing a property, herein referred to as “Daniels Parkway South”, located south of State Highway 82 (Immokalee Road), east of Daniels Parkway, and approximately five miles east of Interstate 75 in Lee County, Florida. The property is northeast of the Southwest Florida International Airport and is bounded on the south by a Florida Power & Light (FP&L) powerline easement. The proposed project area encompasses approximately 1,233 acres. A review of Florida Land Use and Cover Classification System (FLUCCS) data produced by the South Florida Water Management District indicates that approximately 553 acres (approximately 45 percent) of the site is characterized as improved pasture and is currently utilized for livestock grazing. Historic aerial photographs indicate that many of the improved pasture areas were farmed more intensively in the past, i.e., row crops. The property’s long history of farming resulted in the creation of numerous agricultural ditches and historic farm roads. These features, which facilitated drainage of wetlands and other low lying areas, severely altered the site’s hydrology and have contributed to the site’s overall disturbed condition.

The remainder of the property is composed of pine and oak forest, palmetto prairie, hydric pine, wet prairies and cypress heads. Onsite observations indicate many areas are heavily infested with invasive plants, namely *Melaleuca* and Brazilian Pepper. Evidence of past fire events was also observed onsite. The northern section of the property includes a raised earthen berm associated with historic military training exercises. The feature was bisected by the construction of Daniels Parkway, however the eastern section of the berm is still intact. The military training berm is not unique to the area and several of the features are located along the south side of State Highway 82 and are easily identified in aerial photographs.

Approximately 1,149 acres (93 percent) of the subject property is located within Lee County’s Density Reduction/Groundwater Resource (DR/GR) area. The remaining 84 acres, outside of the DR/GR and south of State Highway 82, are within the Central Urban Land Use Category. The subject property exhibits generally higher topographic elevations in its northern section, with the lowest elevations exhibited in the property’s southeast corner. The property is also bisected by a historic, north-south trending, elevated farm road that constitutes the surface water divide between the Six Mile Cypress Sub-Watershed and Estero River Sub-Watershed.

Onsite observations indicate that the area west of the divide, constituting approximately 415 acres, or 34 percent, remains hydrologically separated from lands to the east and can conceivably be considered as “orphaned” from the balance of the DR/GR. Natural surface water flows originating from the western section of the property also appear constrained by Daniels Parkway. Prior to the creation of the historic north-south farm road, Lee County’s Historic Flow-Ways Circa 1960 Map indicates that historic flow-way connections existed along the eastern and southeastern sections of the property. The map therefore depicts hydraulic communication between the subject property and the balance of the DR/GR.



Given the totality of hydrologic alterations that have occurred onsite, Lennar's proposed development offers a unique opportunity to reestablish hydrologic connections or "flow-pathways" that will facilitate hydrologic communication of the orphaned western section of the property with the balance of DR/GR. The proposed flow-pathways are envisioned as shallow, sheet flow features that would preferentially allow movement of seasonal high surface waters to be conveyed towards the southeast corner of the property as occurred historically.

Consistent with the proposed hydrologic restoration of the site, the development's proposed irrigation system will seasonally offset groundwater usage with surface water stored in dedicated stormwater-irrigation supply ponds. Irrigation quantities are proposed to be regulated by a centrally-controlled irrigation system whereby individual homeowners are prevented from altering the initiation and duration of irrigation events. The conjunctive use of both ground and surface water supplies significantly reduces groundwater demands when adequate surface water supplies are available (i.e., post-rainy season). Achieving the hydrologic restoration of the property, while conserving water resources, is consistent with Lee Plan policies and goals and, when coupled with the management practices proposed herein, provides a framework of ground and surface water protection measures that advances and protects the water resources of the DR/GR.

## **1.0 Introduction**

Lennar Corporation is interested in developing property east of Daniels Parkway and south of State Highway 82 (Immokalee Road), approximately five miles east of Interstate 75 in Lee County, Florida. More specifically, the site is located within Sections 8, 9, 16, 17 and 21, Township 45 South, Range 26 East and encompasses approximately 1,233 acres, of which the South Florida Water Management District (SFWMD) has identified approximately 553 acres (45 percent) as improved pasture. Approximately 4 acres are characterized as unimproved pasture. The project site has a long history of farming and has been used for agricultural purposes since the late 1950s. In addition, the northern section of the site was part of a large World War II military training facility that constructed multiple triangularly-shaped bermed areas south of Highway 82. This feature, along with alterations associated with historic farming operations, contribute to the highly-disturbed nature of the site.

As shown in **Figure 1**, the subject property is located within the northwestern section of the DR/GR, or Density Reduction/Groundwater Resource land-use category. In accordance with The Lee Plan, proposed Planned Developments within the DR/GR must demonstrate the protection, preservation and enhancement of groundwater resources and environmental (wetland) systems. The term "Groundwater Resource" was included in the land use category to emphasize the need to protect the County's Surficial Aquifer System (i.e., the Water Table Aquifer or shallow aquifer), particularly in regards to existing and future drinking water supplies. However, in some localities the DR/GR designation has been applied to lands which exhibit significant hydrologic alteration and anthropogenic disturbances.

Approximately 1,149 acres of the project site are located within the DR/GR, while the remaining 84 acres are included in the Central Urban Land Use Category, as shown in **Figure 2**. It is important to note that a surface water basin divide bisects the subject property from north to south, with the western section of the property identified as within the Six Mile Cypress Sub-Watershed and the eastern side within the Estero River Sub-Watershed, as shown in **Figure 3**. The boundary between these Sub-Watersheds corresponds with an elevated, historic farm road, as shown on **Figure 4**.

## 2.0 Property Setting

Prior to agricultural development, the subject property was predominately characterized as open rangeland and pine flatwoods, interspersed with shallow freshwater forested/shrub and emergent wetlands. Prior to any disturbance, 1944 historic aerial photographs indicate the presence of semi-connected wetland features, as shown in **Figure 5**. Development of agricultural operations at the project site began in the early 1950s, as evidenced in the historic aerial photography provided in **Figure 6**. Farming activities necessitated the construction of a grid pattern of drainage ditches that eliminated the naturally occurring surface water flow-paths. In addition, a well-defined access road was constructed that still bisects the property in a north-south fashion. The road was elevated to provide year-round access to the farm fields and was significant enough to be identified by the South Florida Water Management District (SFWMD) as a surface water basin divide. **Figure 7** is a January, 1999 aerial photograph that clearly demonstrates the level and duration of agricultural activities onsite. The “corduroy” pattern seen in some of the farm fields is indicative of the raised beds from past row crop farming. A Florida Land Use Cover and Classification System (FLUCCS) map obtained from the SFWMD is provided as **Figure 8**.

Drainage features are typical of agricultural operations in south Florida as they expedite the removal of excess surface water, thereby extending the growing season by enabling the cultivation of crops that are vulnerable to overly-saturated soils. Several historical connecting ditches are evident in and around onsite wetlands and were presumably used to shorten hydroperiods and further facilitate drainage. The existing onsite drainage ditches thereby reduce water table elevations and subsequently lower recharge potential. Depending on the ditch characteristics, such features can negatively impact nearby environmental features (wetlands) and consequently the water resources within the DR/GR. Hydrologic alterations can also favor the growth of exotic and nuisance plant species.

The project site generally exhibits a relatively flat topographic relief, with the highest naturally occurring land surface elevation of approximately 27 feet NAVD88 located on the northeastern portion of the property, immediately south of Highway 82. The lowest land surface elevations are located to the south and southeast at approximately 21 feet NAVD88. A Digital Elevation Model (DEM) produced by Lee County LIDAR data is included as **Figure 9** and portrays the gentle southeastern topographic gradient of the subject property, the remnants of the artillery berm in the northwestern section, as well as the network of drainage ditches that cover the site. Although research indicates that detailed flood maps have not yet been produced for the project site, the Federal Emergency Management Agency’s (FEMA) National Flood Hazard Map indicates that the property lies within Flood Zone X, as shown in **Figure 10**, which is defined



as an area of minimal flood hazard. As shown on **Figures 5** through **9**, numerous shallow depressional wetlands occur onsite which are further characterized by the National Wetland Inventory (NWI) included as **Figure 11**.

The subject property is located within the Immokalee Rise Physiographic Province, which has been described as a submarine shoal with weak relict shoreline features due to the low energy conditions that existed as the shoal emerged from receding sea levels. The location of the subject property within the Immokalee Rise Physiographic Province is illustrated on **Figure 12**. The lack of relict shoreline features contributes to the site's generally flat topographic expression. The site exhibits many different soil types with the predominant soil type identified as *Pompano Fine Sand* followed by *Immokalee Sand*, as shown on the soils map provided as **Figure 13**. The National Resources Conservation Service (NRCS) defines *Pompano Fine Sand* and *Immokalee Sand* both as very deep, very poorly-drained soils commonly found in flatwoods, low broad flats and, to a lesser extent, depressions, drainageways and flood plains. Pompano Fine Sand and Immokalee Sand exist primarily within the wetland features.

### **3.0 Existing Groundwater Resources**

There are three (3) principal aquifer systems underlying the subject property: 1) the unconfined Surficial Aquifer System (SAS), 2) the confined Intermediate Aquifer System (IAS), and 3) the confined Upper Floridan Aquifer System (UFAS). Please note that, in order to simplify the nomenclature used in this report, the colloquial term "Water Table Aquifer" will be used interchangeably to describe the SAS, and the term "Sandstone Aquifer" will be used to describe the upper producing unit of the IAS. In central Lee County, groundwater quality decreases rapidly with depth and potable supplies generally occur less than 300 feet below land surface (bls). Below these depths, groundwater becomes highly mineralized, saline, and is typically artesian. Consequently, groundwater is primarily withdrawn from depths shallower than 300 feet bls. This eliminates the lower IAS and UFAS as viable supply sources for irrigation.

Suitable water quality for agricultural or residential irrigation at the project location is available from both the Water Table Aquifer and Sandstone Aquifer. However, based on the hydrogeology in the vicinity of the property, the overall yield of the Water Table Aquifer is considered low and may only be acceptable for low volume livestock watering. A 6-inch diameter well identified by PWR onsite is reported by the SFWMD as being finished into the shallow Water Table Aquifer. It is conceivable that additional shallow wells exist onsite given the property's long history of farming, however, the property's overgrown nature prevented detailed investigations by PWR.

#### **3.1 Surficial Aquifer System (Water Table Aquifer)**

The unconfined SAS (Water Table Aquifer) originates at land surface, with its uppermost portion composed of approximately 8 to 17 feet of unconsolidated surficial deposits consisting of gray to dark-brown finely grained silty quartz sand with minor shell content. Below the surficial sands, thin discontinuous deposits of clayey sands can sometimes overlay the uneven upper contact of limestones

associated with the Tamiami Formation. Consistent with the stratigraphic delineations in the Florida Geological Survey (FGS) Open File Report No. 37, the Tamiami Formation includes the Ochopee and Buckingham Limestone Members as well as the Pinecrest Sand Member.

In some areas of Lee County, sediments of the Tamiami Formation can be subdivided into “Upper” and “Lower” units that are separated by low permeability (i.e., clayey) sediments. When present, only the Upper unit is described as occurring within the Water Table Aquifer. Please note that review of Well Completion Reports and stratigraphic descriptions of core samples from the Florida Geological Survey (FGS), does not indicate the presence of a consistent confining unit separating the Upper and Lower units of the Tamiami Formation.

Where present onsite, the sands and marls of the Tamiami Formation extend from approximately 17 to 30 feet bls, which is significantly thinner than the Formation’s vertical extent found throughout the DR/GR areas located to the south and southeast (FGS Information Circular Report No. 103). Further indication of the differences of the geology onsite as compared to DR/GR areas located to the south and southeast is the lack of nearby active mining operations which excavate the thicker sequences of the upper Tamiami Formation’s limestone. These observations support the aforementioned contrast of the relatively thin nature of both the Tamiami Formation and the Water Table Aquifer at the project location as compared to the bulk of the DR/GR.

The limestones of the Tamiami Formation can serve as a major regional source of groundwater supply in Lee County due to its shallow depth and high transmissivity. Historically, agricultural operations and other water users have taken advantage of the ease at which water supplies can be developed in the near-surface Tamiami Formation when thick limestones are present. However, due to its relatively thin vertical extent onsite, groundwater withdrawals from the unconfined Water Table Aquifer are more likely to have a greater impact on wetlands and existing legal users than withdrawals from deeper sources. The proposed groundwater withdrawals for irrigation will therefore use the deeper, confined Sandstone Aquifer since withdrawals from this depth have been found to exhibit virtually zero impact on Water Table Aquifer water levels and environmental systems.

The Lee Plan’s DR/GR Land Use Category also includes areas that have been designated as important recharge areas for the shallow Water Table Aquifer. As shown on **Figure 14**, the reported recharge rate to the SAS is estimated to be between one and ten inches per year (Source: USGS/SFWMD report entitled *Recharge to the Surficial Aquifer System in Lee and Hendry Counties, Florida, 1995*). However, given the existing onsite internal drainage ditches, the opportunity for recharge to the underlying SAS at the project location is considered relatively low. If the residential and commercial development are approved, the stormwater management systems necessary for the new land uses is anticipated to enhance recharge potential for the Water Table Aquifer.



### **3.2 Intermediate Aquifer System (Sandstone Aquifer)**

Immediately beneath the Tamiami Formation are relatively thick sequences of low permeability clayey sediments that separate the Water Table Aquifer from the underlying Sandstone Aquifer. Based upon well construction reports and geological logs proximal to the project site, the top of the Sandstone Aquifer occurs at depths of approximately 70 feet. However, the extent of the sandstone unit appears to be highly variable, with thickness ranging from approximately 30 to 230 feet. Locally, the producing zone of the Sandstone Aquifer appears to occur between approximately 70 and 120 feet bls.

The Sandstone Aquifer is comprised of predominantly clastic sediments consisting of sandy limestone, cemented sands (sandstone), sandy dolomite and calcareous sands. These sediments are associated with the Peace River Formation of the Hawthorn Group (FGS Information Circular No. 103, 1986). Due to the occurrence of low permeability sediments separating the Sandstone Aquifer from the overlying Water Table Aquifer, the potential for groundwater withdrawals from the Sandstone Aquifer to produce drawdown in the Water Table Aquifer is highly remote. Due to the reduction in potential withdrawal-related impacts, the SFWMD prefers that new wells be completed into the Sandstone Aquifer in order to reduce or potentially eliminate drawdown upon wetland systems. It is important to note that records indicate that a majority of the domestic self-supply wells in Lehigh Acres are finished into the Sandstone Aquifer.

### **4.0 Hydrologic Restoration**

Given the totality of hydrologic alterations that have occurred onsite, Lennar's proposed development offers a unique opportunity to reestablish hydrologic connections or "flow-pathways" that will facilitate hydrologic communication of the orphaned western section of the property with the balance of DR/GR. The proposed flow-pathways are envisioned as shallow, sheet flow features that would preferentially allow movement of seasonally high surface waters to be conveyed towards the southeast corner of the property as occurred historically. A graphic illustrating the proposed flow-paths is provided on the conceptual development layout on **Figure 15**. As shown, the proposed restoration of the site would allow the western "orphaned" section of the property to hydrologically communicate with the eastern side and ultimately the DR/GR.

### **5.0 Enhanced Lake Management Practices (ELMP)**

In order to protect the water resources within the DR/GR, the following management practices are proposed for the residential development. It is important to note that, as the development evolves from a "construction phase" to "partial construction" and ultimately to a "post-construction" residential development, Best Management Practices (BMPs) are proposed to evolve in a similar manner to maintain water resource protections. The following actions provide a framework of ground and surface water protection measures that will not only safeguard, but help to sustain, the resources of the DR/GR. No motorized boats will be allowed on the project's stormwater management lakes. If requested, additional

details regarding Enhanced Lake Management Practices (ELMP) can be provided with the first Development Order (DO) application.

### **5.1 Construction Best Management Practices**

During construction of the proposed development, the greatest potential for impacts is associated with increased turbidity and/or potential spills of fuels/oils (hydrocarbons), otherwise known as Volatile Organic Compounds (VOCs) used to power earthmoving equipment, etc. The Developer will ultimately be responsible for maintaining compliance with applicable BMPs until such time that control of the development is transitioned to the Homeowner's Association (HOA) and/or Community Development District (CDD). The site's general contractor shall be responsible for assuring that each contractor or subcontractor evaluates their respective work areas before construction is initiated to determine if site conditions pose particular problems for the safe and secure handling of any regulated substances.

### **5.2 Post-Construction Best Management Practices**

After the development's stormwater management system is completed, the primary focus of the BMPs will be in maintaining the quality of the lakes (i.e., wet detention areas) since all internal runoff will be routed to these features for treatment. It is also anticipated that the Developer will establish and create an HOA and/or CDD that will be responsible for the perpetual operation and maintenance of all aspects of the stormwater management system, including the lakes. Responsibilities will also include maintaining all stormwater conveyance features, enhanced flow-paths, and lake water level control components or outfalls.

### **5.3 Operation and Maintenance of the Stormwater Management System**

Proper stormwater lake maintenance is an integral aspect of water resource protection since all internal stormwater runoff is directed to these features for treatment and attenuation. The HOA and/or CDD will be responsible for the removal (in perpetuity) of all nuisance and exotic vegetation from the stormwater management system. Lakes will be inspected annually and any prohibited vegetation will be removed by use of hand-clearing or appropriate chemical treatment. Only aquatic-approved compounds will be utilized in the stormwater management system lakes. Herbicides and/or algaecides may only be applied by a licensed professional applicator who meets the requirements of Lee County, and in accordance with manufacturer's specifications. All applicable local, state, and/or federal guidelines and requirements will also be followed.

Strict adherence will be maintained with Lee County's Fertilizer Ordinance for all irrigated areas. Individual lot owners will be prohibited from applying fertilizer to their lots. Any person(s) applying fertilizer must have received a limited certification in compliance with Florida Statute 482.1562 prior to application of any and all compounds. Additionally, fertilizer content and application rate must be in compliance with Lee County's Fertilizer Ordinance. All applications of pesticides, herbicides and fungicides on residential lots and common areas will be applied by a licensed professional applicator, meet the requirements of Lee County, be applied in accordance with the manufacturer's specifications, and will meet all applicable local, state and/or federal guidelines and requirements. Pesticides, fungicides and herbicides use on



residential lots will be used only in response to a specific problem and in the manner and amount recommended by the manufacturer. Broad application of pesticides, fungicides and herbicides as a preventative measure will be prohibited.

#### **5.4 Water Quality Management Practices**

In 1990, the FDEP developed and implemented the State Water Resource Implementation Rule (Chapter 62-40 F.S.). The Rule codifies implementation guidelines for the State's stormwater program under 62-40.431. As stated in Ch. 62-40.431 2(a), "The primary goals of the state's stormwater management program are to maintain, to the maximum extent practical, during and after construction and development, the pre-development stormwater characteristics of a site; to reduce stream channel erosion, pollution, siltation, sedimentation and flooding; to reduce stormwater pollutant loadings discharged to waters to preserve or restore designated uses..."

The criteria set forth in Chapter 62-40, applied through the SFWMD's Environmental Resource Permit (ERP) program, provides reasonable assurance that the surface water resources of DR/GR will be protected and maintained. When surface waters are maintained, protections are also afforded to shallow groundwater resources, since the stormwater management system lakes will be excavated to depths below the water table. Given the interaction of surface and groundwater, the stormwater management system lakes also provide enhanced recharge potential to the water table as compared to existing conditions, which can further improve the water resources of the DR/GR. If requested, additional details regarding water quality maintenance practices for the stormwater management system can be provided with the first Development Order application.

#### **6.0 Proposed Irrigation Supplies**

A review of existing reclaimed water pipelines indicates that none are located in proximity to the property. Therefore, all irrigation supplies must be derived onsite. As shown in the conceptual development layout, several stormwater management lakes are proposed. These surface water bodies afford an opportunity for stormwater capture and reuse for irrigation. However, during prolonged droughts, surface water supplies within the lakes are anticipated to be limited. Therefore, supplies are proposed to be augmented by the use of groundwater from the confined Sandstone Aquifer. It is estimated that up to eight (8) Sandstone Aquifer wells will be required to irrigate the proposed lawn and landscaped areas.

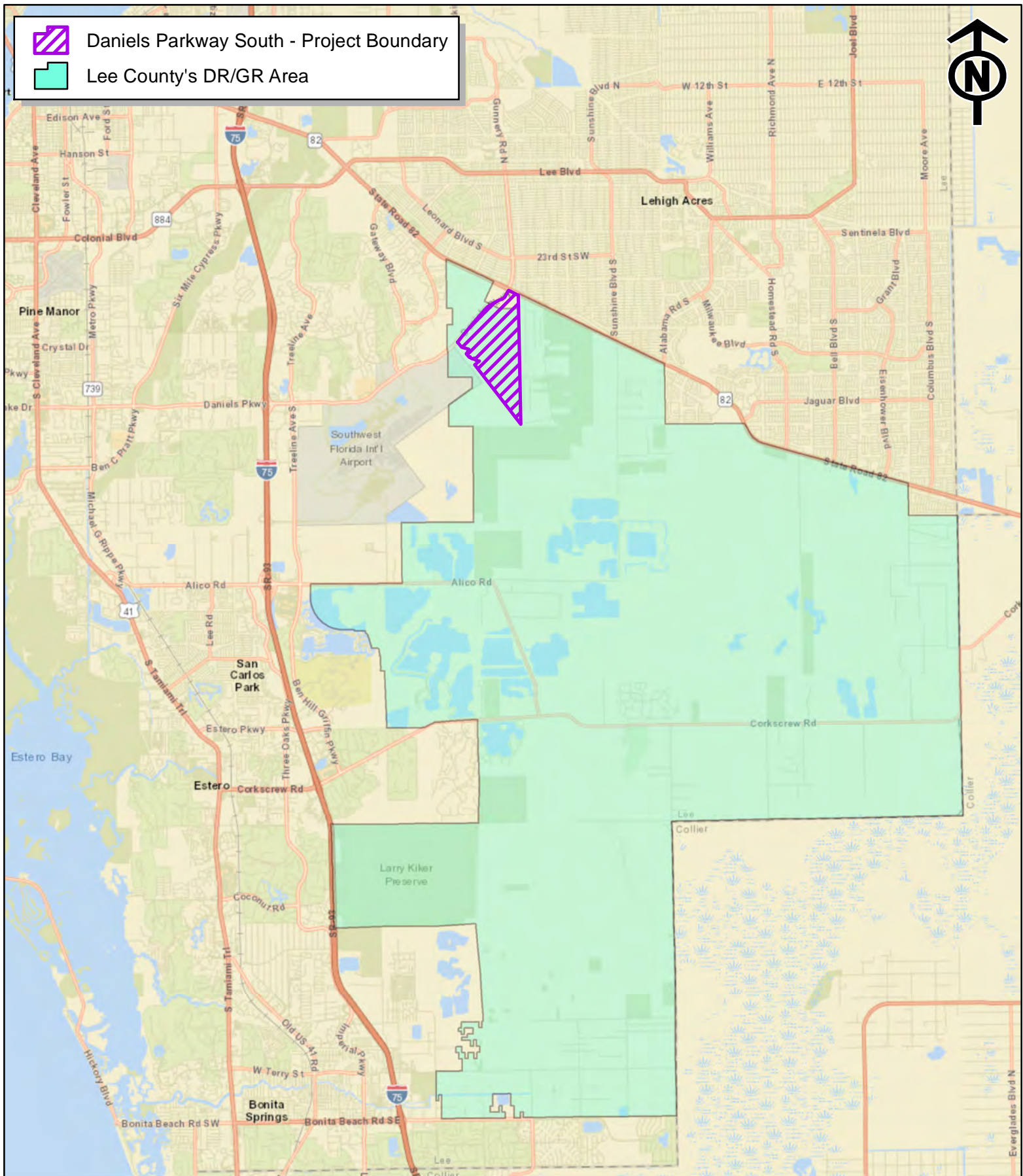
The conjunctive use of both ground and surface water supplies is anticipated to conserve groundwater resources when adequate surface water supplies are readily available, thereby furthering the project's resource benefits. In addition, the project proposes a master-controlled irrigation system that will regulate both the initiation and overall duration of irrigation events in order to increase irrigation water use efficiency and enhance water conservation (i.e., no individual homeowner will have access to irrigation timers). Future plans may include an integrated communication system between the surface water pump station controller clocks and the proposed augmentation well pump station(s).

## **7.0 In Conclusion**

Lennar's Daniels Parkway South project affords a unique opportunity to dramatically improve and restore a highly disturbed and hydrologically impacted property. As provided herein, the proposed development clearly demonstrates a high level of protection, preservation and enhancement of water resources.



## ***Figures***



Scale: 1:165,000

11/1/2021

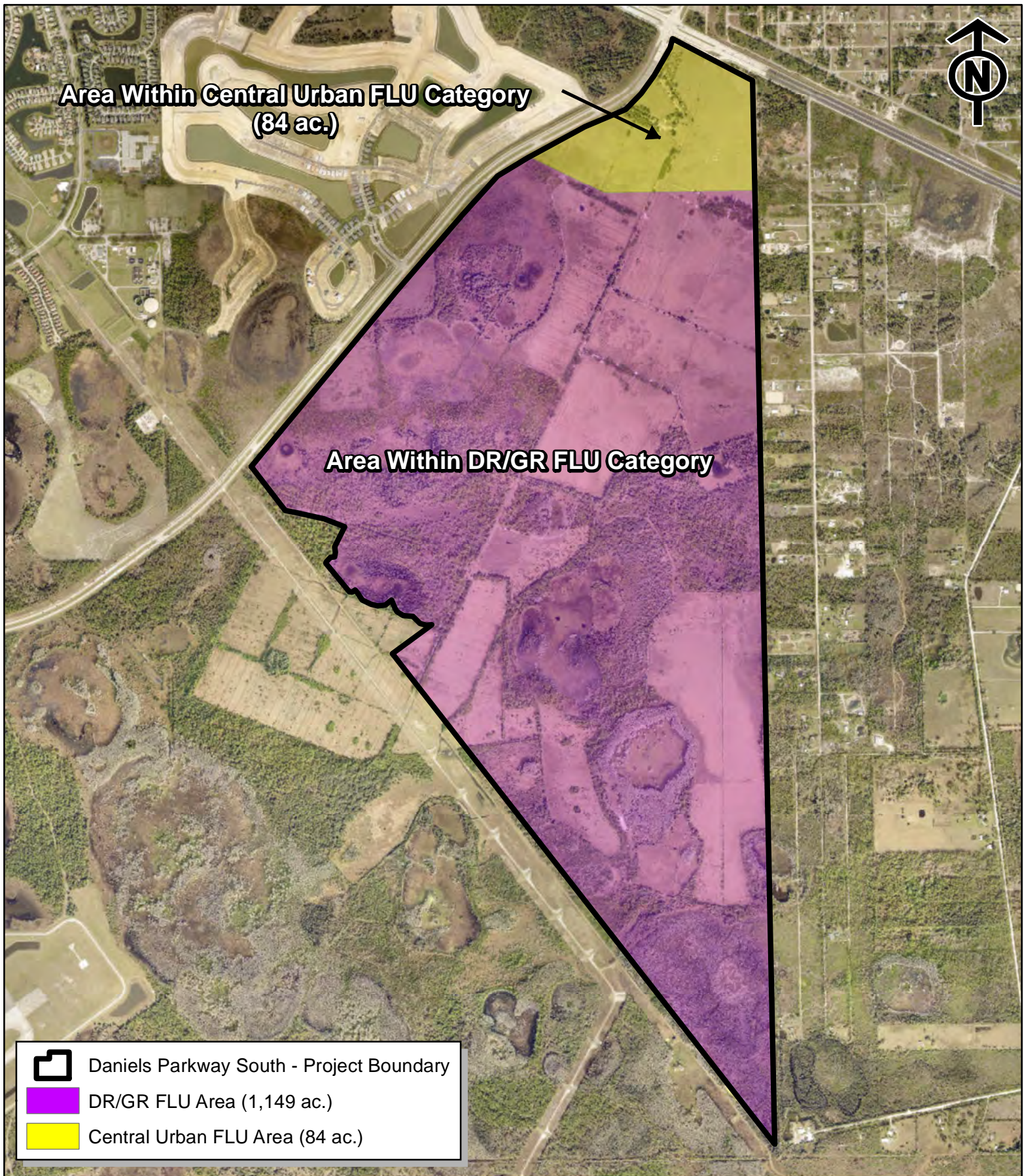
Image: ESRI World Street Map

0 1.25 2.5 5 Miles

Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

**Figure 1**  
Daniels Parkway South  
and the DR/GR  
Lennar Corporation  
Lee County, Florida

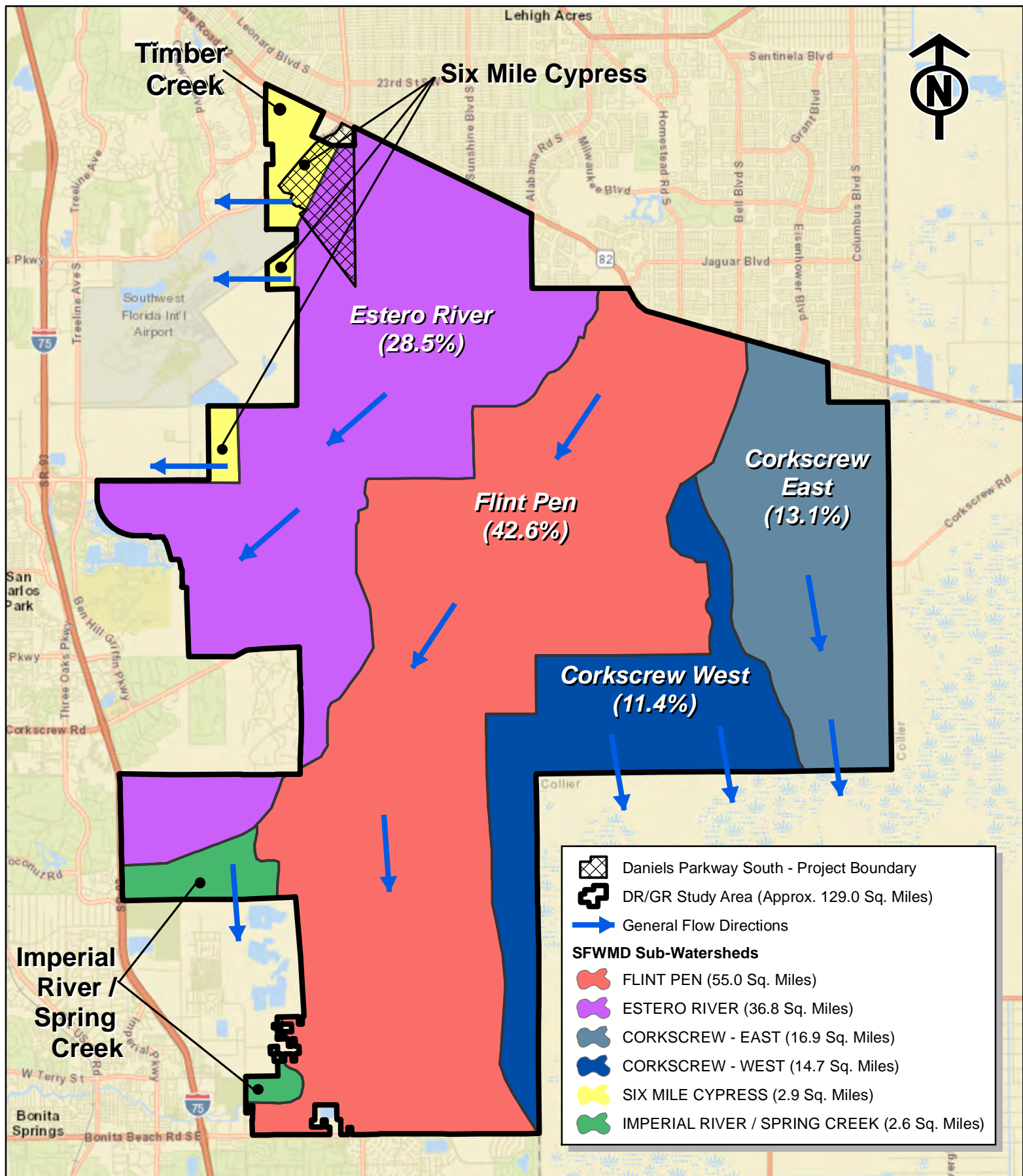




Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

**Figure 2**  
**Lee County Future Land Use**  
**Daniels Parkway South**  
**Lennar Corporation**  
**Lee County, Florida**

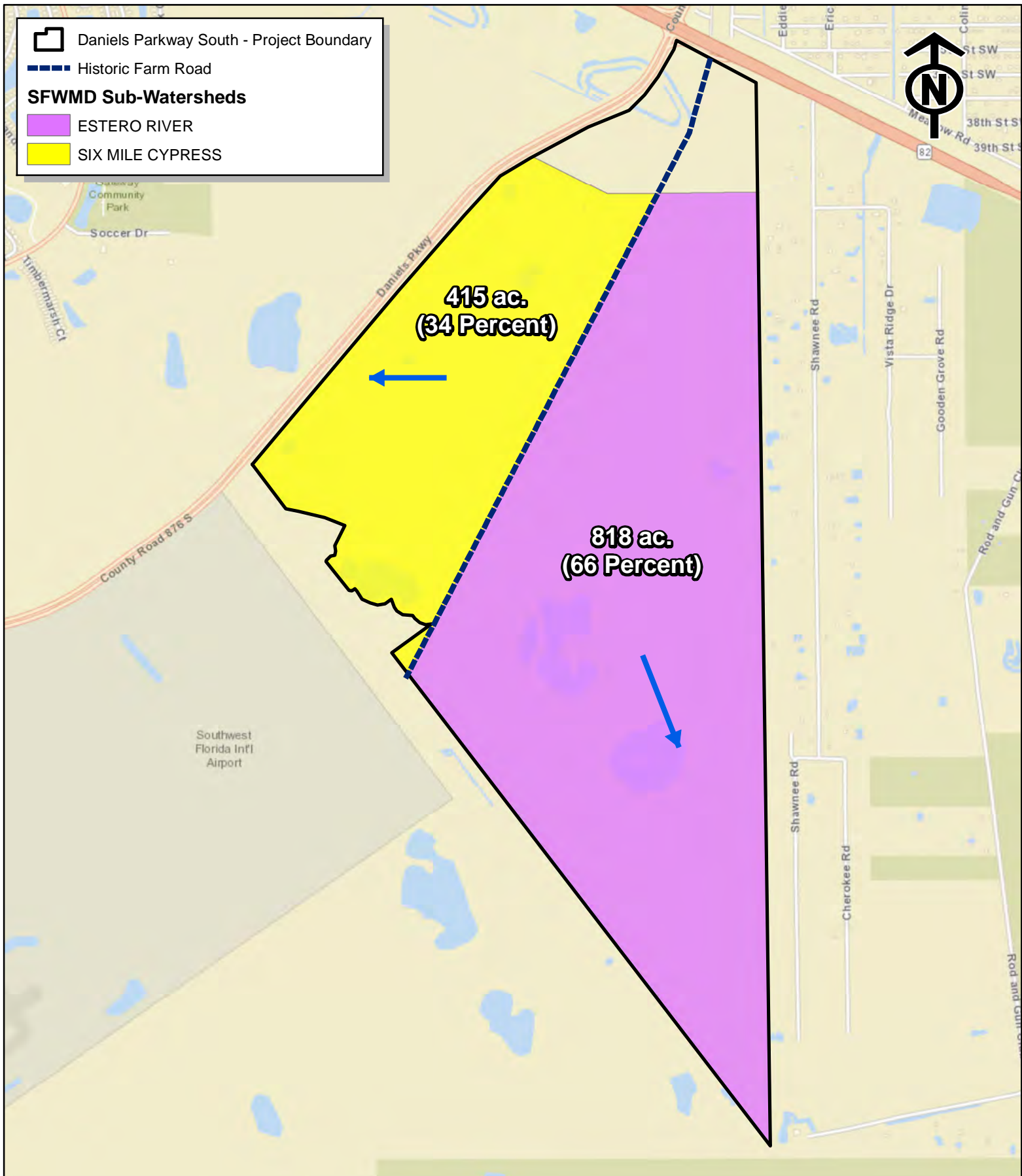




Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

**Figure 3**  
DR/GR Sub-Watersheds  
Daniels Parkway South  
Lennar Corporation  
Lee County, Florida





Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

**Figure 4**  
Historic Farm Road  
and DR/GR Sub-Watersheds  
Daniels Parkway South  
Lee County, Florida



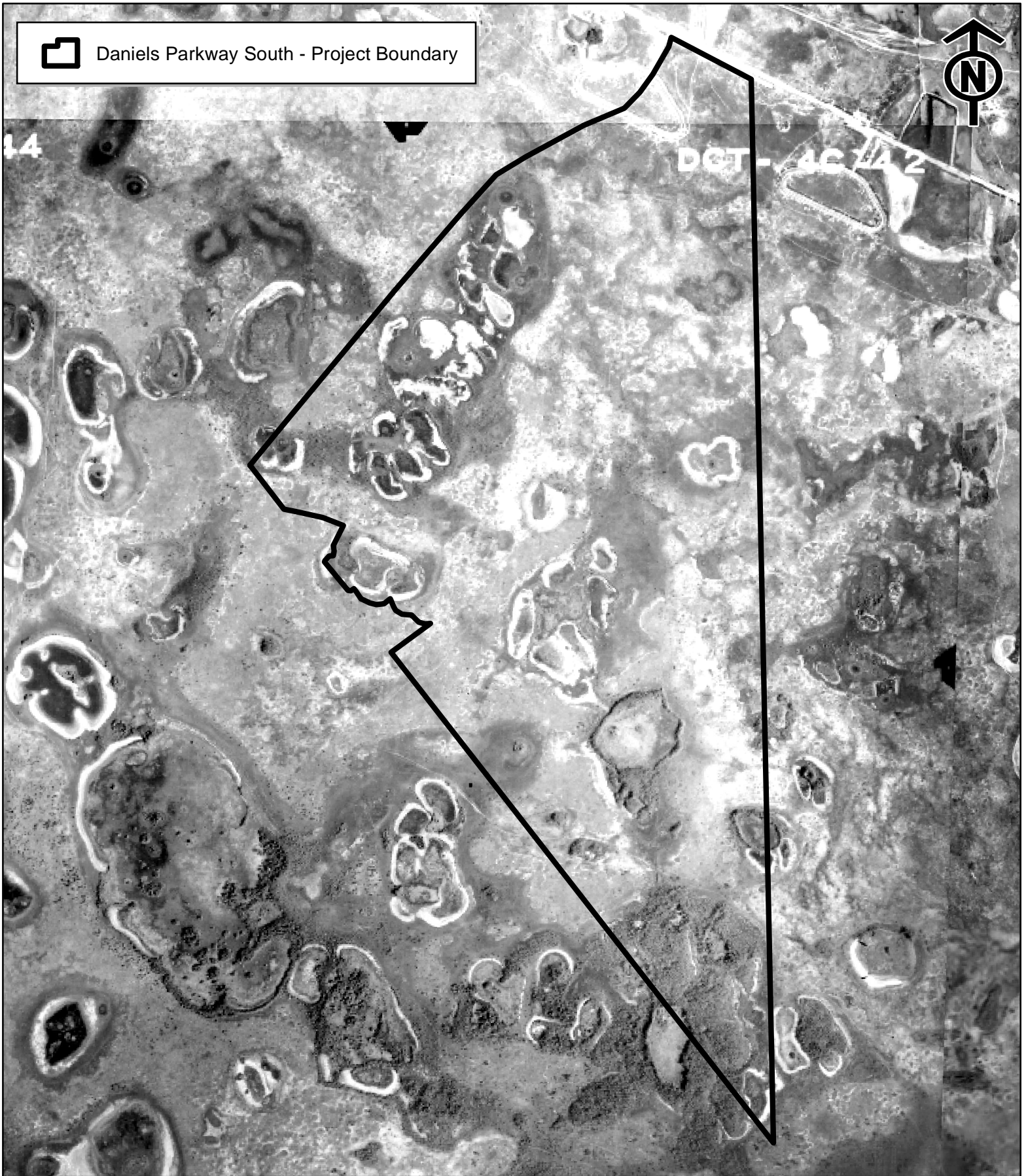


Daniels Parkway South - Project Boundary



14

DCT-4C-1A2



Scale: 1:20,000

11/1/2021

Image: UFDC 1944 Historic Aerial Imagery

0 0.15 0.3 0.6 Miles

Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

**Figure 5**  
1944 Historic Aerial Imagery  
Daniels Parkway South  
Lennar Corporation  
Lee County, Florida



**Progressive Water Resources**  
Integrated Water Resource Consultants





Daniels Parkway South - Project Boundary



Elevated,  
Historic Farm  
Road

Scale: 1:20,000

11/1/2021

Image: UFDC 1958 Historic Aerial Imagery

0 0.125 0.25 0.5  
Miles

Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

**Figure 6**  
1958 Historic Aerial Imagery  
Daniels Parkway South  
Lennar Corporation  
Lee County, Florida







Daniels Parkway South - Project Boundary



Elevated,  
Historic Farm  
Road

Scale: 1:20,000

11/1/2021

Image: 1999 Google Earth Imagery

0 0.125 0.25 0.5  
Miles

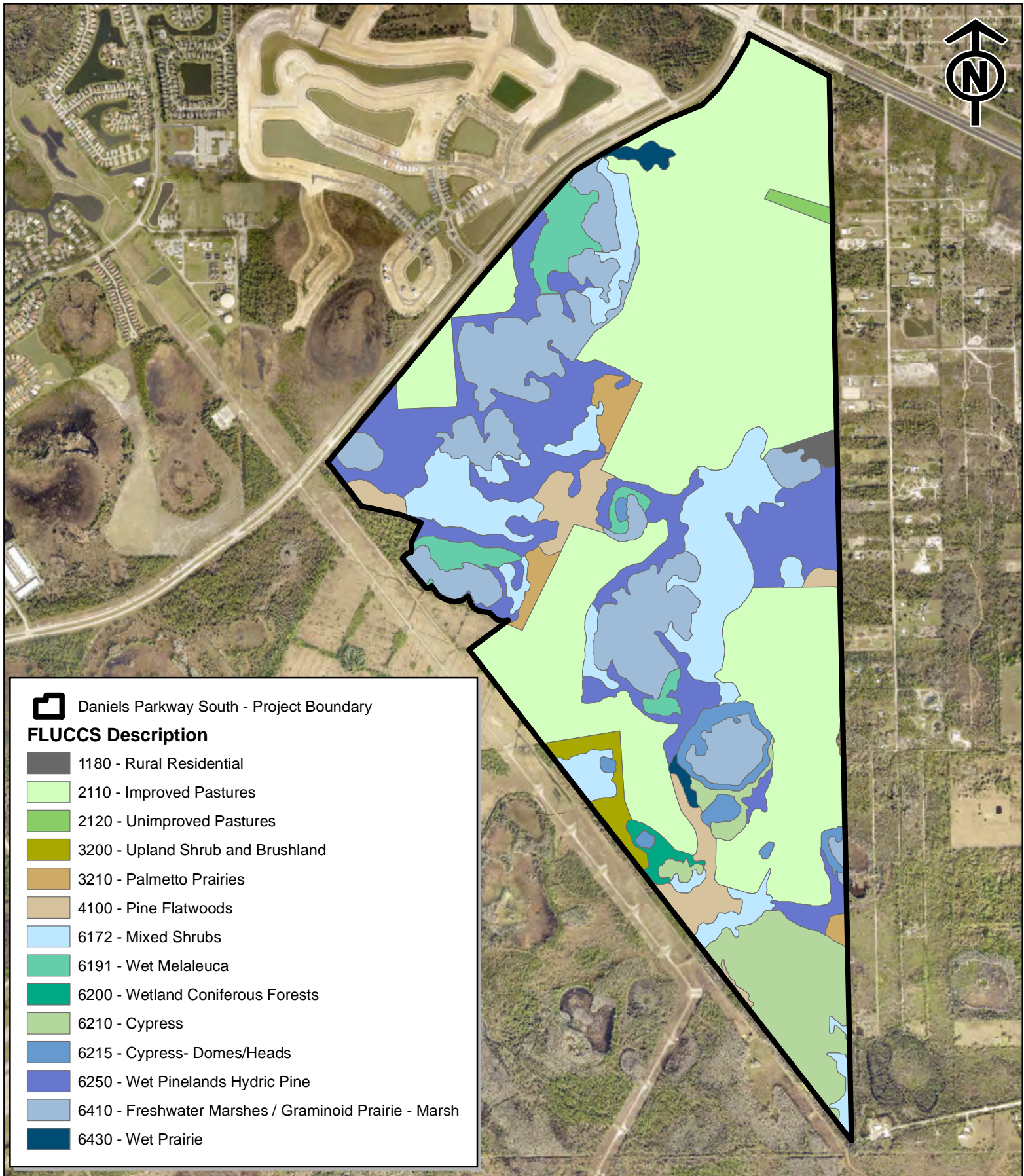
Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

**Figure 7**  
1999 Historic Aerial Imagery  
Daniels Parkway South  
Lennar Corporation  
Lee County, Florida



**Progressive Water Resources**  
Integrated Water Resource Consultants





Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

**Figure 8**  
**SFWMD FLUCCS**  
**Daniels Parkway South**  
**Lennar Corporation**  
**Lee County, Florida**





Daniels Parkway South - Project Boundary

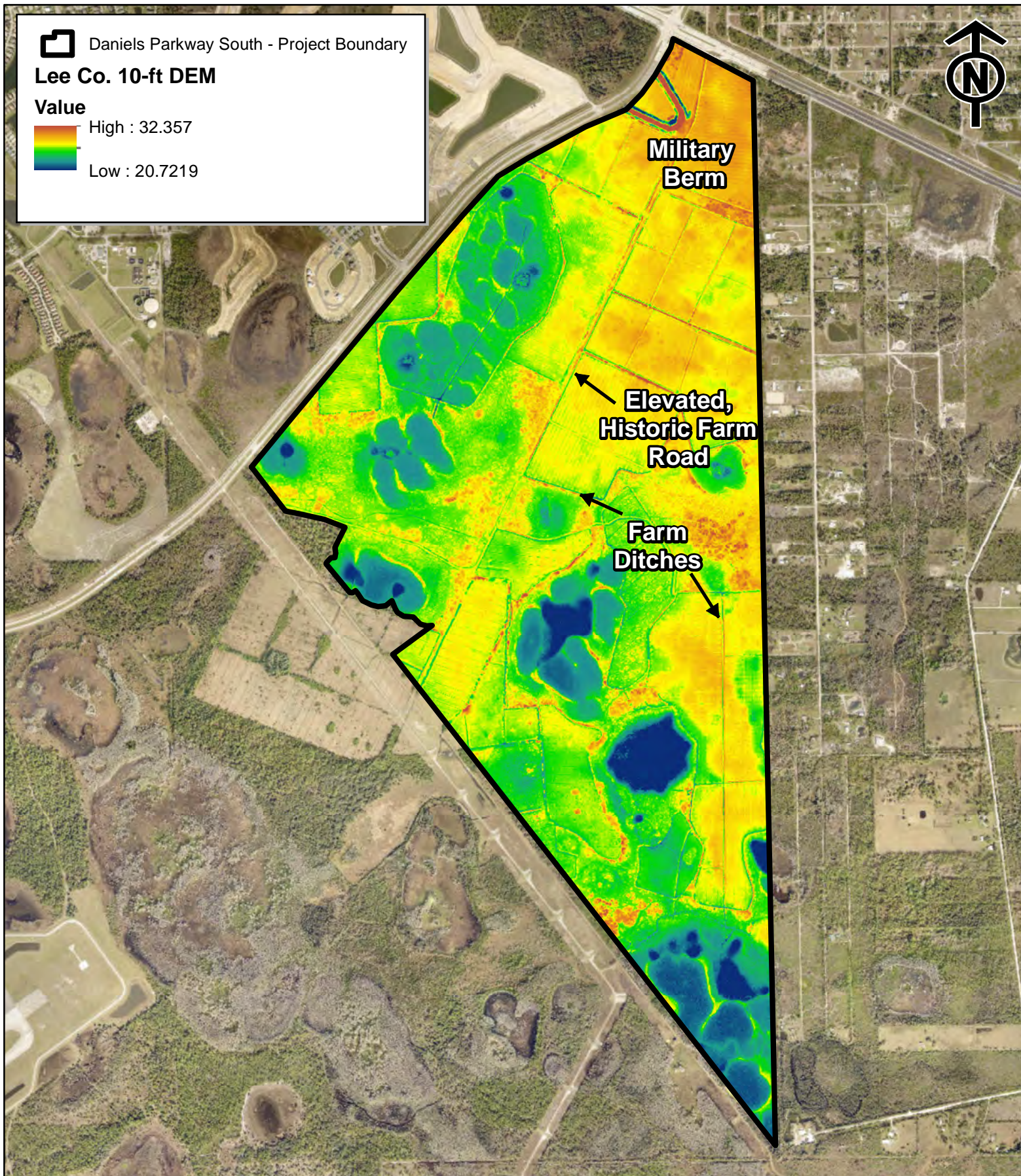
Lee Co. 10-ft DEM

Value



High : 32.357

Low : 20.7219



Scale: 1:20,000

11/1/2021

Image: Lee Co. 10-ft DEM (ft NAVD88)

0 0.125 0.25 0.5 Miles

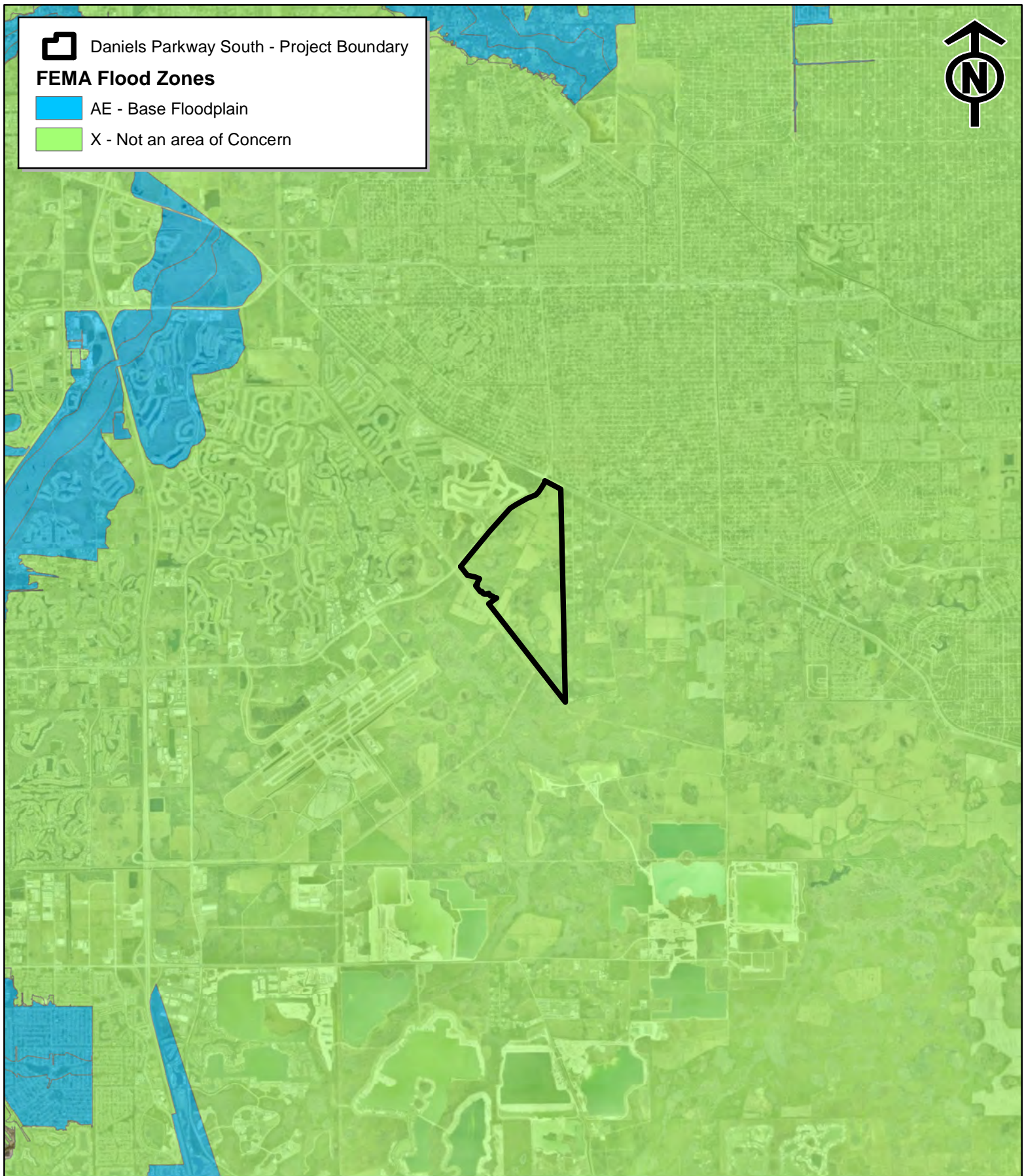
Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

**Figure 9**  
LIDAR Imagery  
Daniels Parkway South  
Lennar Corporation  
Lee County, Florida



**Progressive Water Resources**  
Integrated Water Resource Consultants

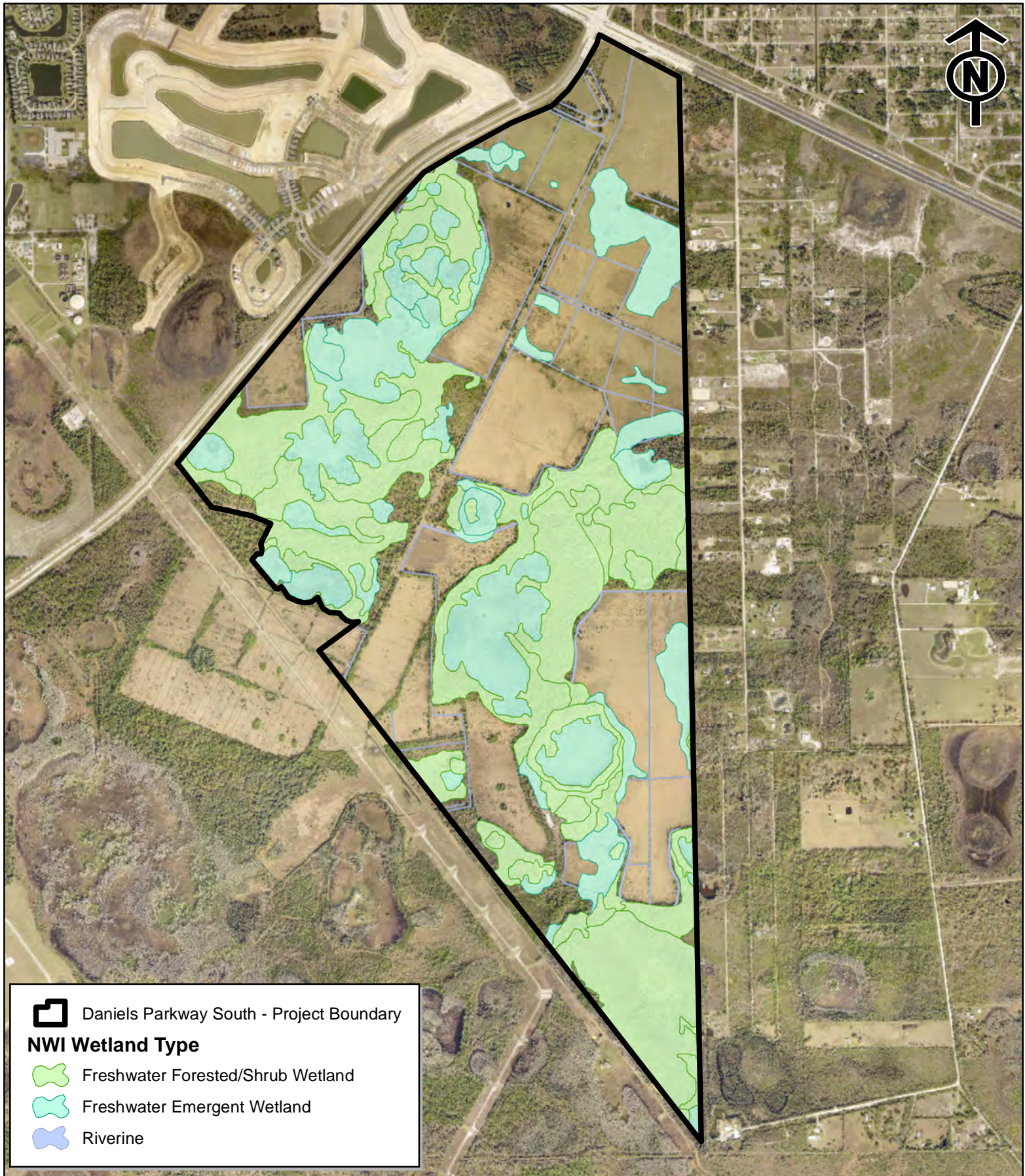




Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

**Figure 10**  
**FEMA Flood Zones**  
**Daniels Parkway South**  
**Lennar Corporation**  
**Lee County, Florida**





Scale: 1:20,000

11/1/2021

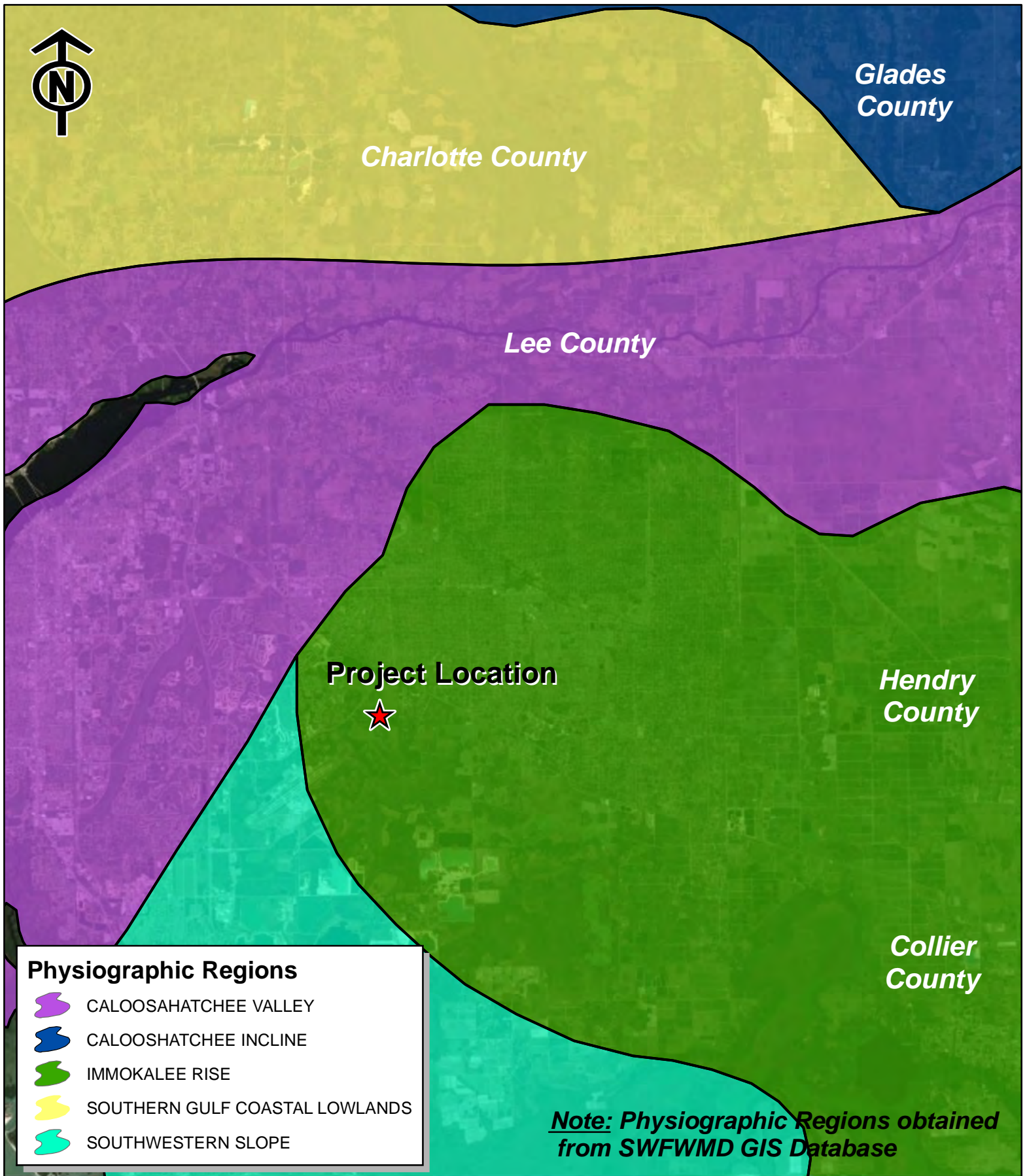
Image: ESRI World Imagery

0 800 1,600 3,200  
Feet

Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

**Figure 11**  
NWI Wetlands  
Daniels Parkway South  
Lennar Corporation  
Lee County, Florida

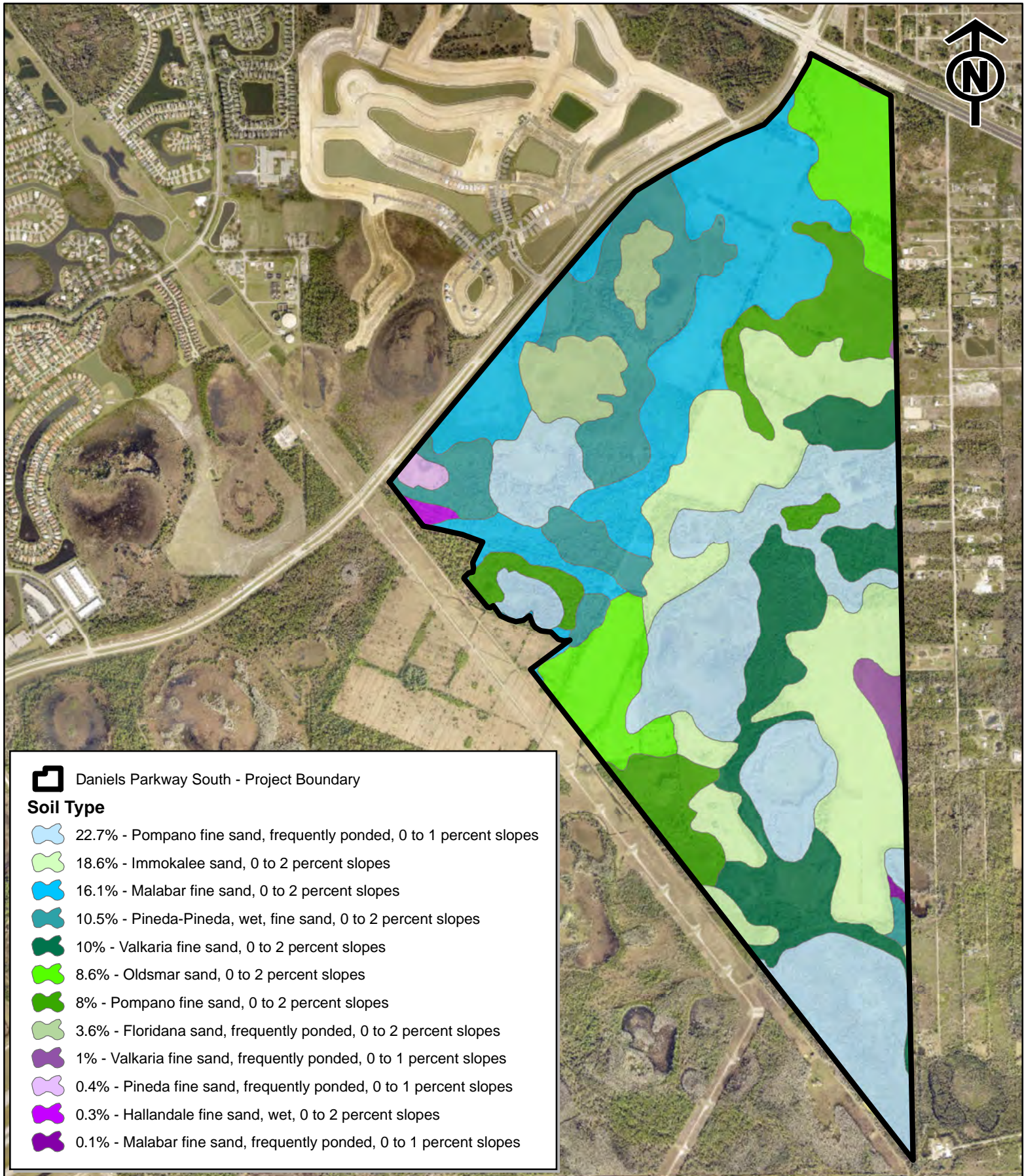




Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

**Figure 12**  
 Physiographic Regions  
 Daniels Parkway South  
 Lennar Corporation  
 Lee County, FL





Scale: 1:20,000

11/1/2021





Image: ESRI World Imagery

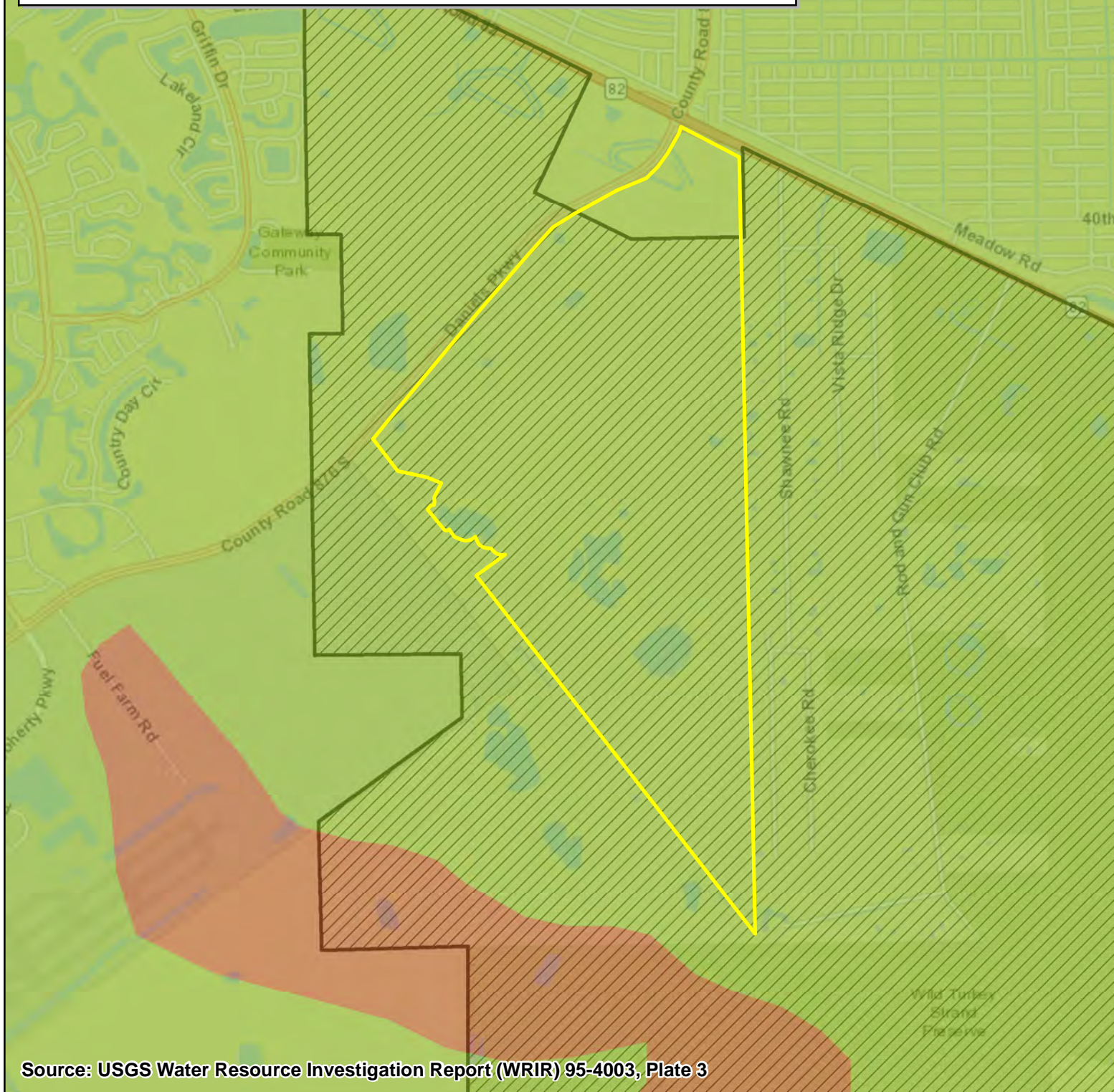
0 0.125 0.25 0.5  
Miles

Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

**Figure 13**  
NRCS Soils Map  
Daniels Parkway South  
Lennar Corporation  
Lee County, Florida



-  Daniels Parkway South - Project Boundary
-  Soils of Swamps and Sloughs (Recharge Rate is 0-3 inches per year)
-  Soils of Flatwoods and Sloughs (Recharge Rate is 1-10 inches per year)
-  Lee County's DR/GR Area



Source: USGS Water Resource Investigation Report (WRIR) 95-4003, Plate 3

Scale: 1:30,000

11/1/2021

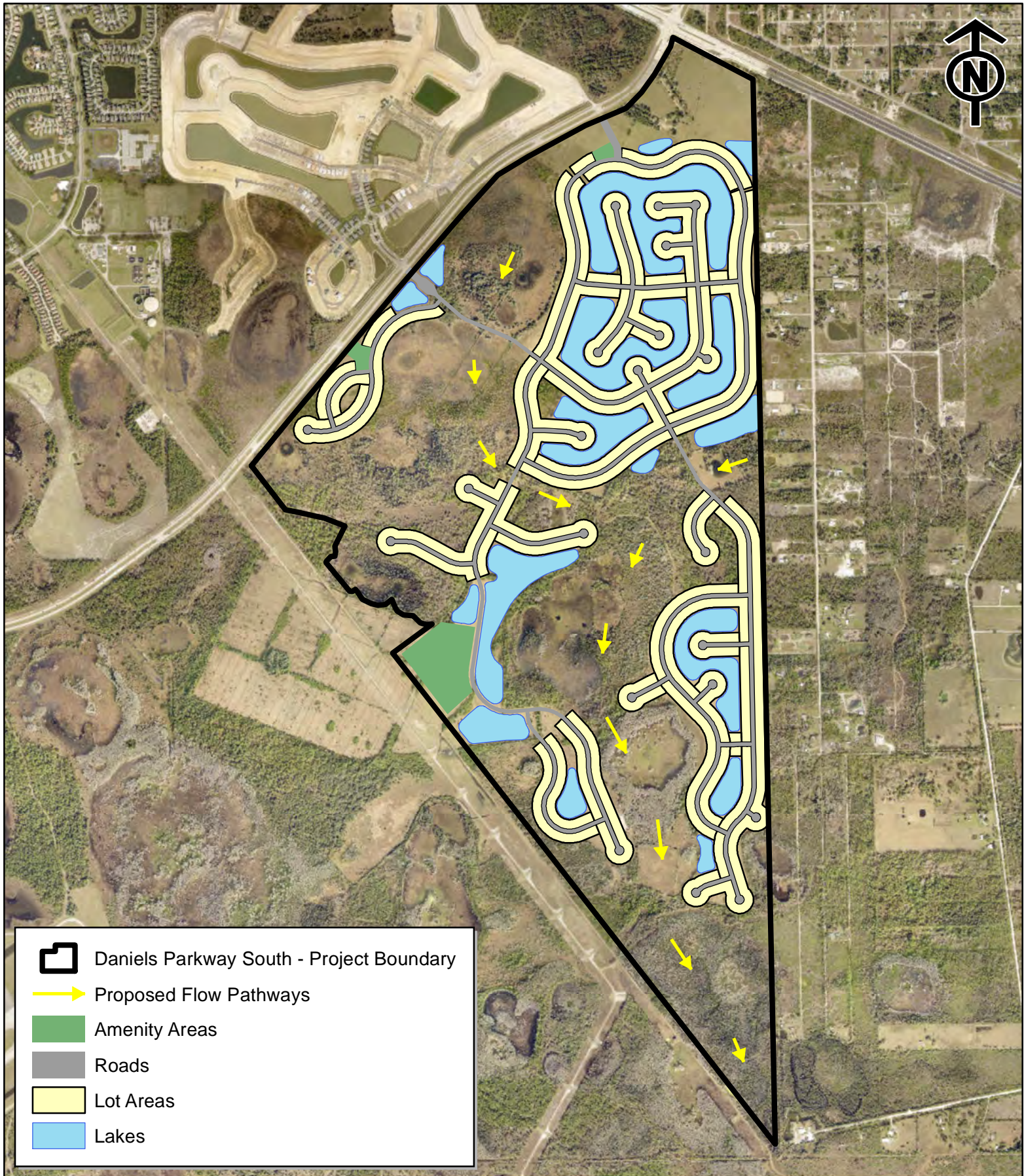
Image: ESRI World Street Map

0 0.2 0.4 0.8 Miles

Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

**Figure 14**  
General Soil Characteristics  
and Recharge Rates  
Daniels Parkway South  
Lennar Corporation  
Lee County, Florida





Scale: 1:20,000

11/1/2021

Image: 1999 Google Earth Imagery

0 0.125 0.25 0.5 Miles

Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

**Figure 15**  
**Conceptual Development Layout**  
**Daniels Parkway South**  
**Lennar Corporation**  
**Lee County, Florida**





**This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.MyFlorida.com](mailto:CompliancePermits@dos.MyFlorida.com) for project review information.**

September 17, 2021

Bailey Schleifer  
Assistant Planner  
2914 Cleveland Ave  
Fort Myers, FL 33901  
(239) 337-3993 telephone

In response to your request on September 17, 2021, the Florida Master Site File lists one archeological site and one resource group found in a designated area within T45N R26E Sections 09, 08, 17, 16, 15, 21, 22, 27 in Lee County, Florida.

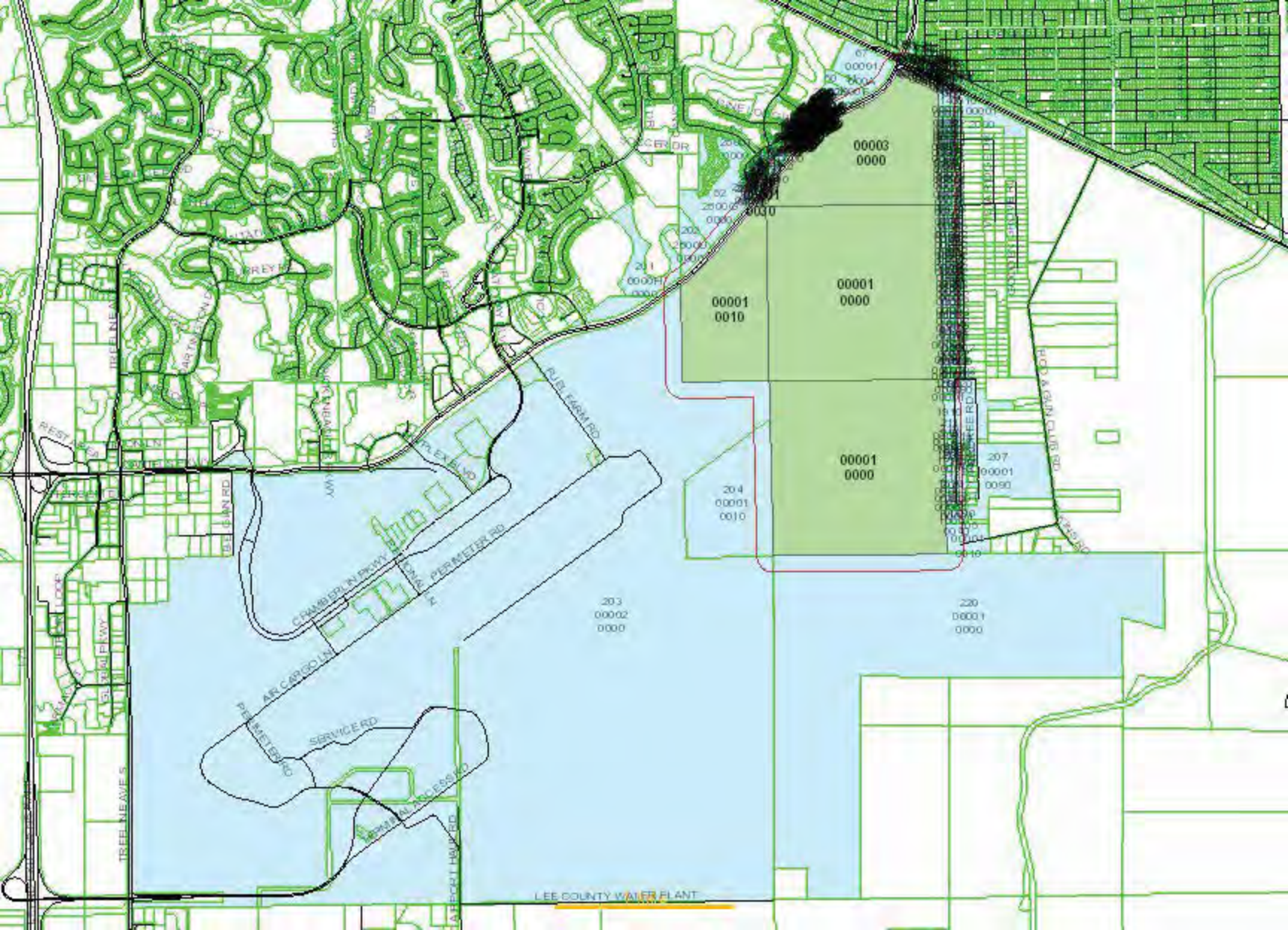
When interpreting the results of our search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.MyFlorida.com](mailto:CompliancePermits@dos.MyFlorida.com)

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.  
Florida Master Site File  
[Eman.Vovsi@DOS.MyFlorida.com](mailto:Eman.Vovsi@DOS.MyFlorida.com)





FREY JODY J & NORMAN J III  
204 BIRD PARK DR  
PITTSBURGH PA 15228

ALLEN ELIZABETH F &  
14144 PINE LODGE LN  
FORT MYERS FL 33913

LAZAR EUGEN & CAMELIA E  
149 WINDING WOOD CRES  
KITCHENER ON N2P 2L6  
CANADA

GARAY TIM  
14148 PINE LODGE LN  
FORT MYERS FL 33913

LOHRENZ ANDREW SEAN &  
CMR 467 BOX 5223  
APO AE 09096

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

AG ESSENTIAL HOUSING MULTI STA  
AGWIP ASSET MANAGEMENT LLC  
8585 E HARTFORD STE 118  
SCOTTSDALE AZ 85255

AG ESSENTIAL HOUSING MULTI STA  
AGWIP ASSET MANAGEMENT LLC  
8585 E HARTFORD STE 118  
SCOTTSDALE AZ 85255

AG ESSENTIAL HOUSING MULTI STA  
AGWIP ASSET MANAGEMENT LLC  
8585 E HARTFORD STE 118  
SCOTTSDALE AZ 85255

AG ESSENTIAL HOUSING MULTI STA  
AGWIP ASSET MANAGEMENT LLC  
8585 E HARTFORD STE 118  
SCOTTSDALE AZ 85255

AG ESSENTIAL HOUSING MULTI STA  
AGWIP ASSET MANAGEMENT LLC  
8585 E HARTFORD STE 118  
SCOTTSDALE AZ 85255

AG ESSENTIAL HOUSING MULTI STA  
AGWIP ASSET MANAGEMENT LLC  
8585 E HARTFORD STE 118  
SCOTTSDALE AZ 85255

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966



LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

AG ESSENTIAL HOUSING MULTI STA  
AGWIP ASSET MANAGEMENT LLC  
8585 E HARTFORD STE 118  
SCOTTSDALE AZ 85255

AG ESSENTIAL HOUSING MULTI STA  
AGWIP ASSET MANAGEMENT LLC  
8585 E HARTFORD STE 118  
SCOTTSDALE AZ 85255

AG ESSENTIAL HOUSING MULTI STA  
AGWIP ASSET MANAGEMENT LLC  
8585 E HARTFORD STE 118  
SCOTTSDALE AZ 85255

AG ESSENTIAL HOUSING MULTI STA  
AGWIP ASSET MANAGEMENT LLC  
8585 E HARTFORD STE 118  
SCOTTSDALE AZ 85255

AG ESSENTIAL HOUSING MULTI STA  
AGWIP ASSET MANAGEMENT LLC  
8585 E HARTFORD STE 118  
SCOTTSDALE AZ 85255

AG ESSENTIAL HOUSING MULTI STA  
AGWIP ASSET MANAGEMENT LLC  
8585 E HARTFORD STE 118  
SCOTTSDALE AZ 85255

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

AG ESSENTIAL HOUSING MULTI STA  
AGWIP ASSET MANAGEMENT LLC  
8585 E HARTFORD STE 118  
SCOTTSDALE AZ 85255

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

FAIZ ABUL ALAM ABUL  
11642 CANOPY LOOP  
FORT MYERS FL 33913

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

BUSH JASON & NATALIE  
11624 CANOPY LOOP  
FORT MYERS FL 33913

HOLES JARED F TR  
2500 TAMiami TRL N STE 214  
NAPLES FL 34103

MONIZ LESLEE E +  
1203 SE 6TH ST  
CAPE CORAL FL 33990

JAJ DONG HOMES INC  
9950 VIA SAN MARCO LOOP  
FORT MYERS FL 33905

JAJ DONG HOMES INC  
9950 VIA SAN MARCO LOOP  
FORT MYERS FL 33905

ALCALA CRISTIAN &  
26841 RED BLOSSOM CT  
BONITA SPRINGS FL 34135

CAY HOMES INC  
5106 LEE BLVD  
LEHIGH ACRES FL 33971

TAFFE-MAXWELL SHARON +  
8709 SHERATON DR  
MIRAMAR FL 33025

CAPITAL INTERNATIONAL INC  
395 ALHAMBRA CIR STE 200  
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC  
395 ALHAMBRA CIR STE 200  
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC  
395 ALHAMBRA CIR STE 200  
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC  
395 ALHAMBRA CIR STE 200  
CORAL GABLES FL 33134

LEE COUNTY  
PO BOX 398  
FORT MYERS FL 33902

PRI-CAR I LLC  
PO BOX 3648  
NORTH FORT MYERS FL 33918

PRI-CAR I LLC  
PO BOX 3648  
NORTH FORT MYERS FL 33918



PRI-CAR I LLC  
PO BOX 3648  
NORTH FORT MYERS FL 33918

PRI-CAR I LLC  
PO BOX 3648  
NORTH FORT MYERS FL 33918

AG ESSENTIAL HOUSING MULTI STA  
AGWIP ASSET MANAGEMENT LLC  
8585 E HARTFORD STE 118  
SCOTTSDALE AZ 85255

AG ESSENTIAL HOUSING MULTI STA  
AGWIP ASSET MANAGEMENT LLC  
8585 E HARTFORD STE 118  
SCOTTSDALE AZ 85255

AG ESSENTIAL HOUSING MULTI STA  
AGWIP ASSET MANAGEMENT LLC  
8585 E HARTFORD STE 118  
SCOTTSDALE AZ 85255

DIPOFI LESLIE  
14108 PINE LODGE LN  
FORT MYERS FL 33913

KATHLEEN S UPTON TRUST +  
14582 KELSON CIR  
NAPLES FL 34114

LAMBERT KATHY  
3343 PASADENA CT  
FORT MYERS FL 33905

PINE LODGE PROPERTIES LLC  
20220 CYPRESS SHADOWS BLVD  
ESTERO FL 33928

SHORES COURT PROPERTIES LLC  
14301 SHORES CT  
ESTERO FL 33928

PATEL RITA NALIN  
14118 PINE LODGE LN  
FORT MYERS FL 33913

MCCONNELL KYLE MATTHEW  
14124 PINE LODGE LN  
FORT MYERS FL 33913

PATEL ANILKUMAR & ALKA G  
8025 GRANDE SHORES DR  
SARASOTA FL 34240

PATEL ANILKUMAR & ALKA G  
8025 GRANDE SHORES DR  
SARASOTA FL 34240

MATZICK SHELDON BOWER  
14130 PINE LODGE LN  
FORT MYERS FL 33913

KASIEWICZ JAMES EDWARD  
14132 PINE LODGE LN  
FORT MYERS FL 33913

PINE LODGE VENTURES LLC  
9160 FORUM CORPORATE PKWY #350  
FORT MYERS FL 33905

ZAPUCIOIU ION TR  
11612 SHADY BLOSSOM DR  
FORT MYERS FL 33913

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

CISTERNA CAROL ARIAS &  
3858 HELMSMAN DR  
NAPLES FL 34120

CASTILLO LATOYA ANTONIA  
14085 PINE LODGE LN  
FORT MYERS FL 33913

DOWNES PATRICK ALOYSIUS &  
14087 PINE LODGE LN  
FORT MYERS FL 33913

DRANGEL BARRY & PATRICIA A  
14089 PINE LODGE LN  
FORT MYERS FL 33913

KARAYANIS THERESA AUDREY &  
14095 PINE LODGE LN  
FORT MYERS FL 33913

WINBORN JOSEPH & SHELBY  
14097 PINE LODGE LN  
FORT MYERS FL 33913

EASTMAN JACLYN LEE &  
14099 PINE LODGE LN  
FORT MYERS FL 33913

OEHLERS CRYSTAL & MARK ALAN  
14101 PINE LODGE LN  
FORT MYERS FL 33913

LIVINGSTONE KERRY ANN ALTHIA  
14103 PINE LODGE LN  
FORT MYERS FL 33913

ALFONSO GABRIELA BEATRIZ  
14105 PINE LODGE LN  
FORT MYERS FL 33913

AMATO ANN MARIE  
6 BRAEBURN DR  
TOWNSHIP OF WASHINGTON NJ 07676

HOO-HARRIS LISE-ANNE  
7358 CHELSEA HARBOUR DR  
ORLANDO FL 32829

PAPANDREOU CHRISTOS &  
3858 HELMSMAN DR  
NAPLES FL 34120

PAPANDREOU CHRISTOS &  
3858 HELMSMAN DR  
NAPLES FL 34120

BUCKWALTER JOHN C  
14119 PINE LODGE LN  
FORT MYERS FL 33913

ELY JEFFREY D & JENNIE WALL  
14121 PINE LODGE LN  
FORT MYERS FL 33913

MCPHAIL AMY NICOLE +  
14129 PINE LODGE LN  
FORT MYERS FL 33913

GEROFSKY ROBERT MARTIN  
14131 PINE LODGE LN  
FORT MYERS FL 33913

ROJAS NAZLY ISABEL  
14133 PINE LODGE LN  
FORT MYERS FL 33913

IRIZARRY LUIS ARMANDO  
14135 PINE LODGE LANE  
FORT MYERS FL 33913



GRAIN CHRISTINA VIVIAN &  
14137 PINE LODGE LN  
FORT MYERS FL 33913

LYNCH CHRISTOPHER  
2215 NE 1ST AVE  
CAPE CORAL FL 33909

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

RINDERKNECHT GENE &  
14019 WINDING CEDAR WAY  
FORT MYERS FL 33913

MULLEN WILLIAM ANTHONY TR  
35 WINTER HILL DR  
DRACUT MA 01826

SMITH DEBORAH ANN  
14025 WINDING CEDAR WAY  
FORT MYERS FL 33913

DALSGAARD KARSTEN TYLER +  
14027 WINDING CEDAR WAY  
FORT MYERS FL 33913

HAWKINS MOLLY ANN  
14031 WINDING CEDAR WAY  
FORT MYERS FL 33913

MORALES SHANEISE  
14033 WINDING CEDAR WAY  
FORT MYERS FL 33913

SMITH JONATHON LEE  
14037 WINDING CEDAR WAY  
FORT MYERS FL 33913

ALVA GILDA MARIA & HARRY  
14039 WINDING CEDAR WAY  
FORT MYERS FL 33913

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

DIELE DOMENIC & THERESA  
11619 CANOPY LOOP  
FORT MYERS FL 33913

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

HENEISE CHRISTOPHER &  
11613 CANOPY LOOP  
FORT MYERS FL 33913

BASILE ALEXANDER  
6541 BRIARCLIFF RD  
FORT MYERS FL 33912

BASILE SALVATORE & ROSE  
6541 BRIARCLIFF RD  
FORT MYERS FL 33912

PIGFORD CLIFFORD JR  
837 NUNA AVE  
FORT MYERS FL 33905

SIMONS ALLEN LEE + JULIE  
11560 SHAWNEE RD  
FORT MYERS FL 33913

CAMELIO RENATO TR +  
2618 SW 37TH ST  
CAPE CORAL FL 33914

BORROMEO ERIC + GRACE  
15560 S PEBBLE LN  
FORT MYERS FL 33912

THRIFT ANTOINETTE &  
PO BOX 487  
FORT MYERS FL 33902

MRE HOLDING COMPANY LLC  
5781 LEE BLVD SUITE 208-203  
LEHIGH ACRES FL 33971

SCHERMERHORN KEVIN R + AMY  
11920 SHAWNEE RD  
FORT MYERS FL 33913

VENTURA EDGAR NOE +  
11690 SHAWNEE RD  
FORT MYERS FL 33913

EMERICK BARBARA A +  
986 CLARELLEN DRIVE  
FORT MYERS FL 33919

ALLISON JESSICA A  
11890 SHAWNEE RD  
FORT MYERS FL 33913

UNKNOWN HEIRS OF  
DAVIS CAROL  
3503 OAKS WAY #411  
POMPANO BEACH FL 33069

BAIRD WILLIAM H  
5781 LEE BLVD STE 208-364  
LEHIGH ACRES FL 33971

UNKNOWN HEIRS OF  
CYNTHIA GILCHRIST  
12608 LAKE VISTA DR  
GIBSONTOWN FL 33534

PULIDO FLAVIO CESAR +  
11730 SHAWNEE RD  
FORT MYERS FL 33913

MCCOY EARLINE  
3748 EDISON AVE  
FORT MYERS FL 33916

LEE COUNTY  
PO BOX 398  
FORT MYERS FL 33902

CAPITAL INTERNATIONAL INC  
395 ALHAMBRA CIR STE 200  
CORAL GABLES FL 33134



KHAN KHAIRULLA  
6525 UTOPIA PKWY  
FRESH MEADOWS NY 11365

VOYLES MARCIA D  
4251 AUTUMN SUN RD  
MILLINGTON TN 38053

CAPITAL INTERNATIONAL INC  
395 ALHAMBRA CIR STE 200  
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC  
395 ALHAMBRA CIR STE 200  
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC  
395 ALHAMBRA CIR STE 200  
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC  
395 ALHAMBRA CIR STE 200  
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC  
395 ALHAMBRA CIR STE 200  
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC  
395 ALHAMBRA CIR STE 200  
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC  
395 ALHAMBRA CIR STE 200  
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC  
395 ALHAMBRA CIR STE 200  
CORAL GABLES FL 33134

PIGFORD CLIFFORD JR  
837 NUNA AVE  
FORT MYERS FL 33905

PIGFORD CLIFFORD JR  
837 NUNA AVE  
FORT MYERS FL 33905

CLORE JESSICA  
12090 SHAWNEE RD  
FORT MYERS FL 33913

UNKNOWN HEIRS OF  
12210 SHAWNEE RD  
FORT MYERS FL 33913

HENRY DEBRA J  
3227 SW 7TH AVE  
CAPE CORAL FL 33914

OCONNELL HENRY DEVIN TR  
3261 SOUTH RD  
NORTH FORT MYERS FL 33917

DUNLAP ANDREW S  
12390 SHAWNEE RD  
FORT MYERS FL 33913

HUYNH DANH M + TUYHN T V  
3912 MOSS DR  
ANNANDALE VA 22003

MARTINEZ DANIEL  
2819 26TH ST SW  
LEHIGH ACRES FL 33976

WHITE JEANNIE BASS TR  
2324 GORHAM AVE  
FORT MYERS FL 33907

INDARAWIS WAHABALLAH  
PO BOX 2244  
FORT MYERS FL 33902

INDARAWIS WAHABALLAH  
PO BOX 2244  
FORT MYERS FL 33902

OCONNELL HENRY DEVINTR  
3261 SOUTH RD  
FORT MYERS FL 33917

VALDEZ JOSE S +  
3809 1ST ST SW  
LEHIGH ACRES FL 33971

JOHNSON FRANCES E  
ROBERT A MILES  
2634 CLARK RD  
TAMPA FL 33618

DECLLET DALE G + SUSAN E  
12900 SHAWNEE RD  
FORT MYERS FL 33913

ELLIOTT KAYLYN BRITTANY  
216 NE 23RD TERRACE  
CAPE CORAL FL 33909

VERA LEON JOSE GUADALUPE  
4985 MARS ST  
FORT MYERS FL 33905

BERNING SHEILA +  
12780 SHAWNEE RD  
FORT MYERS FL 33913

FLORIDA STATE PROPERTIES INC  
PO BOX 511314  
PUNTA GORDA FL 33951

GILBERT GAIL B +  
8072 BRETON CIR  
FORT MYERS FL 33912

ARREOLA MARIA D  
3003 SUSAN AVE S  
LEHIGH ACRES FL 33976

MOULTON JOSEPH S + TRACEY S  
5207 2ND ST W  
LEHIGH ACRES FL 33971

TORRES WILLIAM  
12150 SHAWNEE RD  
FORT MYERS FL 33913

THOMPSON DANIEL R + SHARI L TR  
12510 SHAWNEE ST  
FORT MYERS FL 33913

THOMPSON DANIEL R & SHARI L TR  
12510 SHAWNEE RD  
FORT MYERS FL 33913

TRAN KIM HANH NGUYEN  
4685 ANDERSON RD  
STONE MOUNTAIN GA 30083

HERNANDEZ ELEUT +  
1765 BAY DR  
MIAMI BEACH FL 33141

BRANCIERI ROGER A TR  
PO BOX 1916  
LEHIGH ACRES FL 33970

WITTENBERG JESSICA  
1407 HEINS AVE  
LEHIGH ACRES FL 33972



WORTHINGTON HOLDINGS LLC  
12721 TERABELLA WAY  
FORT MYERS FL 33912

LENNAR HOMES LLC  
10481 BEN C PRATT  
SIX MILE CYPRESS PKWY  
FORT MYERS FL 33966

LEE COUNTY  
PO BOX 2463  
FORT MYERS FL 33902

HOLES JARED F TR  
2500 TAMIAMI TRL N STE 214  
NAPLES FL 34103

SYMES BRANDT J & CAROLYNN R  
495 E LAKE RD  
SANIBEL FL 33957

SYMES BRANDT J & CAROLYNN R  
495 E LAKE RD  
SANIBEL FL 33957

LEE COUNTY  
PO BOX 398  
FORT MYERS FL 33902

HOEGGER NICHOLAS J L/E  
8152 EGRET RD  
FORT MYERS FL 33967

HOEGGER NICHOLAS J L/E  
8152 EGRET RD  
FORT MYERS FL 33967

JIMENEZ MIGDALIA B TR  
503 SW 101ST PL  
MIAMI FL 33174

MIRELES DORA MARIE  
4541 20TH ST SW  
LEHIGH ACRES FL 33973

WILLIAMS ROSE  
24643 NEW HAVEN DR  
MURRIETA CA 92562

THREE BROTHERS PROPERTY LLC  
215 SW 125 AVE  
PLANTATION FL 33325

THREE BROTHERS PROPERTY LLC  
215 SW 125 AVE  
PLANTATION FL 33325

PINTO SOLANGE M  
10996 LAUREL CHERRY DR  
FORT MYERS FL 33912

BALDUMAN EMILE T  
200 AUTUMN LEAF PL  
ANNAPOLIS MD 21401

HOEGGER NICHOLAS J L/E  
8152 EGRET RD  
FORT MYERS FL 33967

LEE COUNTY  
PO BOX 398  
FORT MYERS FL 33902

LEE COUNTY  
PO BOX 398  
FORT MYERS FL 33902

LEE COUNTY  
CONSERVATION 2020  
PO BOX 398  
FORT MYERS FL 33902